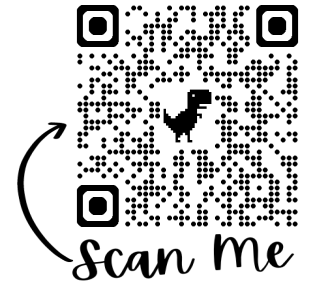


For Sale

Apt 14 Rinvarna Court, Millburn Road, Coleraine,
Co Londonderry, BT52 1UU

Offers Over **£115,000**



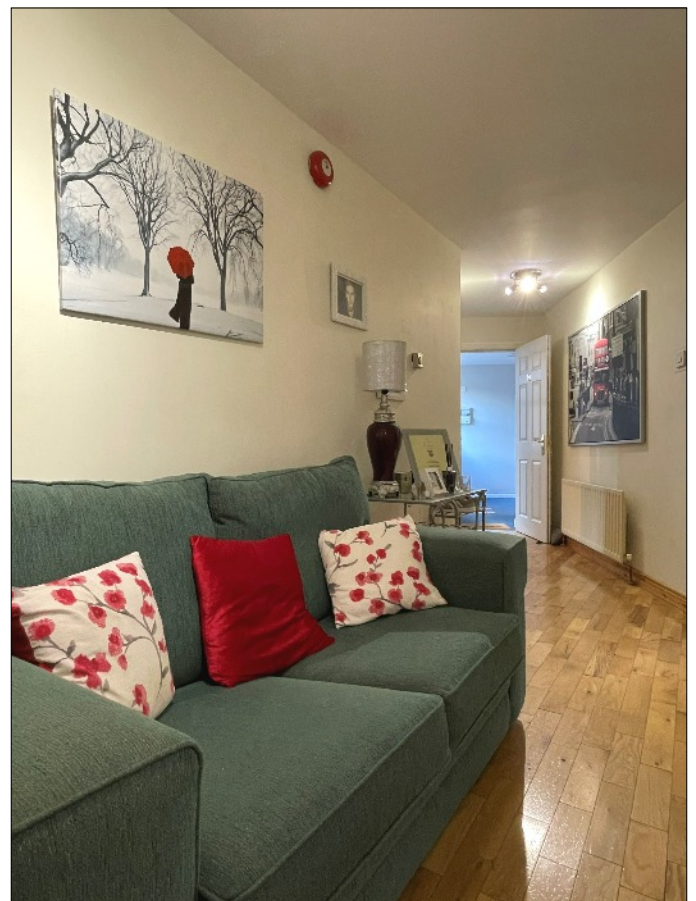
Property Overview

- Ground Floor Apartment
- 2 Bedrooms, 1 Reception Rooms
- Gas heating
- uPVC double glazed windows
- Private garden and patio area to the rear
- Pedestrian access onto Brook Street via right of way
- Within easy walking distance to local primary school, the new Regional College and the Ulster University campus
- Ideal for first time buyer / investor buyer
- Management Fee: The assessment for the year 2023/2024: £614.08
- Rates: The assessment for the year 2024/2025: £931.38
- EPC Rating - 57D

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ENTRANCE HALL:
With wooden flooring, Intercom door entry system.



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OPEN PLAN LOUNGE / DINING AREA / KITCHEN:

LOUNGE:

15' 1" x 14' 11" (4.61m x 4.55m) (MAX) With pine surround fireplace, cast iron inset, tiled hearth, wooden flooring, television and telephone point, patio doors leading to the rear patio and garden areas.

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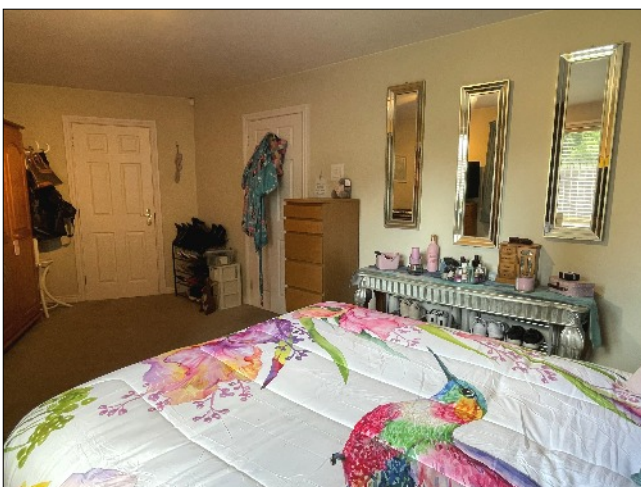
KITCHEN:

18' 3" x 10' 6" (5.56m x 3.19m) (MAX) With eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, tiled floor, space for fridge / freezer, plumbed for washing machine, Bosch oven, 4 ring gas hob, extractor fan, gas boiler.

