



**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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COLERAINE**

**Apartment 5**  
**5 Mountsandel Road**  
**BT52 1JD**  
**Offers Over £295,000**

028 7083 2000  
 www.armstronggordon.com

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



Experience luxury living in this two-bedroom apartment featuring a spacious terrace, situated in the highly sought after area of Mountsandel. With private parking and convenient lift access, this property is just a short distance from Coleraine Town Centre. Enjoy stunning views over the River Bann and a south-westerly aspect that captures daytime sun and breathtaking sunsets. Finished to the highest specifications throughout, early viewing of this exceptional apartment is highly recommended.

This Development is situated on the Mountsandel Road opposite Mountsandel surgery. It is accessed through automatic security gates on the Mountsandel Road and No 5 will be located on the first floor of the building in front of you on your left hand side.

#### ACCOMMODATION COMPRISES:

##### FIRST FLOOR:

###### Communal Entrance Hall:

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

##### SECOND FLOOR:

###### Entrance Hall:

4'10 wide with shelved cupboard, intercom system, recessed lighting and Porcelain Herringbone tiled floor.

###### Open Plan Lounge/Kitchen/Dining: 26'6 x 20'2

###### Kitchen Area:

With single bowl 'Copper' undermount stainless steel kitchen sink with matching 'Copper' taps, high and low level built in white gloss kitchen units, Silestone worktop with waterfall breakfast bar with seating for two people, large integrated 'Hotpoint' fridge and freezer, eye level 'Bosch' oven and microwave, AEG induction hob with 'Elica' concealed integrated cooker hood above, 'Fisher and Paykel' dishwasher, pull out drawers in corner units, saucepan drawers, large shelved cupboard housing gas boiler, Porcelain tiled floor and feature large window with views across River Bann.



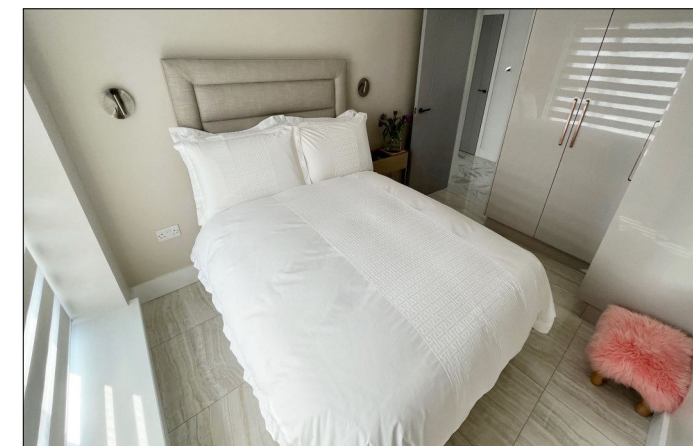
###### Family/Dining Room:

With full wall storage with four double wardrobes, shelved railed with drawers beneath, recessed lighting, Porcelain tiled floor, floor to ceiling feature windows with sliding patio doors leading to large tiled sun terrace with glass balustrades, electric and light points with views across River Bann.



###### Bedroom 1:

With bedroom furniture consisting of two wardrobes with drawers, hanging glass bedside lights, recessed lighting and Porcelain tiled floor. 13'4 x 11'4



