



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

9 Royale Court Apartments

Main Street

BT56 8DA

Offers Over £235,000

028 7083 2000
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Located in the very heart of Portrush, this is an excellent opportunity to acquire a two bedroom second floor apartment with pleasant views of Portrush harbour, Ramore, Portstewart and out to the Donegal Headlands. Constructed circa mid 1980's the apartment also benefits from secure parking accessed through remote controlled gates and is one of 31 units in which a property management company is in place to look after. Literally on your doorstep you have an array of local amenities including, shops, coffee houses, convenience stores and a host of tourist attractions. Early internal inspection is highly recommended.

Going into Portrush along Kerr Street, go past the harbour and after Neptune & Prawn turn right onto Main Street. Take your next right onto Mark Street and Royal Court Apartments will be on your right hand side opposite the Atlantic Hotel.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall

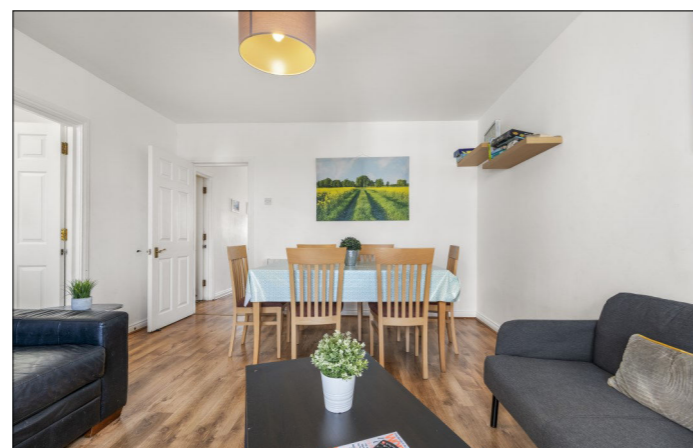
SECOND FLOOR:

Entrance Hall:

3'8 wide with hot press and laminate wood floor.

Lounge:

With laminate wood floor and sliding patio doors to paved balcony with views across Atlantic Ocean, Harbour, Ramore Head, Coastline and Donegal Headlands. 14'7 x 12'8



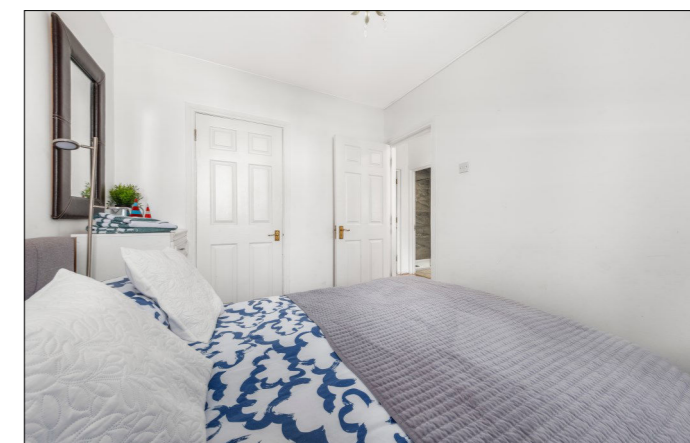
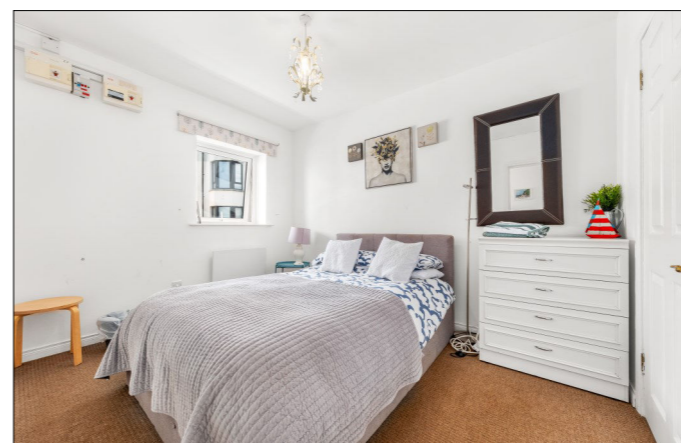
Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker and fridge, plumbed for automatic washing machine, strip lighting and views across Atlantic Ocean, Harbour, Ramore Head, Coastline and Donegal Headlands. 11'2 x 6'9



Bedroom 1:

With built in wardrobe with rails and shelving. 11'5 x 8'7



Bedroom 2:

With views across Atlantic Ocean and Skerries. 10'10 x 6'9



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, fully tiled walk in shower area with electric shower, recessed lighting and tiled floor.

EXTERIOR FEATURES:

One parking space accessed through remote controlled gates.

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Views Across Atlantic Ocean, Harbour, Ramore Head, Coastline & Donegal Headlands
- ** One Parking Space Accessed Through Remote Controlled Gates

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1173.00 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1,500.00 per annum approx. (30.05.26)**

Domestic pets are permitted with permission from the Management Company providing said pets are kept under proper control at all times and do not cause any disturbance to other residents. Short term lets permitted.

