



# 9 ST. HELENS COURT

Holywood, BT18 9SS

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*Offers around* **£175,000**



GROUND FLOOR APARTMENT | 2 🛏 | 1 🚿 | 1 🚻

St. Helen's Court is a purpose-built apartment development conveniently located just off Holywood's bustling High Street. Highly sought after, these properties are particularly popular with professionals and retired couples, thanks to their proximity to shops, restaurants, and local amenities

## KEY FEATURES

- Spacious First-Floor Apartment in a Well-Maintained Development
- Prime Location, Just Off Holywood's Bustling High Street with Easy Access to Shops and Amenities
- Communal Double-Glazed Entrance Door Leading to a Well-Maintained Lobby
- Bright and Airy Reception Hall with Built-In Storage, Linen Press, and Shelving
- Two Well-Proportioned Bedrooms, Including a Primary Bedroom with Double Built-In Robes and Excellent Storage
- Modern Shower Room Featuring a Fully Tiled Double Shower Cubicle, Chrome Thermostatic Shower Unit, and Mosaic Tiling Details
- Spacious Lounge with Aluminium Double-Glazed Sliding Patio Doors Opening to a Tiled, Covered, and Sheltered Balcony with Panoramic Views of Belfast Lough and the Antrim Hills
- Open-Plan Kitchen/Living/Dining Space Recently Fitted by Parkes, Including Quartz-Effect Work Surfaces, Integrated Siemens Appliances, and a Fabulous Outlook Across the Playing Fields
- Economy 7 Heating and UPVC Double Glazing Throughout



## ROOM DETAILS

### *First Floor*

- Lounge  
16'1" x 12'9"
- Kitchen/ Living/ Dining  
16'7" x 9'6"

### *First Floor*

- Reception Porch
- Bedroom One  
12'3" x 9'6"
- Bedroom Two  
9'6" x 8'9"
- Shower Room

### *Outside*

- Balcony  
12'8" x 3'7"



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Maypole in Holywood continue along the High Street in the direction of Belfast. Just past the main run of shops turn right at Indian Ocean restaurant to the car park for St Helen's Court.*



## THE LOCAL AREA

*Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54		
21-38		
1-20		
Very energy efficient - lower running costs	81	84
NOT energy efficient - higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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