



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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

3 Dunluce View Apartments

24 Dunluce Avenue

BT56 8DW

Offers Over £249,500

028 7083 2000
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A beautifully presented and delightful two bedroom first floor apartment situated in the heart of Portrush town centre. The property enjoys compact and proportioned accommodation and benefits from a neutral contemporary theme throughout and is in great condition right through. Externally the property benefits from private secure under building parking providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this fine property lends itself to the gateway of many of the North Antrim Coasts finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portrush from either Coleraine or Portstewart turn onto Eglinton Street and proceed into the town towards the train Station and Curry's Amusements. At this point turn right onto Dunluce Street and Dunluce Apartments will be located on your right hand side after Eglinton Lane.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stairs and lift access to all floors.

FIRST FLOOR:

Entrance Hall:

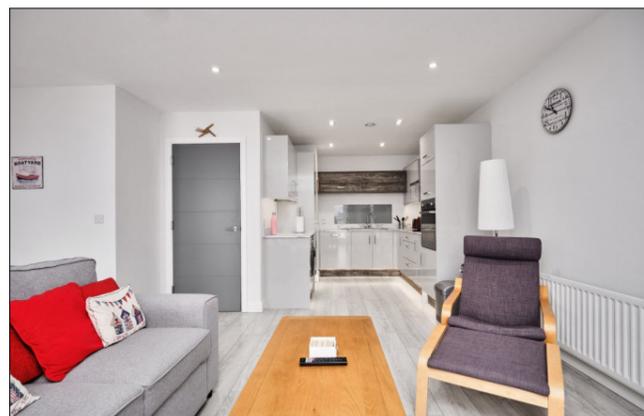
3'4 wide with cupboard housing hot tank, sliding door double storage, recessed lighting, tiled floor and access to roof space storage.

Open Plan Lounge/Kitchen/Dining Area:

23'5 max x 18'8 max

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units, worktop with upstands, under unit lighting, saucepan drawers, integrated ceramic hob with glass splashback, stainless steel extractor fan above, 'Candy' eye level oven, integrated fridge freezer, plumbed for automatic washing machine, recessed lighting and laminate wood floor.



Lounge/Dining Area:

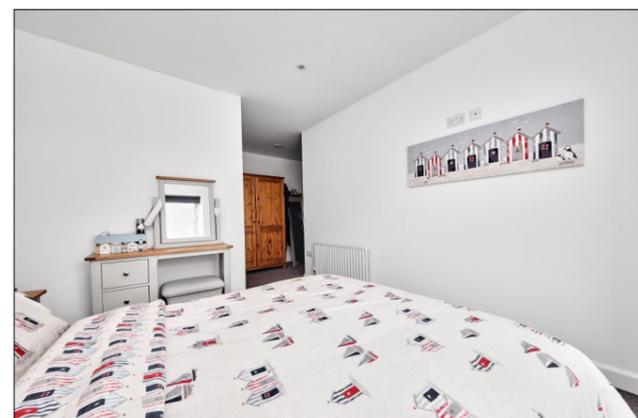
With recessed lighting, tiled floor and PVC French doors with glass balustrades.



Bedroom 1:

With recessed lighting. (L-Shaped)
18'2 max x 10'1 max

Ensuite with w.c., wash hand basin with illuminated mirror above, PVC sheeted walk in shower cubicle with mains shower, part PVC clad wall, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

12'6 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin with illuminated mirror above, PVC cladded around bath with telephone shower above, part PVC cladded walls, heated towel rail, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Secure private parking for one car in basement accessed by electrically operated roller door. This parking area is accessed from Eglinton Street (after the Fire Station) proceeding onto Eglinton Lane (one way lane) where the garage doors will be visible on your right. Communal sun terrace on first floor.

SPECIAL FEATURES:

- ** Air Source Heat Pump With Heat Miser
- ** PVC Double Glazed Windows To Front
- ** One Underground Secure Parking Space
- ** Excellent Decorative Order

TENURE:

Leasehold

CAPITAL VALUE:

£140,000 (Rates: £1432.20 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £ 1200.00 per annum (01.07.25)**

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

