



FOR SALE - 35 Irish Society Court, Coleraine

**£89,950**

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**nre**  
northern real estate  
we value property



# Accommodation:

**Entrance Hall:** 1.05m x 2.52m (widest points)  
Tiled flooring, painted walls, burglar alarm, phone point and recessed lighting.

**Open Plan Living / Kitchen:** 5.51m x 6.96m (widest points)

**Living Area**  
Wooden flooring, painted walls, buzzer system, telephone & TV points and recessed lighting.

**Kitchen:**  
Tiled floors, painted walls, eye and low level units with tiling between, stainless steel extraction hub, SS extraction hub, SS sink 1.5 bowl and drainer, integrated dishwasher, fridge & freezer, hob & oven, plumbing for washing machine and recessed lighting.

**Bathroom** 1.98m x 2.72m (widest points)  
Tiled floors, half painted & half tiled walls, Fully tiled walk in shower cubicle with mains shower, white bathroom suite to include bath (tilling above), sink (tiled splash back) & w/c and recessed lighting.

**Bedroom 1:** 2.69m x 4.65m  
Carpet flooring, painted walls, phone point and mirrored slide robe.

# Description:

- **Modern Ground Floor 1 Bedroom Apartment**
- **Located in a quiet location of Coleraine within the Modern Irish Society Court Development which is close proximity to Coleraine Town Centre and has easy access on to the main arterial routes linking Belfast to L'Derry.**
- **The property comprises of an open plan living / kitchen area, 1 no bedrooms and main bathroom.**
- **The property also benefits from on site parking and is within close proximity to a number of local schools, bus & train routes and other local amenities.**
- **The property is ideally suited to a property investor, first time buyer or retiring persons.**
- **Viewing comes highly recommended and strictly by appointment through selling agent.**



# External:

The apartment is accessed via private doorway leading to internal hallway.

Heating is via mains gas.

Double Glazed uPVC Windows with hardwood doors.

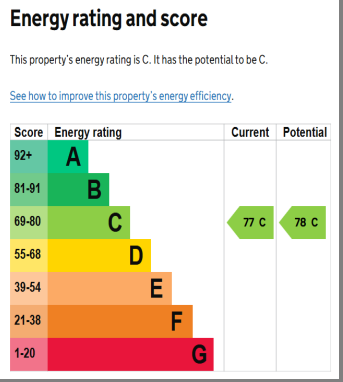
On site car parking and bin store.

**Approximate annual rates payable as per 2025:**  
£833.35

**Tenure:**  
900 year Leasehold from 2007

**Service Charge:**  
Service charge is approx. £ 994.00 pa payable for communal maintenance and associate charges.

EPC:



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