

**FLETCHER
TORRENS**
Property Sales and Lettings

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Apt 4 Dunluce View Apartments, Dunluce Avenue, Portrush, BT56 8DW

- Modern First Floor Apartment
- Electric Central Heating
- Ideal Holiday Home
- 2 Bedrooms - Master En-Suite
- Excellent Town Centre Location
- Approximately 953 sq ft

OFFERS OVER £229,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Mechanical Air Movement Throughout Apt
- Intercom Entry System
- Finished to a High Standard
- Lift Access
- LED and Energy Efficient Lighting Throughout
- Automatic Smoke Detector
- Carbon Monoxide Detector
- Hand made bespoke kitchen
- Management Fee Approx £1100 per annum

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

Fletcher Torrens are delighted to offer for sale this 2 bedroom, first floor, modern apartment.

Located in the heart of Portrush at the gateway to the stunning North Coast, the Dunluce View apartments offer spacious, contemporary living in a stylish modern development.

The apartment is finished to an excellent standard and boasts a fabulous kitchen that has been expertly and lovingly hand-made. The property also benefits from master bedroom en-suite and modern electric heating, key coded entry system, lift access, and communal sun terrace.

Whether you are looking to relax or have a more active lifestyle, Dunluce View is perfectly located, within walking distance to the local coffee shops and restaurants, the golden sandy beaches of the West and East Strand and of course the famous Royal Portrush Golf Club.



ACCOMMODATION

HALLWAY

Laminate flooring, storage with electric combi-boiler, power points, telephone point, thermostat control, intercom entry system.

BEDROOM 1(13'3" x 10'1")(4.04m x 3.07m)

Carpet, power points, elevated TV point and power points, recess lighting.

MASTER BEDROOM (17'6" x 9'9")(5.33m x 2.97m)

Carpet, power points, elevated TV point and power points, recess lighting.

MASTER BEDROOM EN-SUITE

Tiled flooring, wall mounted WC, wall mounted wash hand basin, shower cubicle with thermostat controlled shower, waterproof marine ply wall panelling, mirror with LED lighting, chrome towel radiator, shelving, recess lighting.

BATHROOM (12'10" x 6'3")(3.91m x 1.90m)

Tiled flooring, wall mounted WC, wall mounted wash hand basin, shower cubicle with thermostat controlled shower, panel bath with waterproof marine ply wall panelling, waterproof marine ply wall panelling, mirror with LED lighting, chrome towel radiator, shelving, recess lighting.

OPEN PLAN KITCHEN/LIVING (20'10" x 18'6")(6.34m x 5.62m)

Laminate flooring, eye and low level units, 1.5 stainless steel sink unit, glass splashback, granite worktops, breakfast bar with featured lighting, integrated oven and hob, integrated dishwasher, plumbed for washer dryer, integrated fridge/freezer, stainless steel extractor, under pelmet lighting, kickboard lighting, power points, elevated TV and power points, recess lighting, sliding doors to 'Juliet' balcony.

COMMUNAL AREAS

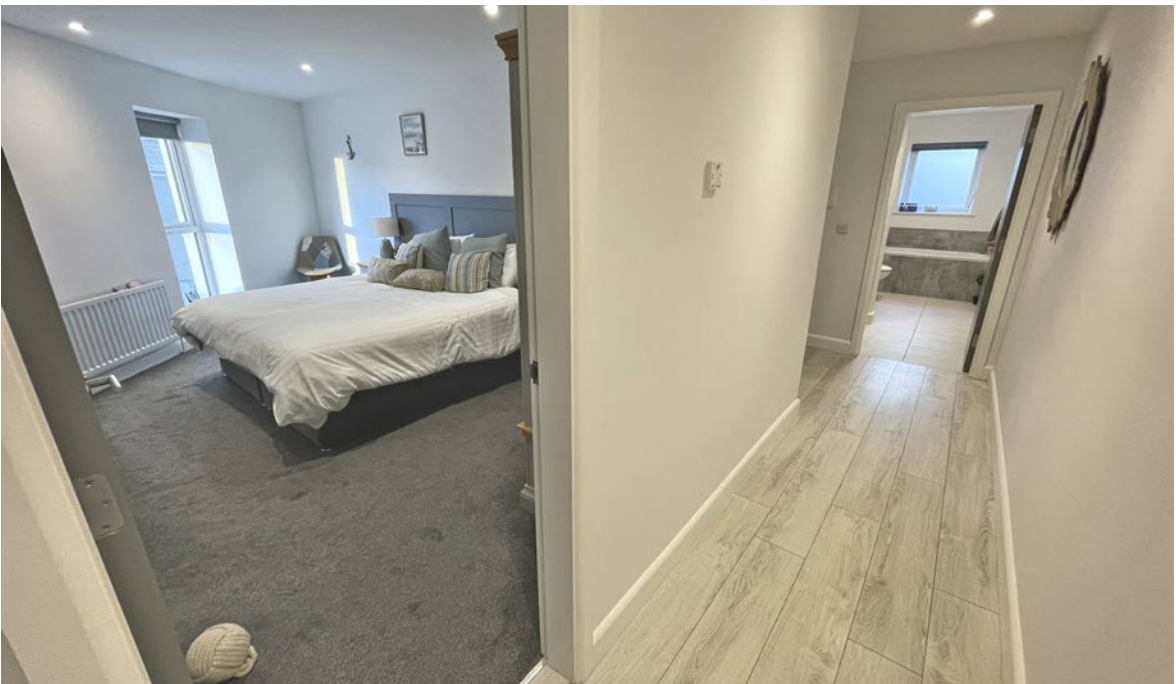
Key Coded Entry System to Apartment Block

