



Fitzgerald Financial Solutions

Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
 Income Protection - Buildings, Contents & Landlord Insurance
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

'Skerries Suite'
 12 Dunluce View Apartments
 BT56 8DW
 Offers Over £595,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
 www.armstronggordon.com

A breathtaking and truly magnificent three bedroom penthouse apartment extending to approximately 1150 square feet of very comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Commanding good views of Atlantic Ocean, Donegal Headlands, Ramore Head, East Strand and across Portrush, the apartment was constructed circa 2019. Internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property benefits from a spacious balcony and private secure under building parking providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this elegant apartment lends itself to the gateway of many of North Antrim's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments. All in all, this luxurious residence has been thoughtfully designed to provide complete elegance and luxury living, so it is sure to impress even the most discerning of purchasers.

Approaching Portrush from either Coleraine or Portstewart turn onto Eglinton Street and proceed into the town towards the train Station and Barrys Amusements. At this point turn right onto Dunluce Street and Dunluce Apartments will be located on your right hand side after Eglinton Lane.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

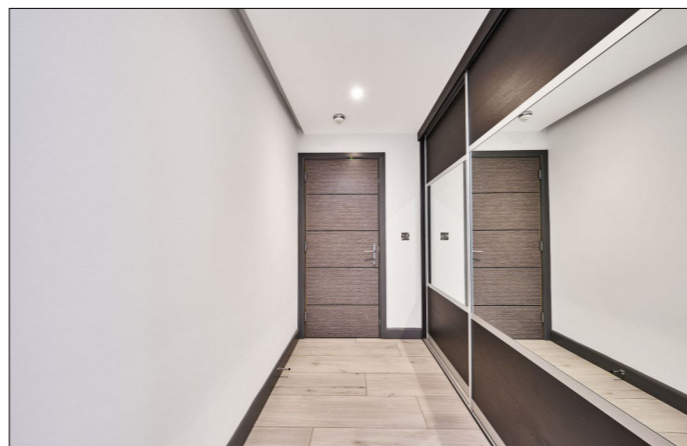
Communal Entrance Hall:

With tiled floor, stair and secure lift access to all floors.

THIRD FLOOR:

Entrance Hall:

4'4 wide with part mirrored slide robes, wired for wall lighting, access to roof space and skylight window.



Open Plan Lounge/Kitchen/Dining Area: 25'9 max x 19'3

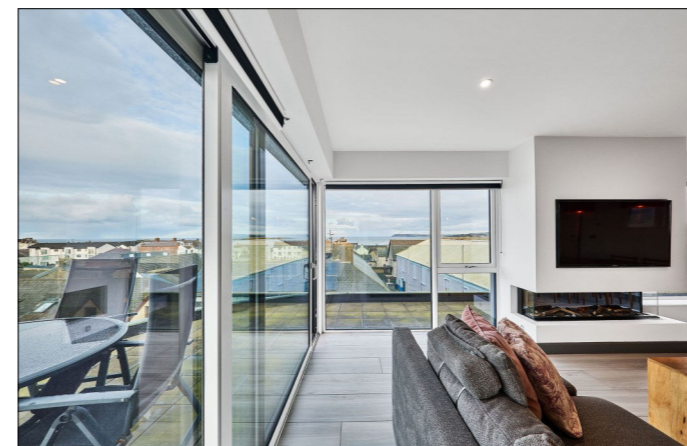
Kitchen:

With undermount stainless steel sink unit with Quooker tap set in granite island with integrated dishwasher, plumbed for automatic washing machine, wine fridge, seating for three people, pop up socket power port and additional storage. High and low level built in units set in granite worktop with overhead storage, integrated 'Hotpoint' induction hob with 'Faber' canopy cooker hood above and glass splashback, 'Hotpoint' double eye level ovens, integrated fridge freezer, larder cupboard, saucepan drawers, drawer bank, under unit lighting, recessed lighting and tiled floor.



Lounge/Dining Area:

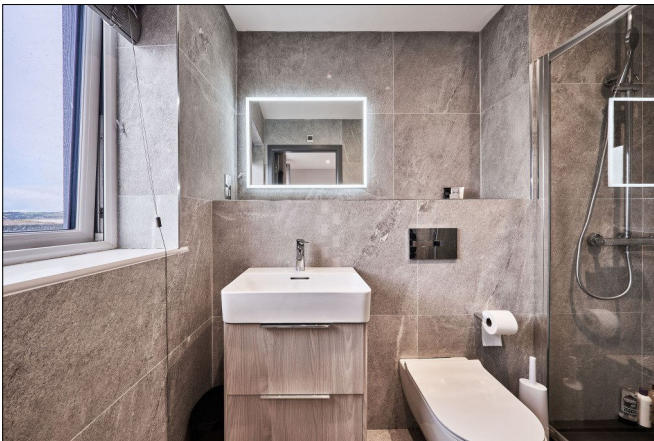
With large electric fire set in media wall with recess for flat screen T.V., recessed lighting, tiled floor, feature corner window with sliding patio doors leading to wrap around tiled balcony with frameless glass balustrade with views across Atlantic Ocean towards The Skerries. Additional window with views towards Harbour and West Strand Beach.



