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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

17A Victoria Street

BT56 8DL

Offers Over £239,500

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A wonderful opportunity to acquire a two bedroom ground 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.

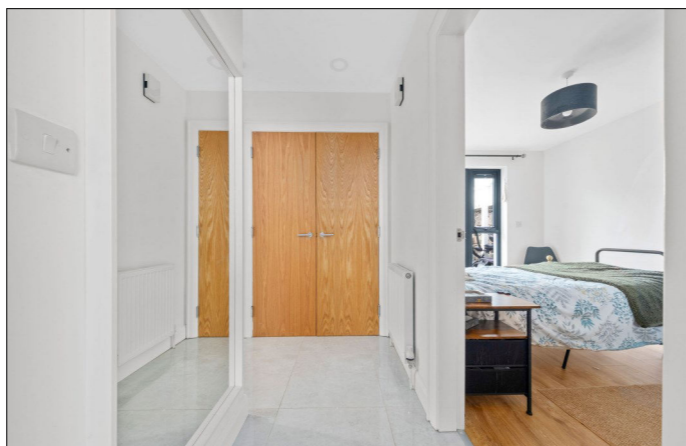
Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. Take your first left after Causeway Laundry onto Victoria Street and first left again.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

ACCOMMODATION COMPRISES:

GROUND FLOOR:

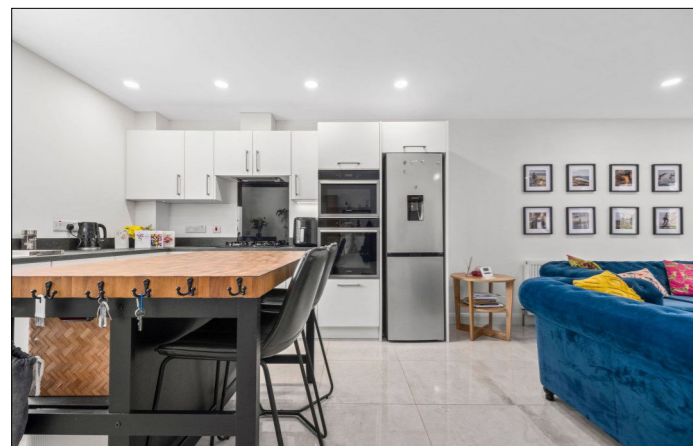
Entrance Hall:

3'5 wide with recessed lighting and tiled floor.



Open Plan Lounge/Kitchen/Dining Area: 22'11 x 15'2

With bowl and half single drainer stainless steel sink unit, high and low level built in units with under unit lighting, integrated fridge freezer, integrated double 'Hotpoint' eye level ovens, 4 ring gas hob, concealed extractor fan above, glass splashback, integrated dishwasher, saucepan drawers, concealed bin unit, recessed lighting, tiled floor and PVC French doors leading to rear garden.



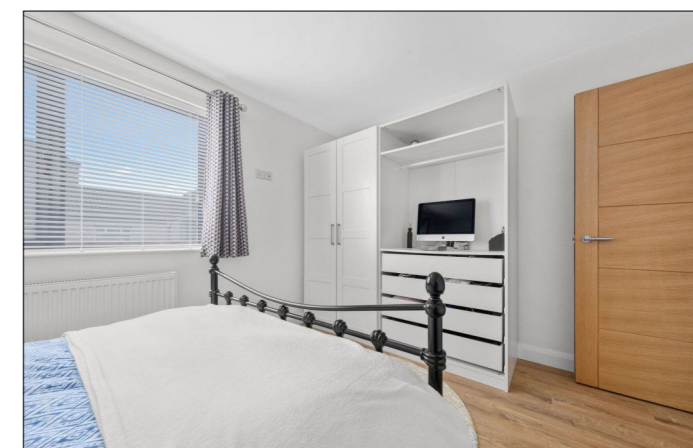
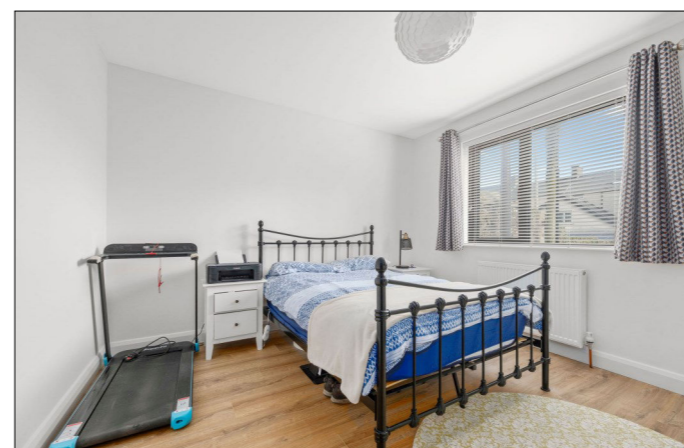
Door to rear hall.

