RODGERS & BROWNE

Apt 5 Altona Manor,
69 Church Road, Holywood BT18 9BX

offers around £430,000

The Agent's Perspective...

"Altona Manor must be one of the most often enquired about and most admired apartment developments in Holywood. The proximity to the town, the exterior appearance and the finish of the building are no doubt elements that assist in this appeal.

This first floor apartment is at the front of the building and enjoys views of Church Road and the entrance to the front, with views into the church grounds to the side from the tall 'French' doors and balcony.

There is a sizable living and dining space, separate kitchen, utility room, bathroom and two bedrooms one of which is ensuite.

Being a managed environment, this is a real opportunity for those downsizing wishing to take things a little easier, or wanting to spend more time abroad knowing that the apartment is being well looked after.

We have no doubt this lovely apartment will attract good interest so early viewing is strongly recommended"

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The facts you need to know...

One of Holywood's most often requested and admired apartment buildings

Secure, first floor location with front-facing aspect and overlooking church grounds to the side from glazed balcony

2 bedrooms, spacious living and dining area

Bathroom (with bath and shower) and ensuite shower room

Attractive entrance with stairs and lift to all floors

Very pleasant stroll from the centre of Holywood - its shops, coffee shops and restaurants

Perfect for 'downsizing' - easy to manage and maintain

Off street parking behind electric gates

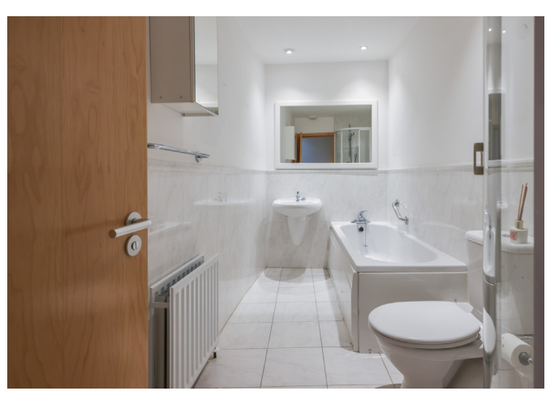
Gas fired central heating

Hardwood double glazing

Maple finish kitchen with separate utility space

Altona apartments contribute to a communal management agreement to maintain those aspects that are mutually beneficial, these include insurance for the building, maintaining the gardens and car park. The current annual contribution is c.£2,400 per apartment.

Images containing furniture (except wardrobes and drawers) are for illustrative purposes only and are not part of any sale.



Bathroom with bath and shower

Kitchen with excellent range of cupboards and appliances - also access to balcony

The property comprises...

GROUND FLOOR
Glass front door with intercom buzzer entry system
Vaulted entrance with open tread staircase and lift to:

FIRST FLOOR Solid front door to apartment 5

ENTRANCE PORCH: Timber flooring, solid inner door and glazed side panel to:

ENTRANCE HALL: Timber flooring, solid door with glazed side panel to

LIVING / DINING ROOM 23' 4" x 12' 9" (7.11m x 3.89m) (average) Feature curved wall, tall windows overlooking front entrance and Church Road. 'French' doors to side with access to glazed balcony with views into the church grounds. Fireplace with inset gas fire, recessed lighting

KITCHEN: 12' 10" x 7' 8" (3.91m x 2.34m) Extensive range of maple finish high & low level cupboards, laminate granite effect worktops, inset single drainer stainless steel sink unit, mixer tap, slimline dishwasher, under oven, 4 ring ceramic hob, stainless steel cooker canopy, fridge, freezer, recessed lighting, part tiled walls, ceramic tiled floor, double 'French' doors to glazed balcony with views into church grounds.

UTILITY ROOM: 4' 6" x 4' 4" (1.37m x 1.32m) (approx.) adjustable shelving, plumbed for washing machine, ceramic tiled floor.

BEDROOM (1): 13' 6" x 10' 10" (4.11m x 3.3m) Extensive range of built-in cupboards and built in drawers, timber flooring, view into church grounds

ENSUITE SHOWER ROOM: 6' 9" x 5' 0" (2.06m x 1.52m) White suite comprising low flush wc, floating wash hand basin, half tiled walls, fully tiled shower cubicle with thermostatic shower, tiled floor, recessed lighting, extractor

BEDROOM (2): 13' 0" x 9' 9" (3.96m x 2.97m) Extensive range of built-in wardrobes, built-in drawers, timber flooring, views into church grounds

BATHROOM: 11' 6" x 5' 3" (3.51m x 1.6m) White suite comprising panelled bath, mixer tap, floating wash hand basin, low flush wc, half tiled walls, tiled floor, recessed lighting, tiled corner shower cubicle with thermostatic shower.

OUTSIDE
Dedicated resident parking space at front door and visitor parking all accessed via remote control double electric gates. Concealed bin store.
Maintained borders and planting

Location: From Holywood's famous Maypole, head south up Church Road and Altona Manor is 300 yards on the right hand side.

EXPERIENCE | EXPERTISE | RESULTS

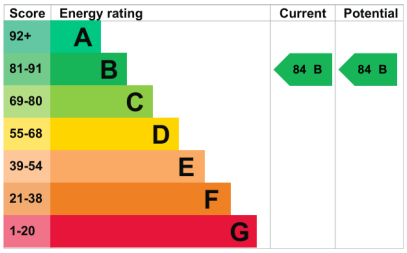
Additional information

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.

ENERGY EFFICIENCY RATING (EPC)



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.

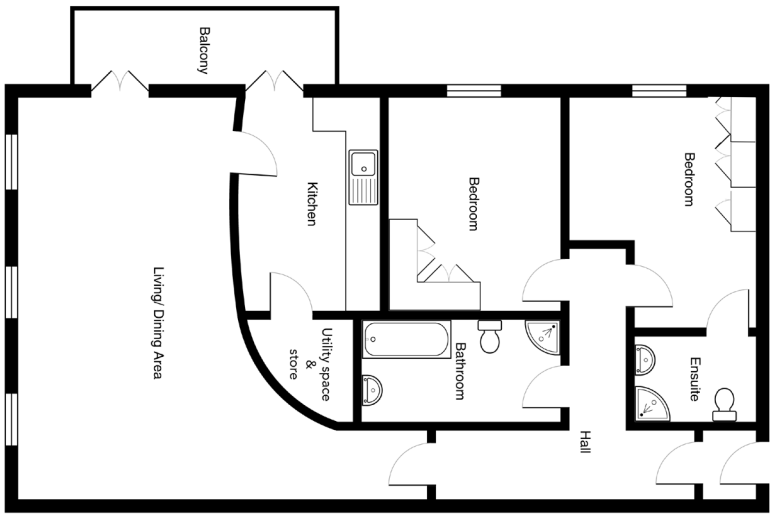
RATES

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 2026 /2027 is c. £2,049

VIEWING

By appointment with **RODGERS & BROWNE**.



All measurements are approximate and for display purposes only.

Sales
Lettings
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EXPERIENCE | EXPERTISE | RESULTS

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