



12 RAMORE HEAD APARTMENTS, PORTRUSH



X 2



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	71	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £335,000

# 12 RAMORE HEAD APARTMENTS, PORTRUSH

A well-proportioned second-floor, two-bedroom apartment ideally located in the heart of Portrush. Suited as a coastal retreat, holiday home or retirement property, the apartment enjoys sea views and overlooks the town's recreation grounds, all within a short walk of West Strand Beach, Portrush Harbour, restaurants and the town centre.

Forming part of a modern development of fifteen units, the property offers bright and comfortable accommodation, with a front west-facing balcony enjoying coastal views. While the apartment would benefit from some updating, it presents an excellent opportunity for purchasers to create a personalised home in a prime seaside location. The apartment further benefits from communal terraces and a private parking space.

## FEATURES

- Gas-fired central heating
- PVC double-glazed windows
- Allocated parking space to the rear of the development
- Private, west-facing sit-out balcony to the front
- Access to communal terraces

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,439

ANNUAL SERVICE CHARGE: £TBC

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Well-maintained tiled entrance; individual mailboxes; lift access to all floors.

## SECOND FLOOR

### ENTRANCE HALL

Cloaks and store cupboards.

### OPEN PLAN KITCHEN, LIVING & DINING

7.14 m x 5.65 m (23'5" x 18'6")

Recessed lighting throughout.

### KITCHEN & DINING

Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge/freezer; electric oven & hob with extractor over; plumbed for washing machine; tiled floor; open plan to living area.

### LIVING AREA

Engineered wood flooring; patio doors leading to the private west-facing balcony.

### BEDROOM 1

4.47 m x 2.70 m (14'8" x 8'10")

Double bedroom with Juliet balcony to the rear.

### ENSUITE

1.56 m x 1.57 m (5'1" x 5'2")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; tiled walls.

### BEDROOM 2

3.48 m x 2.19 m (11'5" x 7'2")

Double bedroom to the rear.

### BATHROOM

2.35 m x 2.62 m (7'9" x 8'7")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor; part-tiled walls.

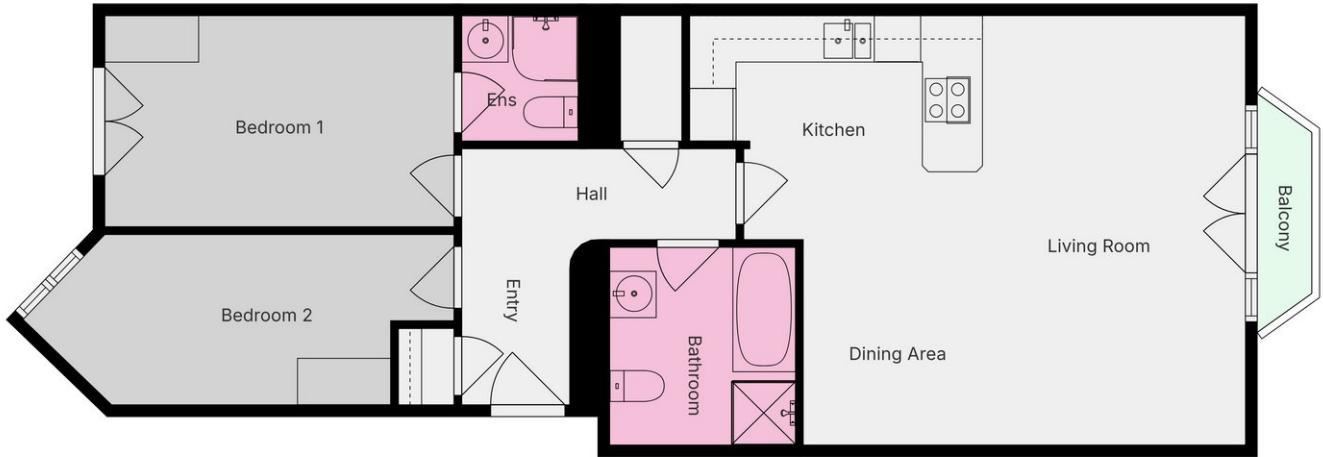
## EXTERIOR FEATURES

- Communal terraces with built-in seating to the front
- Allocated car parking to the rear



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# FLOORPLAN



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# PHOTOS



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