



6A RAMORE STREET, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	74

OFFERS OVER £209,950

# 6A RAMORE STREET, PORTRUSH

Situated in the very heart of Portrush, this well-maintained three-bedroom maisonette occupies the second and third floors and offers spacious accommodation in an exceptionally convenient location. The property benefits from three bedrooms, including a principal bedroom with ensuite, a separate kitchen and lounge, and a covered west-facing balcony, making it an ideal option for a variety of buyers.

Just steps from the bustling harbour area with its excellent selection of restaurants, cafés and attractions, the apartment also enjoys easy access to both East and West Strand beaches, as well as the many shops and amenities within the town centre.

## FEATURES

- Prime central Portrush location
- Steps from the harbour, restaurants and cafés
- Short walk to East Strand and West Strand beaches
- Covered west-facing balcony
- Communal residents' parking
- Economy 7 heating system
- uPVC double glazed windows

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £742

ANNUAL SERVICE CHARGE: £432

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444

E: [portstewart@philiptweedie.com](mailto:portstewart@philiptweedie.com)

W: <https://philiptweedie.com>

## SECOND FLOOR

### ENTRANCE HALL

Wooden flooring; understair storage.

### KITCHEN

3.21 m x 3.00 m (10'6" x 9'10")

Range of fitted units; laminate work surfaces with stainless steel sink; electric oven and hob with extractor unit above; integrated appliances to include fridge, freezer, wine cooler, dishwasher and washing machine; tiled flooring.

### LIVING & DINING

3.51 m x 5.26 m (11'6" x 17'3")

Open-plan space with partial sea views; dining area with patio door to the covered west-facing balcony; wooden flooring.

### COVERED BALCONY

1.08 m x 1.59 m (3'7" x 5'3")

West-facing; tiled flooring; glass balustrade; partial sea views.

## UPPER FLOOR

### LANDING

### BEDROOM 1

2.98 m x 2.66 m (9'9" x 8'9")

Double bedroom to the rear; built-in cupboard; laminate wood flooring.

### ENSUITE

0.95 m x 2.53 m (3'1" x 8'4")

Electric shower in tiled cubicle; toilet; wash hand basin; electric towel radiator; tiled walls; tiled floor.

### BEDROOM 2

4.25 m x 2.57 m (13'11" x 8'5")

Double bedroom to the front; laminate wood flooring; partial sea views.

### BEDROOM 3

2.57 m x 2.56 m (8'5" x 8'5")

Single bedroom to the front; built-in cupboard; partial sea views.

### BATHROOM

1.80 m x 2.47 m (5'11" x 8'1")

Panel bath with shower attachment; electric shower in tiled cubicle; toilet; wash hand basin; electric towel radiator; tiled walls; tiled floor.

## EXTERIOR FEATURES

- Communal car parking area (unallocated).
- Dedicated external store.
- Communal drying area.

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# PHOTOS



