



FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

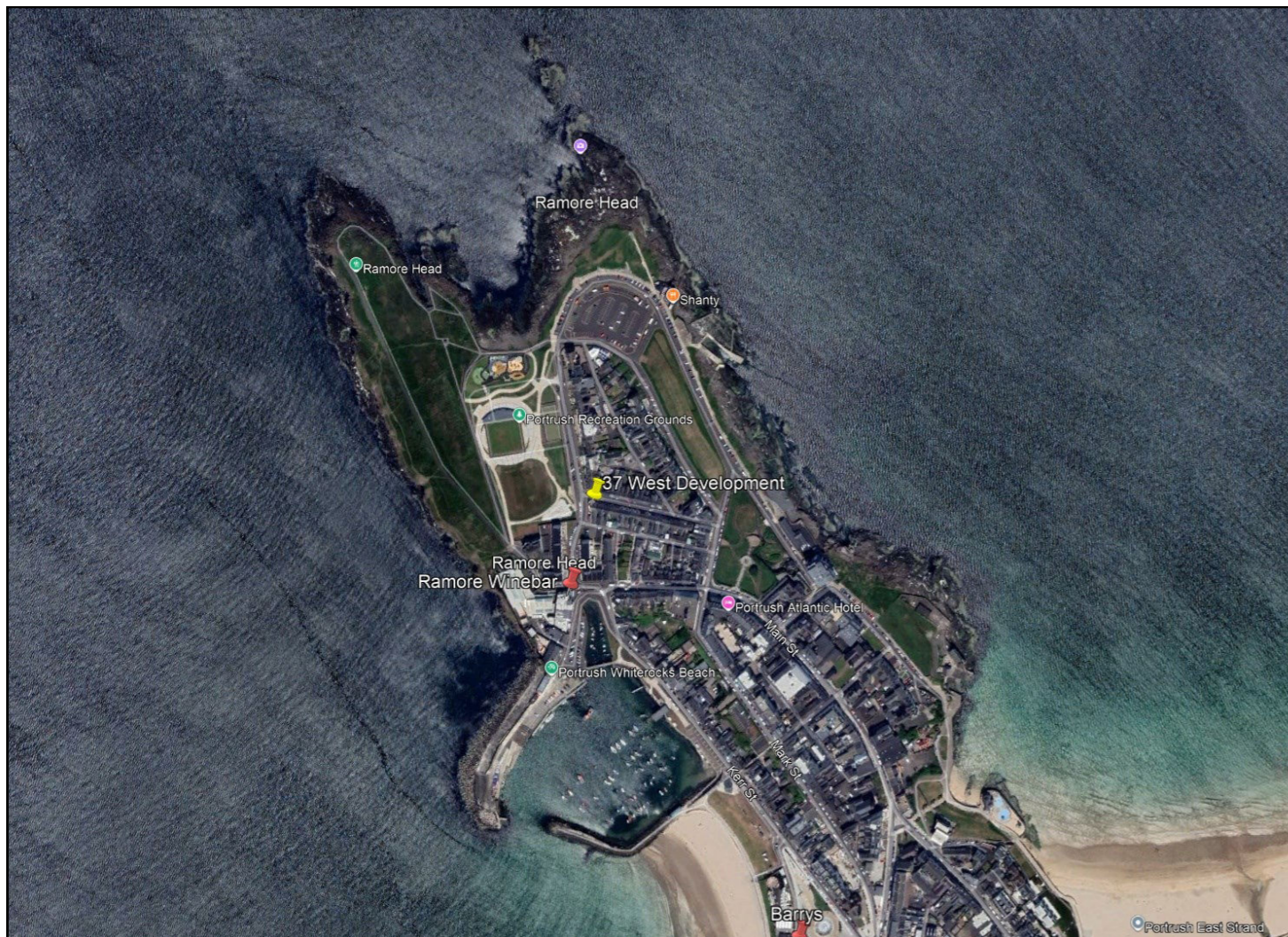
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

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		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH
Apartment 2, 37 West
Princess Street
BT56 8AX
Offers Over £345,000

028 7083 2000
www.armstronggordon.com

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Discover the ultimate in seaside sophistication with this stunning two bedroom top floor apartment. Just steps from the iconic harbour, this newly constructed residence blends contemporary design with classic coastal charm. Beautifully finished to the highest standard, the property features a bright, spacious open plan living area, a sleek designer kitchen with top of the line appliances and floor to ceiling windows that flood the space with natural light. Each of the three generously sized bedrooms is adorned with elegant herringbone flooring, offering comfort, style and plenty of storage. Perfect for entertaining or relaxing, this exceptional home is ideally located within walking distance of Portrush's vibrant cafés, award winning restaurants and golden beaches.

