



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		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

32 Covehill Court

BT56 8GL

Offers Over £249,500

028 7083 2000
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A fabulous opportunity to acquire a delightful 2 bedroom second floor apartment in the ever popular 'Covehill' development. This property has a uniquely placed balcony to take advantage of all day and evening sun which many others don't have. Located behind the main apartment building, the property itself is within a block of only six units within a development of 47 units. Internally the apartment has been tastefully decorated and extensively modernised and renovated with a very cosy atmosphere throughout. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore wine bar. We highly recommend this apartment to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at your earliest opportunity.

Leaving Portrush heading towards Portstewart, take your third left after the Dhu Varren railway bridge into Covehill Court. Drive right into the development and follow the road right around the main building of apartments. No. 32 will be located at the lower end behind the main building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs to second floor.

SECOND FLOOR:

Entrance Hall:

4'9 wide with large cloaks cupboard, hot press housing gas boiler, large storage cupboard, intercom system, recessed lighting and tiled floor.



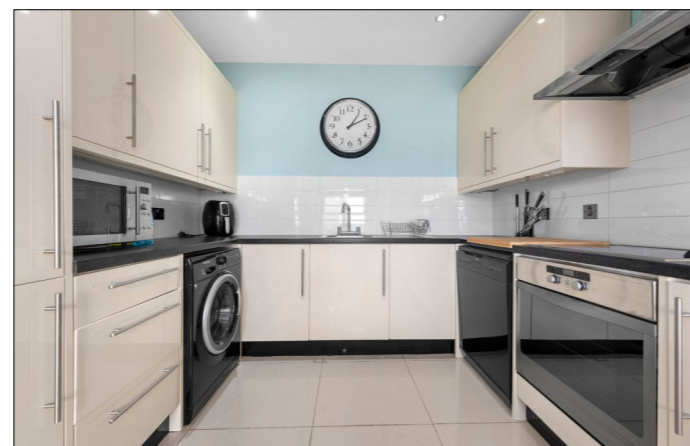
Lounge/Dining Area: (L-Shaped) 22'10 x 14'0

With feature plaster coving, tiled floor and patio doors leading to sit out balcony with partial sea views.



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, under unit lighting, integrated stainless steel oven, ceramic induction hob, stainless steel extractor fan above, integrated fridge/freezer, space for dishwasher, plumbed for automatic washing machine, saucepan drawers, recessed lighting and tiled floor. 9'3 x 8'1



Bedroom 1:

With laminate wood floor. 10'1 x 9'5

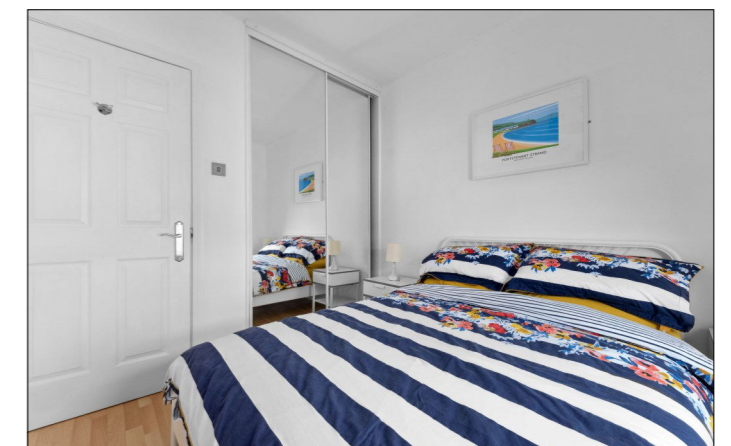
Ensuite Shower Room:

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle, chrome towel rail, recessed lighting and tiled floor.



Bedroom 2:

With mirrored built in slide robes and laminate wood floor. 9'7 x 9'0



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and mirrored storage unit above, bath with shower above, shower screen and tiled walls above, recessed lighting and tiled floor.



EXTERIOR FEATURES

Outside to rear there is a private car parking area and on the opposing side there is a sit out balcony for No. 32.

SPECIAL FEATURES

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Burglar Alarm
- ** Private Parking Space To Rear
- ** Main Bathroom Recently Fitted With A New Bath, Overhead Shower & Re-tiled
- ** Property Has Been Recently Re-painted
- ** No Short Term Lets Permitted
- ** All Furniture Included In Sale To Include Dishwasher & Washing Machine

TENURE

Leasehold

CAPITAL VALUE

£100,000 (Rates: £1066.00 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 etc. Current service charge is £1504.00 p/a approx. (27.04.26) **No short term lets permitted. No restrictions on long term lets or domestic pets.**

