

# RODGERS & BROWNE



Apt 2 The Parks, 5 Belfast Road  
Holywood, BT18 9EH

*offers around £385,000*



### *The Owner's Perspective...*

"The apartment has been a truly wonderful, comfortable and happy home for us. The bright sunny aspect along with the added benefit of the private patio and garden has given us so much joy.

We put lots of attention into refurbishing the apartment to its high standard, ensuring every detail reflected the quality and comfort we wanted. Living here has been an absolute pleasure. We hope the new owners will enjoy this special home as much as we have".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room open to kitchen



Bright Living room with double aspect and out to sunny patio



Entrance hall

### *The facts you need to know...*

Beautiful, refurbished ground floor apartment

Two bedrooms both with built-in wardrobes and one with concealed drop down double bed converting to study

Bright beautifully presented interior

Stunning kitchen with high gloss units, quality appliances and Quartz worktops

Gas fired central heating

Double glazing

Owner and visitor car parking

Contemporary shower room and ensuite shower room with quality fittings

Pleasant, level approach to town centre

Ideal for professional person, couple, semi retired or retired

Great 'Lock & Leave' opportunity for those with second homes abroad

Managed environment £240/qtr for buildings insurance, exterior maintenance, cleaning common areas and gardening

True 'move straight in' appeal

Privately owned, sunny patio and barbecue area with access to maintained gardens



Stunning modern kitchen with excellent range of units and quality appliances



Centre island dining



Steps down to bright living room with high ceiling and double aspect

*The property comprises...*

**GROUND FLOOR**

Opaque glass front door with intercom remote access.

**ENTRANCE HALL**

Post boxes, five steps up to:

**APARTMENT 2**

Solid front door.

**ENTRANCE HALL**

Oak herringbone pattern flooring, recessed lighting.

**CLOAKS CUPBOARD**

Separate storage cupboard. Door to:

**INNER HALLWAY**

Oak herringbone pattern flooring, recessed lighting.

**STUNNING MODERN KITCHEN**

14' 3" x 11' 0" (4.34m x 3.35m)

Extensive range of white high gloss high and low level cupboards, Quartz worktops, Quartz centre island with breakfast/coffee point, concealed lighting, Siemens oven and separate grill, ceramic hob, grey slate tiling, fridge, freezer, Bosch dishwasher, Quooker Tap for instant boiling water, oak herringbone pattern flooring, vertical radiator, recessed lighting, three steps down to:

**LIVING ROOM**

14' 3" x 13' 0" (4.34m x 3.96m)

Oak handrail with glass balustrade, oak herringbone pattern flooring, recessed lighting, double aspect, sliding aluminium double glazed doors to privately owned sunny patio and maintained gardens



Bedroom one with extensive built in wardrobes and 'Juliet' balcony

**BEDROOM (1)**

12' 6" x 11' 9" (3.81m x 3.58m)

Extensive range of built-in wardrobes with sliding doors, recessed lighting, view into garden.

**ENSUITE SHOWER ROOM**

10' 0" x 4' 10" (3.05m x 1.47m)

Large walk-in shower with drench and telephone hand showers by Hansgrohe, illuminated product shelf, vanity unit, oval wash hand basin with mixer tap, mirrored illuminated and heated medicine cabinet, wc with concealed cistern, heated tiled floor by Cosytoes, tiled walls, chrome heated towel radiator, recessed lighting, extractor fan.

**BEDROOM (2) OR STUDY**

12' 6" x 7' 9" (3.81m x 2.36m)

Plus extensive range of built-in wardrobes with fold down double bed, recessed lighting.

**SHOWER ROOM**

8' 2" x 6' 0" (at widest points) (2.49m x 1.83m)

Tiled corner shower cubicle with drencher and telephone hand showers, floating vanity unit with wash hand basin, low flush wc with concealed cistern, heated tiled floor by Cosytoes, chrome heated towel radiator, recessed lighting, built-in cupboards and space for tumble dryer and washing machine, extractor fan.

**Outside**

Owner parking space and visitor parking space.

Sunny, privately owned patio and access to shared gardens.



Beautifully finished Ensuite shower room



Bedroom two or study



Bedroom two with built in storage and concealed double bed



Shower room with concealed utility area

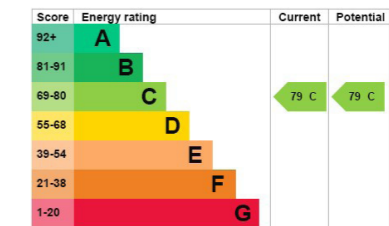
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	VARIETY OF SUPPLIERS
Broadband and speed	UP TO 1000 Mbps

**ENERGY EFFICIENCY RATING (EPC)**



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 - Annual Rental £100.00 pa

**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 2025/2026 £1,142.13 pa

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

## Location

Directly opposite Sullivan School.



Privately owned sunny patio leading to maintained gardens



Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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&  
BROWNE**

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