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

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Apt 1, 75 Eglinton Street

BT56 8DZ

Offers Over £245,000

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A beautifully presented and delightful 2 bedroom duplex sea view apartment with balcony situated on the ground and first floor of 75 Eglinton Street. The property enjoys generously proportioned accommodation and benefits from a neutral theme throughout and is in excellent condition. The property enjoys convenience to Portrush Town Centre, beaches and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

Approaching Portrush Town Centre on the Coleraine Road continue through the mini-roundabout taking the second exit onto Eglinton Street. Take your third right after the fire station into Eglinton Lane. The rear entrance to No. 75 will be located halfway down on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

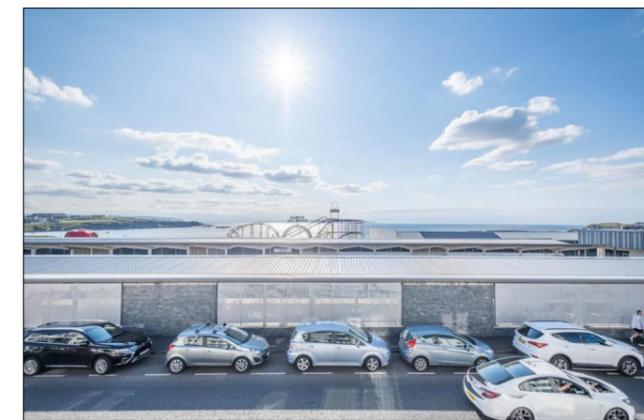
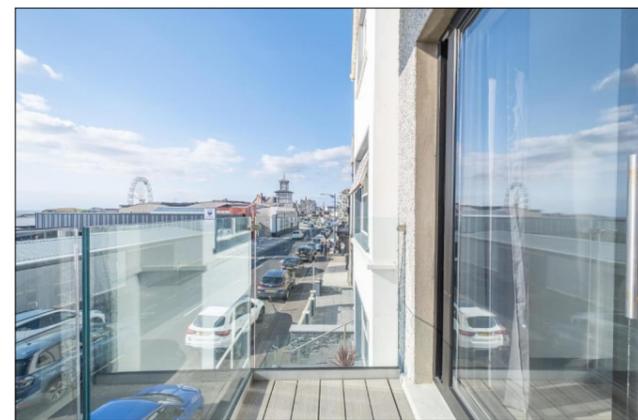
Entrance Hall:

With hot press on return and steps leading to first floor.

FIRST FLOOR:

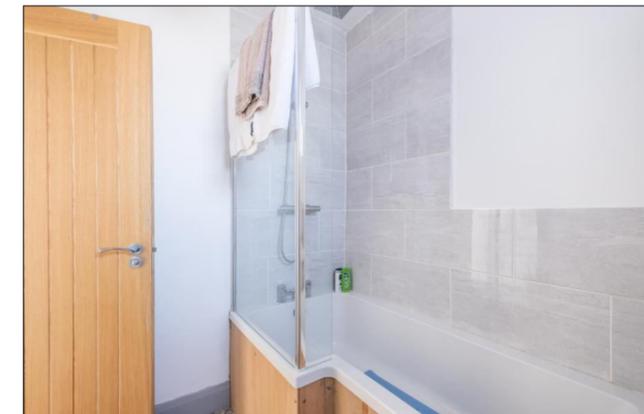
Open Plan Lounge/Kitchen/Dining Area: 19'2 x 18'3

With bowl and half single drainer stainless steel sink unit, high and low level built in units, integrated ceramic hob, integrated oven with stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic washing machine, recessed lighting, intercom system, laminate wood floor and sliding doors leading to decked balcony. Storage cupboard with door leading to emergency exit.



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback, fully PVC clad walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, L-Shaped bath with tiled surround shower and extractor fan.

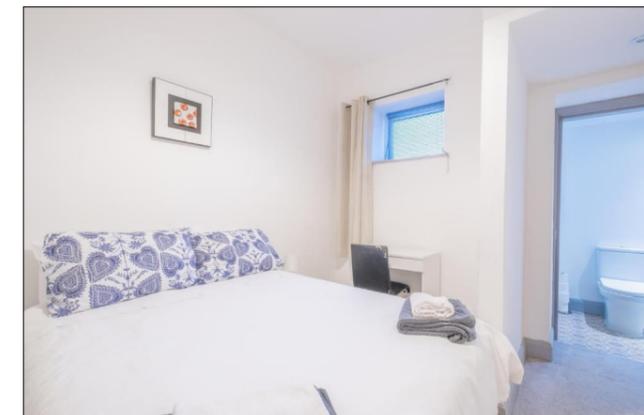


GROUND FLOOR:

Bedroom 1:

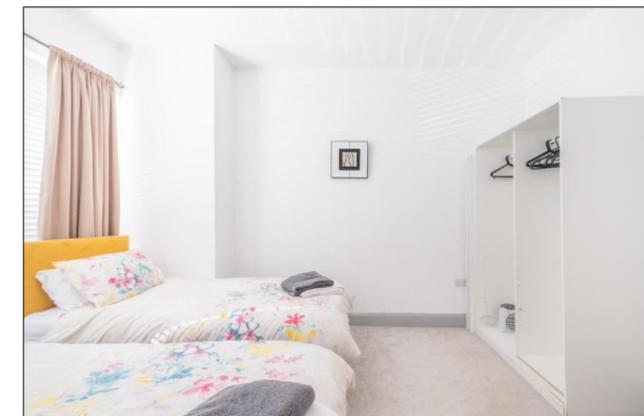
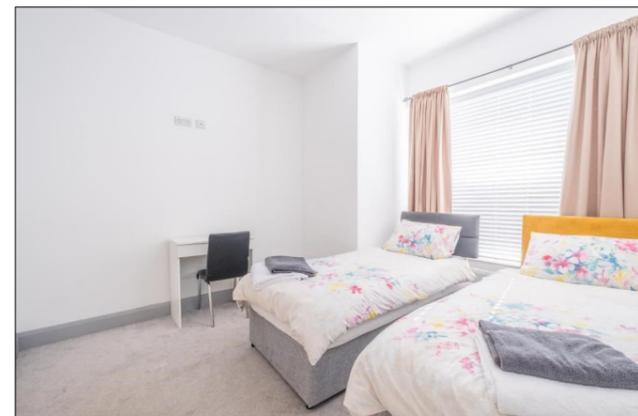
With laminate wood floor. 12'0 x 9'2

Ensuite off with Jack and Jill bathroom featuring white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone hand shower, recessed lighting, extractor fan and door leading to entrance hall.



Bedroom 2:

With laminate wood floor. 13'8 x 12'5



EXTERIOR FEATURES:

Fire exit to all floors leading to fire escape with concrete steps down to fenced rear yard housing bins, boilers and oil tanks. Light to rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Sea & Coastal Views To Front
- ** Town Centre Location

TENURE:

Leasehold

NAV:

£1,700.00 (Rates: £995.32 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 being finalised.**

We advise all purchasers to make themselves aware of any domestic pet restrictions within communal lease before proceeding.

No restrictions on short or long term lets.