



# 4 ALTONA MANOR

Holywood, BT18 9BX

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*Asking price* **£395,000**



## GROUND FLOOR APARTMENT | 2 | 2 | 1

Altona Manor is very probably the most sought after and admired apartment development within Holywood. Occupying the grounds of Altona House adjacent to St Phillip and St James' Parish Church.

## KEY FEATURES

- Altona Manor Ground Floor Apartment Located to the Rear with a Southerly and Easterly Aspect and Outlook Across the Well Manicured Grounds of St Philip and St James' Church
- Exclusive Ever Sought After Apartment Living with Track Record for Strong Demand
- Beautifully Presented Throughout with the Emphasis on Bright and Spacious Living Accommodation
- Two Well Proportioned Double Bedrooms
- Principal Bedroom with Recently Updated Contemporary Shower Room
- Modern Four Piece White Bathroom Suite
- Drawing Room/Dining Room with Gas Coal Fire, High Ceilings, Delightful Outlook and French Doors Leading to Patio
- Separate Bespoke Fitted Kitchen with Range of Integrated Appliances, French Doors Leading to Parking and Patio
- Separate Utility Room
- Intercom Electronic Access





## ROOM DETAILS

### *Entrance*

- Communal Front Door
- Entrance Hall

### *Ground Floor*

- Reception Hall
- Lounge/Dining 23'10" x 23'2"
- Kitchen 12'11" x 7'7"
- Bedroom One 13'11" x 10'11"
- Ensuite Shower Room
- Bedroom Two 12'11" x 10'4"
- Bathroom

### *Outside*

- Twin Electric Gates
- Tarmac Driveway
- Allocated Parking
- Gardens Laid In Paviers with Mature Flowerbeds and Planting
- Communal Lighting



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Maypole in Holywood continue up Church Road. Altona Manor is located on the right hand side just before St Philip and St James' Church.*



## 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	78	79

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



## OUR BRANCHES

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