



23 CHURCH COURT

Holywood BT18 9FP

Offers Around

£275,000



GF APARTMENT | 2 | 2 | 1

This exceptionally presented ground floor apartment offers stylish and comfortable accommodation finished to a high standard throughout, complemented by a tasteful and neutral colour palette. Situated in a highly convenient location just a short walk from Holywood town centre, the property provides excellent access to local shops, schools, transport links, and easy commuting to Belfast.

KEY FEATURES

- Exceptionally presented ground floor apartment
- Neutral and tasteful décor throughout
- Reception porch with ceramic tiled flooring
- Open-plan kitchen, dining, and living space with oak flooring
- Bay window with mature outlook to Church Road
- Side aspect to private patio with mature planting and stone wall
- Modern bespoke kitchen with integrated appliances
- Two bedrooms; principal with en-suite shower room
- Modern family bathroom
- Allocated car parking with resident and visitor management scheme



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Porch

Open Plan

Kitchen/Dining/Living

Space

24'7 x 22'11

Hallway

Bedroom One

12'4 x 11'10

En Suite Shower

Room

8'3 x 4'1

Bedroom Two

11'4 x 9'2

Bathroom

8'3 x 6'5

OUTSIDE

Parking

MANAGEMENT

FEES

Approximately £1,300 per year



DIRECTIONS

Travelling from the Maypole in Holywood continue up Church Road. Church Court is located on the right hand side just after St Phillip's and St James' Parish 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
Northern Ireland		73	78
		EU Directive 2002/91/EC	

OUR BRANCHES

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