

For Sale

Apt 4 Bann View Place , Off Portstewart Road, Coleraine , BT52 1FH

Offers Over **£199,950**



Property Overview

- Second Floor Apartment with lift facilities
- 2 Bedrooms, 1 Reception Room
- Gas Central Heating
- uPVC triple glazed windows
- Generous private balcony with stunning views overlooking the River Bann
- Located approximately 4 miles from Portstewart and within walking distance from Coleraine town centre
- Constructed in 2021 with communal gardens to the rear of the development
- EPC Rating - B82

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ENTRANCE HALL:

With tiled floor, telephone door entry system, access into cloaks closet.

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OPEN PLAN LOUNGE / DINING AREA / KITCHEN



LOUNGE:

12' 3" x 12' 1" (3.74m x 3.69m) (MAX) With tiled floor, television point, uPVC sliding door leading too generous private balcony.

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KITCHEN / DINING AREA:

12' 3" x 10' 5" (3.74m x 3.17m) (MAX) With eye and low level unit, one and half bowl stainless steel sink unit with drainer, integrated fridge / freezer, integrated Nord Mande dishwasher, Nord Mende electric hob with overhead extractor fan, Nord Mande oven and microwave, tiled floor, access to gas boiler.

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BALCONY:

Generous private balcony with stunning views overlooking the River Bann and beyond to the Barmouth, outside light.

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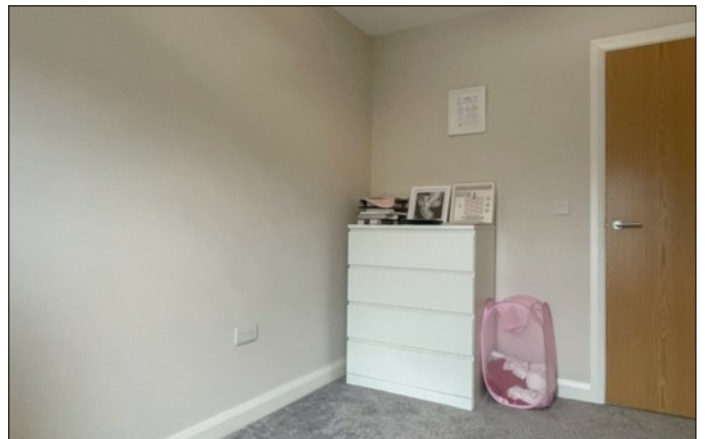
BEDROOM 1:

11' 10" x 9' 4" (3.60m x 2.85m) With television point, access into En-suite:

EN-SUITE:

Comprising w.c. and wash hand basin, fully tiled walls and floor, heated towel rail, fully tiled shower cubicle with mains shower system, extractor fan.

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BEDROOM 2:
11' 10" x 8' 0" (3.60m x 2.44m)

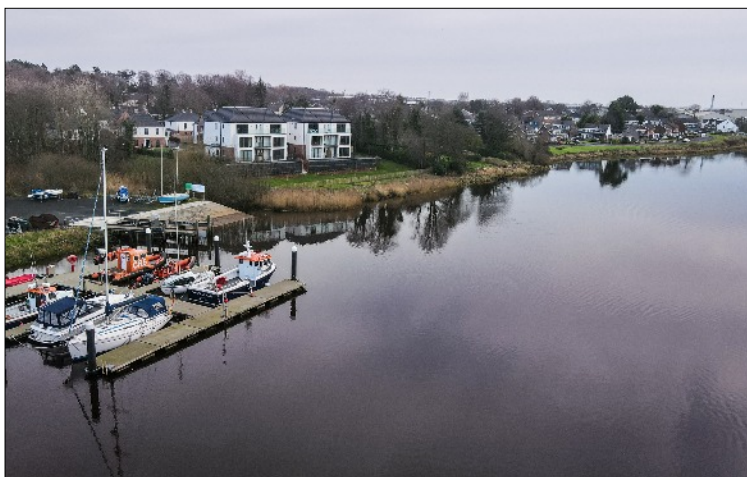
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BATHROOM:

Comprising w.c. and wash hand basin, fully tiled walls and floor, heated towel rail, panel bathtub with shower head attachment, extractor fan.

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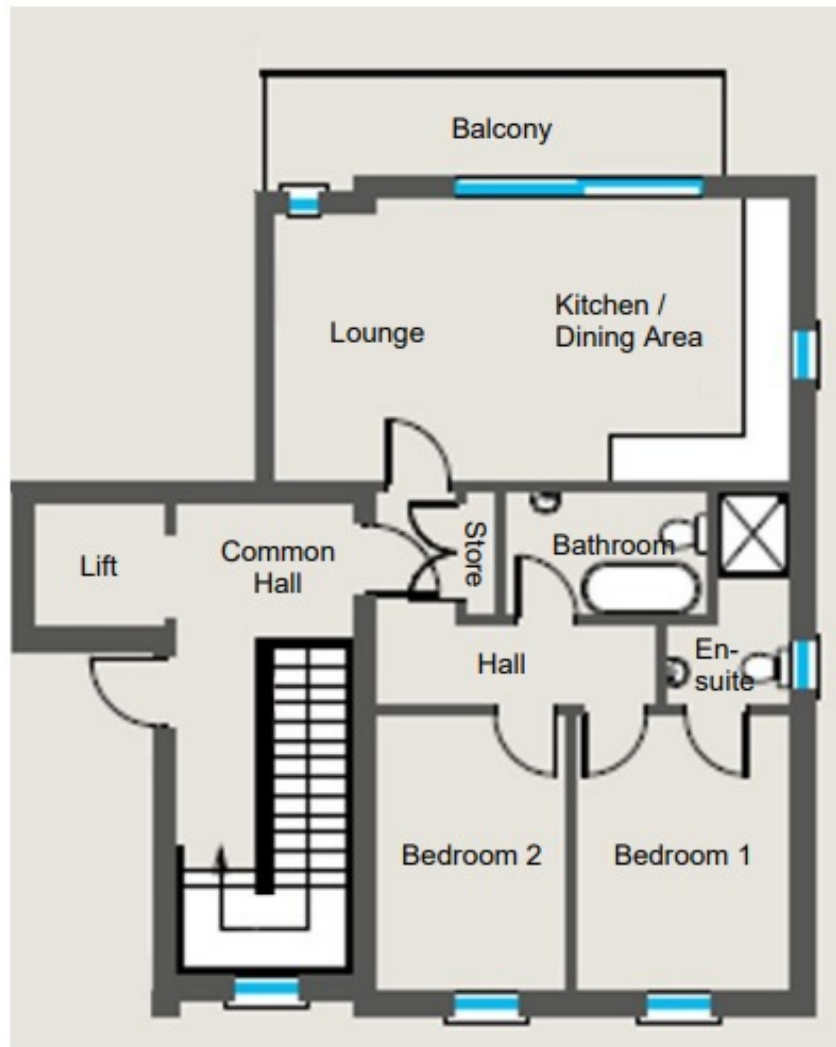
EXTERIOR FEATURES

