



**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

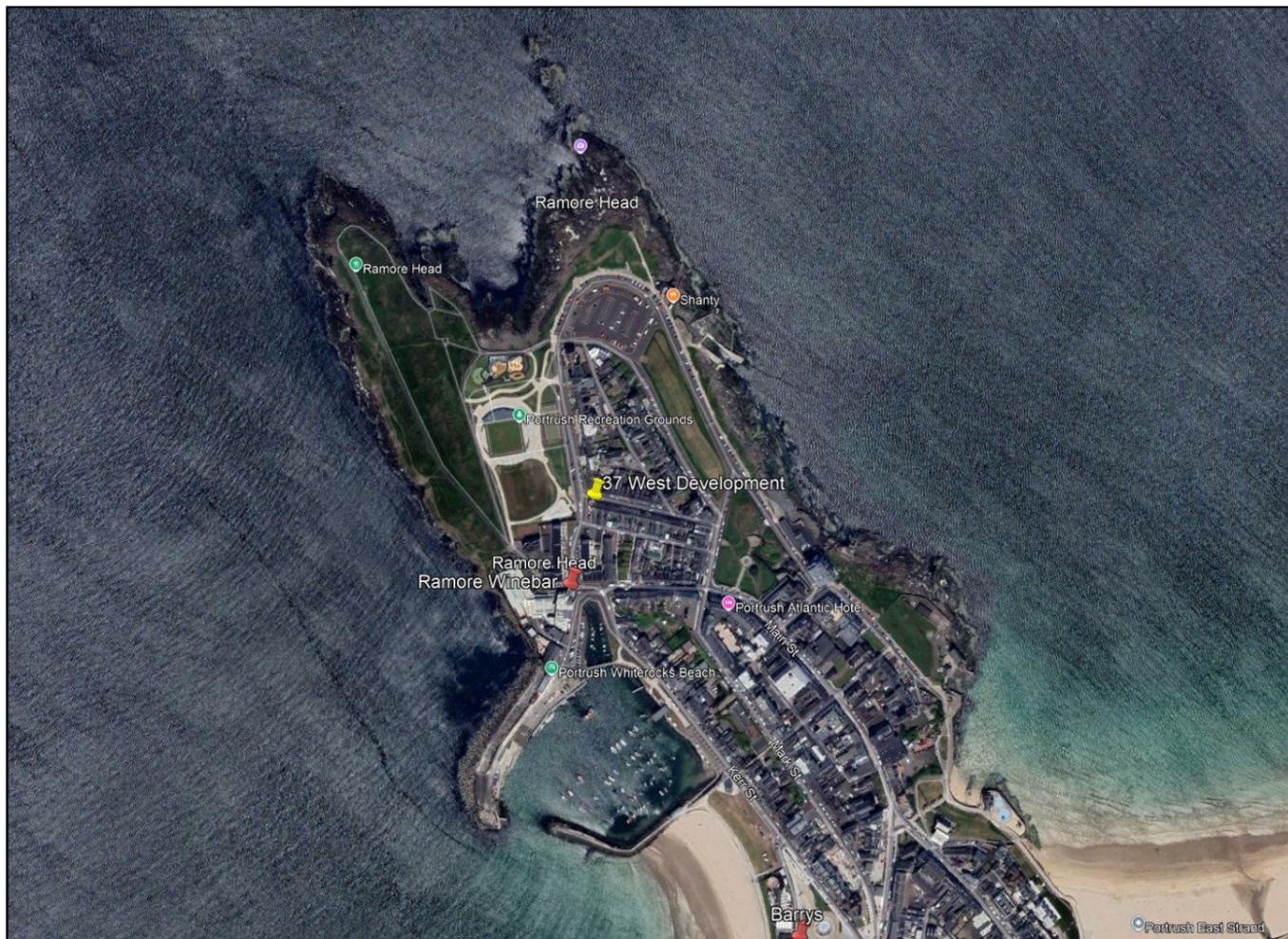
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**

Apt 4, 37 West

Princess Street

BT56 8AX

Offers Over £255,000

028 7083 2000  
www.armstronggordon.com

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Welcome to coastal living at its finest. Situated in the heart of Portrush, just steps from the iconic harbour, this beautifully crafted 2 bedroom new build apartment at 37 Princess Street offers a rare blend of modern elegance and seaside charm.

