

Management company: FLAT MANAGEMENT SERVICES:

Service Charge: £700 per annum.

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This attractive duplex apartment is situated in the heart of Helen's Bay and offers excellent accommodation over two floors. On the first floor there is a kitchen with dining area, lounge and bathroom. On the second floor there are three bedrooms with the principal offering sea views. There is also a further shower room.

It is delightfully located in Station Square, which offers local shops, the railway halt for commuting to Belfast and Bangor, and within walking distance of Crawfordsburn Country Park, Helen's Bay golf club and Helen's Bay and Crawfordsburn beaches.

Offers Around  
£215,000

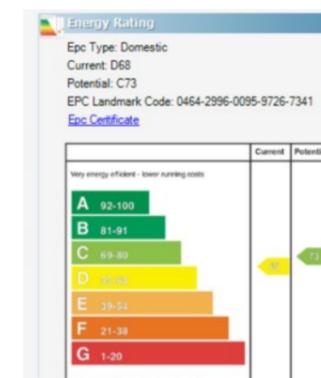
Apt 2,  
1 Station Square,  
Helens Bay,  
BT19 1TN

Viewing by  
appointment with  
& through agent  
028 9042 4747

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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## Property Features

3 Bedroom Duplex Apartment

Extremely well presented throughout

Lounge on first floor

Fully fitted kitchen and dining area

Bathroom and separate shower room

Spacious Master bedroom with sitting area and sea views

Phoenix gas central heating

Private car parking



## Location:

Travelling down Craigdarragh Road, turn right into Bridge Road.  
Station Terrace is on the right hand side before Station Square.

## Property Comprises

### Ground Floor

HALLWAY: Laminate flooring. Storage cupboard, under stairs storage.

LOUNGE: 15' 12" x 14' 1" (4.87m x 4.29m) (at widest points). Laminate flooring, gas fire, wood frames double glazed window.

Stairs to:

KITCHEN/DINING: 16' 2" x 8' 0" (4.92m x 2.45m) (at widest points).

Range of high and low level beech units, laminate work surfaces, stainless steel sink unit, Beko gas hob, Kenwood oven, Logik fridge/freezer, Hotpoint washing machine, laminate floor. Gas boiler, wood framed double glazed windows.

BATHROOM: Low flush wc, pedestal wash hand basin, bath with shower over, shower screen. Vinyl flooring.

### First Floor

LANDING:

BEDROOM (1): 16' 1" x 11' 2" (4.91m x 3.41m) Laminate flooring, wood framed double glazed window.

BEDROOM (2): 8' 11" x 8' 7" (2.73m x 2.62m) Laminate flooring, wood framed double glazed window.

BEDROOM (3): 8' 11" x 7' 2" (2.73m x 2.18m) Laminate flooring, wood framed double glazed window.

SHOWER ROOM: Fully tiled shower cubicle with shower screen, low flush wc, pedestal wash hand basin, vinyl flooring.

### Outside

Communal car parking, communal bin store.

