ARMSTRONG GORDON

Property located to the rear of building

The Property Ombudsman SALES

ARMSTRONG GORDON
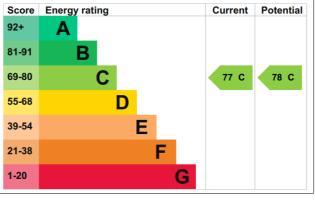### & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Apt 5, 75 Eglinton Street

BT56 8DZ

Offers Over £155,000

028 7083 2000
www.armstronggordon.com

A beautifully presented and delightful 1 bedroom second floor apartment situated in the rear block of 75 Eglinton Street. The property enjoys generously proportioned accommodation and benefits from a neutral theme throughout and is in excellent condition. The property enjoys convenience to Portrush Town Centre, beaches and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

Approaching Portrush Town Centre on the Coleraine Road continue through the mini-roundabout taking the second exit onto Eglinton Street. Take your third right after the fire station into Eglinton Lane. The rear entrance to No 75 will be located halfway down on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs to all floors.

SECOND FLOOR:

Entrance Hall:

2'9 wide with hot press and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area: 19'2 x 18'3

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units, integrated ceramic hob, integrated oven with stainless steel extractor fan above, integrated fridge freezer and dishwasher, plumbed for automatic washing machine, recessed lighting and laminate wood floor.

Lounge:

With laminate wood floor and sliding patio door leading to featured balconette. 22'9 x 13'4

Bedroom 1:

With laminate wood floor. 10'3 x 8'8

Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback, fully PVC cladded walk in shower cubicle with mains rainfall shower head with additional telephone hand shower and extractor fan.

EXTERIOR FEATURES:

Fire exit to all floors leading to fire escape with concrete steps down to fenced rear yard housing bins, boilers and oil tanks. Light to rear. Tap to rear.

SPECIAL FEATURES:
*   **   Oil Fired Central Heating
*   **   PVC Double Glazed Windows
*   **   Town Centre Location
*   **   Good Decorative Order

TENURE:

Leasehold

NAV:

£1,250.00 (Rates: £731.85 p/a approx.)

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 finalised.**

We advise all purchasers to make themselves aware of any domestic pet restrictions within communal lease before proceeding.

No restrictions on short or long term lets.