Finished to an exceptional standard throughout, this stunning home features a spacious open-plan living area, sleek contemporary kitchen with high-end appliances, and ample bay sized windows that flood the space with natural light. Both bedrooms are generously sized, with both benefiting from solid herringbone flooring. Whether you're relaxing entertaining guests, or exploring the vibrant cafés, restaurants, and beaches just outside your door, this property delivers the very best of Portrush living.

Travelling along Kerr Street, take your first left after the Harbour entrance at the top of the hill. Go past the entrance to Ramore Wine Bar onto Ramore Street which will lead on to Ramore Avenue. 37 West is the 1st building on your right hand side overlooking the tennis courts.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

Communal Entrance Hall:

##### FIRST FLOOR:

**Open Plan Lounge/Kitchen/Dining Area:** 24'3 x 11'2

With undermount ceramic sink unit, with drainer, high and low level built in units set in granite worktop with upstands?, brass tap, integrated oven, ceramic hob, stainless steel extractor fan with granite splashback, integrated dishwasher, space for washing machine, integrated fridge freezer, saucepan drawers, under unit lighting and herringbone wood floor.

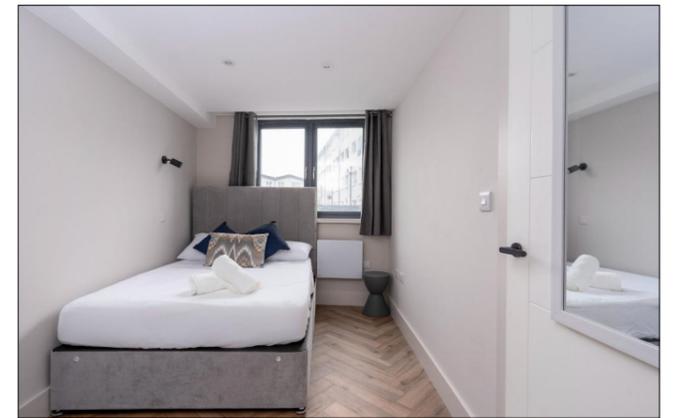


##### Bedroom 1:

With wiring for wall lights, recessed lighting and herringbone wood floor. 11'10 x 6'11

##### Ensuite Shower Room:

With w.c., floating wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower head, heated towel rail, recessed lighting and herringbone wood floor. 6'11 x 3'3

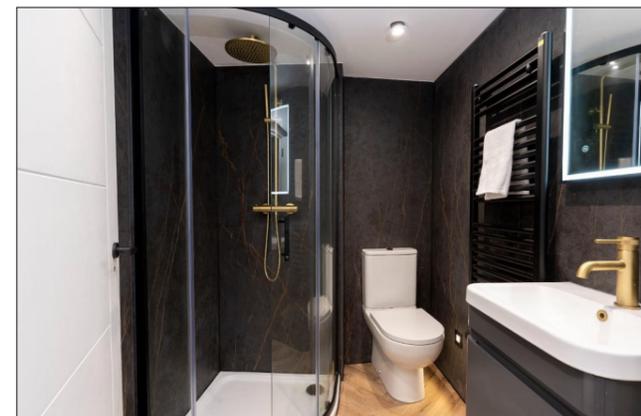


##### Bedroom 2:

9'2 x 8'6

##### Bathroom:

With white suite comprising w.c., floating wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower head, heated towel rail, recessed lighting and herringbone wood floor. Brass finishes. 7'10 x 5'7



##### EXTERIOR FEATURES:

Secure access system to external doors. Intelligent lighting to entrance lobby and staircase.

**SPECIAL FEATURES:**

- \*\* Fully Integrated Kitchen With Leading Brand Appliances To Include Fridge Freezer, Oven or Double Oven, Induction Hob & Dishwasher
- \*\* Comprehensive Supply Of Electrical Points Including CAT 6 Wiring Throughout For Connectivity With USB Charging Points Throughout Your Home & Each Bedroom Fitted With T.V. Points
- \*\* Brushed Aluminium Sockets & Light Switches Throughout With Smart Technology
- \*\* Designer Vertical & Horizontal Radiators

**TENURE:**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is to be confirmed.**