



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

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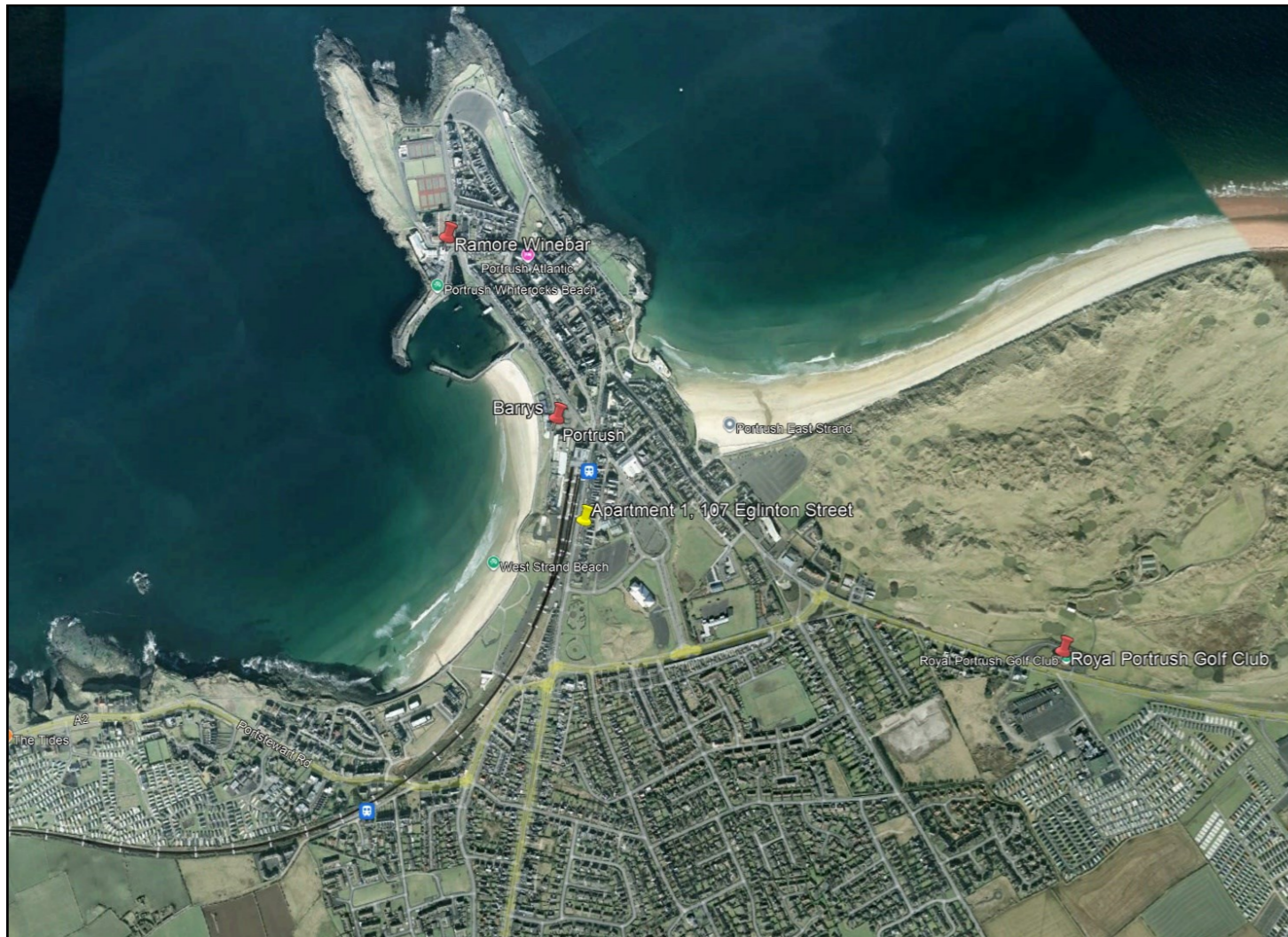
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ARMSTRONG GORDON



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		
69-80	C		
55-68	D		
39-54	E	52 E	52 E
21-38	F		
1-20	G		

PORTRUSH

Apt 1, 107 Eglinton Street

BT56 8DZ

Offers Over £169,500

028 7083 2000
www.armstronggordon.com

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A beautifully presented and delightful two bedroom ground floor apartment situated in the front section of 107 Eglinton Street. The property enjoys well laid out and proportioned accommodation and benefits from a neutral contemporary theme throughout and is in excellent condition. The property enjoys convenience to Portrush Town Centre, beaches and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

Approaching Portrush Town Centre on the Coleraine Road continue through the mini roundabout taking the second exit onto Eglinton Street. Proceed past the Fire Station and Apartment 1, 107 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Porch:

With tiled floor.

Entrance Hall:

3'3 wide

Rear Hallway:

With low level units and plumbing for automatic washing machine.

Open Plan Lounge/Kitchen/Dining Area: 16'7 x 12'2

With single drainer stainless steel sink unit, high and low level units, integrated ceramic hob, integrated oven and glass splashback, stainless steel extractor fan above, integrated dishwasher, integrated fridge, drawer bank and laminate wood floor.



Bedroom 1:

10'3 x 8'3



Bedroom 2:

With laminate wood floor and patio door leading out to rear yard. 10'0 x 8'5



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac courtyard giving access to rear lane.

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Excellent Decorative Order Throughout
- ** Management Company In Place - Service Charge £780.00 per annum. (04.09.24)

TENURE:

Leasehold

CAPITAL VALUE:

£57,500 (Rates: £563.73 p/a approx.)

