

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25C HIGH STREET, HOLYWOOD,  
BT18 9AB**

**OFFERS AROUND £110,000**





A deceptively spacious second floor apartment offering great accommodation in the heart of Hollywood Town Centre close to a vast range of amenities including popular restaurants and shops.

The accommodation comprises generous lounge with access to a balcony which overlooks the busy High Street of Hollywood town centre. Fitted kitchen to include an extensive range of units with granite worktops, space for appliances, partly tiled walls and dining area. The rear hall leads to a good size double bedroom and modern white bathroom comprising of a built-in rainfall shower over bath, chrome feature radiator and fully tiled walls.

Benefiting from gas fired central heating and uPVC double glazed windows, this apartment is the perfect first time buyer property close to popular amenities, not to mention the adjacent park, generous on street parking to front and rear, and the ever popular restaurants and cafés of Hollywood. A must view for buyers who want little maintenance and low outgoings, view now to avoid disappointment!





## Key Features

- Excellent Second Floor Apartment In The Heart Of Holywood
- Bright And Spacious Lounge
- Modern Kitchen With Granite Work Surfaces And Gas Cooker
- One Good Size Double Bedroom
- Modern White Bathroom Suite
- Gas Central Heating, Double Glazing & Front Facing Balcony
- Convenient Location Close To Many Local Amenities
- Easy Access to East Belfast, Bangor and Newtownards



## Accommodation Comprises

### Communal Entrance Hall To Second Floor

#### Lounge

15'0 x 10'1

#### Kitchen

11'0 x 7'0

Range of high and low level units, granite work surfaces with upstand and inset 1 1/4 bowl stainless steel sink unit with mixer tap, Belling gas cooker, plumbing for washing machine, space for fridge freezer, part tiled walls, extractor fan.

#### Rear Hall

Storage cupboard.

#### Bedroom 1

11'0 x 10'0

#### Bathroom

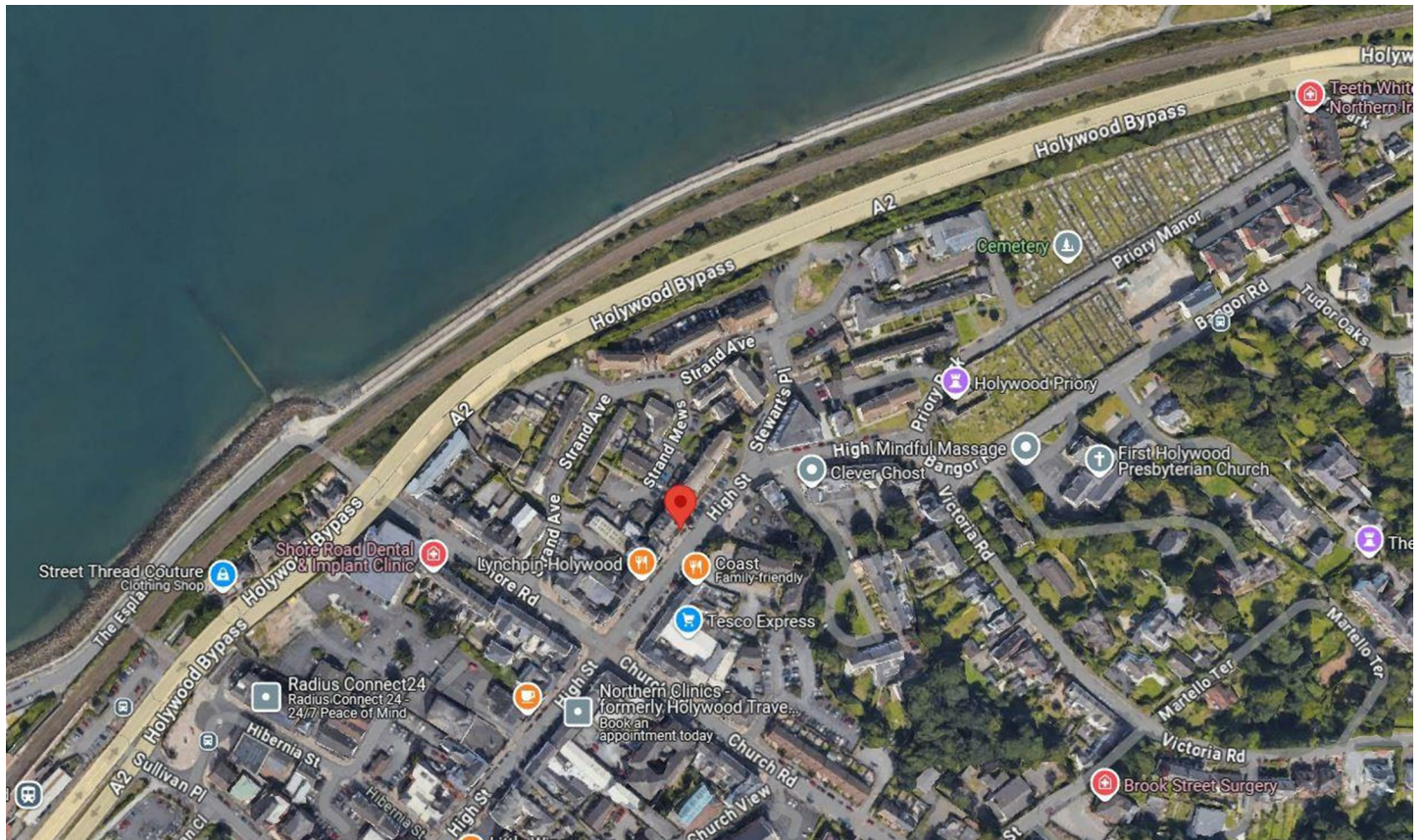
Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower, shower screen, pedestal wash hand basin with mixer tap and low flush WC. Chrome radiator. Tiled walls.

## Other Information

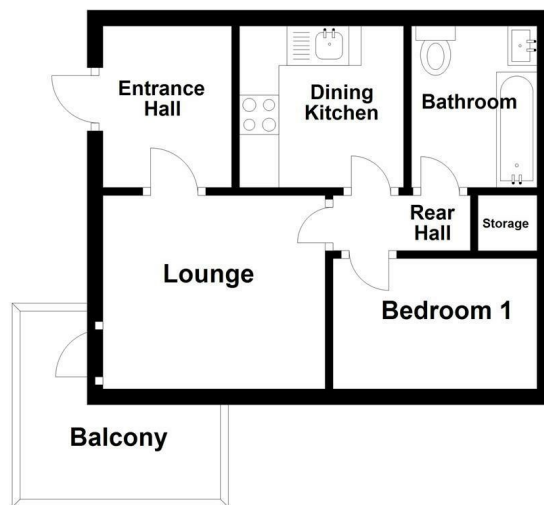
Management Fee Approximately £40 per month. The Housing Executive manages this, and they are responsible for maintaining the communal areas, lighting, and building insurance.







## Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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