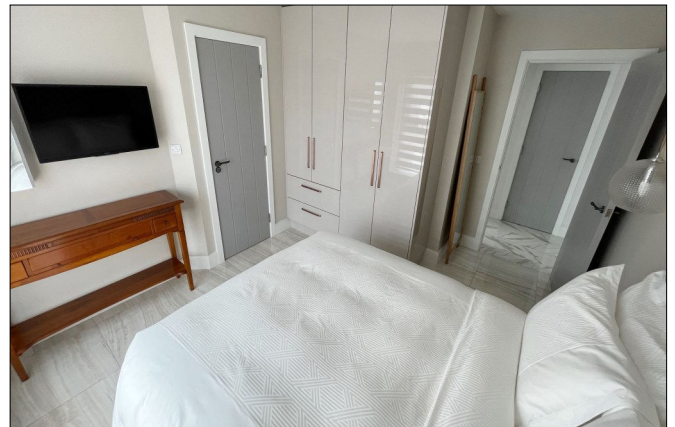
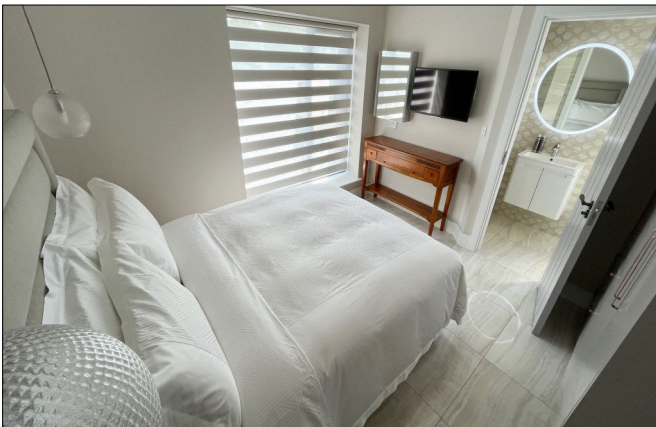


**Ensuite** off with w.c., floating wash hand basin with storage below and illuminated mirror above, fully Porcelain tiled walk in shower cubicle with mains shower, heated towel rail, fully Porcelain tiled walls, extractor fan and Porcelain tiled floor.



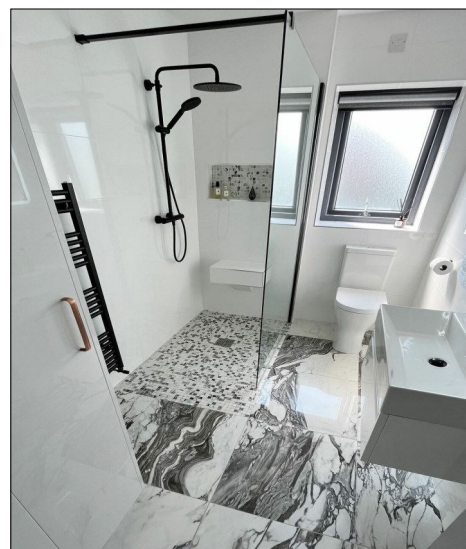
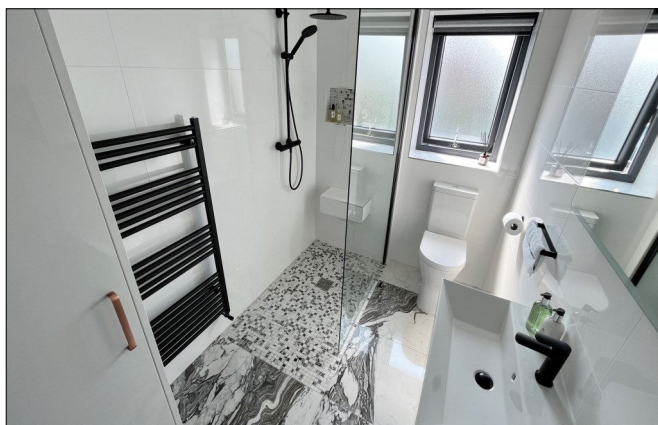
**Bedroom 2:**

With two double corner built in wardrobes, wiring for wall lights, recessed lighting and Porcelain tiled floor. 12'9 x 9'0



**Bathroom:**

With white suite comprising w.c., floating wash hand basin set in vanity unit with illuminated mirror above, fully tiled walk in shower area with matt black rainfall showerhead and additional telephone hand shower, recessed bathroom shelf, matt black heated towel rail, utility cupboard with stack system washing machine, recessed lighting, extractor fan and Porcelain tiled floor.





**EXTERIOR FEATURES:**

Private designated secure parking space and visitor parking accessed by remote control gate.  
Landscaped communal gardens to front and rear.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating With 'Heatmiser App System' (Under Floor Heating)
- \*\* uPVC Double Glazed Windows
- \*\* Large Terrace Area Overlooking The River Bann
- \*\* Electric Car Charger In Car Park
- \*\* Air Circulation System

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£125,000 (Rates: £1225.50 p/a approx.)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current service charge is £133.00 per month to include sinking fund. (07.06.24)

