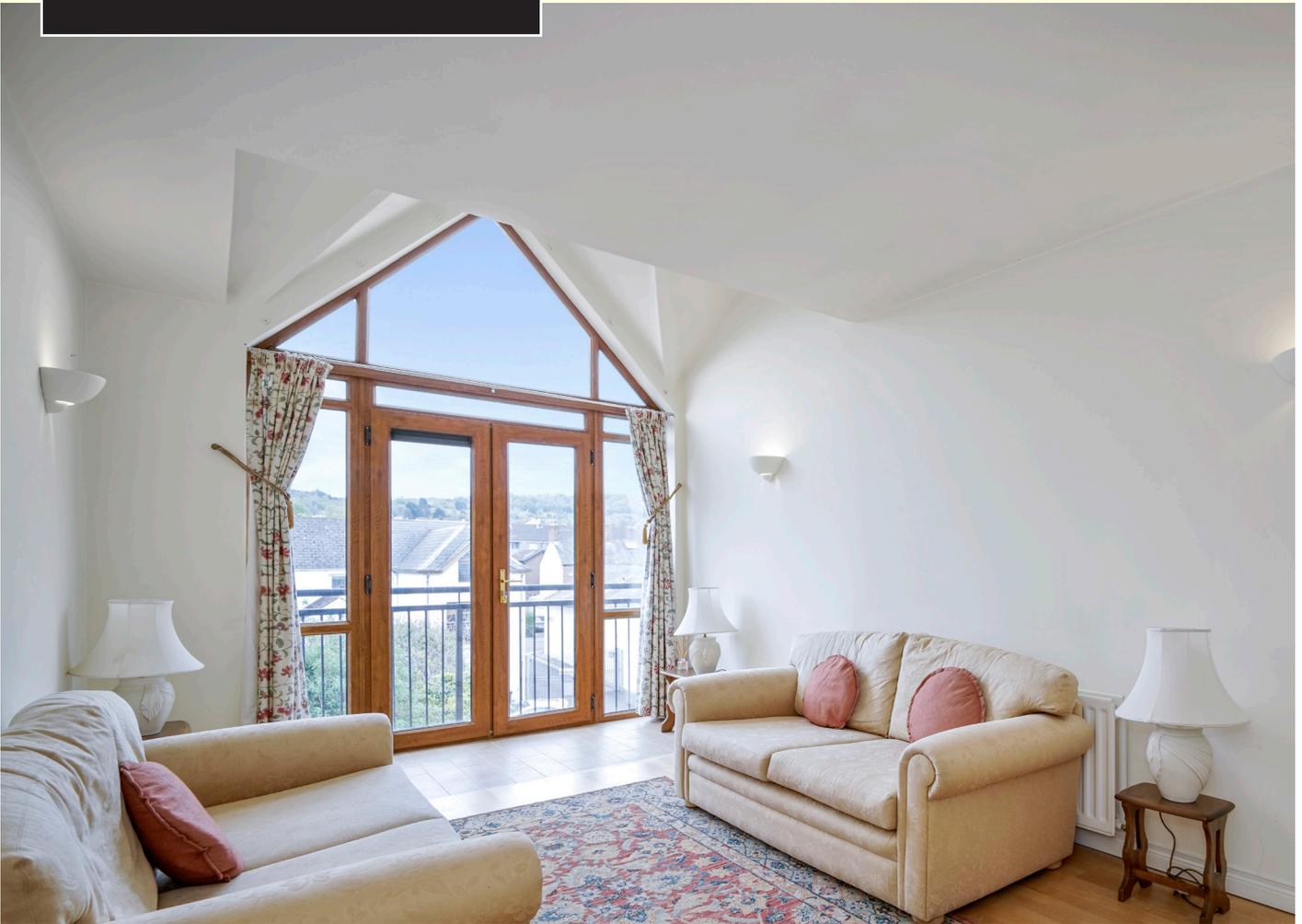


# RODGERS & BROWNE

9 Lesley Mews, 19 Church View/  
High Street, Holywood BT18 9DP

*offers around £185,000*



## THE AGENTS PERSPECTIVE...

"If you are seeking a smart, bright two bedroom apartment right in the centre of Holywood and within easy walking distance of shops and restaurants, there can be no better choice than this superb apartment.