DINING AREA:

With wooden flooring.

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BEDROOM 1:
12' 8" x 10' 10" (3.86m x 3.29m) With television point.

EN-SUITE:
Comprising W.C. and wash hand basin, half tiled walls, fully tiled shower cubicle with Redring electric shower system, extractor fan.

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BEDROOM 2:
18' 0" x 9' 3" (5.49m x 2.83m) (MAX)

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BATHROOM:

Comprising panel bath with mains shower fitting and shower screen over, w.c., wash hand basin, fully tiled walls, extractor fan, linen cupboard.

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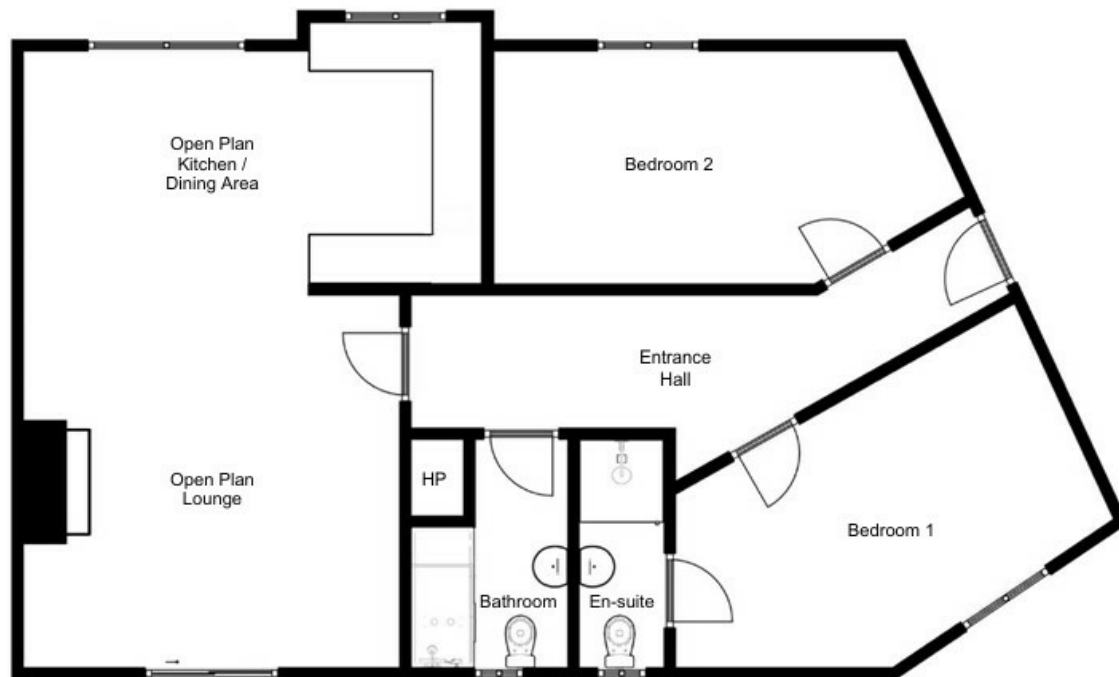
EXTERIOR FEATURES:

Paved patio area enclosed by fencing with outside light. Garden laid in lawn enclosed by fencing with water tap and screened beds. Parking space to the side of the building. Communal bin storage area. Pedestrian access onto Brook Street via right of way.

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

Apt 14 Rinvarna Court, Millburn Road, Coleraine, Co Londonderry, BT52 1UU

FLOOR PLANS



GROUND 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.

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Property Location:

On leaving Coleraine town centre along Millburn Road in the direction of Portstewart and Portrush. Rinvarna Court is situated on the right hand side of the road just before the railway bridge.

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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 57 D | 59 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Northern Ireland EU Directive 2002/91/EC

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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0269 110924/JM

OUR OFFICE LOCATION



Google maps



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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 7032 8222 / 07739 707 078

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