



FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

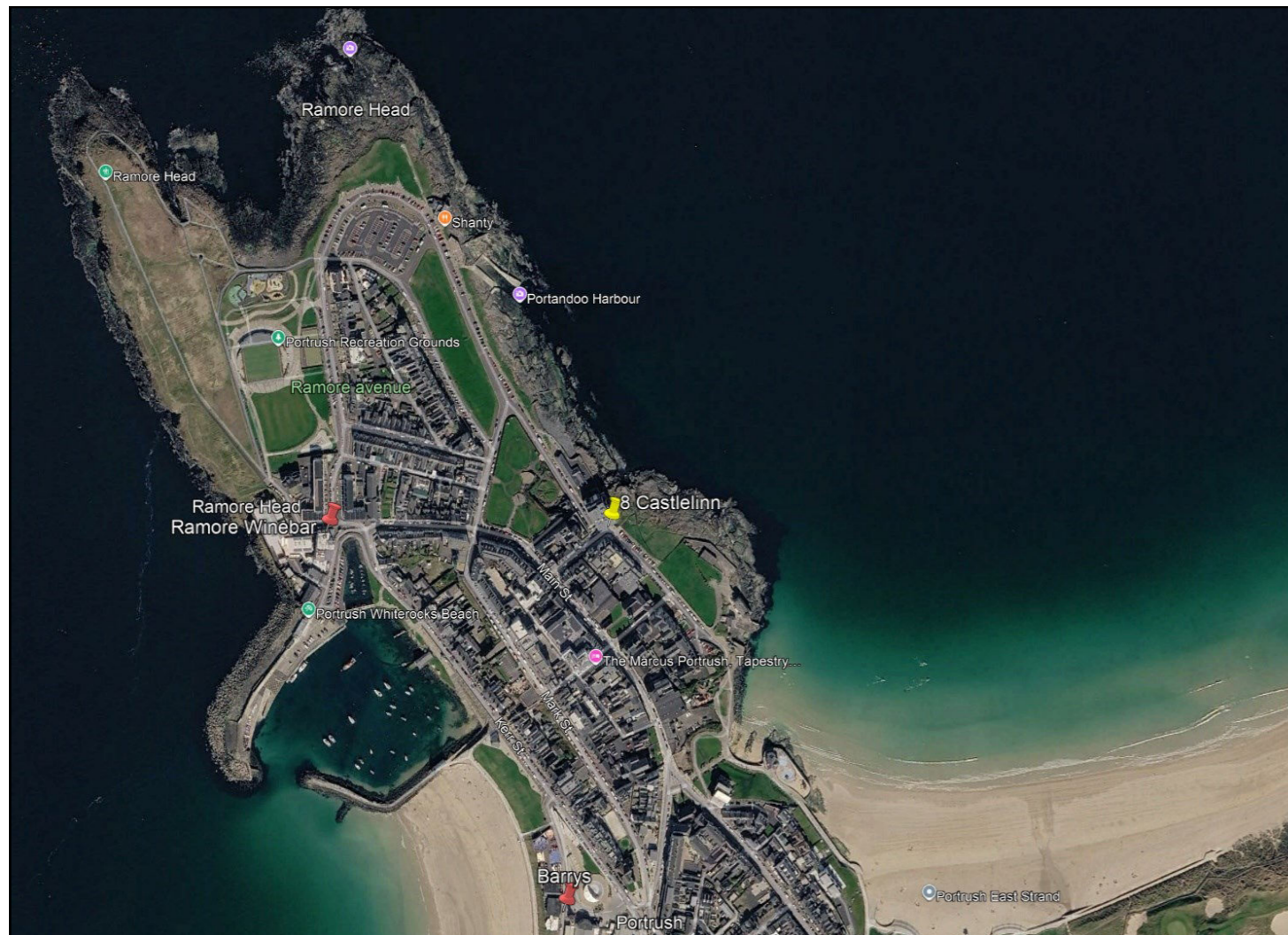
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

8 Castlelinn

2-6 Bath Road

BT56 8AP

Offers Over £395,000

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028 7083 2000
www.armstronggordon.com

Situated within the prestigious Castlelinn development on Bath Road, this is a superb two bedroom ground floor apartment which offers an outstanding blend of modern living and coastal elegance in the heart of Portrush. Extending to approximately 900 square feet of living space and finished to an impeccable standard throughout, the property boasts a bright and spacious open plan living area, kitchen and dining area, designed to maximise natural light and take full advantage of its prime location. The contemporary kitchen is fully fitted with high quality integrated appliances and sleek cabinetry, perfect for both everyday living and entertaining. The main bedroom benefits from a stylish en-suite shower room, there is a second well appointed bedroom and a beautiful main bathroom, finished with premium fixtures and fittings which completes the internal accommodation. Further benefits include private resident parking, secure entry system, and Cat 5 wiring throughout, all within a highly sought after development. Ideally located just moments from Portrush's renowned beaches, championship golf courses, restaurants, and local amenities, this property presents a rare opportunity to acquire a delightful apartment in one of the North Coast's most desirable locations. Early viewing is highly recommended to fully appreciate all that this stunning residence has to offer.

