



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

T: 028 7082 4999
E: info@fletchertorrens.com
W: www.fletchertorrens.com



Galgorm Apt 5, 117 Eglinton Street, Portrush, BT56 8DZ

- Second Floor Apartment
- Oil Fired Central Heating
- Sea Views
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Holiday Home

OFFERS OVER £177,500

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Excellent Central Location
- Close to all Local Amenities
- Well Presented Throughout
- Coded Entry System
- Ideal First Time Buyer Property
- Rates Approx £470 per annum
- Management fees Approx £870

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This modern two bedroom second floor apartment is situated in Eglinton Street, in the seaside resort of Portrush, and enjoys excellent sea views.

Well presented throughout, this apartment benefits from fully integrated kitchen, uPVC double glazing, oil fired central heating and coded entry system to the building.

This excellent holiday home is ideally located within walking distance to all local amenities including beaches, restaurants, shops and transport links. It is also an ideal investment property, suitable for a long term tenant or the potential for short term holiday lets.

We expect this apartment will appeal to a wide range of purchasers, and we recommend an early internal viewing to fully appreciate everything the apartment has to offer.



ACCOMMODATION

HALLWAY

Wooden flooring, recessed lighting, hotpress, power points.

UTILITY ROOM

Wooden flooring, shelving, power points, plumbed for washing machine.

BEDROOM 1 (9'11" x 8'0")(3.03m x 2.45m)

Carpet, power points, telephone point, TV point, recessed lighting.

BATHROOM (11'6" x 4'8")(3.51m x 1.42m)

Tiled flooring, WC, wall mounted wash hand basin with tiled splashback, P-shaped panel bath with glass screen and thermostat shower, mirror with lighting, chrome towel radiator, extractor, light sensor, recessed lighting.

BEDROOM 2 (12'1" x 7'5")(3.68m x 2.25m)

Carpet, power points, telephone point, TV point, recessed lighting.

KITCHEN/LIVING (20'2" x 10'10")(6.15m x 3.31m)

KITCHEN

Wooden flooring, eye and low level units, single stainless steel sink unit, integrated oven and hob with extractor, integrated fridge/freezer, integrated dishwasher, kickboard lighting, recessed lighting.

LIVING

Wooden flooring, power points, TV point, telephone point, intercom system, recessed lighting, telephone point, TV point, blinds.

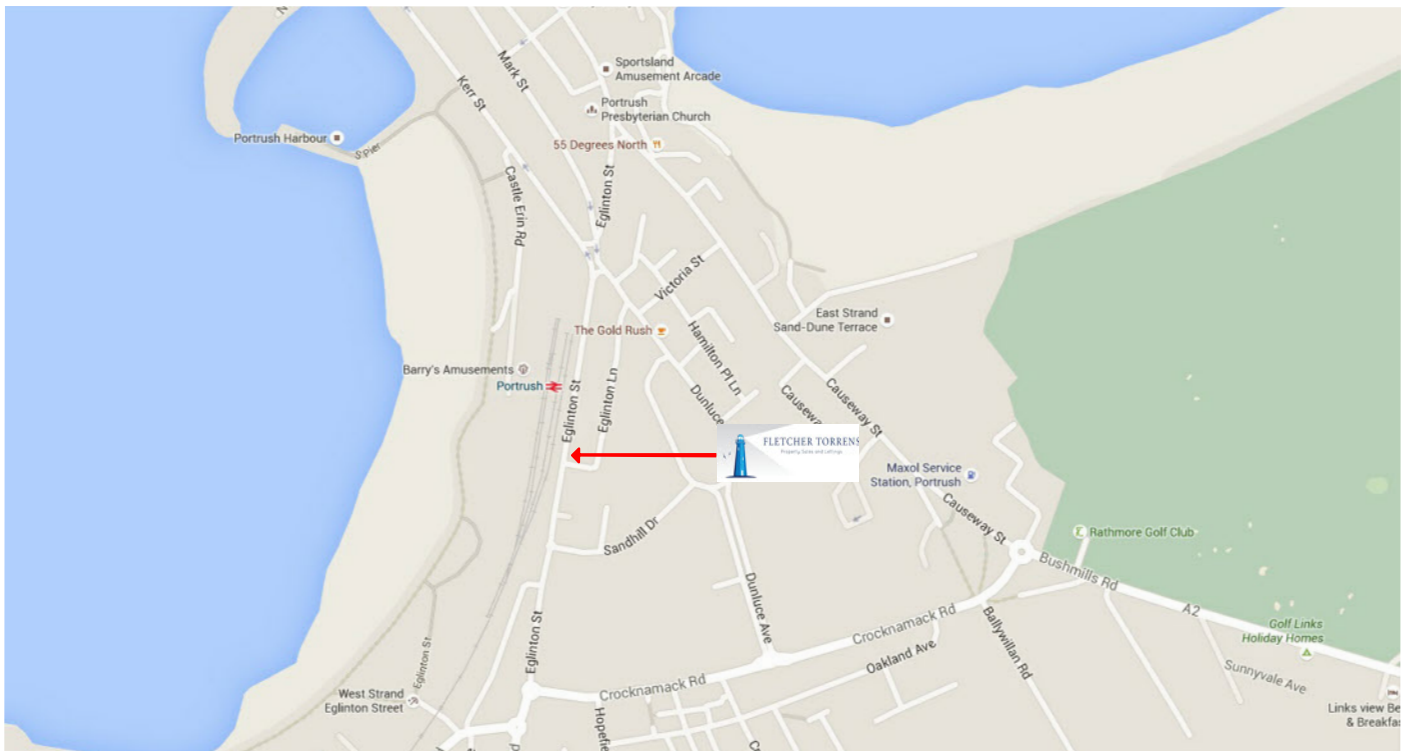












DIRECTIONS

Entering Portrush on the Coleraine Road, drive straight ahead the Metropole roundabout onto Eglinton Street, go straight ahead at the roundabout near the fire station and the Galgorm Apartment block is located on the right hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