Travelling along Kerr Street, take your first left after the Harbour entrance at the top of the hill. Go past the entrance to Ramore Wine Bar onto Ramore Street which will lead on to Ramore Avenue. 37 West is the first building on your right hand side overlooking the tennis courts.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

FIRST FLOOR:

Entrance Hall:

With feature brick wall, 'Velux' windows and herringbone wood floor.

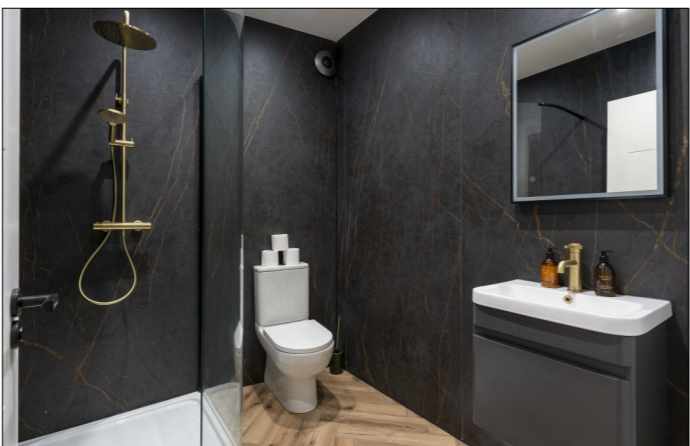
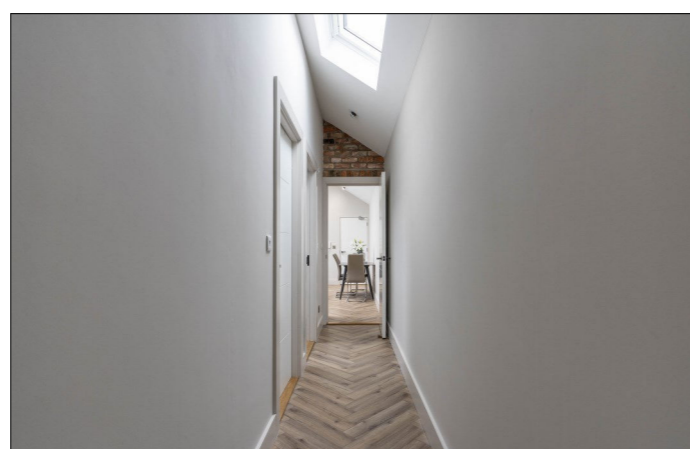
Hallway:

With pedestrian door leading to decked terrace area overlooking recreational grounds towards Ramore Head and Atlantic Ocean. With exterior lighting.

Bedroom 1:

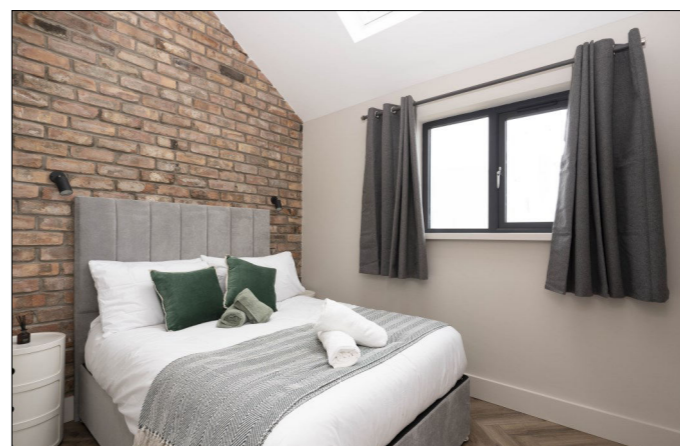
With wired for wall lights, 'Velux' window, recessed lighting, herringbone wood floor and patio doors leading to Juliette balcony. 13'1 x 11'1

Ensuite off with w.c., floating wash hand basin with storage below, fully tiled walk in shower cubicle with rainfall shower head and additional telephone hand shower, extractor fan and herringbone wood floor. Brass finishes.



