



1 WHITEROCKS, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	77

OFFERS OVER £285,000

1 WHITEROCKS, PORTRUSH

Located in the heart of Portrush this beautifully presented ground floor apartment provides perfect accommodation with sea views & allocated off street parking. The property boasts a bright and spacious open plan kitchen lounge area leading to an enclosed patio & 3 double bedrooms, one with ensuite to the rear. Only a short walk from all local amenities, coffee shops, restaurants and a host of tourist attractions.

FEATURES

- Oil fired central heating.
- Double glazed windows in uPVC frames.
- Sea views.
- Fully enclosed patio area to the front.
- Allocated off street parking.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,225.50

ANNUAL SERVICE CHARGE: £1,360

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Well presented communal entrance; tiled floor, individual mailboxes; secure intercom system; access to the rear car park; motion activated lights.

ENTRANCE HALL

Wood effect flooring; cloak cupboard with oil boiler.

OPEN PLAN KITCHEN, LIVING & DINING

8.49 m x 3.94 m (27'10" x 12'11")

KITCHEN AREA

3.20 m x 2.51 m (10'6" x 8'3")

Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge freezer; electric oven & hob with extractor unit over; space & plumbed for washing machine; part tiled walls; tiled floor; open to living area.

LIVING & DINING AREA

5.27 m x 3.95 m (17'3" x 13'0")

Sea views; bay window with double doors leading to patio area; wood effect flooring.

BEDROOM 1

4.97 m x 2.86 m (16'4" x 9'5")

Double bedroom to the rear; built in storage cupboard; wood effect flooring.

ENSUITE

1.48 m x 2.35 m (4'10" x 7'9")

Tiled shower cubicle; toilet; wash hand basin; part tiled walls; tiled floor; extractor fan.

BEDROOM 2

3.93 m x 3.09 m (12'11" x 10'2")

Double bedroom to the rear; built in storage cupboard; wood effect flooring.

BEDROOM 3

3.24 m x 2.64 m (10'8" x 8'8")

Double bedroom to the rear; built in storage cupboard; wood effect flooring.

BATHROOM.

2.34 m x 2.32 m (7'8" x 7'7")

Jacuzzi jet panel bath with shower over; toilet; wash hand basin; part tiled walls; tiled floor; extractor fan.

EXTERIOR

PATIO AREA

2.04 m x 4.37 m (6'8" x 14'4")

Fully enclosed; sea views.

OUTSIDE FEATURES

- Private front patio area with partial sea views.
- Allocated car parking to the rear.



Regulated
by RICS



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