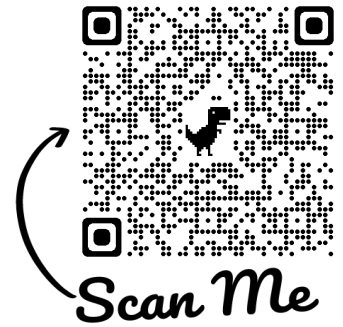


For Sale

Apt 5, 61 Causeway Street, Portrush BT56 8AD

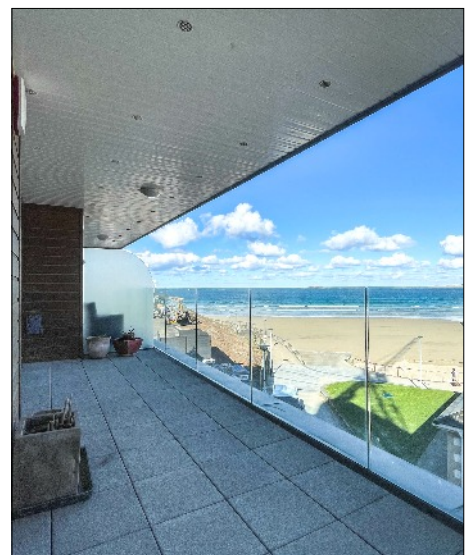
Offers Over **£575,000**



Property Overview

- Second Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Ideally situated with breathtaking views across to The Skerries and in particular the East Strand and Royal Portrush all of which are simply outstanding
- Convenient to Royal Portrush Golf Club, one of the world's top ranked courses who again will be hosting the British Open in 2025
- uPVC double glazed windows
- Oil fired central heating
- Lift facility and a secure car parking space within development
- Modern accommodation
- Burglar alarm installed
- Management Fee: The assessment for the year 2023 is £1500.00
- Rates: The assessment for the year 2023 is £1218.28
- EPC Rating - B89

Apt 5, 61 Causeway Street, Portrush BT56 8AD



Apt 5, 61 Causeway Street, Portrush BT56 8AD

Communal Entrance:

Entrance hall from Causeway Street, with intercom entry system and individual apartment mailboxes, tiled flooring, lift access to all floors (and stairwell to apartments above & basement car parking facility below).

Entrance Hall:

With tiled floor, alarm panel, access to walk-in storage area with Grant oil fired boiler and Vent-Axis air ventilation system housed within, additional storage hooks/coat rack.

Open Plan Lounge/ Kitchen/ Dining Area 8.2m x 3.8m (26' 11" x 12' 6")

Lounge:

With tiled floor throughout, intercom door entry system, television point, sliding patio doors leading on to large outdoor balcony/terrace area (2.0 x 6.4M) running the full width of the property.



Apt 5, 61 Causeway Street, Portrush BT56 8AD

Kitchen:

With modern luxury designer white high gloss fitted kitchen with range of high and low level units and industrial Dekton "Korus" work surfaces, pull out larder unit, tiled between units, integrated NEFF fridge/freezer, built in NEFF ("slide & glide") oven and warming drawer, NEFF induction hob, breakfast bar, sink unit & integrated BOSCH dishwasher. Sink includes QUOOKER hot water/filtered water boil tap, tiled floor.



Utility Room:

2.38m x 1.23m (7' 10" x 4' 0") with tiled floor, water tank (hotpress), with plentiful shelving and storage facilities. Plumbed for/including Siemens washing machine and wall mounted compact Zanussi tumble dryer, built in shoe storage unit and cloakroom coat racks.

