



FOR SALE - 23 Strand Court, Coleraine  
**Offers Over—£92,500**

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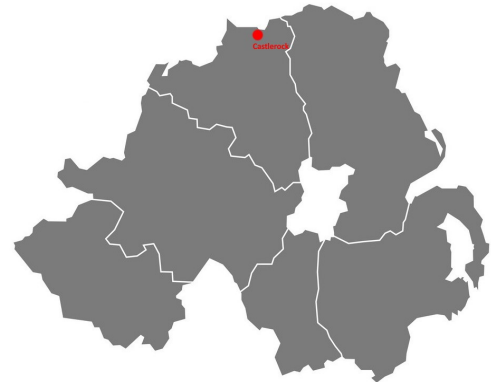
**nre**  
northern real estate  
we value property



# Description:

- Modern Two Bed Second Floor Apartment.
- Located on the cusp of the town centre along the popular Strand Road which has picturesque views of the River Bann and is also in close proximity to the town centre and the main arterial routes linking Belfast to L'Derry.
- The property comprises of a open plan living / kitchen area, 2 no bedrooms and main bathroom.
- The property also benefits from on site parking and is within close proximity to a number of local Schools, bus & train routes and other local amenities.
- Viewing comes highly recommended and strictly by appointment through the selling agent.

ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



# Accommodation:

**Accommodation:**

- Entrance Hall:** 0.94m x 5.90m  
Wooden flooring, painted walls, lighting
- Living Room:** 3.86m x 5.61m  
Wooden flooring, painted walls, TV point, lighting, electric heaters.
- Kitchen:** 2.60m x 2.82m  
Tiled flooring, painted walls, eye & low level units with tiling in between, stainless steel sink & drainer, plumbed for washing machine, fridge, intergraded hob & oven.
- Bedroom 1:** 2.60m x 3.05m  
Wooden flooring, painted walls, lighting.
- Bedroom 2:** 1.89m x 3.04m  
Wooden flooring, painted walls, lighting.
- Bathroom:** 1.83m x 2.31m  
Lino flooring, fully tiled walls, lighting, white suite to include w/c, sink with mixer tap & shower head and electric shower above.
- Hot Press:** 0.75m x 1.60m



# External:

**Exterior:**

The apartment is accessed via the rear of the building, second floor apartment.

Heating is via electric heaters  
uPVC Double Glazed Windows and door.

On site car parking & bin store

**Service Charge:**  
Service Charge is approx £460 pa payable for communal maintenance and associate charges.

**Approximate annual rates payable as per 2024:**  
£588.24

**Tenure:**  
Assumed to be freehold but may be leasehold

**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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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.
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