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

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

4 Bushford

BT57 8AQ

Offers Over £204,500

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A beautiful and delightful two bedroom first floor apartment in the ever popular development of Bushford. This property is both bright and well laid out and offers an attractive interior with a very warm homely feel. Practically on the doorstep of the Giant's Causeway, the property lends itself to the gateway of many of the North Coast's finest attractions including the Bushmills Distillery, Championship Golf Courses and the Carrick a Rede rope bridge. Being such a centrally located property, the selling agent strongly recommends early internal appraisal. Rarely do properties in Bushford come on to the open market so we recommend viewing at your earliest convenience.

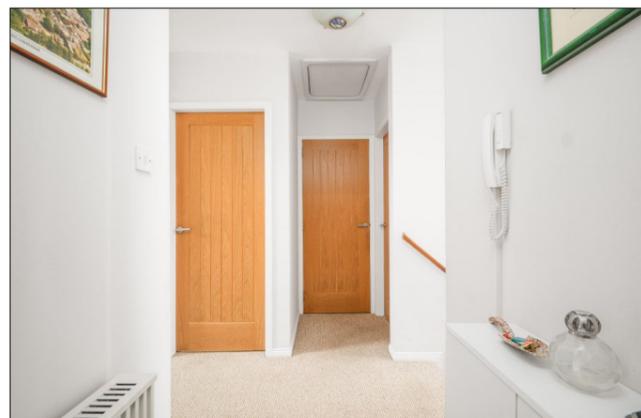
Approaching Bushmills on the main A2 Dunluce Road, the Bushford development will be located on your right after the Priestland Road and before you reach Main Street. As you enter the development, No. 4 will be located on your left hand side as you drive into the development.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With stairs leading to first floor.



FIRST FLOOR:

Landing:

With large walk in storage cupboard, hot press, access to roof space and 'Velux'.

Open Plan Lounge/Kitchen/Dining Area:

26'0 x 12'3

Kitchen/Dining Area:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated ceramic hob, oven, stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine, shelving, additional glass shelving and tiled floor.



Lounge:

With 'Velux' window and laminate wood floor.



Bedroom 1:

12'0 x 8'11



Bedroom 2:

9'11 x 9'4



Bathroom:

With white suite comprising w.c., wash hand basin, PVC clad walk in shower with mains shower, shaver light and power point, built in corner units, 'Velux', recessed lighting and tiled floor.

EXTERIOR FEATURES

There is a dedicated parking space to the rear of the property.

SPECIAL FEATURES

- ** Electric Heating
- ** PVC Double Glazed Windows
(Wood Frame Double Glazed 'Velux')
- ** Parking In Private Car Park
- ** Town Centre Location

CAPITAL VALUE

£90,000 (Rates: £920.70 p/a approx.)

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. **Current Service Charge £890.00 p/a approx.** (November 2025) Assessed annually.

We advise all purchasers to make themselves aware of any rental restrictions within communal lease before proceeding. No restrictions on long term rentals.

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

