



**FREE INDEPENDENT FINANCIAL ADVICE**

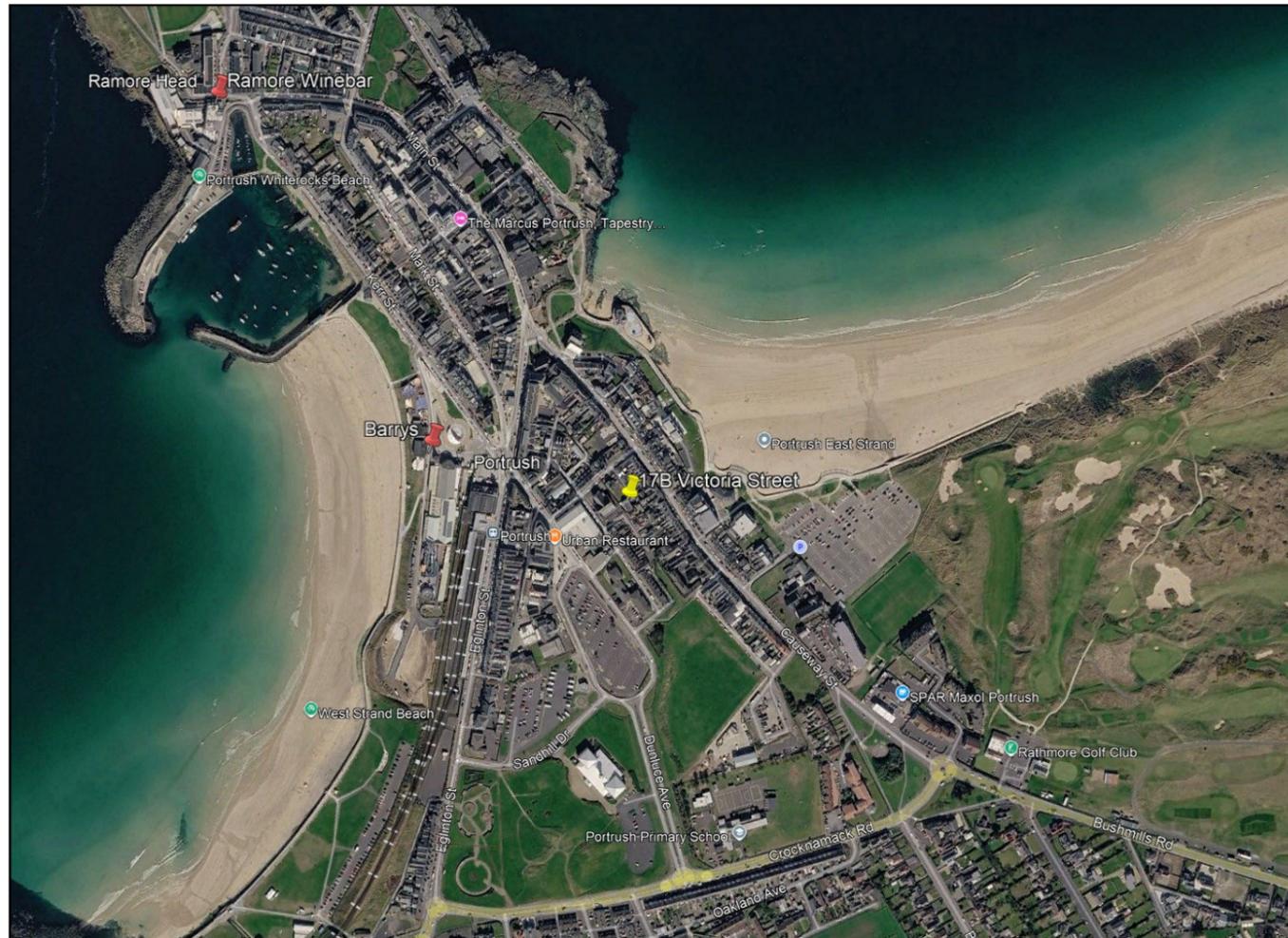
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

17B Victoria Street

BT56 8DL

Offers Over £210,000

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A wonderful opportunity to acquire a two bedroom first floor apartment situated in a block of only two residences situated in one of the North Antrim Coast's most popular and picturesque tourist destinations. In excellent condition throughout, this beautiful apartment incorporates all the benefits that a well located apartment has to offer. Located in the heart of Portrush the property is only a stone's throw away from most local amenities and town centre including East Strand Beach.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. Take your first left after Causeway Laundry onto Victoria Street and first left again. 17B would be nearly located to the rear of Causeway Laundry.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Hall:

With tiled floor.

