



**FREE INDEPENDENT FINANCIAL ADVICE**

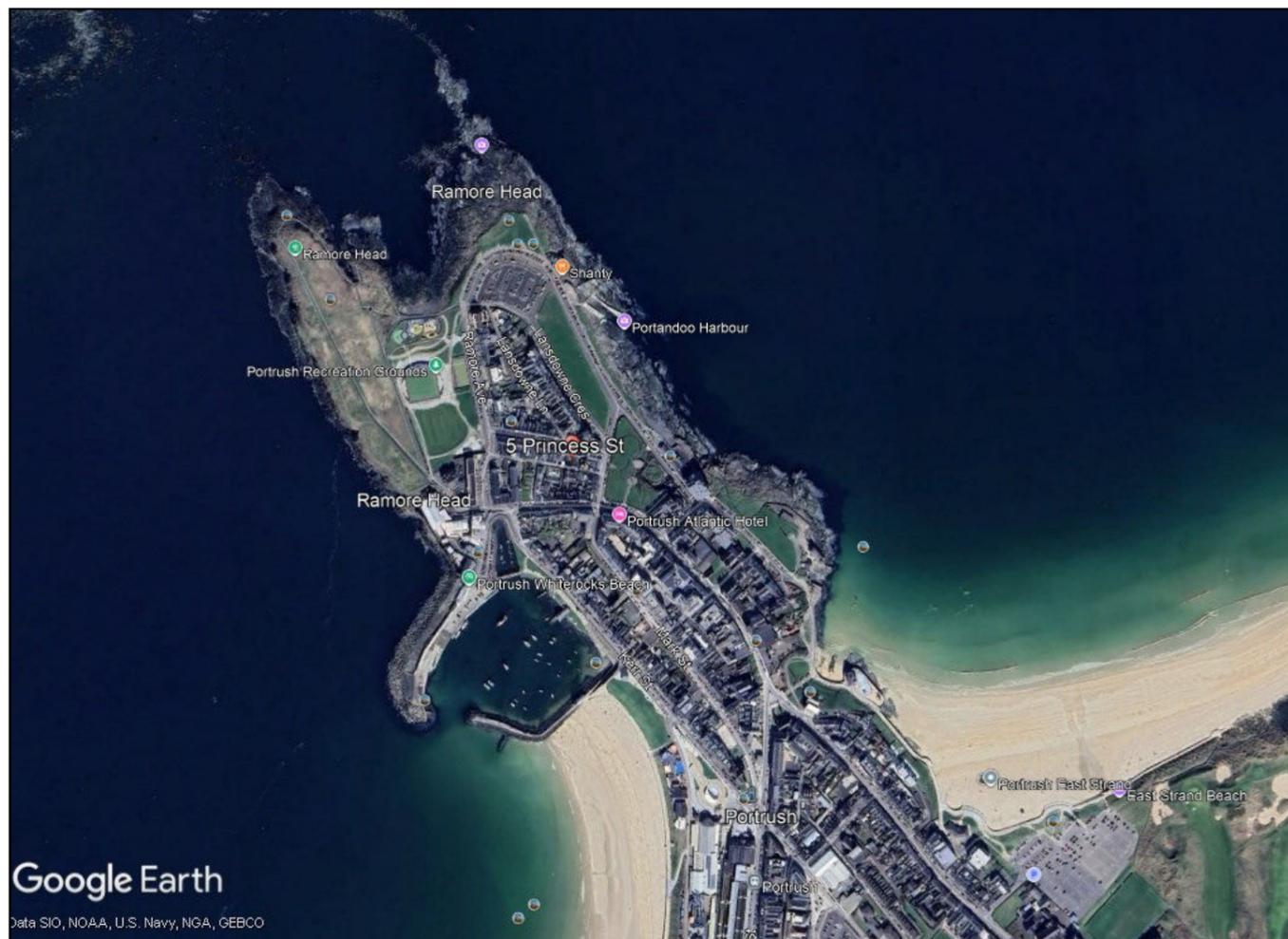
**Mortgage Services:**  
 First Time Buys  
 Home Movers  
 Remortgaging  
 Holiday/ Second Homes  
 Holiday Lets  
 Buy To Let  
 Co-Ownership

**Other Financial Services:**  
 Mortgage Protection  
 Life Insurance  
 Critical Illness Cover  
 Income Protection  
 Buildings & Content Insurance  
 Landlord Insurance



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

# ARMSTRONG GORDON



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

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



## PORTRUSH

The Valentine (5 Apartments)

3 Princess Street

BT56 8AX

Price ranging from £220,000 to £300,000

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

028 7083 2000  
 www.armstronggordon.com

Nestled in the heart of Portrush on Princess Street, The Valentine offers a rare opportunity to own a home in one of Northern Ireland's most sought-after coastal towns. Just steps away from Atlantic shoreline, world-class golf courses, and vibrant local amenities, this development combines luxury living with the charm of seaside life.

The Valentine is an intimate collection of five beautifully designed apartments, crafted for modern living with a touch of elegance. Each home has been thoughtfully planned to maximize space, light, and comfort.

With a choice of two and three-bedroom layouts, these homes feature open-plan living areas, sleek modern kitchens with integrated appliances, and luxurious bathrooms finished to the highest standard. Large windows flood the interiors with natural light.

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. Take your second right into Princess Street and No 5 will be on your right hand side.

**SPECIAL FEATURES:**

- \*\* Located In The Highly Sought Portrush Peninsula Location
- \*\* Turnkey Package Included In Sale
- \*\* Herringbone Wooden Flooring In Living Rooms & Carpets In Bedrooms
- \*\* Kitchen Units To Include Built In Appliances
- \*\* Feature Panelled Walls In Bathrooms
- \*\* Secure Access System To Communal Doors & Intelligent Light Throughout Entrance & Hallways
- \*\* Good Quality Integrated Kitchen Appliances
- \*\* Electric Wet Heating System

**TENURE:**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Current service charge is to be confirmed.

**AVAILABILITY:**

Only 5 apartments available – demand is expected to be high. Secure your place in this exclusive development today.

**CONTACT:**

Contact Armstrong Gordon on 028 7083 2000 or Colliers New Homes 028 9024 4000 to arrange a private viewing of the block or for further information.

**PRICING:**

Apt No.	Price	Sq. M. Approx	Floor level	Status
Apt 1	£250,000	60	Ground	Reserved
Apt 2	£285,000	68	First	For Sale
Apt 3	£300,000	68	Second	For Sale
Apt 4	£220,000	57	Ground	For Sale
Apt 5	£230,000	57	First	For Sale

**Apartment 1:**

**ACCOMMODATION COMPRISES:**

- Entrance Hall:
- Open Plan Kitchen/Living Area:
- Bedroom 1:
- Ensuite:
- Bedroom 2:
- Bathroom:



**Apartment 2 & 3:**

- Entrance Hall:
- Open Plan Kitchen/Living Area:
- Bedroom 1:
- Ensuite:
- Bedroom 2:
- Bedroom 3:
- Bathroom:



**Apartment 4:**

**Entrance Hall:**

**Open Plan Kitchen/Living Area:**

**Bedroom 1:**

**Bedroom 2:**

**Bathroom:**



**Apartment 5:**

**Entrance Hall:**

**Open Plan Kitchen/Living Area:**

**Bedroom 1:**

**Ensuite:**

**Bedroom 2:**

**Bathroom:**



