



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

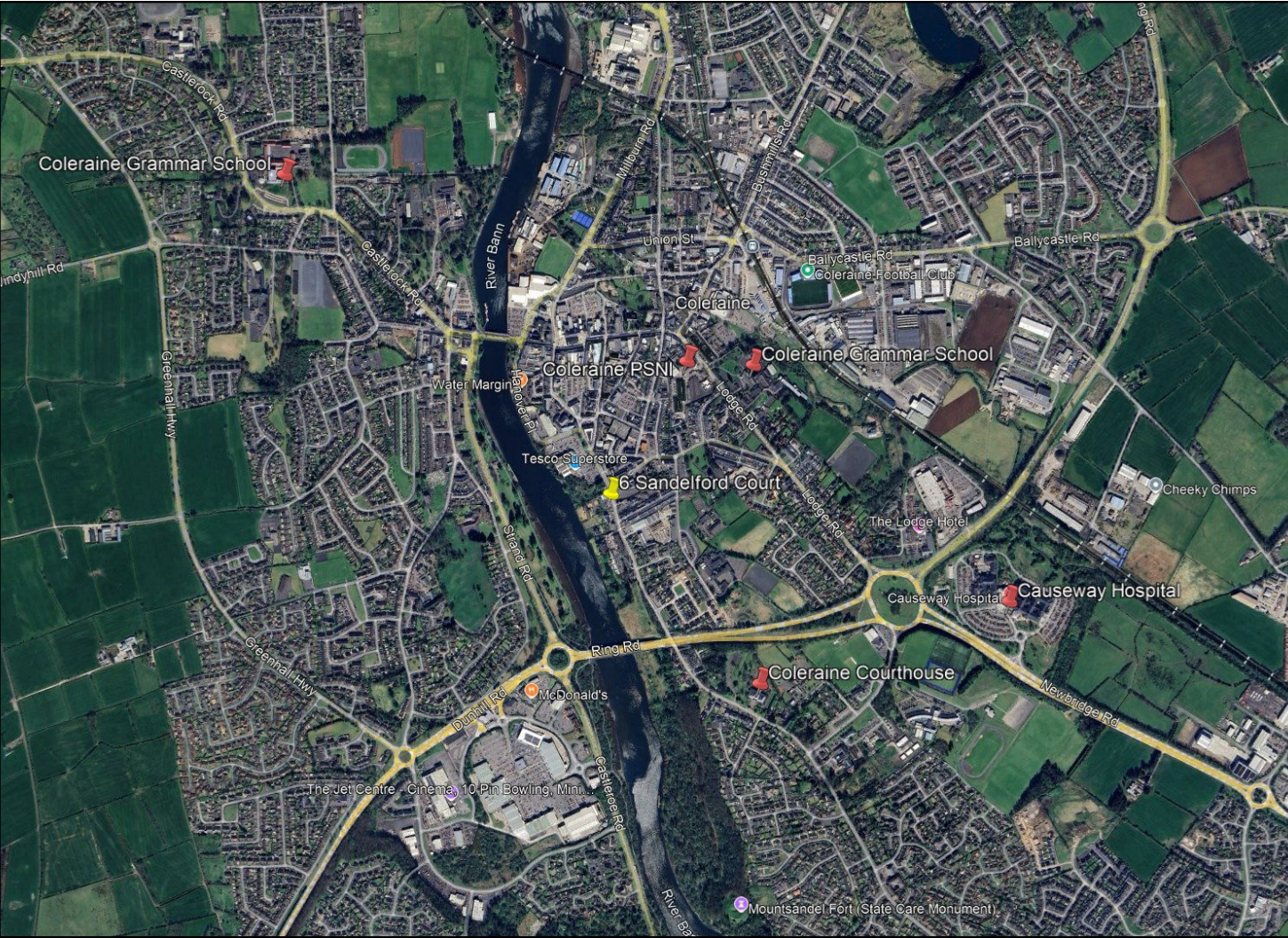
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- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

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



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COLERAINE

6 Sandelford Court

Mountsandel Road

BT52 1NZ

Offers Over £169,500

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A delightful two bedroom top floor apartment with beautiful views across the River Bann. Constructed circa 1998, this particular apartment is on the second floor within a block of only six apartments. Offering breathtaking scenery, internally this unit is presented to a good standard throughout with a generous sized sit out balcony. With elevator access to all floors, the basement level will also offer individual storage rooms. Situated in a prime central location, this block is situated across the road from Mountsandel Health Surgery, is beside Tesco and within walking distance of Coleraine Town Centre. Offering space, privacy, convenience and security, this is a wonderful opportunity to purchase a delightful apartment in a well established development.

Coming down the Mountsandel Road heading towards the town centre, Sandelford Court will be on your left hand side opposite Mountsandel Health Surgery and just before Tesco.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

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

SECOND FLOOR:

Entrance Porch:

With storage cupboard and solid wood floor.

Kitchen/Dining Area: 13'4 x 10'10

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, canopy surround extractor fan above, integrated fridge freezer, integrated dishwasher and washing machine, glass display cabinets, strip lighting, laminate wood floor and river views.



Lounge: 14'9 x 14'8

With coving, laminate wood floor and PVC sliding patio doors leading to tiled balcony with river views.



Bedroom 1:

With three double built in wardrobes with over head storage. 13'11 x 12'4



Bedroom 2:

With two double built in wardrobes, access to roof space and solid wood floor. 11'5 x 9'2



Bathroom:

With white suite comprising w.c., wash hand basin, large PVC panelled walk in shower cubicle, part PVC panelled walls, light and shaver point, shelved storage area, recessed lighting and extractor fan.



SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Communal Car Park
- ** Well Maintained Communal Gardens
- ** Stunning River Bann Views

TENURE:

Leasehold

CAPITAL VALUE:

£115,000 (Rates: £1176.45 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 £1325.00 per annum approx. (31.10.25)**

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

