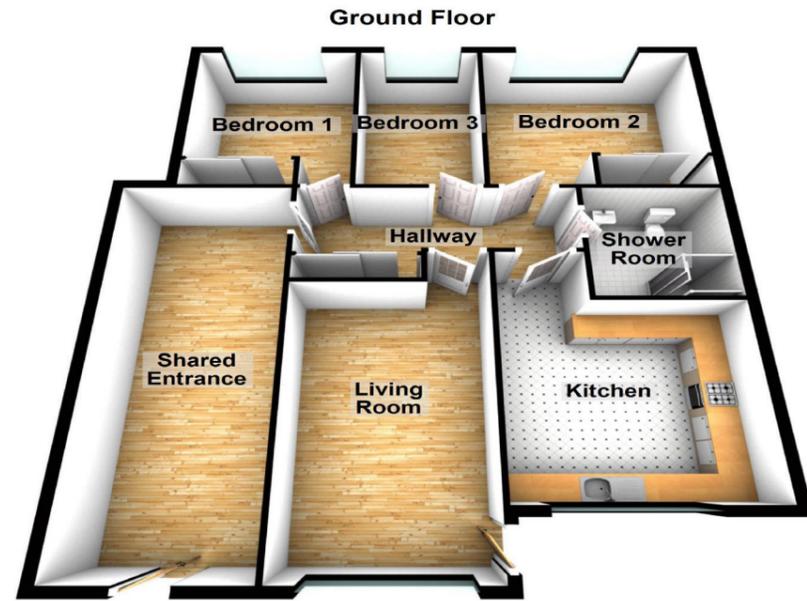


OUTSIDE: Resident and visitor car parking. Beautifully maintained communal gardens. Two taps. Storage Shed (8 * 10) painted in 'Wild Thyme' supplied by Duncan Sheds Crawfordsburn in 2020. Spacious paved patio area and garden to front. Paved sun porch with space for seating.



FLOOR PLANS

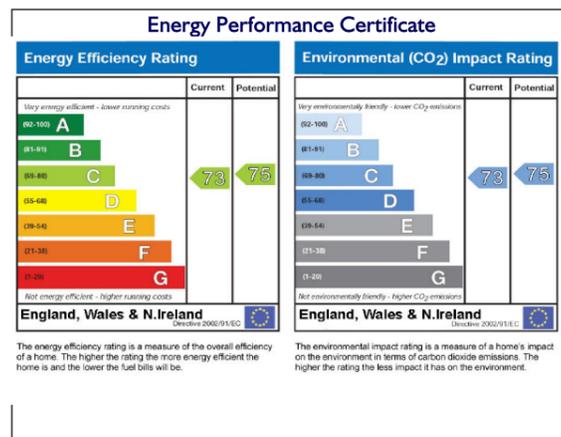


3 QUARRY COURT
BRIDGE ROAD
HELENS BAY
BANGOR
BT19 1TY



Reeds Rains

• Since 1868 •



LOCATION: Just off Bridge Road, Helens Bay

MANAGEMENT COMPANY: £30 per month. Covers all aspects of maintenance to gardens and window cleaning.

RATES PAYABLE 2021 – 2022: £930.92

GROUND RENT: Freehold property

Ryan Andrews:
Tel : 02890680420

Email: ryan.andrews@reedsrains.co.uk
240-242 Ormeau Road, Belfast, BT7 2FZ

The above details do not constitute any offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Reeds Rains, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.

A rare opportunity to purchase a deceptively spacious and beautifully presented 3 bedroom ground floor apartment in a cul-de-sac location. Set in extensive tranquil maintained gardens with the added benefit of additional amenity space and ample car parking.

The front of the apartment benefits from a sheltered position with bright sun light throughout the day - Ideal For sun bathing, relaxing & enjoying the outdoor amenity space & gardening all year round. Located just off the Bridge Road convenient to Helens Bay railway station, there are a variety of amenities on your doorstep including golf and tennis clubs, beautiful woodland and coastal walks. Access via it's own front door the apartment offers good sized and well proportioned accommodation throughout.

