

RODGERS & BROWNE



5 Craigtara, My Lady's Mile
Holywood, BT18 9EE

offers over £375,000



The Agent's Perspective...

"Rarely does such a beautiful apartment come to the open market within this lovely and exclusive scheme.

Undoubtedly an apartment which would be ideal for those who wish to downsize or indeed for those looking for a lock and leave.

An internal inspection is a must."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Spacious entrance hall
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Stunning own door ground floor apartment located in the exclusive Craigtara Development

Rarely found on the open market this fabulous apartment benefits from having an ease of access into Hollywood town centre

Drawing room with feature fireplace and French doors to a south facing patio

Luxury solid oak shaker kitchen including integrated appliances

Two bedrooms, main with built-in wardrobes and ensuite shower room

Luxury main bathroom

Utility cupboard

Gas fired central heating

PVC double glazing

Private allocated parking space

Access to a south facing patio area and communal grounds



Kitchen



Kitchen with casual dining



Utility cupboard



Patio

The property comprises...

GROUND FLOOR

Panelled door with double glazed side light to:

SPACIOUS ENTRANCE HALL

Large cloak cupboard, cornice ceiling, utility cupboard, plumbed for washing machine and dryer.

DRAWING ROOM

17' 8" x 14' 9" (5.38m x 4.5m)
Marble fireplace and inset.

LUXURY KITCHEN

13' 11" x 10' 2" (4.24m x 3.1m)
Solid oak shaker kitchen with extensive range of high and low level cabinets, under unit lighting, granite worktops with four ring Neff hob and Neff extractor above, Neff double oven, single drainer stainless steel sink unit with mixer tap, granite splashback, space for fridge freezer, ceramic tiled floor.



Main bedroom

LUXURY BATHROOM

7' 7" x 6' 7" (2.31m x 2.01m)

White suite comprising deep fill panelled bath and mixer tap, low flush wc, contemporary wall mounted sink unit with mixer tap and cabinet below, chrome heated towel radiator.

MAIN BEDROOM

15' 8" x 10' 3" (4.78m x 3.12m)

Built-in wardrobes with cupboards, double built-in wardrobes.

ENSUITE SHOWER ROOM

7' 10" x 5' 0" (2.39m x 1.52m)

Shower cubicle with Aqualisa electric shower, low flush wc, fully tiled walls, ceramic tiled floor, contemporary sink unit and mixer tap with cupboard below.

BEDROOM (2)

10' 8" x 10' 2" (3.25m x 3.1m)

Low voltage lighting.

Outside

Private allocated car parking space plus visitor parking.

Communal grounds incorporating a south facing patio area and lawns, hedges and concealed bin areas.

Private outside store.



Ensuite shower room



Bedroom two



Luxury bathroom

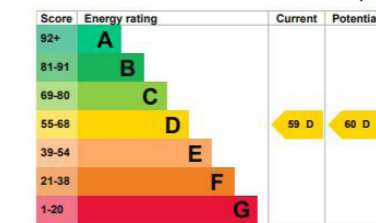


Patio area

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 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 the 3% override still 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 £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold £50 per annum

MANAGEMENT FEES: £900.00 per annum

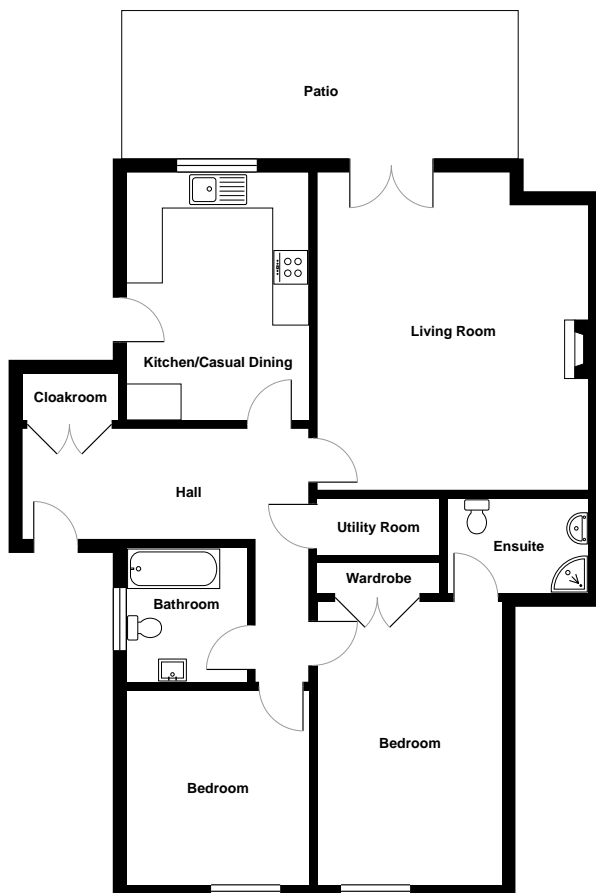
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2024/2025 is £1,312.32

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

Location

Travelling from Hollywood town centre towards Belfast on the High Street turn left into My Lady's Mile and then first right into Craigtara.



Total Area: 92.7 m² ... 998 ft²

All measurements are approximate and for display purposes only

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&
BROWNE**

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The Property
Ombudsman



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