


**FREE INDEPENDENT FINANCIAL ADVICE**

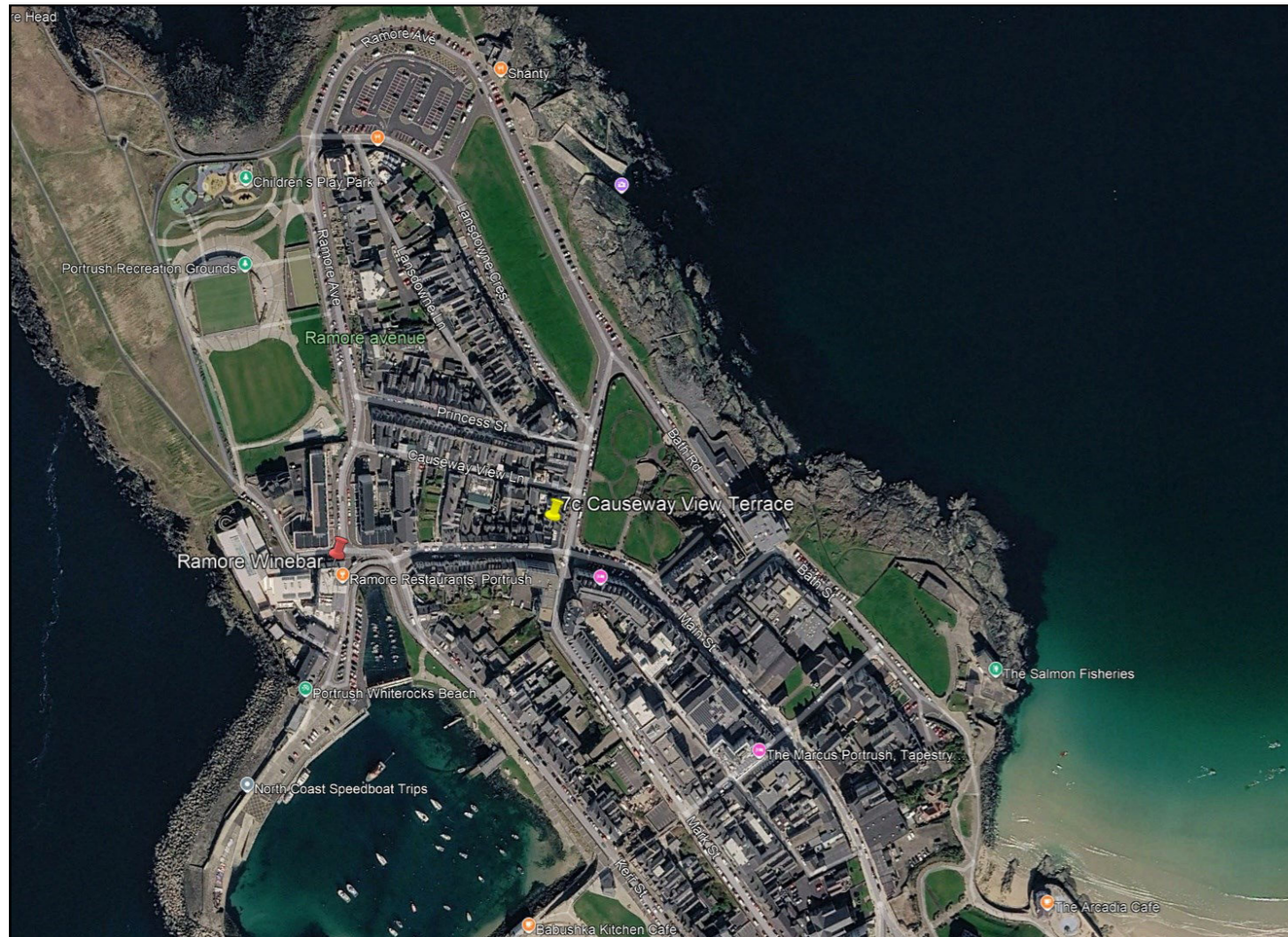
**Mortgage Services:**  
 First Time Buys  
 Home Movers  
 Remortgaging  
 Holiday/ Second Homes  
 Holiday Lets  
 Buy To Let  
 Co-Ownership

