

For Sale

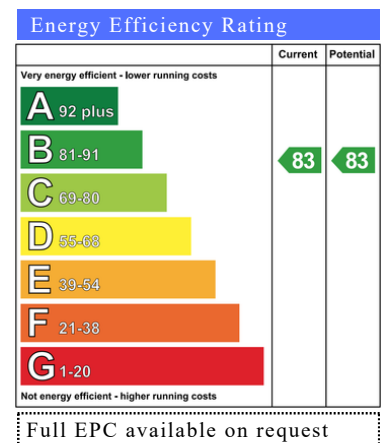
Apt 16 Foundry Court, Coleraine, BT52 1XG

Offers Over **£125,000**



Property Overview

- Ground Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Town centre location overlooking Anderson Park
- Gas heating uPVC double glazed windows
- Convenient to shops, cafes, etc.
- 1 Designated parking space
- Tenure: Awaiting confirmation



Coleraine / North Coast Branch, 24 New Row, Coleraine, BT52 1AF
 T: 028 70328 222

Entrance Hall:

with intercom door entry system, linen cupboard, storage cupboard, telephone point.

Lounge / Dining Area:

5m x 3.87m (16'5 x 12'8)
plus box window. With cornice, television and telephone point, door to:

Kitchen:

2.97m x 2.66m (9'9 x 8'9)
with eye and low level units, tiled between units, housing for gas boiler, Creda oven and hob, stainless steel extractor fan, one and a half bowl stainless steel sink unit, plumbed for washing machine and dishwasher.



Bedroom 1:

3.72m x 2.95m (12'2 x 9'8)

En-suite:

Comprising tiled shower cubicle with Mira electric shower fitting, wash hand basin, w.c., half tiled walls, extractor fan, light with shaver point.

Bedroom 2:

2.98m x 2.67m (9'9 x 8'9)

Bathroom:

Comprising panel bath, wash hand basin, w.c., half tiled walls, extractor fan, light with shaver point.



EXTERIOR FEATURES

Communal bin storage area.

MANAGEMENT COMPANY

All purchasers may be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

MANAGEMENT FEE

£766.00 per annum - 2026

RATES PAYABLE 2025/2026

£906.00

TENURE

Awaiting confirmation

PROPERTY LOCATION

Town centre location just off Brook Street..



OTHER BRANCHES

Ballymoney (028) 2766 7676

Ballycastle (028) 2076 9404

Lettings (028) 7032 8222



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not form part of any offer or contract. All measurements, areas and distances are approximate and for guidance only. Any plans, photographs and descriptions are provided for illustrative purposes only and may not represent the current condition of the property.

Prospective purchasers or tenants should not rely on these particulars as statements of fact and must satisfy themselves by inspection or otherwise as to their accuracy. Services, systems and appliances referred to in these particulars have not been tested and no guarantee can be given that they are in working order.

The agent has not checked the legal documentation relating to the property and prospective purchasers should consult their solicitor or legal advisor to verify the tenure, boundaries, planning permissions and other matters.

No employee or representative of the agent has authority to make or give any representation or warranty in relation to this property.