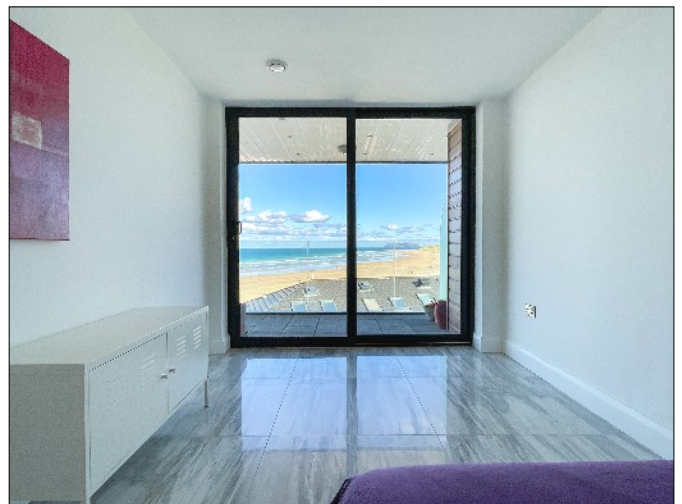
Apt 5, 61 Causeway Street, Portrush BT56 8AD

Bedroom (1):

6.28m x 2.8m (20' 7" x 9' 2") (MAX) with tiled floors, sliding doors onto balcony.

Ensuite:

Comprising w.c. and wash hand basin, fully tiled shower with thermostatic shower, extractor fan, heated towel rail, tiled walls, tiled floor, shaver point, recessed lighting.



Bedroom (2):

3.3m x 3.2m (10' 10" x 10' 6") (MAX) with television point, tiled floor.

Apt 5, 61 Causeway Street, Portrush BT56 8AD

Bedroom (2):

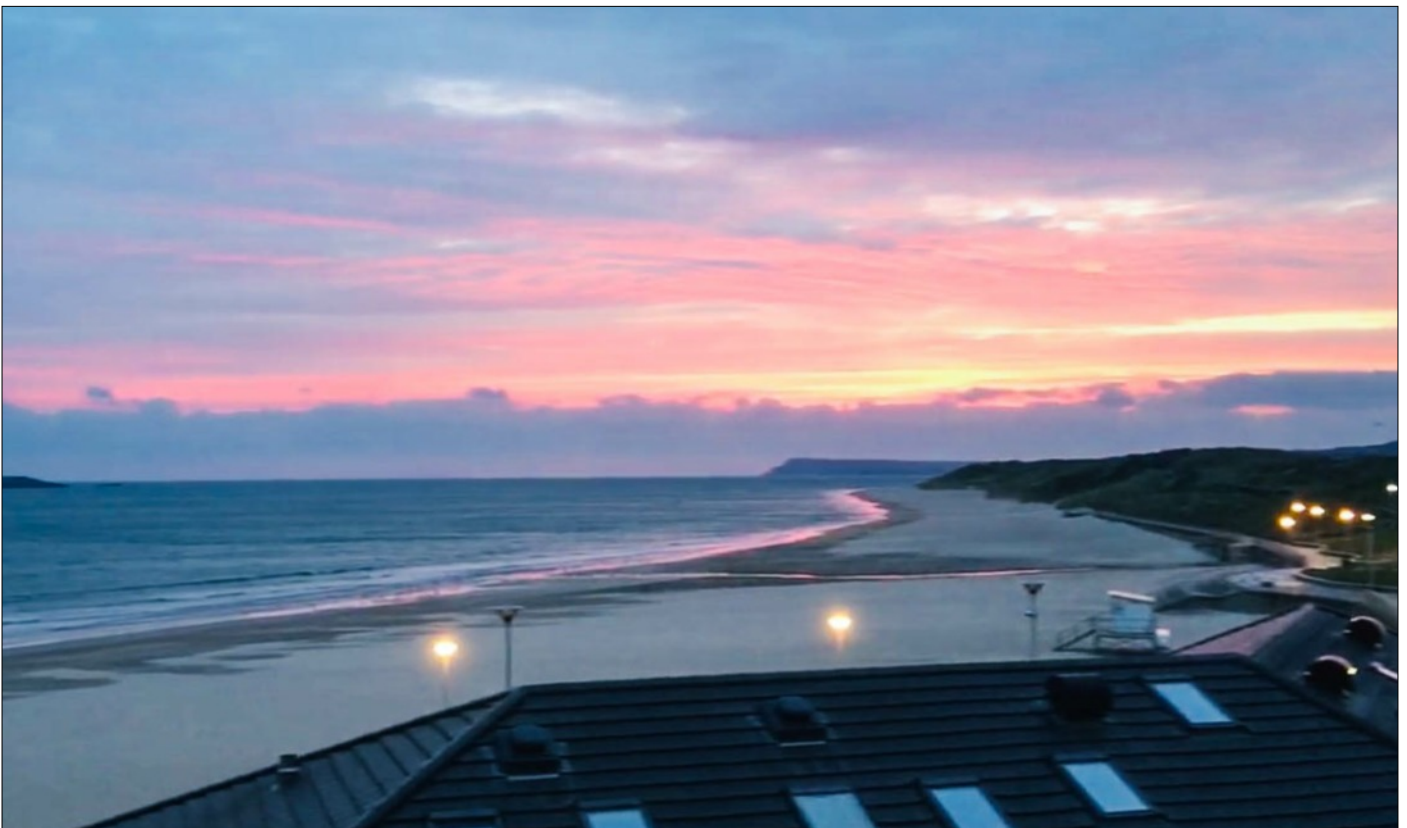
3.3m x 3.2m (10' 10" x 10' 6") (MAX) with television point, tiled floor.

