



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

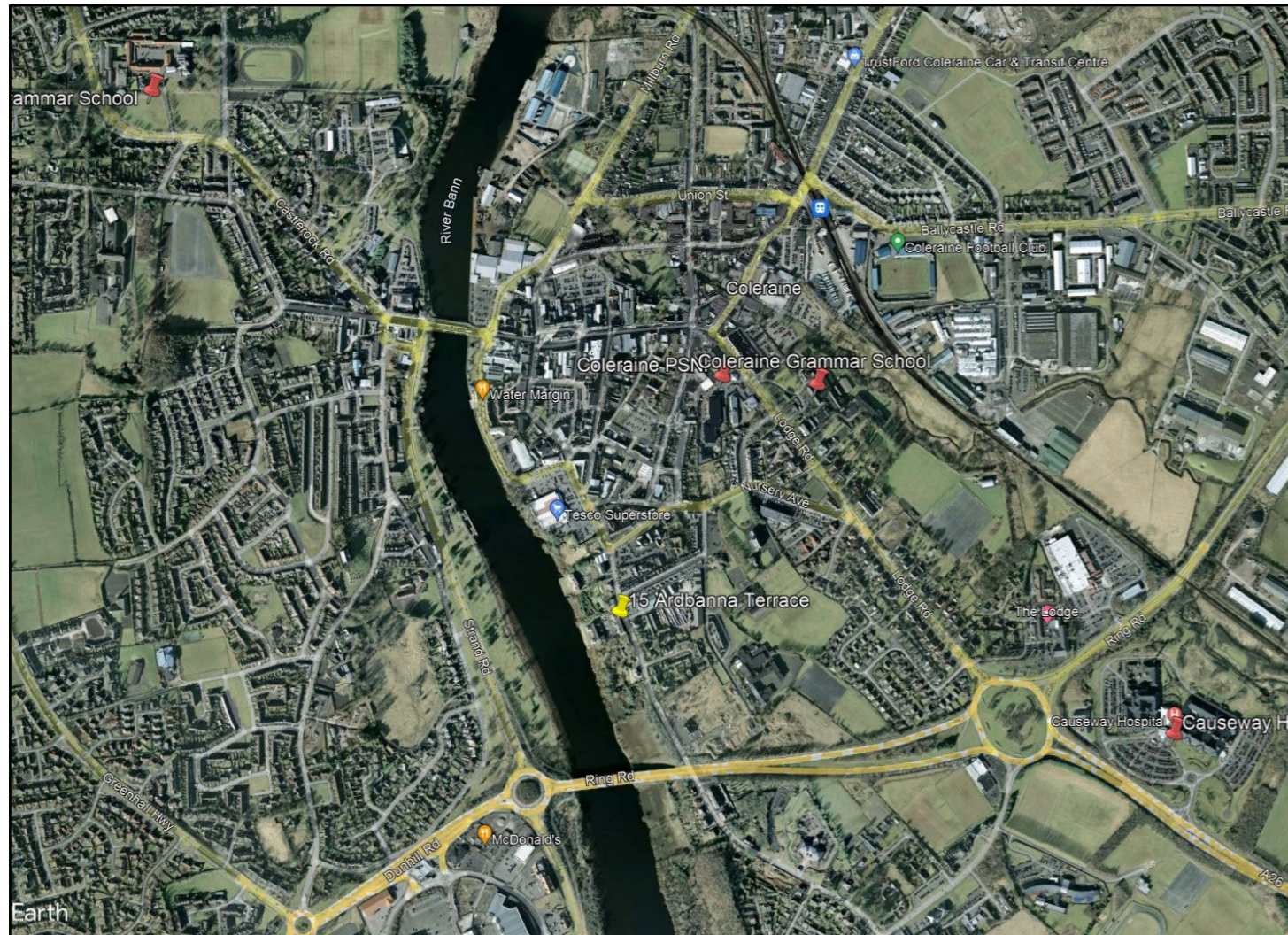
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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	60 D
39-54	E		
21-38	F		
1-20	G		

**COLERAINE**

15 Ardbana Terrace  
Mountsandel Road  
BT52 1GY

Offers Over £214,500

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

A delightful two bedroom second floor beautiful town central apartment with stunning views of the River Bann and within very close proximity to Coleraine town centre. Constructed circa 2005 by award winning builders, O’Kane & Devine Limited, the property has been finished to their usual exacting standards and exceptional attention to detail. Extending to approximately 882 sq ft of space, this development has been built in sympathy with its famous location. Approached through wrought iron electronic security gates, the property benefits from a car parking space in the basement with elevator access up to the apartment. We can strongly recommend early internal inspection to appreciate its entirety. Offering space, privacy, convenience and security, this is a wonderful opportunity to purchase a delightful apartment in an exclusive development.

