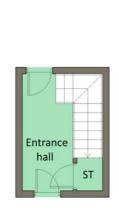
### TEMPLETON ROBINSON

#### TEMPLETON ROBINSON











Epc Type: Domestic
Current: D68
Potential: C74
EPC Landmark Code: 0378-3900-8200-8590-3204
Epc Certificate

Very energy efficient - lower nurning costs

A 92-100
B 81-91
C 69-80
D 55-68
E 39-54
F 21-38
G 1-20
Not energy efficient - higher nurning costs

 North Down
 - 028 90 42 4747

 Lisburn Road
 - 028 90 66 3030

 Ballyhackamore
 - 028 90 65 0000

 Lisburn
 - 028 92 66 1700

 www.templetonrobinson.com

The Proper Ombudsma

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

## Telegraph PROPERTY AWARDS 2019





Conveniently located on the corner of Church View and Spencer Street, this well presented, first floor apartment is literally only a stone's throw away from the hustle and bustle of Holywood's vibrant High Street with its eclectic mix of shops, pubs and restaurants, and should appeal to a wide and varied range of purchasers.

The accommodation provides a good sized lounge, fitted kitchen, two well proportioned bedrooms and a luxury bathroom with a white suite.

With Bangor and Belfast within easy commuting distance by road or rail, and ease of access to Holywood Exchange, we feel that early viewing is to be recommended.

# Offers Over £100,000

1a Spencer Street, HOLYWOOD, BT18 9DN

Viewing by appointment with & through agent 028 9042 4747

#### 1a Spencer Street, HOLYWOOD, BT18 9DN

#### Property Features

First Floor Apartment

Well presented throughout

Spacious Lounge

Fitted Kitchen

2 Well proportioned Bedrooms

Luxury Bathroom with a white suite

Enclosed rear yard

Only a stone's throw away from Holywood High Street

Stamp Duty Exempt

#### Location:

On corner of Church View and Spencer Street.

### Property Comprises

First Floor

uPVC front door....

ENTRANCE HALL: Hallway with cermic tiles and stairs leading up to first floor apartment...Storage cupboard & UPVC door leading into rear yard.

LOUNGE: 14' 11" x 10' 11" (4.55m x 3.33m) Picture rail.

KITCHEN: Single drainer stainless steel sink unit with mixer taps, range of high & low level units including wine rack, laminate work surfaces, plumbed for washing machine & dishwasher, cooker, 4-ring hob, built-in extractor, fully tiled walls, ceramic tiled floor.

BEDROOM (1): 10' 10" x 9' 0" (3.3m x 2.74m)

BEDROOM (2): 11' 10" x 6' 4" (3.61m x 1.93m)

SHOWER ROOM: Bath, close coupled wc, pedestal wash hand basin with mixer taps, ceramic tiled floor, half tiled walls.