Bedroom 1:

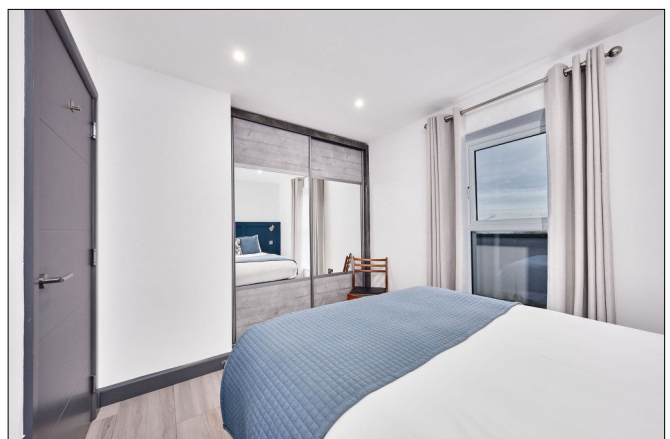
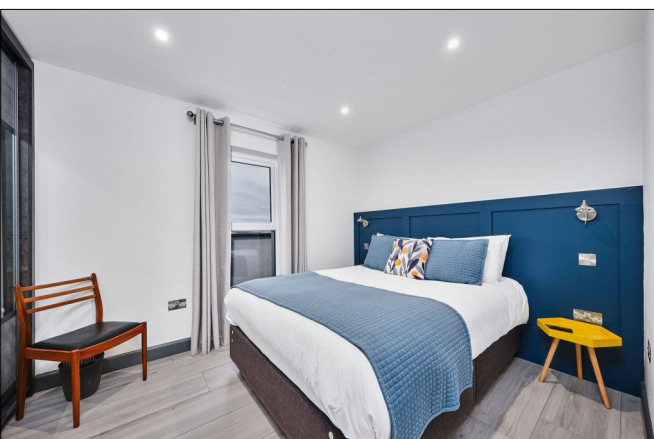
With wall mounted headboard with built in lighting, built in wardrobe with drawers below, recessed lighting, tiled floor and views across The Skerries. 12'7 x 10'11 average

Ensuite off with wall mounted w.c. with flush plate, wash hand basin set in vanity unit with illuminated mirror and tiled shelf above, fully tiled walk in shower cubicle with mains rainfall shower, vertical heated towel rail, fully tiled walls, extractor fan, shaver point, recessed lighting, tiled floor and views across East Strand Beach.



Bedroom 2:

With wall mounted headboard with built in lighting, part mirrored slide robes, recessed lighting, tiled floor and views across East Strand Beach. 10'10 x 8'0



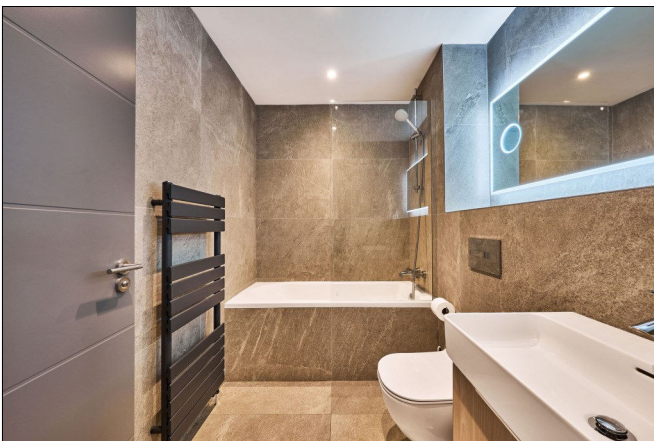
Bedroom 3:

With wall mounted headboard with built in lighting, part mirrored built in slide robes, recessed lighting, tiled floor and views towards Atlantic Ocean towards The Skerries and East Strand Beach. 10'10 average x 9'5



Bathroom:

With white suite comprising w.c. with flush plate, wash hand basin with storage below and large illuminated mirror and tiled shelf above, telephone hand shower over mains bath with tiled surround, vertical heated towel rail, fully tiled walls, shaver point, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Secure private parking for one car in basement accessed by electrically operated roller door. This parking area is accessed from Eglinton Street (after the Fire Station) proceeding onto Eglinton Lane (one way lane) where the garage doors will be visible on your right.



SPECIAL FEATURES:

- ** Air Source Heat Pump With Heat Miser
- ** PVC Double Glazed Windows
- ** Nuaire Ventilation System
- ** Stunning Sea Views Across Atlantic Ocean towards West Strand, Skerries and East Strand
- ** Two Underground Parking Spaces
- ** Lift Access To All Floors
- ** 398 Square Foot Wrap Around Balcony With Sliding Doors Offering Views In Every Direction
- ** Option To Purchase Additional Parking Space

TENURE:

Leasehold

CAPITAL VALUE:

£160,000 (Rates: £1488.80 p/ approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become a shareholder in a management company formed to provide building insurance and maintain communal areas. Current service charge is £952.00 per annum. (12.02.24)