The Ardbana Development is situated on the Mountsandel Road opposite H & T Bellas timber merchants. No. 15 is accessed through the communal door on the Mountsandel Road.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With lift and stair access to all floors.

**FIRST FLOOR:**

**Entrance Hall:**

6’5 wide with cloaks cupboard and laminate wood floor.

**Utility Cupboard:**

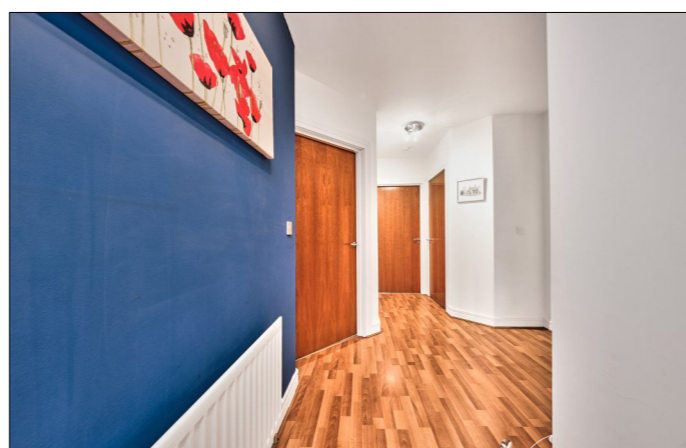
With plumbing for automatic washing machine and housing for gas boiler.

**Open Plan Lounge/Kitchen/Dining Area:**

26’2 x 14’6

**Kitchen:**

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel oven and extractor fan above, integrated dish washer, integrated fridge freezer, saucepan drawers, glass display cabinets, shelving, recessed lighting and tiled floor.



**Lounge/Dining Area:**

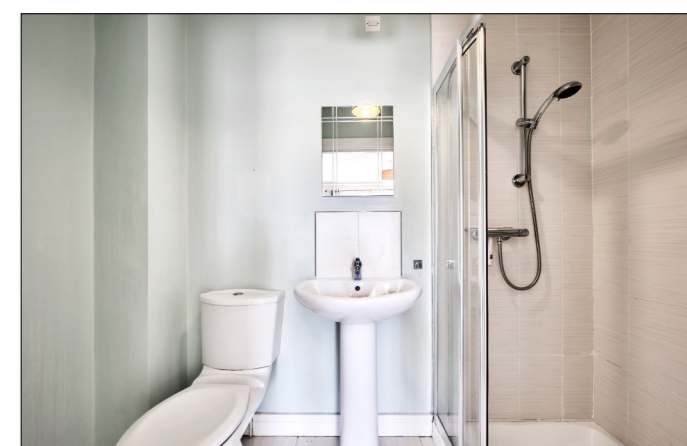
With laminate wood floor and PVC French doors leading to paved balcony with views over River Bann.



**Bedroom 1: 13’3 x 11’8**

With built in triple slide robes.

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan and tiled floor.



## Bedroom 2:

With shelved recessed for storage. 13'2 x 7'1



## Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, bath with tiled surround, extractor fan and tiled floor.



## EXTERIOR FEATURES:

Private car parking accessed by electric gate. One designated underground parking space. Additional visitor parking spaces. Communal gardens and landscaped areas surround development.

## SPECIAL FEATURES:

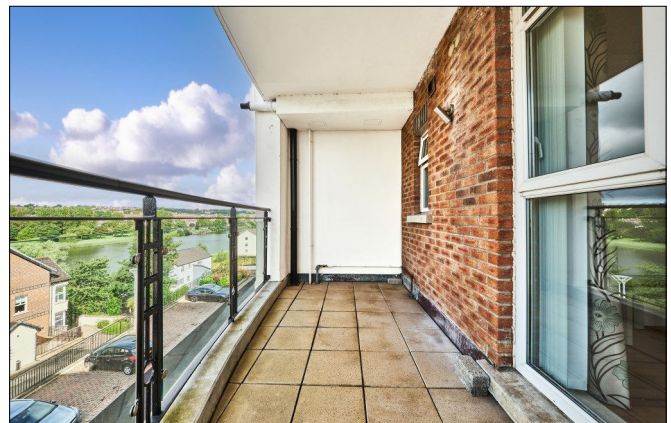
- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Secure Parking
- \*\* River Bann Views

## TENURE:

Leasehold

## RATES:

£1,127.46 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 £1,550.00 p/a plus £166.00 for buildings insurance. (13.08.2024)

