

RODGERS & BROWNE



Apt 7 Bayside, 24 Ballyholme Road
Ballyholme, Bangor, BT20 5 JS

offers around £385,000

SOLD

7



The Agent's Perspective...

"This is a lovely, bright, 'penthouse' apartment which has been beautifully maintained – just like the rest of the building.

Accessed by a lift (or stairs) the apartment is approached from a bright landing with vaulted ceiling. Inside, the apartment offers c.1200 sq ft of comfortable, secure accommodation featuring two generous bedrooms (which are both ensuite), spacious drawing room with vaulted ceiling and balcony, kitchen with space to dine and a separate utility room. There are built in wardrobes, storage cupboards and a large mostly floored roofspace.

Being a pleasant walk from Bangor City with its shops and amenities and also close to walks along the shore at Ballyholme Bay, this is a great choice for those wishing to downsize and who wish to take things a little easier.

A simply "must see".

76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room with vaulted ceiling



Drawing room with balcony off



Reception hall

The facts you need to know...

Bright and spacious 'penthouse' apartment
c 1200 sq ft

Two bedrooms, comfortable living room
with vaulted ceiling and balcony

Secure second floor location with lift access

Walking distance of Bangor City Centre

Ballyholme and Royal Ulster Yacht Clubs
nearby

Balcony for enjoying sunny days

Car parking space for residents and visitors

'Managed' environment to enhance easy
living

Gas fired central heating

uPVC double glazing

Main bedroom with bath and shower
ensuite

Second bedroom with shower room ensuite

Shaker style kitchen with separate utility
room

Large, floored roofspace with excellent
standing height

Also ideal for those wishing to spend
extended time abroad

Maintained gardens to front and rear

Solid floor construction



Shaker style kitchen



Space for dining



Separate utility room

The property comprises...

GROUND FLOOR

Brick paviour entrance to panelled front door with intercom remote door buzzer entry.

ENTRANCE HALL

Ceramic tiled floor, vaulted ceiling, gallery overlooking. Lift access to all floors.

Bright landing and solid floor to:

APARTMENT 7

ENTRANCE LOBBY

Solid inner door to:

RECEPTION HALL

Double doors to:

DRAWING ROOM

21' 3" x 14' 3" (6.48m x 4.34m)

Vaulted ceiling, recessed lighting, contemporary pebble and stainless steel inset electric fire, uPVC double glazed door and side panels to semi circular balcony.

SHAKER STYLE KITCHEN

16' 6" x 11' 3" (5.03m x 3.43m)

Extensive range of pale yellow shaker style high and low level cupboards, 'pewter' handles, laminate worktops, inset one and a half tub single drainer stainless steel sink unit with mixer tap, stainless steel double oven, four ring ceramic hob, stainless steel cooker canopy, part tiled walls, tiled floor, integrated fridge freezer, dishwasher, recessed lighting, worktop lighting, space for dining table and chairs.

SEPARATE UTILITY ROOM

8' 9" x 4' 9" (2.67m x 1.45m)

Single drainer stainless steel sink unit with mixer tap, matching cupboards below and laminate worktops, tiled walls, tiled floor, plumbed for washing machine, double glazed Velux window, extractor fan, 'Ideal' gas fired central heating boiler.



Bedroom one with range of wardrobes

BEDROOM (1)
16' 0" x 11' 6" (4.88m x 3.51m)
Extensive range of built-in wardrobes, sliding mirror doors, beech laminate flooring, additional built-in wardrobes, built-in cupboards and built-in drawers, recessed lighting.

ENSUITE BATHROOM
11' 6" x 6' 0" (3.51m x 1.83m)
White suite comprising pedestal wash hand basin, low flush wc, panelled bath, part tiled walls, fully tiled shower cubicle, recessed lighting, tiled floor, heated towel radiator, extractor fan.

BEDROOM (2)
11' 9" x 11' 6" (3.58m x 3.51m)
Beech laminate flooring, recessed lighting.

ENSUITE SHOWER ROOM
8' 0" x 5' 9" (maximum) (2.44m x 1.75m)
Pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, corner shower cubicle with shower panels, recess lighting, extractor fan. Also accessible as cloakroom from hall.

