



## APT 4 WOOD LODGE

Hollywood, BT18 OQB

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*Offers around* **£325,000**



## GROUND FLOOR APARTMENT | 2 | 2 | 2

The bright, spacious and airy apartment will suit a wide range of purchaser but is of particular interest to those downsizing with its rear garden and conservatory creating a delightful space to sit and appreciate the southerly aspect of the garden.

## KEY FEATURES

- Exclusive Apartment Development of Only Four at Wood Lodge, Croft Road, Holywood
- Bright, Spacious and Exceptionally Well Presented Ground Floor Garden Apartment
- Private Entrance
- Two Double Bedrooms Including Principal Bedroom with Newly Installed En Suite Shower Room
- Separate Stylish Newly Installed Shower Room
- Fully Fitted Kitchen with Range of Integrated Appliances and Ample Dining Area
- Drawing Room with Oak Style Wooden Flooring and French Doors Leading to Patio and Garden
- Lean-To Conservatory with French Doors Leading to Rear Garden
- Double Glazed Throughout
- Oil Fired Central Heating
- Easily Maintained South Facing Rear Patio Garden





## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Spacious Reception Hall
- Open Plan Kitchen/  
Dining/Living Space  
16'11" x 12'6"
- Drawing Room  
19'8" x 14'1"

### *Ground Floor*

- Bedroom One  
16'6" x 8'10"
- En Suite Shower Room  
7'8" x 5'5"
- Bedroom Two  
11'5" x 9'8"
- Bathroom  
7'8" x 6'3"

### *Outside*

- Lean-To Glazed  
Conservatory  
12'10" x 8'4"
- With covered veranda  
area
- Paved patio
- Vortex combi Grant oil  
fired boiler
- Oil storage tank
- Outdoor lighting
- Outdoor water tap
- Parking area
- Garden store.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Maypole in Holywood continue along the High Street in the direction of Bangor. Before joining the carriageway turn right into Croft Road. Continue up Croft Road and Wood Lodge is located just after the entrance to Victoria Road on the right hand side.*



## 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	65
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
		POTENTIAL
		66

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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