

simon**BRIEN**
RESIDENTIAL

7 St Helens Court,
Holywood, BT18 9SS



Offers Over £149,950

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Spacious ground floor apartment in popular residential development
- Views over Spafield playing pitches towards Belfast Lough from rear balcony
- Doorstep convenience to Hollywood's bustling High Street with shops, cafes and restaurants
- Spacious living room with sliding patio door to rear balcony
- Fitted kitchen open plan to dining area
- Two well proportioned bedrooms
- Bathroom with white suite
- Both allocated and visitor parking

SUMMARY

We are delighted to offer this easily managed ground floor apartment to the market, within minutes walking distance of the busy, vibrant centre of Hollywood where one can find shops, boutiques, cafes and restaurants.

Although located on the ground floor, the rear outlook is raised and has an open aspect over playing fields towards Belfast Lough from the balcony which is secure and benefits from afternoon and evening sun. Internally the property benefits from having a spacious lounge with balcony off, large kitchen with dining area, two bedrooms both with built in robes, fully tiled bathroom.

A convenient and hassle free apartment, this property will be exceptionally popular with a variety of purchasers such as investors, first time buyers or those looking to downsize.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Glazed communal entrance door leading to steps down to Lower Ground floor.



ENTRANCE HALL:

Hardwood front door. Built in storage.



LIVING ROOM:

16' 06" x 12' 09" (5.03m x 3.89m)

Sliding patio door to external terrace overlooking Spafield playing pitches.



KITCHEN / DINING ROOM:
17' 01" x 9' 06" (5.21m x 2.9m)

Ample dining space, excellent range of high and low level shaker style units, integrated for cooker, over head stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and recess for fridge freezer, partially tiled walls.





BEDROOM (1):
15' 03" x 9' 06" (4.65m x 2.9m)
Built in wardrobe.



BEDROOM (2):
9' 08" x 8' 10" (2.95m x 2.69m)



SHOWER ROOM:
Walk in fully tiled shower cubicle with thermostatic shower unit, vanity sink with built in storage, mixer taps, close coupled comfort height WC, fully tiled walls, ceramic tiled floor, extractor fan.

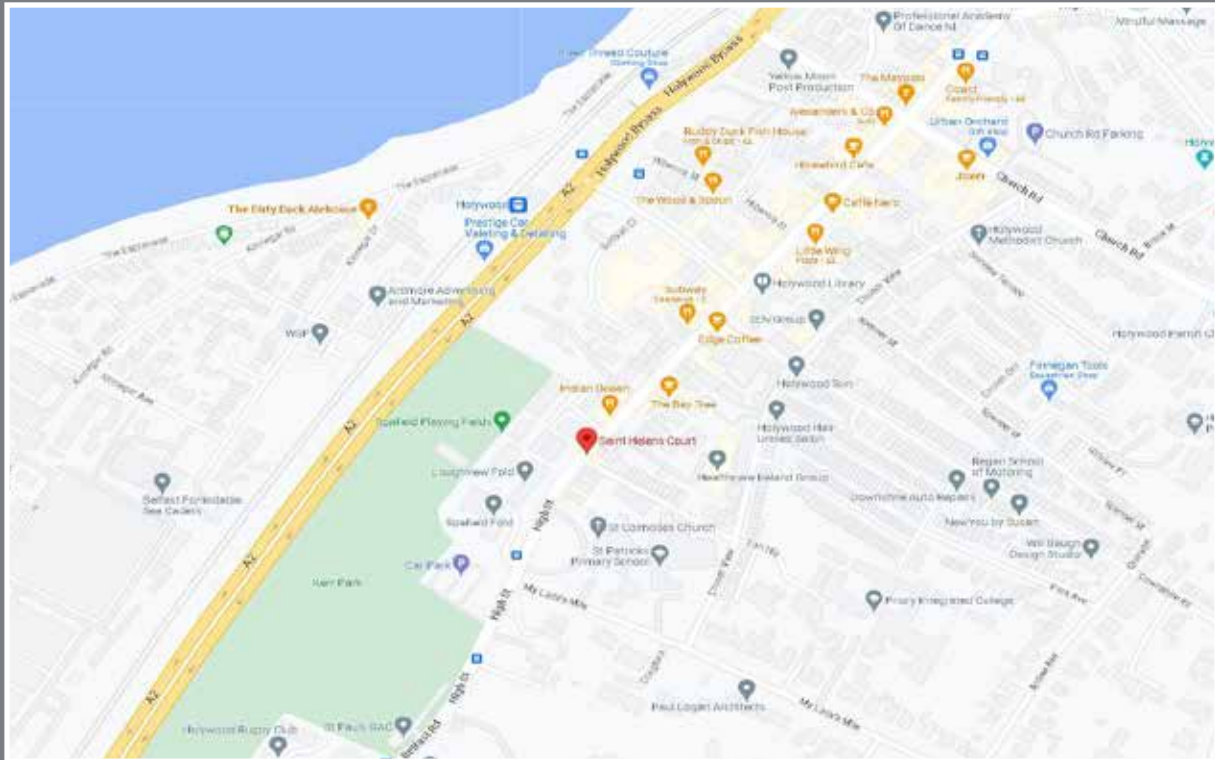
OUTSIDE

Both communal and visitor car parking



All measurements are approximate and for display purposes only

Location



Travelling along the High Street towards Belfast, St Helens Court is located on the right hand side.

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: RM/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9307-3725-9580-1194-8206

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