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# Ocean View, Castlerock

£395,000 Leasehold

2 bedroom apartment for sale

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## Description

Boasting breathtaking sea views, the apartment features modern amenities including gas central heating and off-street parking. The spacious open-plan layout provides a comfortable living environment.

Currently sold with an active long-term tenancy, this property presents an excellent investment opportunity with immediate rental income. Whether you're seeking a seaside retreat or a reliable rental asset, 12 Ocean View is a great opportunity.

Rates: £1460 per annum (approx.)

Management Fees: £1060 per annum (approx.)

Tenure: Leasehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

## Tenure

Leasehold





Floor 0



Floor 1

Approximate total area<sup>TM</sup>  
1039 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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