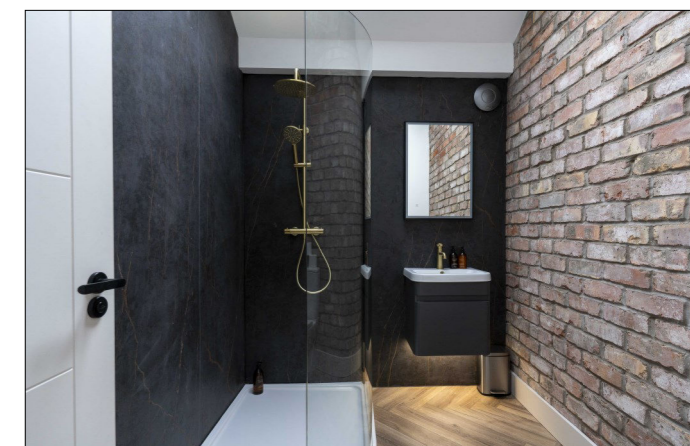
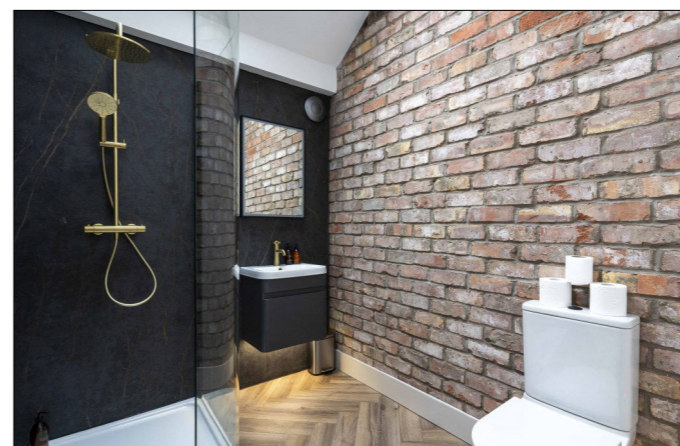
Bedroom 2:

With feature brick wall, wired for wall lights, 'Velux' window and herringbone wood floor. 9'7 x 7'8



Bathroom:

With white suite comprising w.c., illuminated floating wash hand basin with storage below, PVC clad walk in shower cubicle with rainfall shower head and additional telephone hand shower, feature exposed brick wall, recessed lights, 'Velux', extractor fan and herringbone wood floor. Brass finishes.



Open Plan Lounge/Kitchen/Dining Area: 18'1 x 11'0

With undermount ceramic sink unit with ceramic drainer with brass tap, high and low level built in units with granite worktop, upstands and sills, integrated oven, ceramic hob with stainless steel extractor fan above, granite splashback, integrated dishwasher and fridge freezer, space for washing machine, under unit lighting, drawer bank, breakfast bar with storage below, 'Velux' windows, recessed lighting, loft style feature brick wall, intercom system and herringbone wood floor.





EXTERIOR FEATURES:

Secure access system to external doors. Intelligent lighting to entrance lobby and staircase.

SPECIAL FEATURES:

- ** Fully Integrated Kitchen With Leading Brand Appliances To Include Fridge Freezer, Oven or Double Oven, Induction Hob & Dishwasher
- ** Comprehensive Supply Of Electrical Points Including CAT 6 Wiring Throughout For Connectivity With USB Charging Points Throughout Your Home & Each Bedroom Fitted With T.V. Points
- ** Brushed Aluminium Sockets & Light Switches Throughout With Smart Technology
- ** Designer Vertical & Horizontal Radiators

TENURE:

Leasehold

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 to be agreed.