Briefly comprising of a sun porch leading to spacious bright lounge with large picture window overlooking the secluded patio, lawn and well stocked flowerbeds, selection of trees, shrubs and perennials which bring much colour to the garden throughout the year. Further investigation reveals an inner hall with wall to ceiling mirror sliderobes providing ample extra storage space, access to three bedrooms (or 2 bedrooms and a dining room). The remodeled contemporary shower room has a mira shower which runs from a Bosch natural gas combi boiler (installed June 2020), decorative shower panel, LED lumed mirrored vanity / storage unit, heated towel rail and low flush WC. There is a well presented fitted kitchen with range of built in appliances.

The property provides contemporary living and comfort within a desirable location combined with ease of maintenance and extremely low running costs. Ideal for downsizers / investors or those looking to spend more time abroad.

KEY FEATURES

- Spacious Ground Floor Apartment
- Extensive Tranquil Maintained Gardens
- Located In The Heart Of Helen's Bay
- Close To An Array Of Local Amenities
- Three Bedrooms / Or Two Bedrooms & Dining Room
- Well Presented Kitchen With Appliances
- Contemporary Shower Room
- Potential Rental Income £900 PCM

GROUND FLOOR: Communal entrance with individual post boxes. NB: There are plans in process to improve / update this communal area by the residents / management company.

FRONT DOOR

ENTRANCE HALL: Cloaks cupboard. Range of built in robes with sliding doors.

LIVING ROOM: 4.65m x 3.30m (15'3" x 10'10") Picture window overlooking gardens. Feature bleached oak flooring.

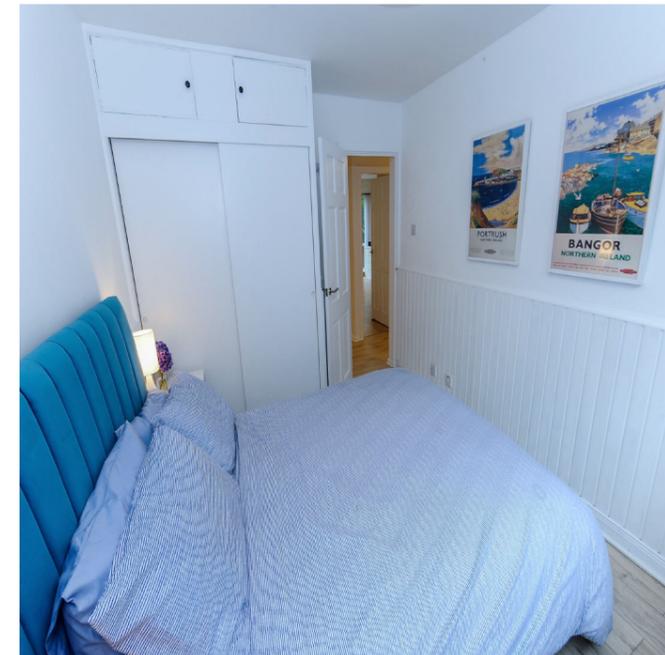
FITTED KITCHEN: 3.07m x 2.90m (10'1" x 9'6") Range of high and low level units with laminate work tops. Single drainer 1.5 stainless steel sink unit with mixer taps. Stainless steel oven, ceramic hob and extractor fan. Plumbed for washing machine.



BEDROOM 1: 3.68m x 3.35m (12'1" x 11'0") Built in wardrobe.

BEDROOM 2: 3.45m x 3.00m (11'4" x 9'10") Built in wardrobe.

BEDROOM 3: Currently used as a dining room.



LUXURY SHOWER ROOM: Large shower cubicle with thermostatic shower. Low flush WC. Vanity unit with mono tap. Tiled flooring. Heated towel rail. Extractor fan. Under floor heating.

OUTSIDE: Resident and visitor car parking. Beautifully maintained communal gardens. Two taps. Storage Shed (8x10) painted in 'Wild Thyme' supplied by Duncan Sheds Crawfordsburn in 2020. Spacious paved patio area and garden to front. Paved sun porch with space for seating.

