



# 1 ST HELENS COURT

Holywood BT18 9SS

---

*Offers Around*

**£180,000**



## APARTMENT | 2 | 1 | 1

The apartment provides a generous lounge/dining room opening to a sheltered private patio, capturing open leafy aspects and long-range views - an ideal space for morning coffee or evening relaxation.

### KEY FEATURES

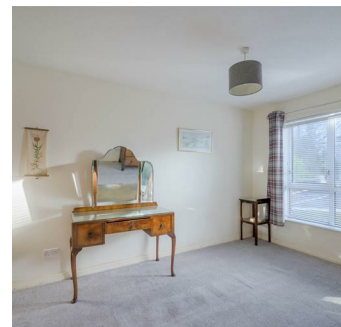
- Well-positioned two-bedroom apartment close to Holywood High Street
- Elevated views over Spafield Sports Pavilion and pitches towards Belfast Lough and the Antrim Hills
- Spacious lounge/dining room with dual aspect and sliding doors to private sheltered patio
- Kitchen/dining/living space with pleasant leafy outlook
- Two bedrooms, both with outlook to the front
- Modern shower room
- Excellent storage including built-in robes, cloaks cupboard and linen press
- Oak laminate flooring to principal rooms
- Economy 7 heating
- Resident and visitor parking
- Annual management fee approximately £460, including building insurance and upkeep of common areas
- Ideal for first-time buyers, downsizers or investors seeking a well-located Holywood home





## ROOM DETAILS

<i>ENTRANCE</i>	<i>Kitchen/ Dining</i>
<i>Communal Front Door</i>	17'2 x 9'7
	<i>Bedroom One</i>
	12'10 x 9'7
<i>LOWER GROUND FLOOR</i>	<i>Bedroom Two</i>
	10'11 x 9'1
<i>Reception Porch</i>	<i>Shower Room</i>
<i>Reception Hall</i>	6'11 x 5'10
<i>Lounge</i>	<i>OUTSIDE</i>
16'4 x 13'4	<i>Parking Area</i>



DIRECTIONS

Travelling from the Maypole in Holywood continue along the High Street in the direction of Belfast. Just past the main run of shops turn right at Indian Ocean restaurant to the car park for St Helen’s Court.



THE LOCAL AREA

A welcoming seaside town just five miles from Belfast, full of charm and community spirit. Stroll along the main street’s cafés, boutiques, and family-run restaurants. With great schools, coastal paths, and nearby golf clubs, there’s something for everyone. Beautiful homes, sea views, and a relaxed pace make Holywood a wonderful place to live.



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		
	65	79
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333    H'WOOD (028) 9042 8888    BANGOR (028) 9131 3833    D'DEE (028) 9188 8881    COMBER (028) 9187 1212

property@johnminnis.co.uk      JOHNMINNIS.CO.UK        



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.