



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

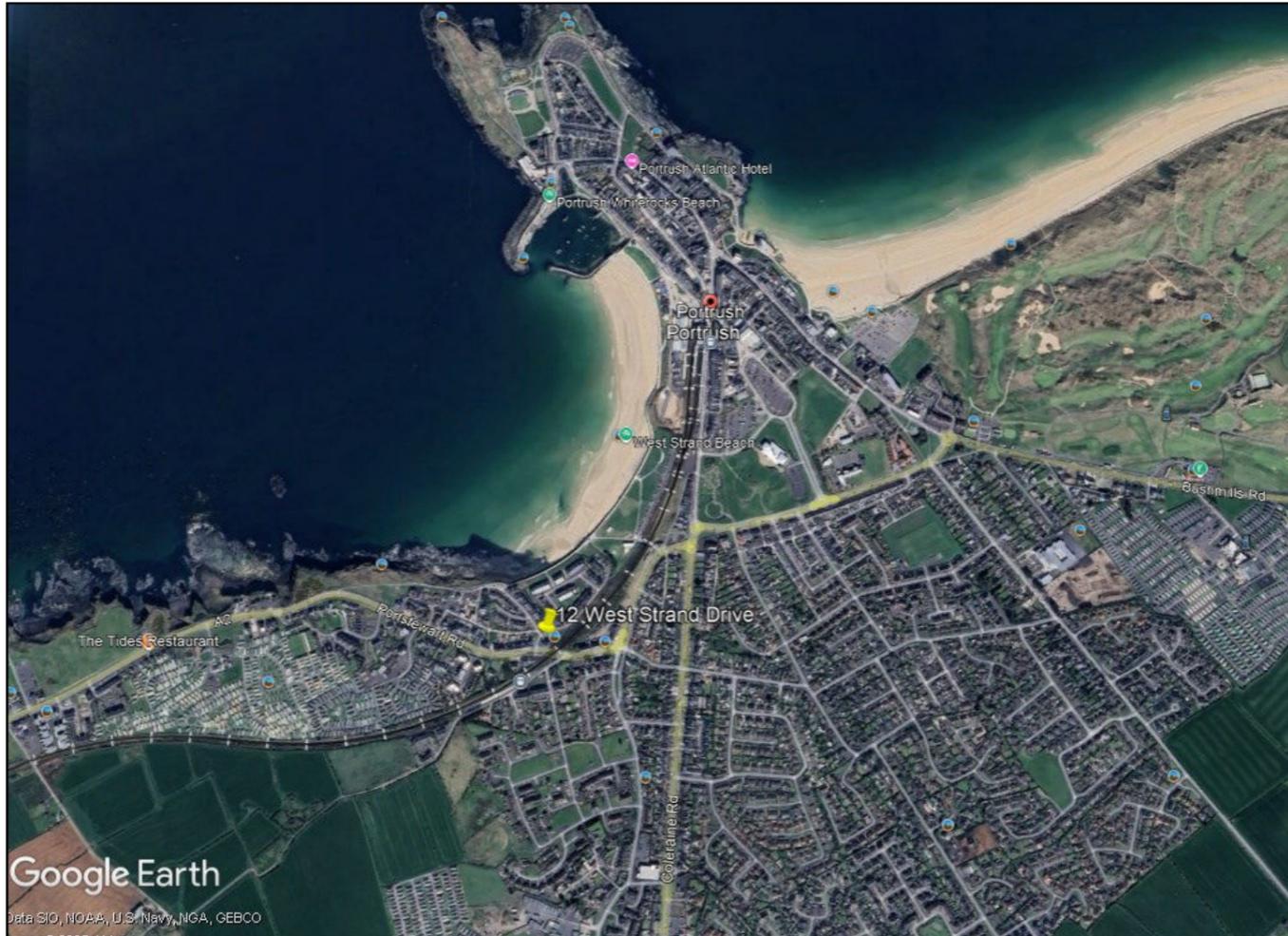
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

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



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH
12 West Strand Drive
BT56 8FR
Offers Over £249,000

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028 7083 2000
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A fabulous opportunity to acquire a 3 bedroom ground floor apartment in the ever popular 'Rinagree' development. Located at the beginning of the development, the property itself is within a block of only three units and was constructed circa 2011 extending to approximately 818 sq. ft. Internally the apartment has been tastefully decorated with a very contemporary atmosphere throughout. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Wine Bar. We cannot emphasize enough to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at your earliest opportunity.

