

**RODGERS  
&  
BROWNE**

Apt 14 Church Court, Church Road  
Holywood, BT18 9FP

*offers over £295,000*



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

*"We have loved living here at Church Court. The wonderful location has provided us easy access to all Holywood has to offer - great cafes, Seapark, the coastal path, and easy access to the train.*

*We'll particularly miss the spaciousness of the high ceilings and the remarkable light in the front room. The loft has been our favourite spot, with the skylights and the view down to the water it's a particularly lovely space.*

*The apartment has been practical, too. Three full bathrooms, generous storage in the eaves, and flexible use spaces have made living here very easy."*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Sitting room/study area



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

Fantastic duplex penthouse apartment in the heart of Hollywood

Spacious accommodation with adaptable layout over two floors

Kitchen with built-in appliances open plan to living/dining area

Two bedrooms and three bathrooms

Additional reception on gallery mezzanine can double up as guest bedroom

Built-in wardrobes in two bedrooms with further range of storage options upstairs

Gas fired central heating system

Double glazed windows

Beautiful views over Belfast Lough from multiple rooms

Allocated parking plus additional parking for visitors

Keyless access via Samsung door entry system

A highly convenient location, within easy reach of Hollywood's excellent selection of restaurants, shops, and cafés, and beautiful coastline beyond

Easy commuting location for Belfast, Bangor and beyond with the train station in walking distance

Other nearby amenities include the Bannatyne Health Club, George Best Belfast City Airport, Hollywood Exchange, and IKEA

Management fee £1443 per annum covering general upkeep and maintenance to exterior, communal lighting, window cleaning and block building insurance



Kitchen/living/dining



## *The property comprises...*

### **GROUND FLOOR**

External steps to shared entrance. Internal staircase to first floor.

### **ENTRANCE HALL**

Wooden door. with Samsung door entry system.

### **HALLWAY**

Large built-in storage cupboard with shelving. Second cupboard with Worcester gas fired boiler.

### **BEDROOM (1)**

11' 8" x 10' 4" (3.56m x 3.15m)

Built-in wardrobes with mirrored sliding doors. Double glazed double doors to Juliette balcony and views over Belfast Lough.

### **ENSUITE SHOWER ROOM**

7' 9" x 3' 9" (2.36m x 1.14m)

Three piece white suite comprising shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mixer tap, low flush wc, heated towel radiator, recessed spotlights, extractor fan, tiled floor and fully tiled walls.

### **BEDROOM (2)**

9' 3" x 8' 6" (2.82m x 2.59m)

Wall to wall wardrobes with mirrored sliding doors.

### **BATHROOM**

6' 3" x 5' 9" (1.91m x 1.75m)

Three piece white suite comprising bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, low flush wc, recessed spotlights, extractor fan, tiled floor and fully tiled walls.

### **KITCHEN/LIVING/DINING**

22' 10" x 21' 6" (at widest points) (6.96m x 6.55)

Superb views from this large room over the Hollywood rooftops and to Belfast Lough beyond. The kitchen space has an excellent range of high and low level units including feature glazed doors and laminate worktops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated appliances include AEG dishwasher, Beko washing machine, four ring gas hob and Electrolux electric oven with large stainless steel extractor fan over. Recessed spotlights, part tiled walls and tiled floor. The kitchen opens up into the living/dining space which then has an open tread staircase to:



Bedroom one

**First Floor**

**SITTING ROOM WITH STUDY AREA**

22' 9" x 12' 9" (at widest points) (6.93m x 3.89m)

Vaulted ceiling, three Velux windows, eaves storage. Stunning views over Belfast Lough. Could also be used as a spacious guest bedroom.

**SHOWER ROOM**

10' 1" x 6' 4" (3.07m x 1.93m)

Three piece white suite comprising tiled shower cubicle with Aqualisa electric shower, low flush wc, pedestal wash hand basin with mixer tap, Velux window, recessed spotlights, tiled walls and tiled floor.

**STORAGE ROOM**

With access to additional eaves storage.



Ensuite shower room



Bathroom



Bedroom two



Shower room

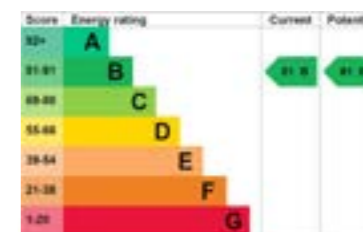
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASER'S CHOICE
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

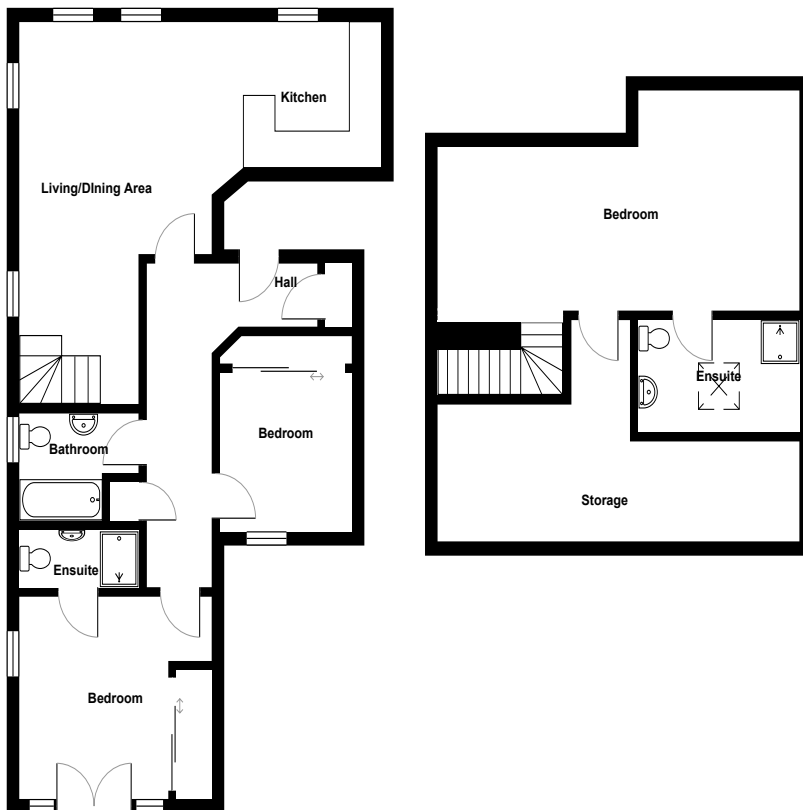
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 is c.£1,860

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

## Location

Travelling out of Holywood on Church Road, Church Court is on the right just after St Philip and St James Parish Church.



Total Area: 117.0 m<sup>2</sup> ... 1259 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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