Rear Hallway:

With under stairs storage cupboard, utility cupboard with plumbed for automatic washing machine, space for tumble dryer, boiler and tiled floor.

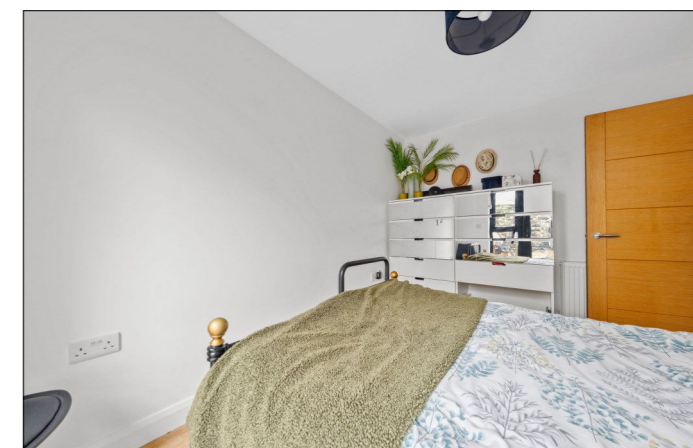
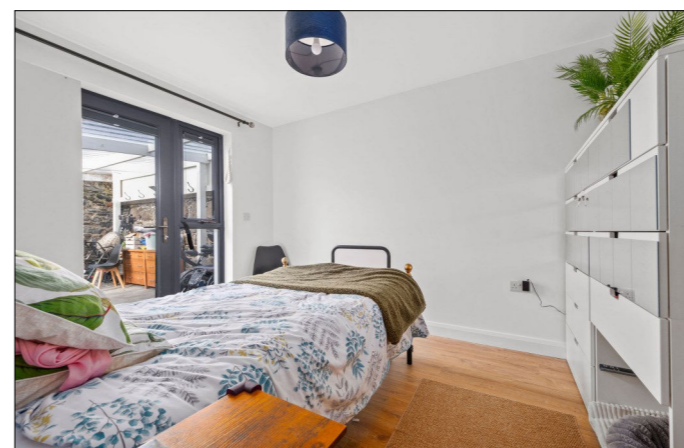
Bedroom 1:

With laminate wood floor. 12'7 x 10'9



Bedroom 2:

With laminate wood floor and PVC door leading to rear garden. 11'8 x 8'9



Shower Room:

With white suite comprising w.c., floating wash hand basin with storage below and illuminated mirror above, PVC cladded walk in shower cubicle with mains shower, heated towel rail, half tiled walls, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fenced in with fully resin elevated flower bed. Light to front and rear Tap to rear. Multiple electric power provisions Feature brick wall surround.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Ground Floor Apartment With Easy To Maintain Garden Area To Rear
- ** 4 Parking Spaces Are Jointly Owned By 5 Units at this location

TENURE:

Leasehold

CAPITAL VALUE:

£125,000 (Rates: £1279.00 p/a approx.)