**Other Financial Services:**  
 Mortgage Protection  
 Life Insurance  
 Critical Illness Cover  
 Income Protection  
 Buildings & Content Insurance  
 Landlord Insurance



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

# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**  
 7C Causeway View Terrace  
 BT56 8AT  
 Offers Over £265,000

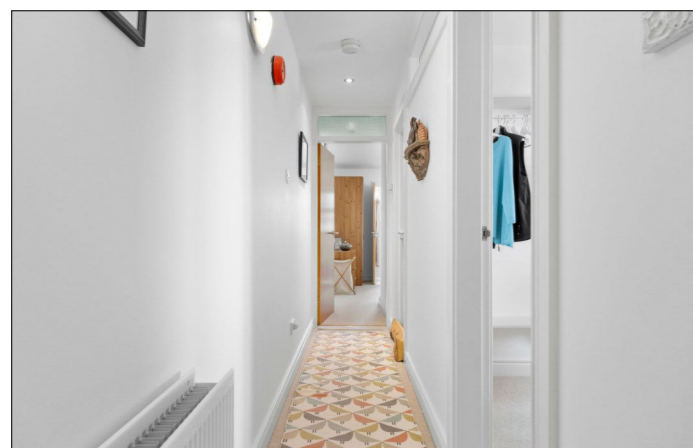
Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
 www.armstronggordon.com

Located in the very heart of Portrush, this is an excellent opportunity to acquire a two bedroom top floor apartment with views of the Atlantic Ocean, the Skerries Islands and East Strand Beach. Constructed circa early 2000 the property and building consists of only three units. The property is both well laid out and spacious and being on the top floor offers well proportioned accommodation with the open plan lounge and kitchen offering panoramic views. Literally on your doorstep you have an array of local amenities including, shops, coffee houses, convenience stores and a host of tourist attractions. Early internal inspection is highly recommended.

From Portrush Harbour, head through Ramore Street onto Ramore Avenue going past the bowling park and play areas. Turn right onto Lansdowne Crescent and right again onto Causeway View Terrace. No 7 will be located on your right hand side opposite Antrim Gardens.

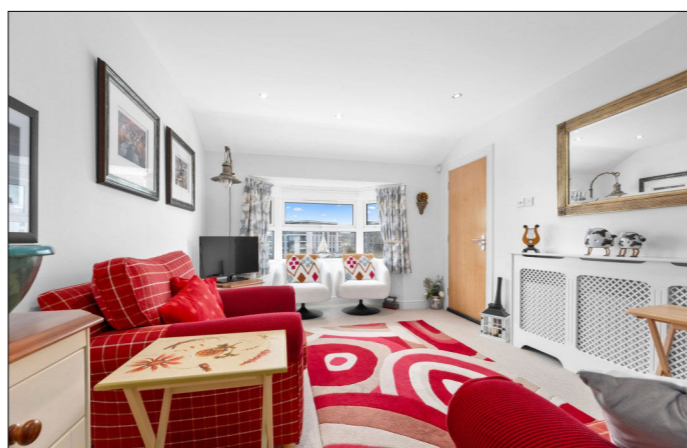
**ACCOMMODATION COMPRISES:**



**GROUND FLOOR:**

**Communal Entrance Hall:**

With tiled floor and stair access to all floors.