Bathroom and w.c. Combined:

Comprising w.c. and wash hand basin with drawer storage, bath, fully tiled shower with thermostatic shower, extractor fan, heated towel rail, tiled walls, tiled floor, shaver point, recessed lighting.



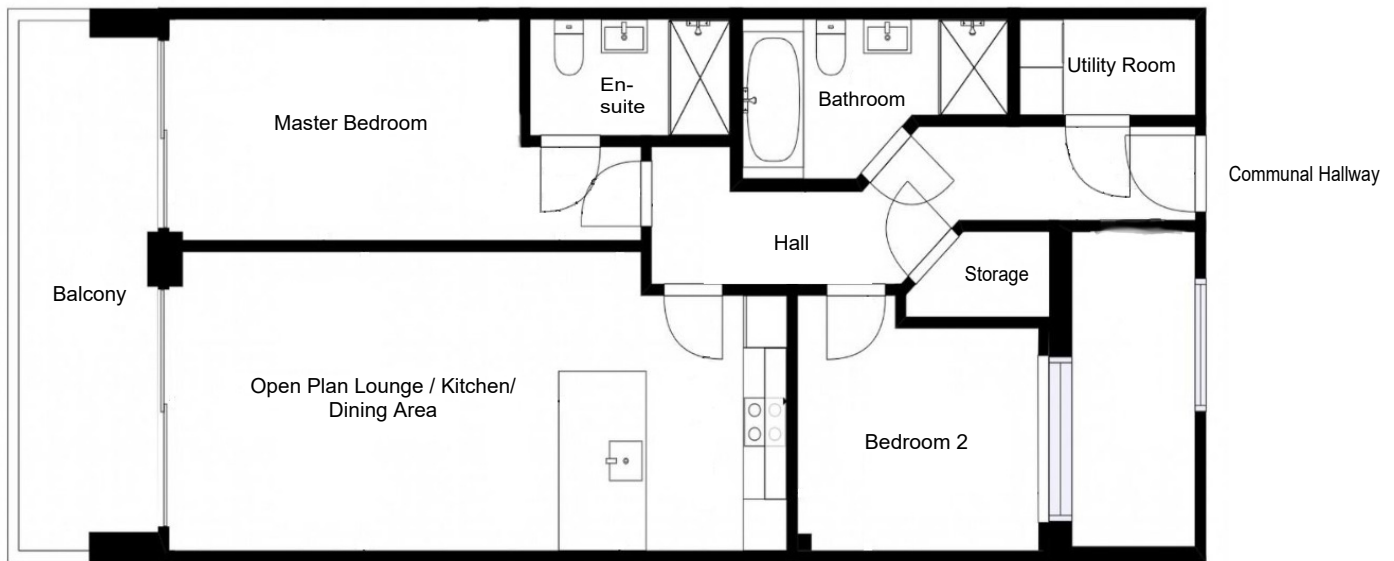
Apt 5, 61 Causeway Street, Portrush BT56 8AD



