

# RODGERS & BROWNE



7 Craigtara, My Lady's Mile  
Holywood, BT18 9EE

*offers over £325,000*



## *The Agent's Perspective...*

This charming first floor apartment in Craigtara offers a perfect blend of comfort and convenience. With its own front door this property provides a sense of independence and privacy. Inside, there are two generously proportioned bedrooms, each with fitted wardrobes, and additional storage space in the hallway. The main bedroom benefits from an ensuite shower room.

Outside, the quiet surroundings with well maintained communal gardens offer a peaceful retreat. Additional features include allocated parking and a partially floored roofspace.

This is a perfect home for those looking for a blend of practicality and tranquillity.



76 High Street, Holywood, BT18 9AE

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Drawing room



Drawing room



Entance porch

### *The facts you need to know...*

Spacious first floor apartment extending to 1,050 sq ft with private own door access

Bright south facing living room with Juliet balcony overlooking wooded area

Kitchen with range of cupboards and built-in dining table

Two double bedrooms, both with built-in wardrobes

Ensuite shower room and bathroom

Superb storage within the apartment plus access to partially floored roofspace

White panelled doors throughout the apartment

Gas fired central heating and PVC double glazed windows

Alarm system

Extensive and well maintained South facing communal gardens

Private single car parking space

Additional parking for visitors

Fabulous location with ease of access into Hollywood town centre





Kitchen/dining



## *The property comprises...*

### GROUND FLOOR

#### ENTRANCE PORCH

Private panelled door to entrance hall. Stairs to:

#### First Floor

#### LANDING

Storage cupboard and cloaks cupboard.

Hotpress with copper hot water cylinder and shelving. Access to roofspace with aluminium Slingsby style ladder. Large roofspace partially floored. Light.

#### DRAWING ROOM

17' 7" x 15' 0" (at widest points) (5.36m x 4.57m)

Fireplace with tiled surround and hearth, wooden mantle, gas fire inset, cornice ceiling and ceiling rose. Double glazed door to Juliet balcony.

#### KITCHEN/DINING

11' 9" x 10' 4" (3.58m x 3.15m)

Extensive range of high and low level panel effect units with rolled edge laminate worktops, matching built-in dining table and open shelving, one and a half bowl stainless steel sink unit with mixer tap, integrated Hotpoint electric oven and four ring gas hob with canopy extractor fan above, space for fridge freezer and plumbed for washing machine, part tiled walls, tiled floor, concealed gas Vaillant boiler. Glazed door to hallway.





Main bedroom

**MAIN BEDROOM**  
13’ 8” x 10’ 5” (4.17m x 3.18m)  
Including built-in wardrobes. Extensive range of built-in wardrobes with matching drawers and cupboards above, door to:

**ENSUITE SHOWER ROOM**  
6’ 9” x 4’ 9” (2.06m x 1.45m)  
Three piece suite comprising panelled corner shower cubicle with Mira Sport electric shower unit, pedestal wash hand basin, low flush wc, extractor fan, part panelled walls.

**BEDROOM (2)**  
13’ 9” x 8’ 6” (4.19m x 2.59m)  
Including built-in wardrobes. Extensive range of built-in wardrobes with sliding mirrored doors.

**BATHROOM**  
7’10”x 6’10” (2.39m x 2.08m)  
Three piece white suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, extractor fan.

**Outside**  
  
Communal gardens surrounding the apartments, laid in lawns, flowerbeds and mature borders.  
  
Concealed communal bin storage area.  
  
Allocated parking space with additional parking for visitors.



Landing



Ensuite shower room



Bedroom two

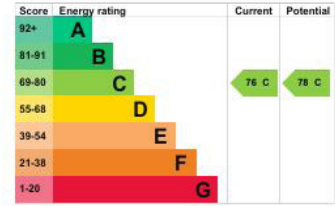


Bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	N/A
LPG	VARIETY OF SUPPLIERS
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	LIMITED, USE WIFI
Broadband and speed	1800 MBPS 220 MBPS

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold, term of 850 years from 1992, ground rent £50 per annum

**MANAGMENT FEES:** £900.00 per annum

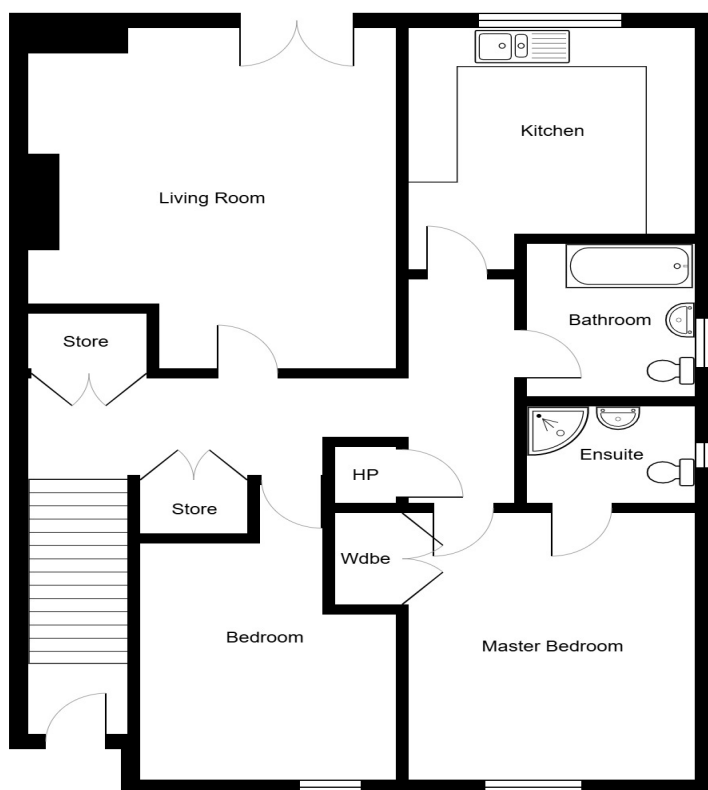
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council. The assessment for the year 2025/2026 £1,598.98

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

Travelling from Holywood High Street towards Belfast, pass Ean hill on the left and take the next left at St Colmcille's Church onto My Lady's Mile. Craigtara is on the right.



Total Area: 97.7 m<sup>2</sup> ... 1052 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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