

# RODGERS & BROWNE

Apartment 4 Priory Point, Off Priory Park  
Holywood, BT18 0LG

*offers around £209,950*

**PET FRIENDLY APARTMENT**



## THE AGENTS PERSPECTIVE...

**Location, Location, Location.**

Priory Point is an exclusive scheme of only five apartments which have been designed and built to an exceptional standard throughout.

Set only minutes from Sea Park beach and walkway this is ideally suited for those who want an ease of access to amenities including Holywood town centre.

The development is also a pet friendly scheme making it an ideal choice.



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

THE FACTS YOU NEED TO KNOW...

Luxury recently constructed first floor apartment within an exclusive scheme of only five apartments

A pet friendly development

Bright and spacious living room opening to a contemporary bespoke kitchen including an array of integrated appliances including oven, hob, micro oven, dishwasher, washer dryer and fridge freezer

Two bedrooms, one with an extensive range of built in wardrobes

Contemporary bathroom incorporating a free-standing bath and separate double shower unit

Limed grey oak semi solid wooden flooring and contemporary tiling

Gas central heating with a Vortice ventilation and heat recovery system

Saint Gobain acoustic glazing

Security alarm system

Bright and spacious communal areas

Landscaped and maintained communal gardens with private parking for one car

Only a minutes’ walk from the beach at Seapark and the coastal path leading back to Hollywood town and the train station

Hollywood is easily accessible and would be a flat and straight walk from the apartment



Living room opening to casual dining and luxury kitchen



Open living, kitchen, dining



Master bedroom



Luxurious bathroom



Beach at Sea Park

The Property Comprises...

GROUND FLOOR

Glazed communal door with video entry system to:

COMMUNAL ENTRANCE HALL

Staircase to first floor. Feature stone effect wall to:

NO 4

ENTRANCE HALL

Limed grey oak semi solid wooden flooring, low voltage lighting. Cloakroom with Vortice ventilation system and hanging space.

LIVING ROOM OPENING TO CASUAL DINING AND LUXURY KITCHEN

19’ 3” x 15’ 3” (5.87m x 4.65m)  
Luxury kitchen finished with two tone units in high gloss white and grey, under unit multi changing LED lights, granite effect worktops, four ring ceramic hob with glass splashback, stainless steel and glass extractor over, eye level Hotpoint oven and micro oven, integrated fridge freezer, integrated dishwasher and washer dryer, single drainer and mixer taps, limed grey oak semi solid wooden flooring throughout the kitchen to the living and dining areas, wall lighting, large picture window.

MASTER BEDROOM

12’ 4” x 11’ 7” (3.76m x 3.53m)  
Wall lighting. Low voltage lighting.

BEDROOM (2)

11’ 4” x 7’ 8” (3.45m x 2.34m)  
Including extensive range of built in wardrobes with shelving, mirrored sliding doors and open shelving. Low voltage lighting.

LUXURIOUS BATHROOM

8’ 10” x 7’ 1” (2.69m x 2.16m)  
Feature free standing bath with chrome feet, mixer taps and retractable telephone shower, double shower cubicle with drencher and thermostatically controlled shower, large sink unit with mixer taps and two high gloss cabinets below, glass splashback, wall heated electric mirror, chrome heated towel rail, ceramic tiled floor, feature stone effect wall, low voltage lighting.

Outside

Landscaped communal gardens which will be maintained by the management company.

Private car parking space.

LOCATION

Travelling out of Hollywood towards Bangor along the High Street pass Priory Church and turn left into Priory Park, keep right Priory Point will be on your left.



Entrance hall

## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91	84	84
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

Leasehold

### MANAGEMENT FEES

£1,000 per annum

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2019/2020 is £1,769.00

### VIEWING

By appointment with **RODGERS & BROWNE**.

### FLOORPLAN



### Sales Lettings Property Management

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
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