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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COLERAINE**  
22 Ardbana Riverside  
Mountsandel Road  
BT52 1XJ  
Offers Over £375,000

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A truly exceptional four-bedroom duplex luxury apartment arranged over first and second floors, superbly positioned on the riverside with breathtaking views across the River Bann and conveniently located within close proximity to Coleraine town centre. Constructed circa 2006 by the award-winning builders O’Kane & Devine Limited, the property showcases their trademark high standards of craftsmanship and meticulous attention to detail throughout. Extending to approximately 1,582 sq. ft, the development has been thoughtfully designed to complement its prestigious setting. No. 22 occupies one of the finest positions within the scheme, enjoying uninterrupted views over the River Bann, Christie Park and the embankment beyond. Properties of this calibre are rarely offered to the open market, and early internal inspection is strongly recommended to fully appreciate the quality, space and setting on offer. Combining privacy, security, convenience and generous accommodation, this represents a superb opportunity to acquire an outstanding apartment within an exclusive development.

The Ardbana Development is situated on the Mountsandel Road opposite H & T Bellas timber merchants. Ardbana is accessed through automatic security gates on the Mountsandel Road and No. 22 will be located at the bottom overlooking the River Bann.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With tiled floor and lift access to first floor.

**FIRST FLOOR:**

**Entrance Hall:**

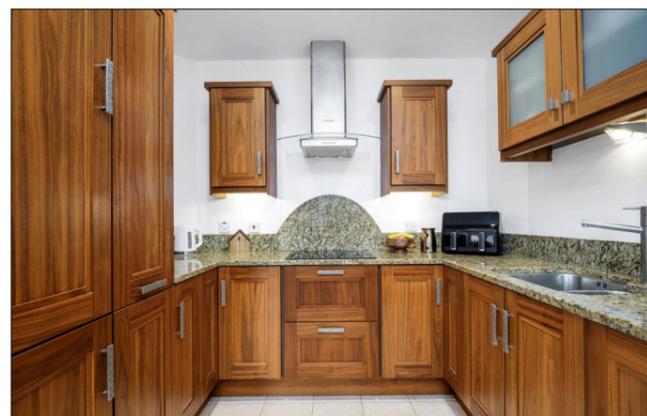
With Karndean herringbone floor. Hot press with space for tumble dryer, housing gas boiler, plumbed for automatic washing machine and additional cupboard.



**Open Plan Lounge/Kitchen/Dining Area: 22’5 max x 28’3 max**

**Kitchen:**

With bowl and half Franke undermount sink with single drainer set in granite worktops and upstands, integrated ‘Neff’ ceramic hob, stainless steel extractor fan above, granite splashback, double eye level ‘Neff’ ovens, integrated fridge freezer, new integrated dishwasher, bin cupboard, pull out cupboard with shelving, carousel cupboards, saucepan drawers, wine rack, recessed lighting and tiled floor.



**Lounge/Dining Area:**

With intercom system, recessed lighting, tiled floor and PVC French doors with glass side and top panels leading onto paved patio area with uninterrupted panoramic views across River Bann.



**Bedroom 3:**

With recessed lighting. 12’4 x 9’7



**Shower Room:**

With w.c., wash hand basin set in vanity unit with mirror, light, storage above and below, fully tiled walk in shower cubicle with mains shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



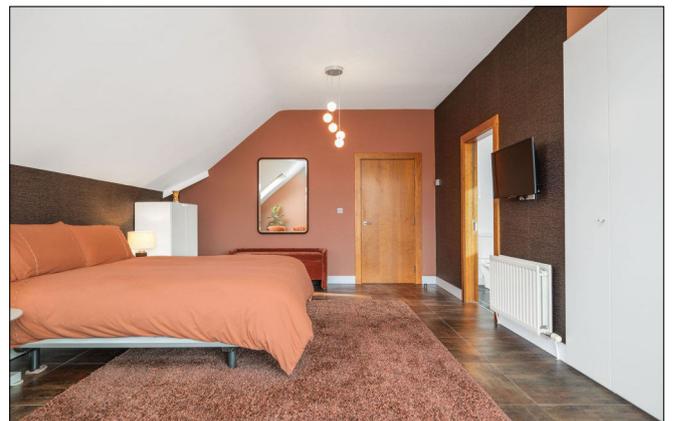
**SECOND FLOOR:**

**Landing:**

With access to fire escape, access to roof space and recessed lighting.

**Bedroom 1:**

With built in furniture consisting of headboard with two bedside tables, shelving, one chest of drawers and one wardrobe. Two double wardrobes and part mirrored slide robes in dressing area, two 'Velux' windows, tiled floor and French doors leading to feature balconette with uninterrupted panoramic views across River Bann. 22'7 x 22'5 max



**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, large free standing bath with 'Jacuzzi' jets, large mixer tap, telephone hand shower, part tiled walls, heated towel rail, shaver point, extractor fan, 'Velux' window and tiled floor.



**Bedroom 2:**

With PVC French doors leading to balcony with views across River Bann. 12'4 x 11'4



**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, shaver point and extractor fan.



**Study/Option for Bedroom 4:**

With built in desk with cupboards and 'Velux' window. 10'2 average x 7'6

**EXTERIOR FEATURES:**

Private parking to front of building accessed via remote. Remote controlled electric operated security gates opening to a sweeping tarmac driveway leading down to the riverside. Communal landscaped gardens surround development.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Uninterrupted Panoramic Views Across River Bann From Both Floors
- \*\* Secure Private Parking Accessed Via Remote Control

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£200,000 (Rates: £2046.00 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 etc. Details of the annual Service Charge and full management services are available on request. Current service charge is £1660.00 plus £420.000 insurance. (23.02.26)