Electric Fob Entry Gate to Car park

High Specification Lift from Car park to all Floors

Sun Terrace on 1st Floor Level with High Quality Finish

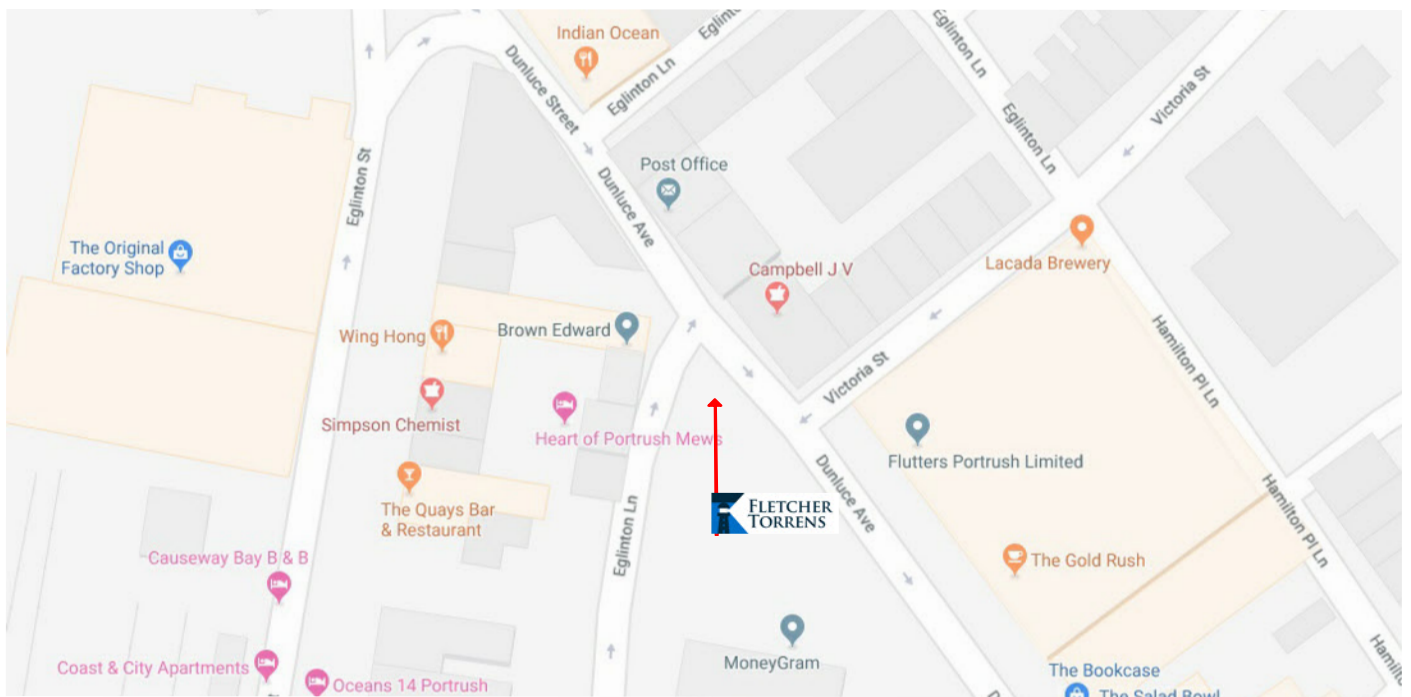












DIRECTIONS

Entering Portrush on the Coleraine Road, take the second exit at the Metropole roundabout onto Eglinton Street, go past the entrance to the train station and turn right onto Dunluce Street, the apartments are situated on the right hand side.

Please Note*

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

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
Saturday	10:00 - 14:00

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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendor of this property is an associate of the appointed Estate Agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance within Section 21 of that Act. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