**SECOND FLOOR:**

**Lounge:**

With recessed lighting, feature bay window with views across Atlantic Ocean, East Strand, Skerries and Coastline. 15'6 x 10'8



**Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven, extractor fan above and tiled splashback, space for fridge, plumbed for automatic washing machine, space for freezer, corner shelving, drawer bank, under unit lighting, recessed lighting, glass blocks to hallway and tiled floor. 11'10 x 9'4



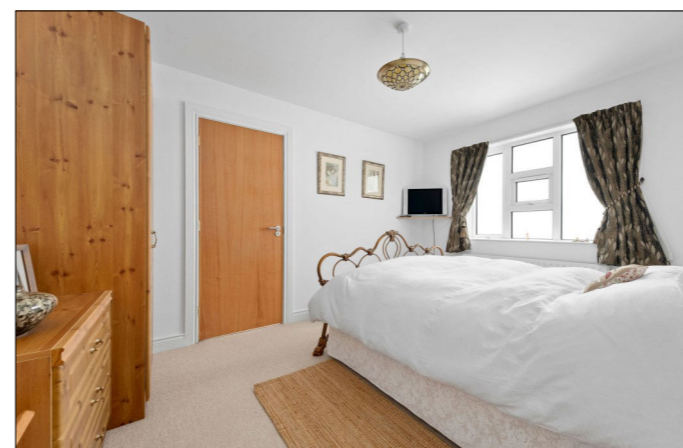
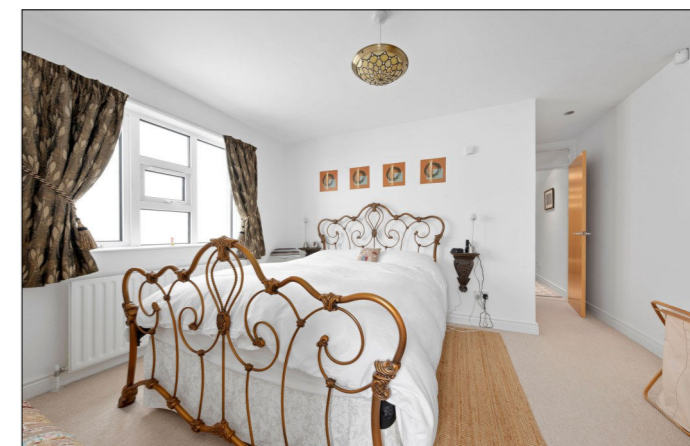
**Hallway:**

With hot press, cloaks cupboard, storage cupboard, access to fire escape and wired for wall lighting.

**Bedroom 1:**

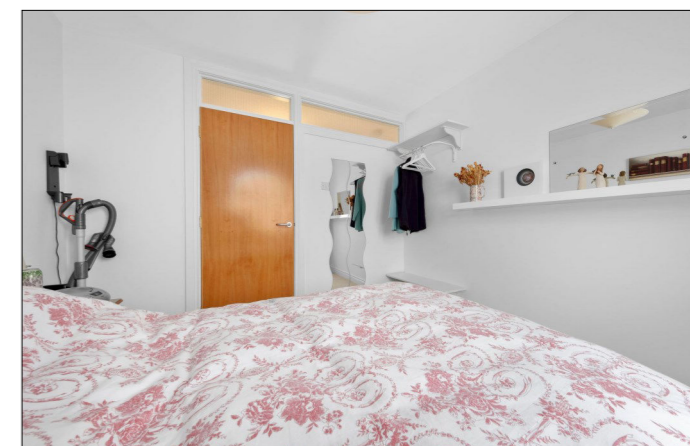
13'1 x 12'5 average

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls and extractor fan.



**Bedroom 2:**

9'10 x 9'6



### **Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, telephone hand shower over bath, part tiled walls, shaver point and light, recessed lighting and access to roof space.



### **EXTERIOR FEATURES:**

Rear passage and yard, secured by electrically operated gates.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Views Across Atlantic Ocean, Skerries, East Strand & Coastline
- \*\* Intercom System
- \*\* Stunning Internal Décor Throughout
- \*\* Short Term Lets & Pets Are Permitted In This Development

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£59,000 (Rates: £629.00 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 £60.00 per annum approx. (18.05.26)**