From Ramore Avenue in the centre of Portrush continue right through on the one way system. Lansdowne Green will be on your right hand side. Continue straight ahead onto Bath Road and just after the Portrush Coastal Zone building, the Castlelinn development will be on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stair access to all floors.

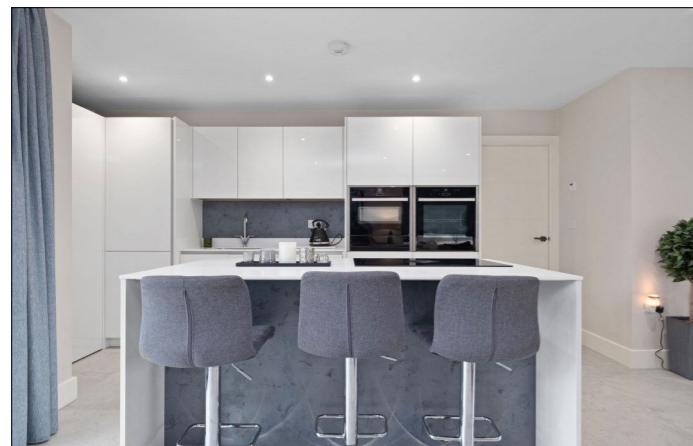
SECOND FLOOR:

Entrance Hall:

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

Open Plan Lounge/Kitchen/Dining Area: 20'7 x 17'1

With undermount 'Blanco' stainless steel sink unit set in Silestone worktop with Silestone Splashback, high and low level built in units with soft close doors, integrated fridge freezer, integrated eye level 'Neff' microwave, grill, oven and hot plate, integrated dishwasher, larder cupboard housing gas boiler, shelved cupboard, matching island with breakfast bar set in Silestone worktop with Silestone under unit, induction hob with downdraft extractor fan, saucepan drawers split drawers for cutlery, seating for multiple people, recessed lighting, Italian tiled floor, feature corner window with Atlantic Ocean views, East Strand Beach and PVC sliding doors leading to tiled balcony with light and electric points.



Bedroom 1:

With recessed lighting. 13'0 x 10'3

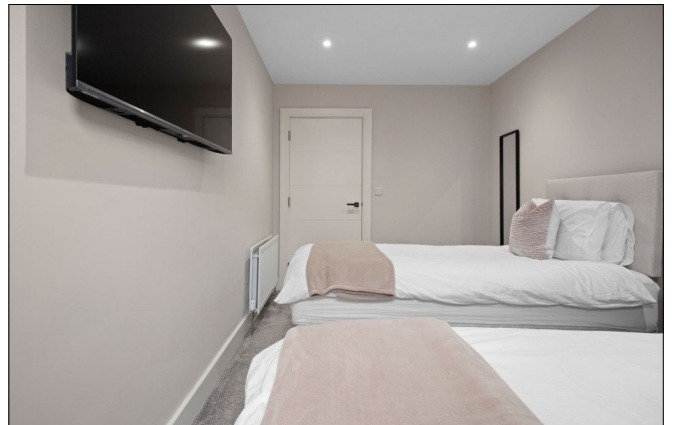


Ensuite off with w.c., wash hand basin with storage below and illuminated mirror above with Bluetooth speaker, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



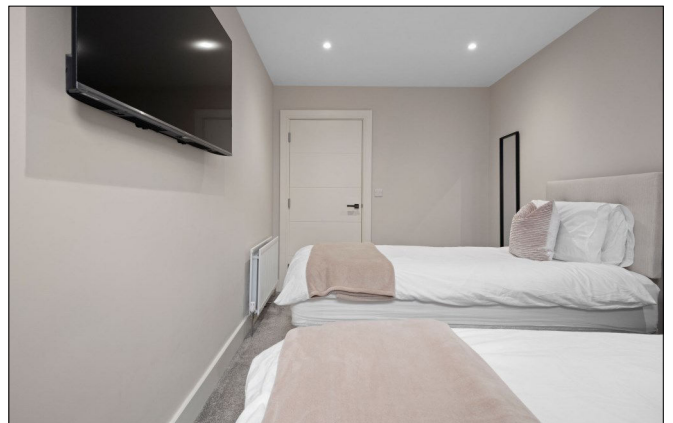
Bedroom 2:

With recessed lighting. 13'0 x 8'2



Bathroom:

With white suite comprising w.c., wash hand basin with storage below, tiled splashback and illuminated mirror above with Bluetooth speakers, free standing bath with telephone hand shower, fully tiled walk in shower cubicle with mains rainfall shower, additional telephone hand shower, vertical heated towel rail, part tiled walls, extractor fan and Italian tiled floor.



EXTERIOR FEATURES:

Private parking space in basement with electric operated door. Storage 7'9 x 4'3 with lights. Provision for car charging point.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Flo Gas) Phased Heating 4 Zones
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Gated Underground Car Parking With Allocated Space
- ** Cat 5 Wiring Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£180,000 (Rates: £1841.00 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. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1490.00 p/a approx. (02.04.26)**

Domestic pets are permitted with permission from the Management Company providing said pets are kept under proper control at all times and do not cause any disturbance to other residents. Short term lets not permitted. Long term lets permitted.

