

For Sale

11 Brookmount Court, Coleraine, BT52 2EA

Offers Over **£120,000**



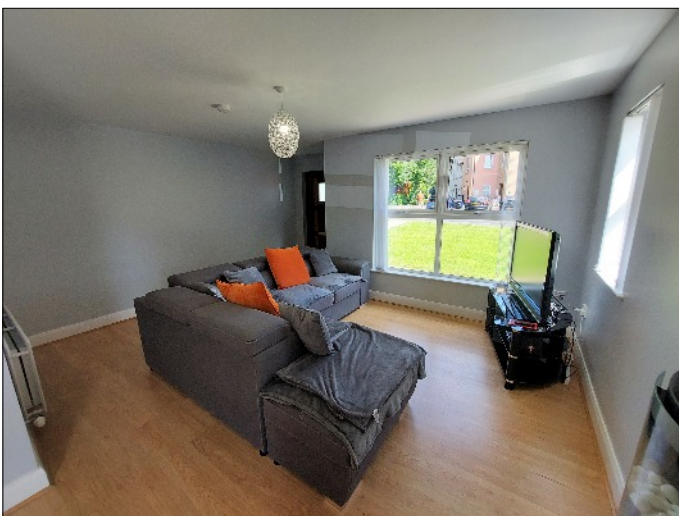
Property Overview

- Ground floor apartment
- 2 Bedrooms, 1 Reception Room
- Master Bedroom with En-suite
- Gas Central Heating
- uPVC double glazed windows
- Ideal first time buyer or Investor property
- Excellent order throughout
- Management Fee's: The assessment for the year 2024/2025: £360
- Rates: The assessment for the year 2024/2025 is £735.30
- EPC Rating - C74

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ENTRANCE HALL:

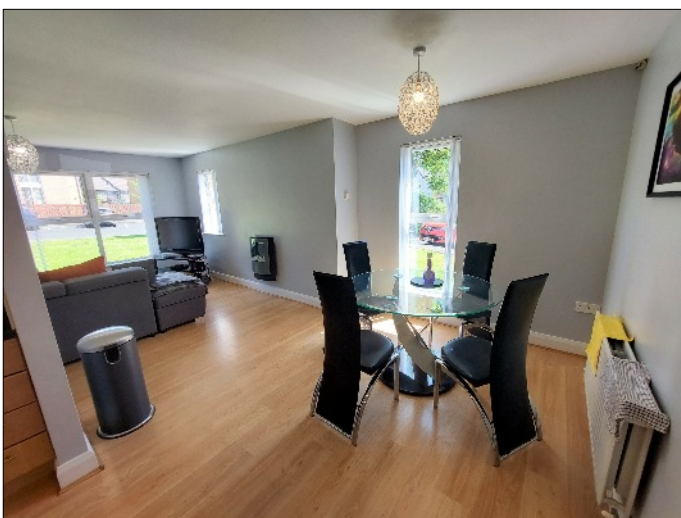
With wooden effect flooring.



LOUNGE:

14' 4" x 15' 8" (4.38m x 4.77m) (MAX) With hard wood entrance door, wooden effect flooring, television point, electric fireplace, open plan access into:

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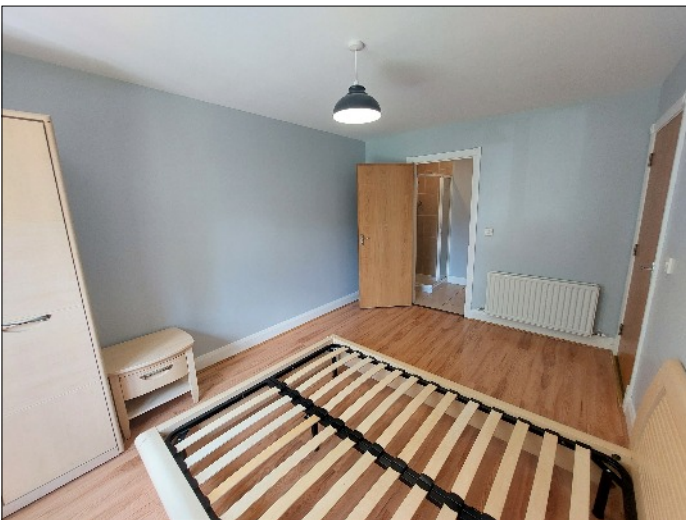
OPEN PLAN KITCHEN / DINNING ROOM:

17' 0" x 10' 0" (5.17m x 3.04m) (MAX) With eye and low level unit tiled between, single basin stainless steel sink unit with drainer, fitted electric oven, Fagor electric hob with stainless steel overhead extractor fan, space for free standing fridge freezer, space for washing machine, wooden effect flooring.

REAR HALLWAY:

With wooden effect flooring, access into storage closet.

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BEDROOM 1:

14' 4" x 9' 10" (4.37m x 2.99m) With wooden effect flooring, television point.

EN-SUITE:

Comprising W.C. and wash hand basin with tiled splashback, tiled floor, fully tiled shower cubicle with mains shower system, extractor fan.

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BEDROOM 2:
10' 4" x 9' 9" (3.16m x 2.98m) With wooden effect flooring.

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BATHROOM:

Comprising W.C. and wash hand basin with tiled splashback, tiled floor, panel bathtub with fully tiled walls around and showerhead attachment, extractor fan, storage closet with gas boiler.

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EXTERIOR FEATURES:

With communal car parking and green areas.

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

Tenure: Assumed Freehold

FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.


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Property Location:

On leaving Coleraine along the Ballycastle Road, at the top of Ballycastle Road turn right into Brookmount Court, Apt 11 Brookmount Court is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
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OUR OFFICE LOCATION



mcafee

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 Coleraine
 BT52 1AF



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