With communal entrance to front of the building leading to communal hall and access to lift facilities, communal parking spaces.

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

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FLOOR PLANS



SECOND FLOOR

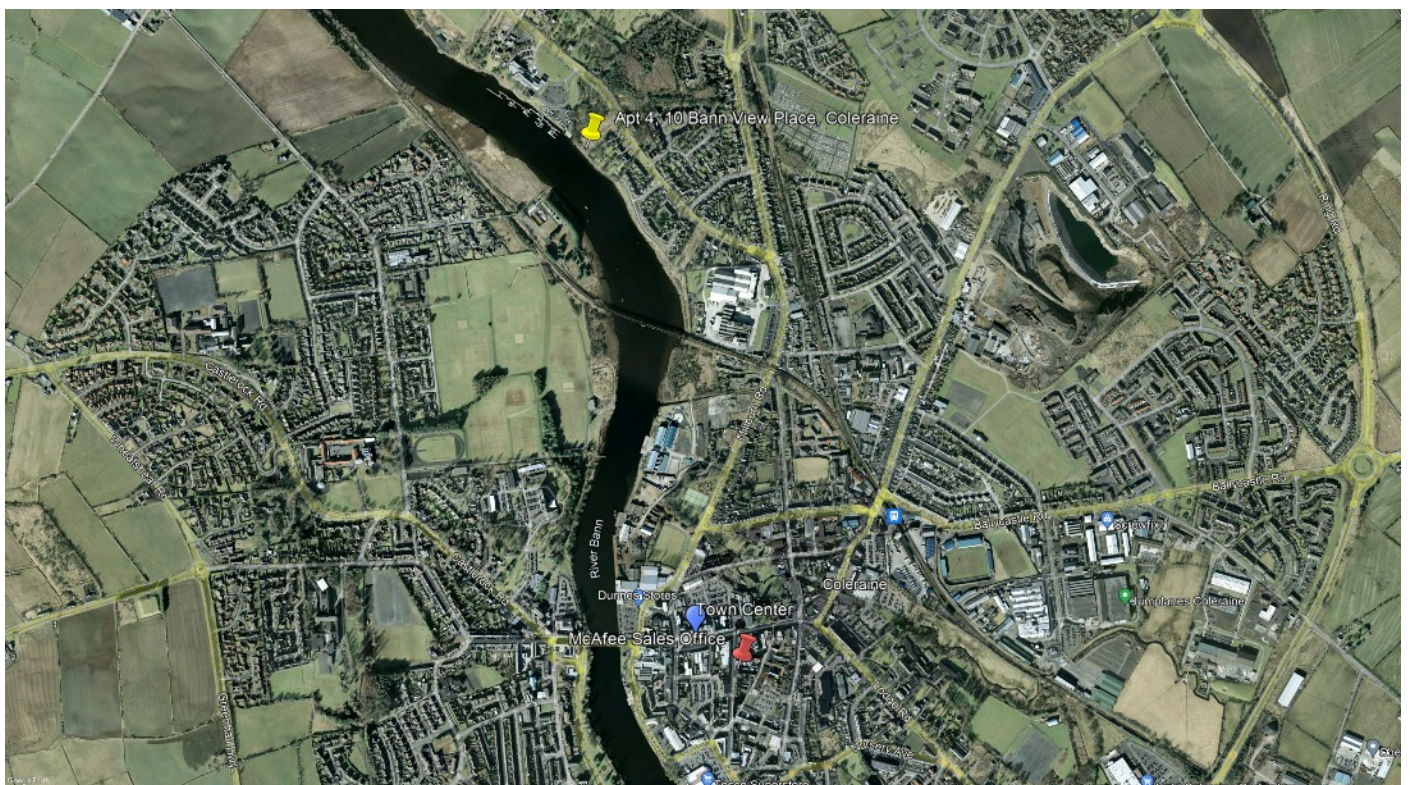
For illustrative purposes only. Not to scale.

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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 approaching Coleraine along the Portstewart Road, once passed the Causeway Coast and Glens Borough Council offices take the first entrance on the right into Bann View Place, follow the road to the end of the development where Apartment 4, 10 Bann View Place is situated in the block on the left hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	82	82
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
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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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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