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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		
55-68	D		
39-54	E	44 E	51 E
21-38	F		
1-20	G		

PORTRUSH

Apt 4, 64 Causeway Street

BT56 8AD

Offers Over £144,500

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A delightful second/top floor one bedroom apartment which is in decent condition right through. Offering compact well laid out accommodation, the property has been recently used as a rental by the current vendors. Located in the heart of Portrush, the property is literally across the road from the East Strand Beach and within walking distance to Portrush town centre and Royal Portrush and Rathmore Golf Clubs.

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. No 64 will be located on your left just after Causeway Laundry and before Victoria Street.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs access to all floors.

SECOND FLOOR

Entrance Hall:

With hot press, access to roof space and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area:

23'10 x 11'1

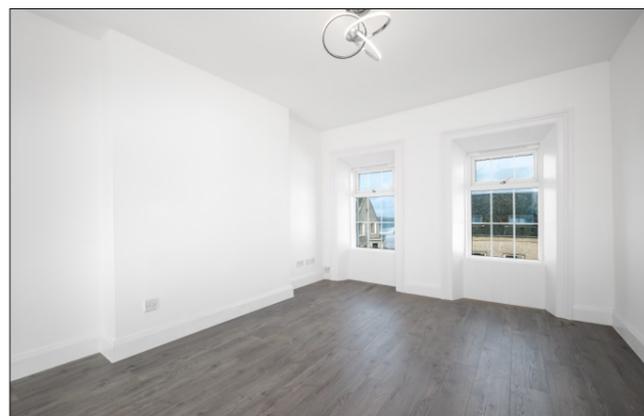
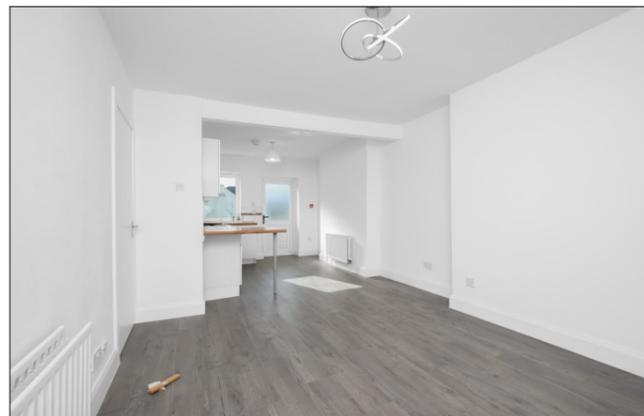
Kitchen Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, plumbed for automatic washing machine, breakfast bar with seating for two people, saucepan drawer, laminate wood floor and PVC pedestrian door to fire escape.



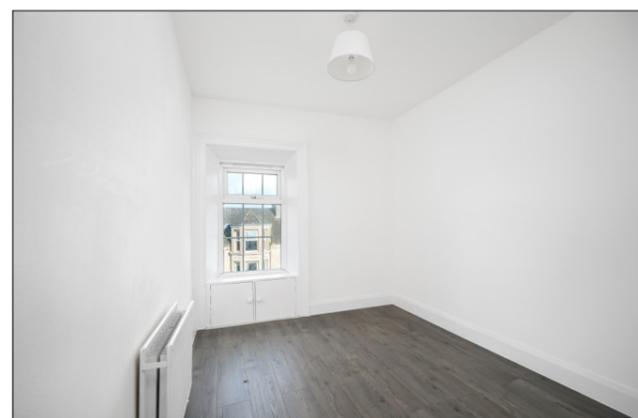
Lounge:

With laminate wood floor and partial sea views towards The Skerries.



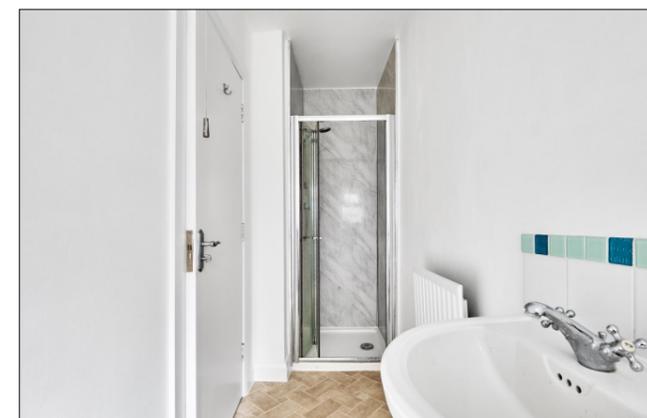
Bedroom 1:

With laminate wood floor and partial sea views. 10'0 x 7'11



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback and PVC clad walk in shower cubicle with mains shower.



EXTERIOR FEATURES:

Shared store to rear of property.

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Partial Sea Views From Lounge & Bedroom

TENURE:

Leasehold

CAPITAL VALUE:

£35,000 (Rates: £358.00 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. **Current Service Charge is £602.05 p/a approx. (23.03.26)**