



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

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ARMSTRONG GORDON



ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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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		

COLERAINE

4 Circular Road Mews

BT52 1GU

Offers Over £109,950

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A fantastic opportunity to purchase a two bedroom first floor apartment ideally positioned in the heart of Coleraine. Offering private off street parking and open plan living, this well located property is just a short distance from the town centre and benefits from excellent access to main bus and train links. An ideal choice for first time buyers or investors alike, with the added advantage of being available with a sitting tenant if desired. Close to local amenities, shops and services, this apartment presents convenience and potential in equal measure.

From the top of Union Street, veer right onto Railway Road and stay in the right hand lane. Take the first right onto Circular Road and Circular Road Mews will be located on your right hand side just before the junction with Brooke Street.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stairs and lift access to all floors and tiled floor.

FIRST FLOOR:

Entrance Hall:

With utility cupboard with plumbing for automatic washing machine.

Open Plan Lounge/Kitchen/Dining Area:

14'6 x 12'7

Kitchen:

With single drainer stainless steel sink unit with tiling between, integrated hob, integrated oven and extractor fan above and plumbed for automatic washing machine. 9'6 x 7'9



Bedroom 1:

11'9 x 10'10

Ensuite with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, extractor fan and tiled floor.



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath with tiled surround.

Bedroom 2:

12'11 x 7'6



EXTERIOR FEATURES:

Communal tarmac parking area.

TENURE:

Leasehold

SPECIAL FEATURES:

- ** Gas Fired Central Heating (New Boiler Installed In 2023)
- ** PVC Double Glazed Windows
- ** Intercom System
- ** Central Location
- ** Property Can Be Sold With Vacant Possession Or Current Tenant Would Be Wiling To Stay On With New Owner If Sold As Buy To Let
- ** Ideal For First Time Buyer

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 £705.00 per annum approx. (30.07.25) Assessed annually.**

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