##### FIRST FLOOR:

###### Landing:

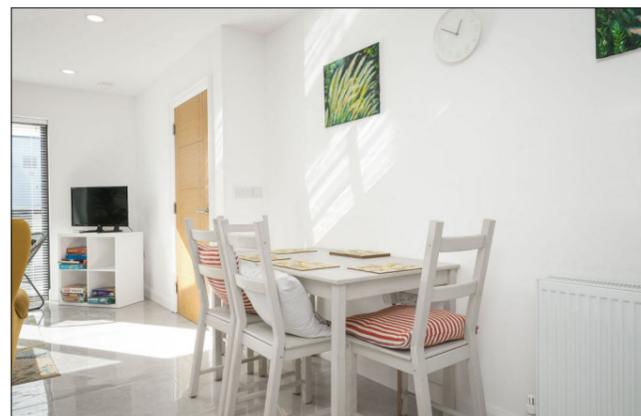
With utility cupboard with plumbing for automatic washing machine and housing gas boiler, recessed lighting and tiled floor.

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

23'5 x 5'10

###### Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units, integrated 4 ring gas hob, glass splashback, stainless steel extractor fan above, integrated double eye level 'Hotpoint' ovens, space for fridge freezer, integrated dishwasher, saucepan drawers, matching island with low level built in units, drawer bank, breakfast bar with seating for multiple people, recessed lighting and tiled floor.



##### Lounge:

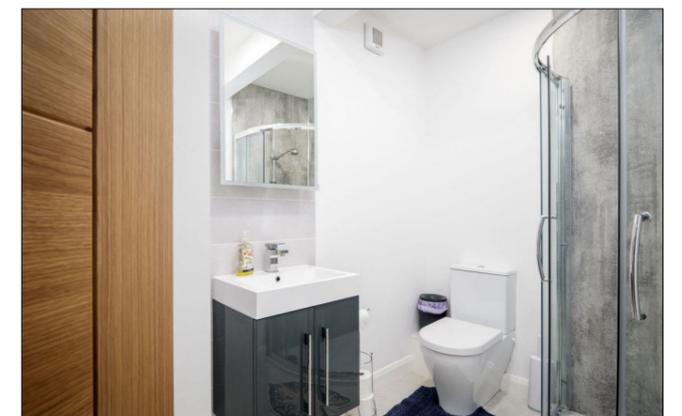
With recessed lighting, tiled floor and double French PVC doors leading to paved balcony.



##### Bedroom 1:

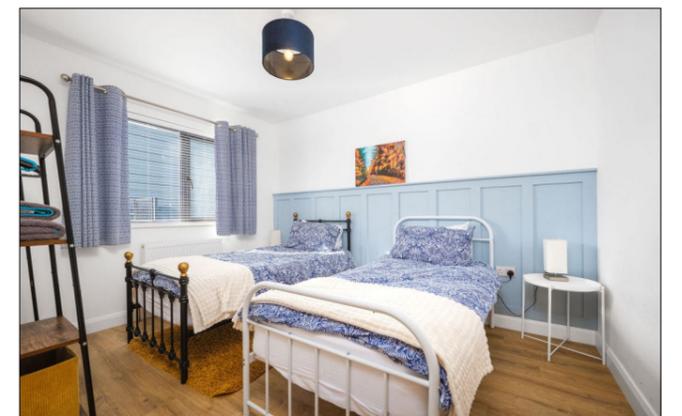
With laminate wood floor. 13'3 x 10'9

**Ensuite** off with w.c., floating wash hand basin with storage below and illuminated mirror above, tiled splashback, PVC cladded walk in shower cubicle with mains shower, heated towel rail, part tiled walls, recessed lighting, extractor fan and tiled floor.



##### Bedroom 2:

With part panelled walls and laminate wood floor. 11'9 x 9'5



**Bathroom:**

With white suite comprising w.c., floating wash hand basin with storage below and illuminated mirror above, mains telephone hand shower over bath, heated towel rail, part tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Outside to front there is a shared car park (four spaces between five units at first come first serve basis). Paved balcony with exterior lighting off lounge.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Excellent Decorative Order Throughout
- \*\* 4 Parking Spaces Are Jointly Owned By 5 Units at this location
- \*\* Unit Currently Used For Airbnb

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£140,000 (Rates: £1432.00 p/a approx.)

