



FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	34 F	
1-20	G		

PORTRUSH

Apt 1, 2 Dunluce Avenue

BT56 8DN

Offers Over £175,000

028 7083 2000
www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

A beautifully presented and delightful 2 bedroom first floor apartment situated in the heart of Portrush town centre in a small block of only 2 apartments. The property enjoys generously proportioned accommodation and benefits from a neutral theme throughout and is in excellent condition. The property enjoys convenience to Portrush town centre, beaches, restaurants and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

Approaching Portrush Town Centre on the Coleraine Road continue through the mini-roundabout taking the second exit onto Eglinton Street. Travel along the street until you reach the Eglinton hotel and turn right. Immediately on your left hand side is chequers chip shop and the entrance to this apt is the door on the right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

FIRST FLOOR:

Entrance Hall:

5'4 wide

Open Plan Lounge/Kitchen/Dining Area:

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, ceramic hob, integrated stainless steel oven, plumbed for automatic dishwasher and washing machine, recessed lighting and laminate wood floor. 13'0 x 7'4



Lounge/Dining Area:

With storage cupboard, recessed lighting and laminate wood floor. 20'6 average x 12'2 average



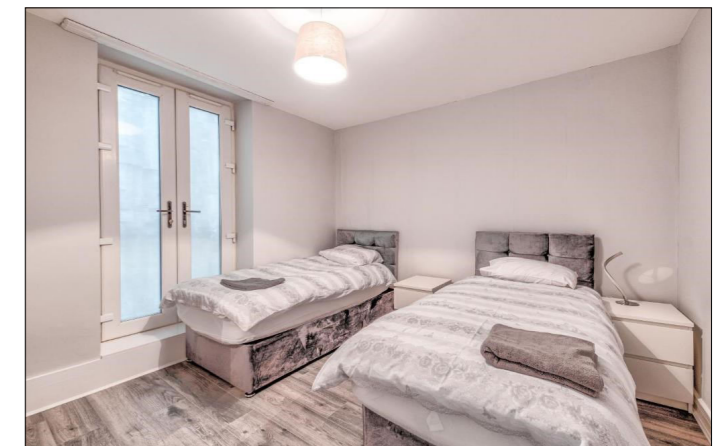
Bedroom 1:

With laminate wood floor. 13'2 x 10'9



Bedroom 2:

With laminate wood floor and PVC French doors to balconette. 11'8 x 10'8



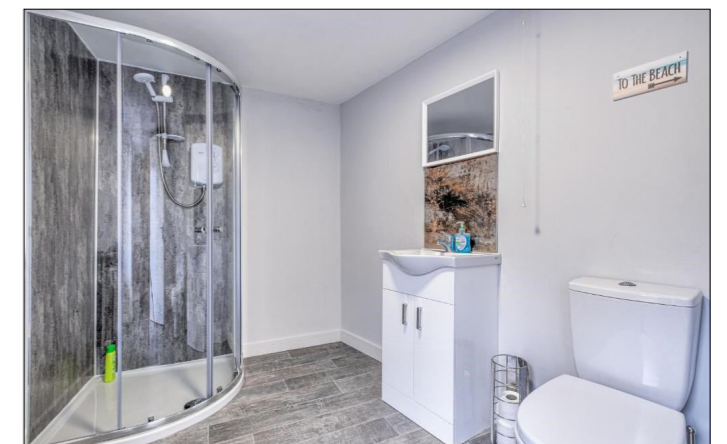
Steps down to lower level

Hallway:

With hot press.

Shower Room:

With white suite comprising w.c., wash hand basin set in vanity unit and PVC cladded splashback, PVC cladded walk in shower cubicle with electric shower and extractor fan.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Views Across Atlantic Ocean & Harbour
- ** Town Centre Location

TENURE:

Leasehold

CAPITAL VALUE:

£65,000 (Rates: £664.95 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 being finalised.**

We advise all purchasers to make themselves aware of any domestic pet restrictions within communal lease before proceeding.

No restrictions on short or long term lets.

