

simon**BRIEN**
RESIDENTIAL

9 Lesley Mews,
Church View, Holywood, BT18 9DP



Asking Price £167,500

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Spacious and bright first floor apartment in the heart of Hollywood's Town centre
- Living, dining area with double doors to private balcony
- Fitted kitchen with range of integrated appliances
- Two well proportioned double bedrooms, master with ensuite shower room
- Bathroom with white suite
- Gas fired central heating
- Communal courtyard gardens
- Private car parking with one allocated space
- Pedestrian access to Hollywood High Street
- Convenient to Hollywood's many shops, restaurants and local amenities
- Walking distance to Hollywood Train Halt

SUMMARY

Lesley Mews is set right in the heart of Hollywood within a minute's walk of all essential amenities. The development which is based around a courtyard garden bedecked with high quality paving and timber pergolas, is perfectly situated for the busy professional on the move or downsizers looking to be closer to the town centre and its many amenities.

Internally the property spacious accommodation that is light and airy throughout. The excellent lounge flows seamlessly into the kitchen which incorporates appliances while also accessing a private balcony overlooking the private car park, which is accessed off the living room.

Whether as a pied-a-terre for the city professional, a first home or a lock and leave base for a retiring couple, this exceptionally centrally situated apartment has much to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

4' 0" x 3' 10" (1.22m x 1.17m)

Hardwood glazed front door, stairs to:

FIRST FLOOR

HALLWAY:

17' 10" x 5' 0" (5.44m x 1.52m) At widest points.

Cloaks cupboard with hanging rail. Solid oak strip wood floor, wiring for wall lights, velux window. Worcester Bosch combi gas boiler.

LIVING DINING AREA:

18' 1" x 10' 2" (5.51m x 3.1m)

Feature pitched ceiling with patio doors to balcony, solid oak strip wood flooring, wired for wall lighting. Open to:



KITCHEN:

9' 8" x 6' 11" (2.95m x 2.11m)

Excellent range of high and low level units, Franke stainless steel sink unit with mixer taps, 4 ring ceramic Lendi hob and built in electric oven, integrated fridge, and washer drier, partially tiled walls, recessed low voltage spotlighting.



BEDROOM (1):

17' 7" x 9' 2" (5.36m x 2.79m) At widest points.

ENSUITE SHOWER ROOM:

6' 1" x 5' 9" (1.85m x 1.75m)

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, tiled splashback, extractor fan, recessed lighting.



BEDROOM (2):
10' 8" x 8' 7" (3.25m x 2.62m)

Built in robe with hanging rail and shelving.



BATHROOM:
6' 1" x 5' 9" (1.85m x 1.75m)

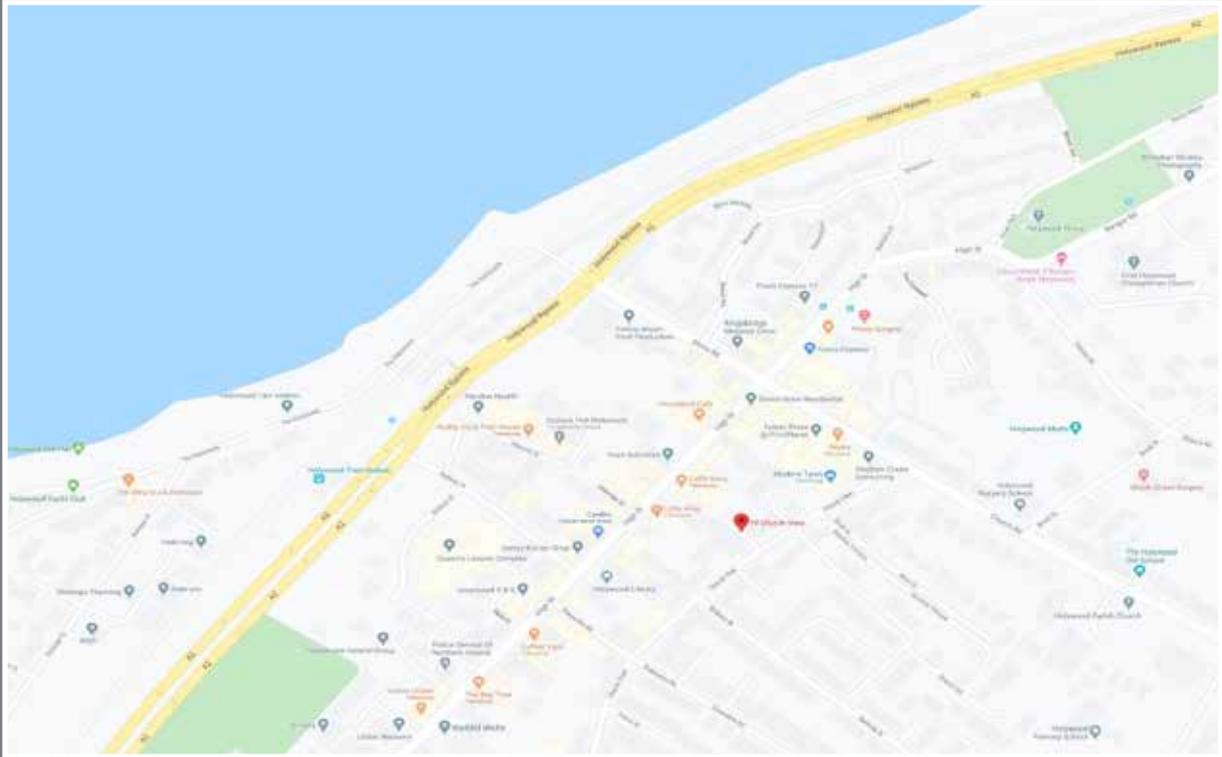
White suite comprising: Panelled bath, tiled splashback, pedestal wash hand basin, low flush WC, recessed lighting, extractor fan.



OUTSIDE

Communal patio area with pedestrian access both to Church View and Holywood High Street. Communal car park with 1 allocated car parking space.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/G/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	74	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 0874-2905-0139-2690-7331

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