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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		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTLUGH

Apt 3, 75 Eglinton Street

BT56 8DZ

Offers Over £185,000

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A beautifully presented and delightful 2 bedroom first floor apartment situated in the rear block 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:

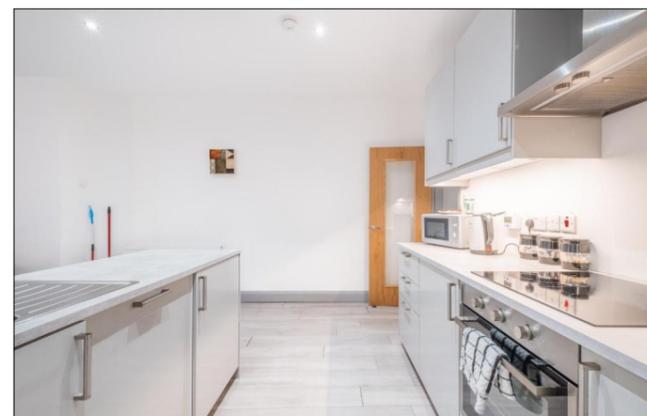
Entrance Hall:

3'0 wide with hot press, additional storage cupboard and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area:

25'2 x 13'3

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 and dishwasher, plumbed for automatic washing machine, saucepan drawers, recessed lighting, laminate wood floor and sliding patio doors leading to feature balconette.



Bedroom 1:

With double built in wardrobes. 10'2 x 9'5

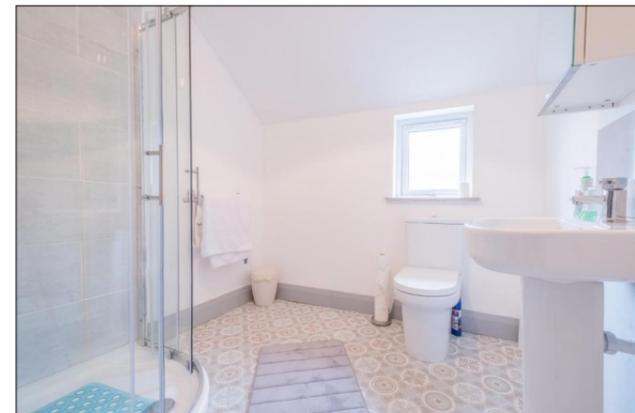


Bedroom 2:

With laminate wood floor. 11'6 x 8'7

Bathroom:

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



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
- ** Excellent Decorative Order
- ** 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 £810.60 p/a approx. (14.02.25)**

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.