Accessed from the High Street via an electric, remote control pedestrian gate (which also has a chair lift) the apartment is approached from a lovely, sheltered piazza which gets great afternoon sun. The secure front door leads to an internal staircase and reveals a bright, modern and spacious two bedroom home. The living room features a vaulted ceiling and tall glazed panel with double glazed French doors which frames a lovely view to Holywood Hills and golf course. There is also a small balcony. Open plan layout features a well fitted kitchen with oven, hob, washer drier and fridge.

There are two double bedrooms, en suite shower room and main bathroom.



Vehicle access is from Church View via remote control gates to a covered parking space.

So, safe, secure, easy to manage and right in the absolute centre of town. A really good choice as a first home, 'downsizer' or 'buy-to-rent' property. **Don't miss it!**

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## THE FACTS YOU NEED TO KNOW...

First floor apartment right in the centre of town

Bright well maintained interior

Two double bedrooms

Ideally located just yards from the High Street with its shops and restaurants

Communal, sunny first floor piazza

Covered parking space to rear with access via electric remote gates

uPVC double glazed windows and double French doors to balcony

Direct access to High Street via electric remote locking door and chair lift

Fitted kitchen with oven, hob, extractor, fridge, washer drier

White bathroom suite and separate en suite shower room

Gas fired central heating

This is a managed environment where various services and outgoings are organised by a management company. Those costs are divided equally (in this case) between all residents. Management Fees for Lesley Mews are approximately £720 per annum to cover external lighting common areas, car park gates service, window cleaning, emergency lighting service, external repairs and buildings insurance

**NOTE:** We have been advised there are planned works to retille the pedestrian steps leading from the courtyard to the main street at an estimated cost of £691 per apartment. This will be at the purchasers cost.



Bright, open kitchen to living room



Hallway with oak flooring



Main bedroom with en suite shower room



Second double bedroom



Bathroom with white suite

## The Property Comprises...

### GROUND FLOOR

Pedestrian gate with chair lift from High Street to first floor piazza.

### FRONT DOOR TO STAIRCASE AND ENTRANCE HALL

Oak wood strip flooring. Double glazed Velux window. Cloaks cupboard with hanging rail. Worcester gas fired central heating.

### LIVING & DINING AREA

18' 1" x 10' 3" (5.51m x 3.1m)

Oak wood strip flooring. Feature vaulted ceiling with double glazed panel and double French doors to balcony. Lovely view to Hollywood hills and golf course. Open to:

### KITCHEN

9' 8" x 6' 11" (2.95m x 2.11m)

Excellent range of high and low level cupboards, laminate work tops, inset Franke Stainless steel sink unit, mixer taps, built in under oven, four ring ceramic hob, integrated fridge and washer drier. Part-tiled walls and glazed panel to hallway. Recessed spot lighting.

### BEDROOM (1)

17' 7" x 9' 2" (5.36m x 2.79m)

Lovely view to Hollywood hills and golf course.

### EN SUITE SHOWER ROOM

6' 1" x 5' 9" (1.85m x 1.75m)

White suite comprising panelled bath, tiled splash back, pedestal wash hand basin, low flush wc, recessed lighting, extractor.

### BEDROOM (2)

16' 8" x 8' 6" (3.25m x 2.62m)

Built in wardrobe with hanging rail and shelving.

### BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m)

White suite comprising panelled bath, tiled splash back, pedestal wash hand basin, low flush WC. Recessed lighting and extractor.

### OUTSIDE

Communal, sheltered and sunny piazza. Steps to High Street and also to car park with one specified covered parking space. There is also allocated visitor parking.

### LOCATION

Vehicle access is at 86-88 Church View.

Pedestrian access to High Street is beside Cafe Nero at number 70

# Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This

can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.



## STAMP DUTY

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. Long term lease. 800 years at £100 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 is c.£1,383.01

## VIEWING

By appointment with **RODGERS & BROWNE**.



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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[rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk)



### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.