All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

Apt 5, 61 Causeway Street, Portrush BT56 8AD

FLOOR PLANS



Second Floor

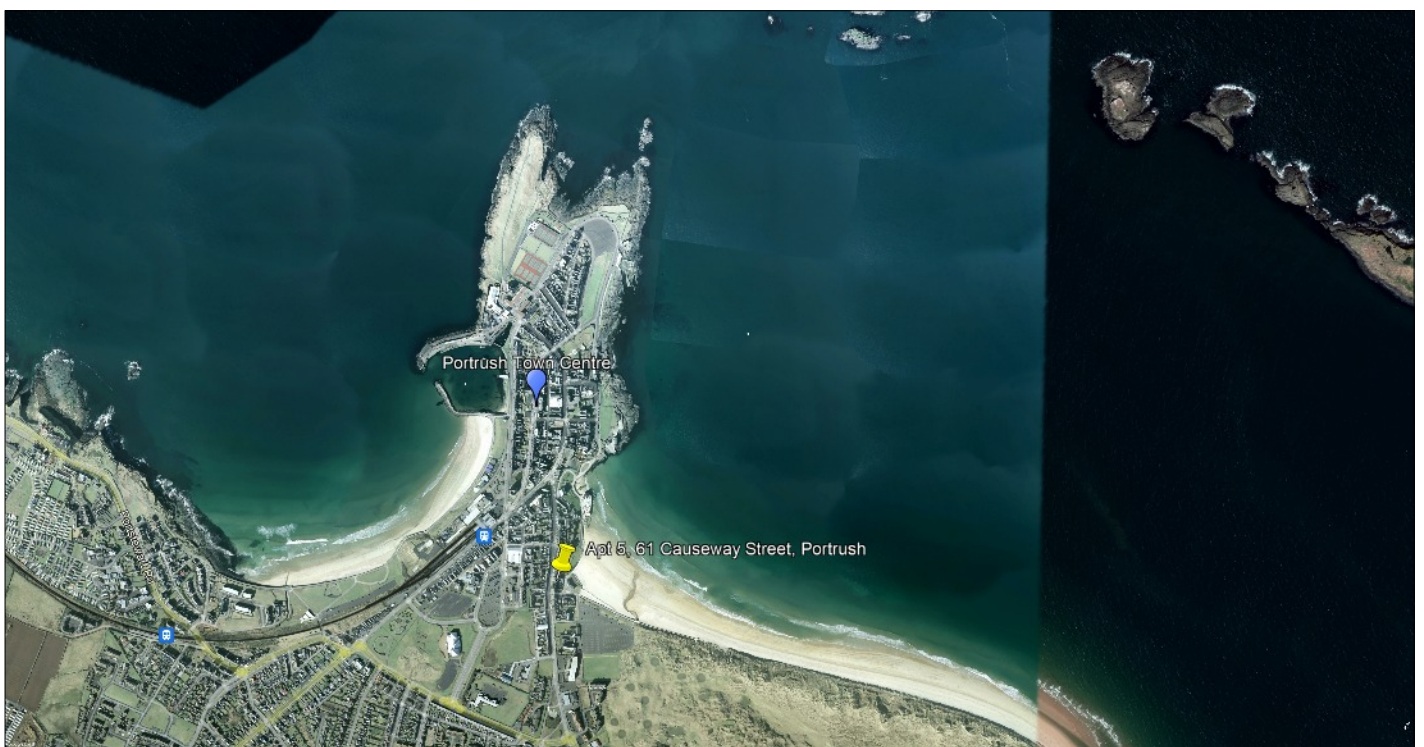
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

Apt 5, 61 Causeway Street, Portrush BT56 8AD



Property Location:

On entering Portrush on the Bushmills Road continue straight ahead at the roundabout onto Causeway Street. No. 61 is situated along on the right-hand side.

Apt 5, 61 Causeway Street, Portrush BT56 8AD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	89	89
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1448 060423/MH

PC 120324

OUR OFFICE LOCATION



Google maps



FOLLOW US
ON FACEBOOK



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.