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ARMSTRONG GORDON



ARMSTRONG GORDON
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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		

PORTRUSH

Apt 4, 16 Lansdowne Crescent

BT56 8AY

Offers Over £235,000

028 7083 2000
www.armstronggordon.com

A spacious three bedroom third floor apartment in new condition and offering fantastic and superb views of the Atlantic Ocean and the Skerrie Isles. The apartment itself is in great order throughout and offers generous sized accommodation. The property is ideally suited as a permanent residence or suitable to a wider spectrum of potential uses. On street parking is available to the front overlooking Lansdowne Green. Located in the heart of Portrush the property is close to practically all local amenities including the harbour and West Strand Beach. The selling agents strongly recommend early internal inspection.

From Portrush Harbour Head through Ramore Street onto Ramore Avenue past the former tennis courts. Turn right as you reach Lansdowne Car Park and No. 16 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With recessed lighting.

THIRD FLOOR:

Entrance Hall:

5'11 wide with storage cupboard housing electric box.

Lounge/Kitchen/Dining Area: 25'11 x 22'7

Lounge:

With intercom system, dimmer control panel, 'Velux' window, recessed lights and stunning sea and Skerrie Isle views to front.



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated stainless steel oven, gas hob with stainless steel extractor fan above, plumbed for automatic washing machine and dishwasher, built in shelving, drawer bank, saucepan drawers, access to roof space, 'Velux' window and tiled floor. 12'7 x 10'2



Bedroom 1:

With large walk in wardrobe, intercom system and recessed lights. 15'1 x 10'1

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



Bedroom 2:

10'6 x 10'6



Bedroom 3:

With recessed lighting. 10'3 x 8'0

**Bathroom:**

With w.c., wash hand basin, fully tiled walk in shower cubicle, bath, extractor fan, recessed lights and tiled floor.

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Stunning Sea & Skerrie Isle Views
- ** Management Company In Operation

TENURE:

Leasehold

CAPITAL VALUE:

£115,000 (Rates: £1,176.45 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. Service charge is to be confirmed.



