



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

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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

36 The Counties

Mark Street

BT56 8QA

Offers Over £249,950

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Located in the very heart of Portrush, this is an excellent opportunity to acquire a two bedroom penthouse apartment with views of the Atlantic Ocean, the Skerries Islands and Harbour. Constructed circa 2001 by well known local builders, The Kennedy Group, the property and building consists of thirty five units. The property is both bright and spacious and being on the top floor offers well proportioned accommodation with the open plan lounge and kitchen offering distant views. Externally the property offers private car parking for one car. Literally on your doorstep you have an array of local amenities including, shops, coffee houses, convenience stores and a host of tourist attractions. Early internal inspection is highly recommended.

From Portrush Harbour on Kerr Street, proceed to the top of the hill and turn right onto Main Street. At the crossroads turn right onto Mark Street and the parking area will be located on your immediate left. The Counties apartments will be located behind the Portrush Atlantic Hotel on Main Street.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

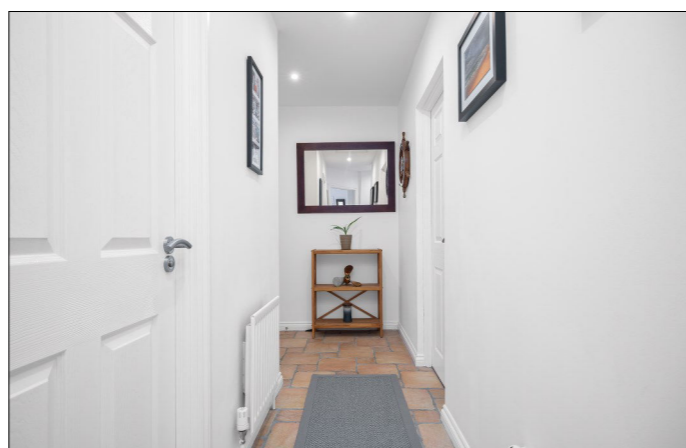
**Communal Entrance Hall:**

With stair access to all floors.

**THIRD FLOOR:**

**Entrance Hall:**

3'3 wide with cloaks cupboard, recessed lighting, access to roof space and tiled floor.



**Open Plan Lounge/Kitchen/Dining Area:**

19'10 x 22'0

**Kitchen:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven and fridge freezer, tiled splashback, integrated washing machine, saucepan drawers, recessed lighting and tiled floor.



**Lounge:**

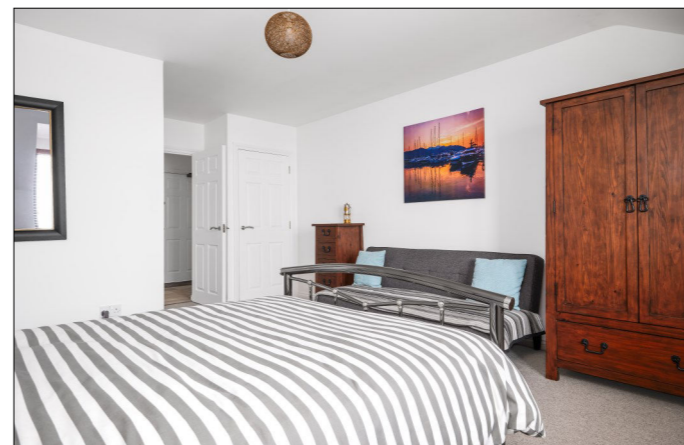
With recessed lighting, laminate wood floor and PVC sliding doors leading to balcony with views across Atlantic Ocean and Skerries Islands.



**Bedroom 1:**

With built in wardrobe and views across Harbour and Atlantic Ocean. 20'1 x 12'10

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



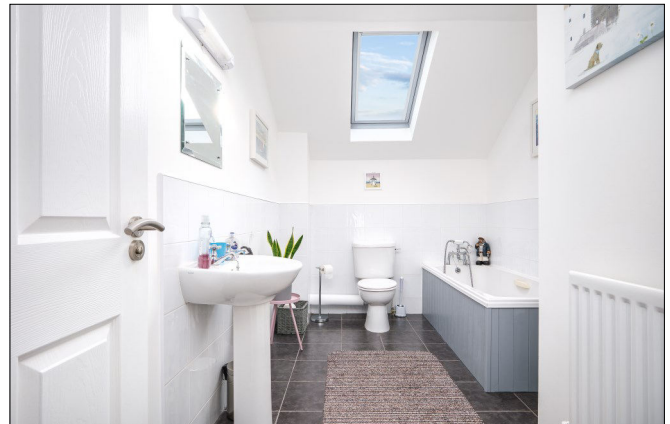
## Bedroom 2:

With built in wardrobe housing gas boiler. 18'1 x 15'7



## Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiled surround, extractor fan and recessed lighting.



## EXTERIOR FEATURES:

Communal screened area to rear leading to shared storage 12'4 x 7'4. One allocated car parking space.

## SPECIAL FEATURES:

- \*\* Gas Fired Central Heating (via Bulk LPT Tank serving whole complex)
- \*\* PVC Double Glazed Windows
- \*\* Sea Views To Front & Harbour View From Lounge & Bedroom 1
- \*\* Situated In Town Centre With Close Proximity To Beaches & Portrush Atlantic Hotel

## TENURE:

Leasehold

## CAPITAL VALUE:

£105,000 (Rates:£1074.15 p/a approx.)

## MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1500.00 per annum approx. (03.03.26)**

Domestic pets are permitted as long as they do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents. Long term lets permitted at 6 months plus. Short term lets not permitted.



