



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

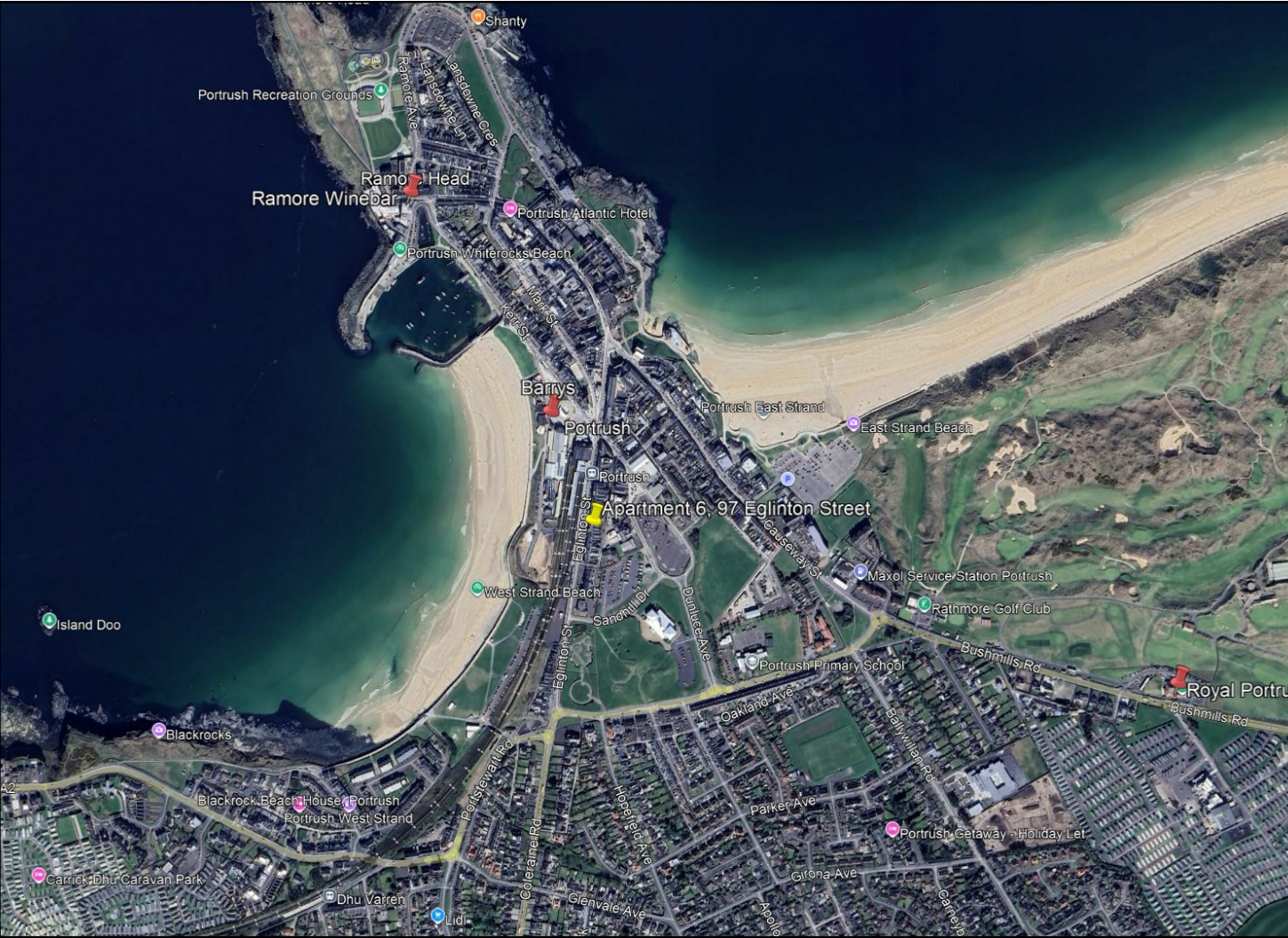
First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Apartment 6

97 Eglinton Street

BT56 8DZ

Offers Over £157,500

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

A fantastic opportunity to acquire a one bedroom second floor apartment situated in a block of only six residences located in one of the North Antrim Coast’s most popular and picturesque tourist destinations. The property was recently renovated in 2021 and is in excellent and immaculate order throughout. This beautiful apartment incorporates all the benefits that a well located apartment has to offer. Located in the heart of Portrush the property is only a stone’s throw away from many local amenities, railway station and town centre.

Approaching Portrush on the Coleraine Road, go through the Metropole roundabout heading into the town. As you pass the fire station on Eglinton Street, No. 97 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With recessed lighting, tiled floor and stair access to all floors.

SECOND FLOOR:

Entrance Hall:

4’0 wide with recessed lighting, three ‘Velux’ windows and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units, integrated hob, integrated oven and extractor fan above, integrated fridge, integrated dishwasher and washer/dryer, recessed lighting and laminate wood floor.



Bedroom 1:

With battery powered wall lights and recessed lighting. 11’4 x 8’5



Shared Ensuite/Bathroom:

With white suite comprising w.c., wash hand basin, large walk in fully tiled shower cubicle with electric shower, heated towel rail, extractor fan, recessed lights, ‘Velux’ window and laminate wood floor.



SPECIAL FEATURES:

- ** Electric Smart Controlled Heating
- ** PVC Triple Glazed Windows
- ** Keyless Entry To Each Apartment
- ** Very Central Location Close To Beaches & All Local Amenities

TENURE:

Leasehold

CAPITAL VALUE:

£52,000 (Rates: £531.96 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. **Current Service Charge is £750 p/a approx. (assessed annually).**

No restrictions on long or short term lets. Domestic pets are permitted.