HALLWAY
Shelved cloaks cupboard as storage and hanging space. Separate storage and access to electrical consumer unit. Separate hotpress, lagged water cylinder and immersion. Wooden folding ladder to large, mostly floored, roofspace. Light

EXPERIENCE | EXPERTISE | RESULTS

Outside

Communal, maintained gardens to front and rear in lawns, flowerbeds, shrubs and hedges.

Resident and visitor parking. Screened bin store.

N.B. This is a managed environment where various aspects are arranged through a management company for the benefit of all.

The contributions made by each owner are for: Cleaning of common areas, bin management, electricity for common areas, fire alarm testing / maintenance, buildings insurance, landscape maintenance, lift maintenance, window cleaning and building repairs. There is also a sinking fund of £240 per annum held against unforeseen future expenditure.

The current contribution for this apartment equates to c. £180.00 per month



Ensuite bathroom with bath and shower cubicle



Bedroom two (presently sitting room) en suite shower room

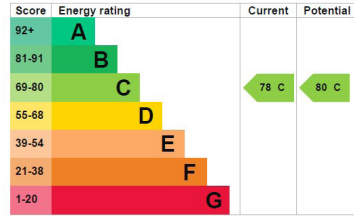


Ensuite shower room

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?			
Is there a Tree Preservation Order?			
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?	●		
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●	*SEE BELOW	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	YES - SEVERAL SUPPLIERS
Mains gas	YES - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS UP TO 1000 MBPS

ENERGY EFFICIENCY RATING (EPC) * ONLY THOSE EXPECTED WITH APARTMENT LIVING



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Lease 999 years from 2002 at 5p if demanded.

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

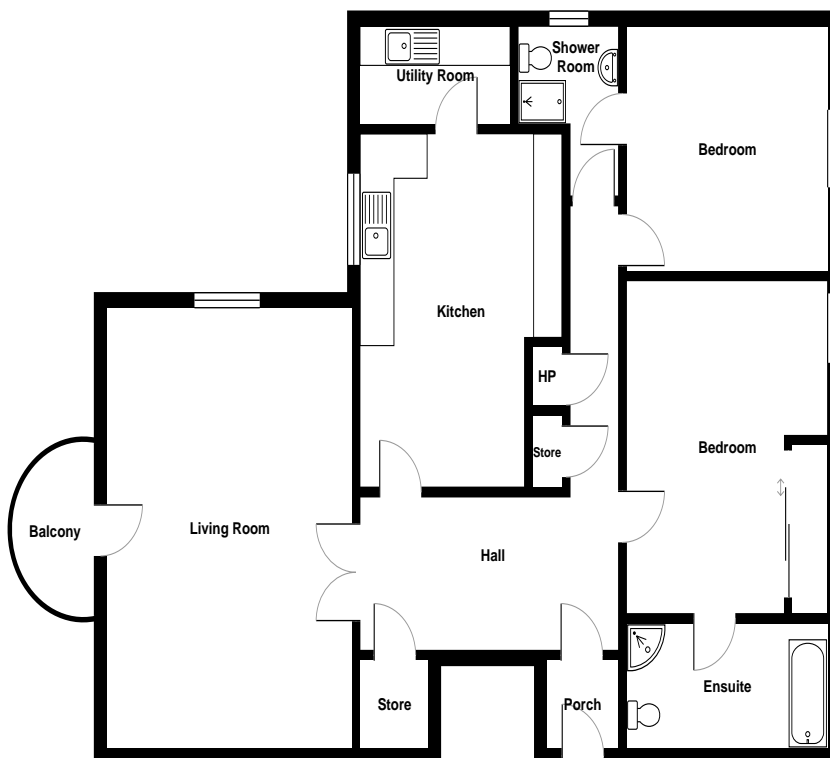
The assessment for the year 2024/2025 is £1,142.12

VIEWING: By appointment with **RODGERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS

Location

From the top of High Street, turn slightly left onto Ballyholme Road. Bayside is on right hand side just past Ward Avenue.



Total Area: 115.8 m² ... 1247 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS