



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

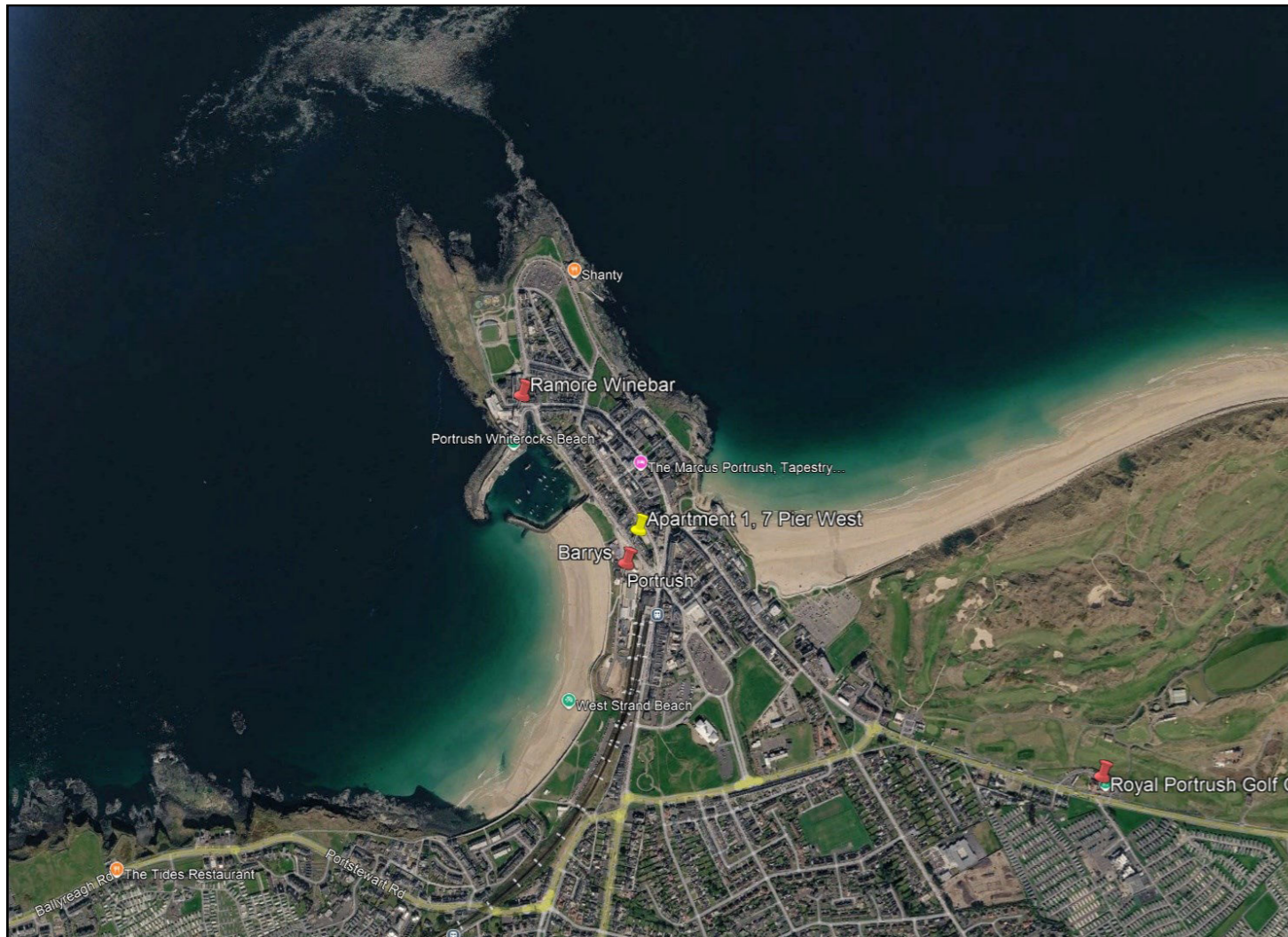
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Unit 1 7 Pier West

Kerr Street

BT56 8DG

Offers Over £395,000

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028 7083 2000
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A breathtaking and truly magnificent two bedroom ground floor apartment extending to approximately 828 square feet of living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Internally the stylish and bright accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property is approached through electrically operated steel gates providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this elegant apartment lends itself to the gateway of many of North Antrim's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments. All in all, this luxurious residence has been thoughtfully designed to provide complete elegance and luxury living, so it is sure to impress even the most discerning of purchasers.

Approaching Portrush from Coleraine at the Metropole roundabout continue onto Eglinton Street and proceed into the town centre. After the train station follow the road as it veers left onto Kerr Street. Pier West will be located on you right hand side just after the town hall.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

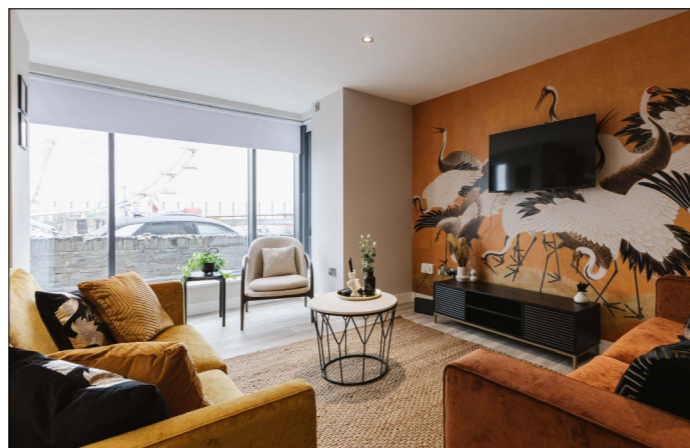
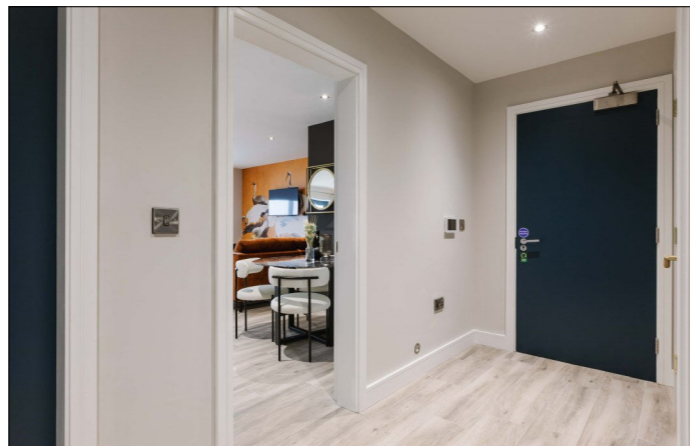
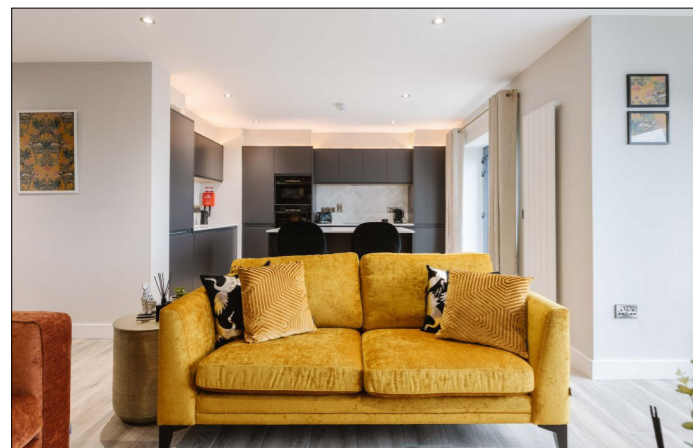
Communal Entrance Hall:

Entrance Hall:

4'8 wide with storage cupboard, recessed lighting and tiled floor.

Open Plan Lounge/Kitchen/Dining Area: 24'10 x 23'9

With 'Schock' single drainer sink unit, high and low level built in units with tiling between, Silestone worktops, integrated ceramic hob, concealed extractor fan above, Silestone splashback, double integrated eye level ovens, integrated fridge freezer and dishwasher, integrated washer dryer, saucepan drawers, up lighting, larder cupboard?, vertical radiator, recessed lighting, tiled floor and PVC French doors leading to fully enclosed paved area to front.



Bedroom 1:

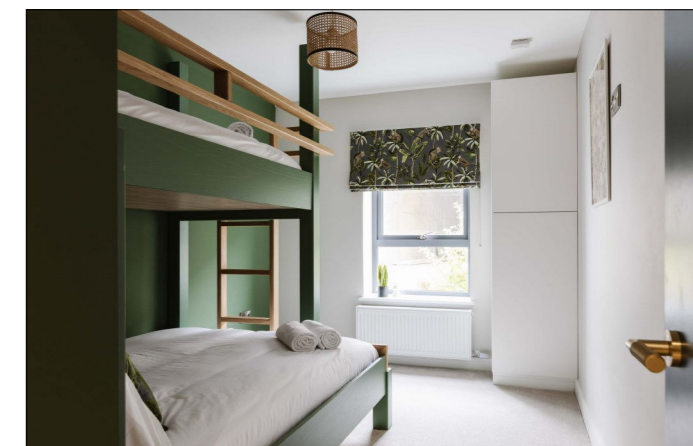
13'9 x 9'3

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



Bedroom 2:

13'9 x 8'8



Shower Room:

With white suite comprising w.c., floating wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head with brushed chrome fittings, additional telephone hand shower, fully tiled walls, heated towel rail, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Private car park to rear. Private patio to front.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Under Buildings Insurance (2 Years Old)
- ** Private Parking
- ** Private Patio/Garden To Front
- ** Sea Views

TENURE:

Leasehold

CAPITAL VALUE:

Not Assessed

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 £1450.00 p/a approx.**

(02.05.26) Domestic pets are permitted with permission from the Management Company providing said pets do not cause a nuisance to other residents.