Approaching Portrush from Portstewart take your first left into West Strand Road before the railway bridge at Dhu Varren. Proceed straight ahead onto West Strand Drive and No 12 will be located in the first building on your right hand side.

ACCOMMODATION COMPRISES:

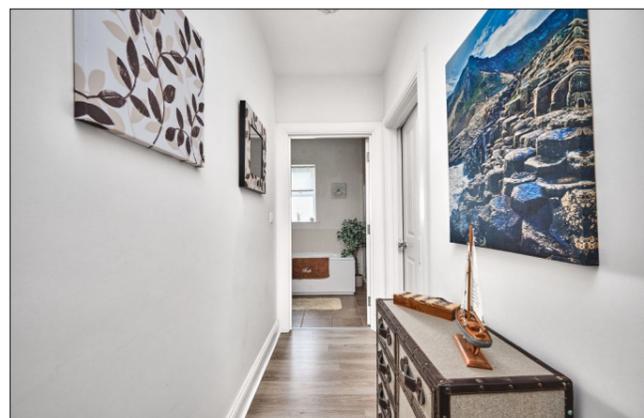
GROUND FLOOR:

Communal Entrance Hall:

With stairs and lift access to all floors and tiled floor.

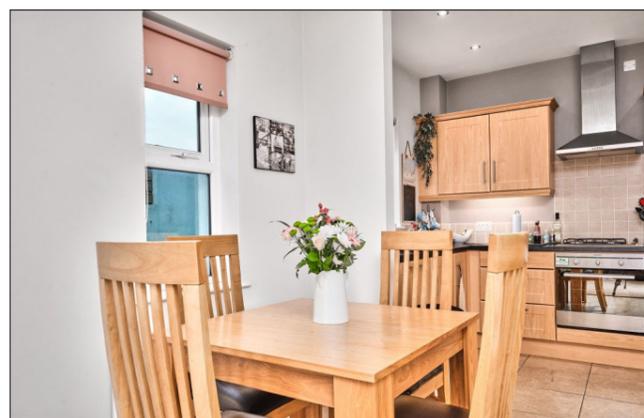
Entrance Hall:

3'11 wide with storage cupboard housing gas boiler and laminate wood floor.



Open Plan Lounge/Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated gas hob, stainless steel oven and extractor fan, integrated fridge freezer and dish washer, washing machine, saucepan drawers, recessed lighting and tiled floor. 25'5 x 11'10



Lounge/Dining Area:

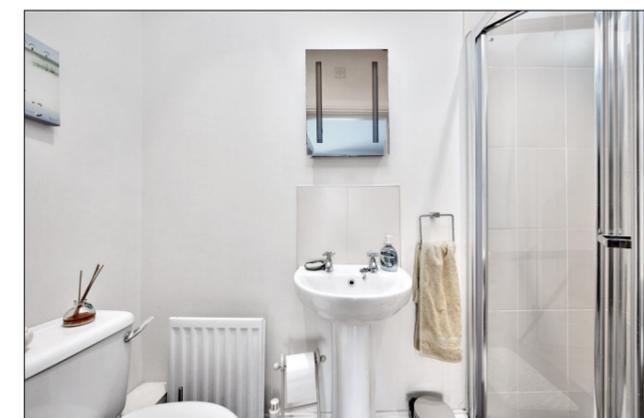
With surround brick recess gas fire and laminate wood floor.



Bedroom 1:

With laminate wood floor. 14'3 10'9

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With laminate wood floor. 10'5 x 9'5



Bedroom 3:

With laminate wood floor. 10'9 x 6'2



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, tiled round bath, extractor fan, recessed lighting and tiled floor.

EXTERIOR FEATURES:

Parking space to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Very Central Position Close To West Strand Beach & Scenic Beach Walk
- ** Parking Space To Rear

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1,125.30 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 £700.00 —£1,000.00 approx. (18.07.25) Accessed annually.**

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