



The Agent's Perspective...

"Located within walking distance of Bangor's High Street and convenient to Ballyholme beach, yacht club and Royal Ulster Yacht Club, this is a perfectly situated ground floor apartment.

Constructed c. 1905, the building was originally part of Bangor Grammar School. The popularity of the school meant it outgrew the buildings so they needed to move for more space and also to relocate where playing fields were adjacent to the school buildings.

The property was sold and redeveloped in c.2017 converting the building into bright, luxury apartments combining tradition with practical comfortable living.

This apartment is simply stunning with a large, bright airy atmosphere. The living / dining / kitchen space does have that 'wow' factor. There are two double bedrooms, contemporary bathroom and en suite shower room. Creature comforts are enhanced with double glazing and gas fired central heating.

Perfect space for a professional person, couple or those downsizing who want an easy, maintained lifestyle.

Simply must be seen to be fully appreciated"



Main reception hall with lift and stairs to first floor



Bright, spacious living space with centre island, sitting area and dining



Entrance hall
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Bright, spacious, modern ground floor apartment c.1160 square feet

High ceilings and large, tall double glazed windows filling the apartment with light

Contemporary interior in historic building originally Bangor Grammar School

Built c.1905 converted and totally modernised in 2017

Level approach from car park and garden to rear

Off street car parking

Balance of 10 year Global Home Warranty from 11th June 2020

Attractive bathroom and en suite shower room

Extensive terrazzo tiling

Intercom door buzzer entry system

Gas fired central heating

Walking distance of city centre, Ballyholme beach, Ballyholme and Royal Ulster Yacht clubs



Smart kitchen open to dining and living area



Living area



Centre island with quartz worktop

The property comprises...

GROUND FLOOR

Double, double glazed aluminium doors with intercom door buzzer entry system to :

ENTRANCE LOBBY Hardwood timber flooring, double glass doors to:

RECEPTION HALL: Staircase and lift to upper floors

SOLID FRONT DOOR TO APARTMENT 1

ENTRANCE HALL: Ceramic tiled floor, built-in cloaks cupboards, door to:

INNER HALL Terrazzo tiled floor, open to:

STRIKING LIVING / DINING / KITCHEN 23' 9" x 19' 6" (7.24m x 5.94m) Feature high coved ceiling, dual aspect with high, tall double glazed windows, terrazzo tiled floor, feature contemporary raised electric fire, extensive range of dove grey high gloss cupboards, quartz worktops and centre island with breakfast point, inset 1.5 tub stainless steel sinks, mixer tap. Space for stools below worktop. NEFF oven, NEFF four ring ceramic hob, stainless steel cooker canopy, integrated fridge, freezer and dishwasher. Concealed Vokera gas fired central heating boiler,



Main bedroom with built-in wardrobes

BEDROOM (1): 17' 6" x 9' 6" (5.33m x 2.9m) (max) Range of built-in wardrobes, bedside tables, high covered ceiling and high, tall double glazed windows with dual aspect, Door to:

ENSUITE SHOWER ROOM: 9' 0" x 5' 6" (2.74m x 1.68m) Large fully tiled shower cubicle with terrazzo style tiles, anodised thermostatic shower with drench and telephone hand showers, Vanity unit with wash hand basin, anodised mixer tap, low flush wc, tiled floor in matching tiles, extractor fan.

BEDROOM (2): 12' 6" x 9' 6" (3.81m x 2.9m) feature covered high ceiling, bright, high tall window.

BATHROOM: 8' 3" x 6' 6" (2.51m x 1.98m) Contemporary white suite, oval bath with 'standard' anodised mixer tap, telephone hand shower, low flush wc, vanity unit rice bowl sink, anodised mixer tap, terrazzo effect tiled floor, tiled splash back to bath, extractor fan, recessed lighting.

OUTSIDE

Pebble driveway / parking space

Maintained gardens to front and rear in lawns and planting

Screened bin store



En suite shower room



Bedroom 2



Contemporary bathroom



Anodised mixer tap and telephone hand shower

MANAGEMENT CHARGES

College Green apartments is part of a managed environment where common outgoings are managed centrally. This has the benefits of economy of scale and also avoids one person having the responsibility of organising those services.

The accounting year 1st January 2025 to 31st December 2025 lead to a management charge of **£1,319.28** per apartment. The services covered were: garden maintenance, monthly window cleaning (external), cleaning of common areas (monthly), lift maintenance, fire alarm maintenance, communal electricity, public liability and buildings insurance (not contents) and management fee.

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

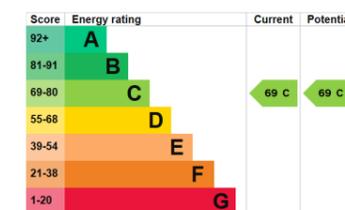
Y	N	N/A
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Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking? (One space)	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree 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?		●	

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

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.

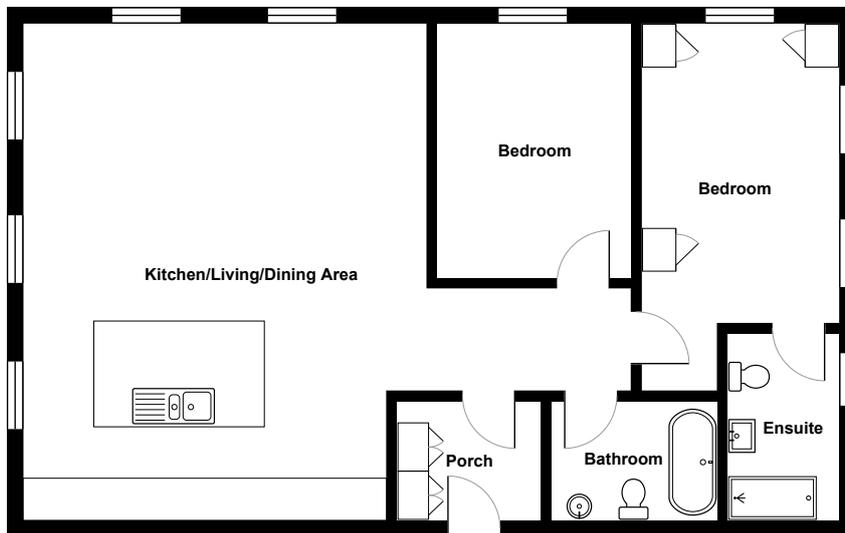
The assessment for the year 2025 /2026 is c. £1,526.00

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

Location: Go to top of High Street, bear left onto Ballyholme Road and first left into College Avenue. College Green is first left.



Floor plan



Total Area: 84.5 m² ... 910 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

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