

For Sale

Apt 4, 11 Bann View Place, Off Portstewart Road,
Coleraine, County Londonderry, BT52 1FH

Offers Over **£225,000**



Property Overview

- Second floor apartment with lift facilities
- 2 Bedrooms, 1 Reception Room
- Gas central heating
- Private southwest facing balcony with stunning views overlooking the River Bann
- uPVC triple glazed windows
- Constructed in 2021 with communal gardens to the front of the development
- Located approximately 4 miles from Portstewart and within walking distance from Coleraine town centre
- EPC Rating - B82

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ENTRANCE HALL:

With wooden flooring, telephone door entry system, access into cloaks closet.

OPEN PLAN LOUNGE / DINING AREA / KITCHEN

6.86 x 3.71 (MAX)

LOUNGE:

With wooden flooring, television point, uPVC door leading too private balcony with stunning views overlooking the River Bann.



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KITCHEN / DINING AREA:

With eye and low level unit, one and half bowl sunken stainless steel sink unit, quartz worktop, integrated fridge / freezer, integrated Nord Mende dishwasher, Nord Mende electric hob with overhead extractor fan, Nord Mende oven and microwave, wooden flooring, access to gas boiler.

BALCONY:

6.04 x 1.3 Private balcony with stunning views overlooking the River Bann, outside light.

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BEDROOM 1:
3.60 x 2.9 with wooden flooring and television point.



BEDROOM 2:
3.40 x 2.40 with wooden flooring and television point.

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BATHROOM:

2.9 x 1.78 (MAX) Comprising w.c. and wall mounted vanity unit, corner shower enclosure with rain fall and body mains shower fittings, freestanding bathtub with shower head attachment, fully tiled walls, tiled floor, heated towel rail, extractor fan.

EXTERIOR FEATURES:

With communal entrance to front of the building leading to communal hall and access to lift facilities, communal parking spaces.

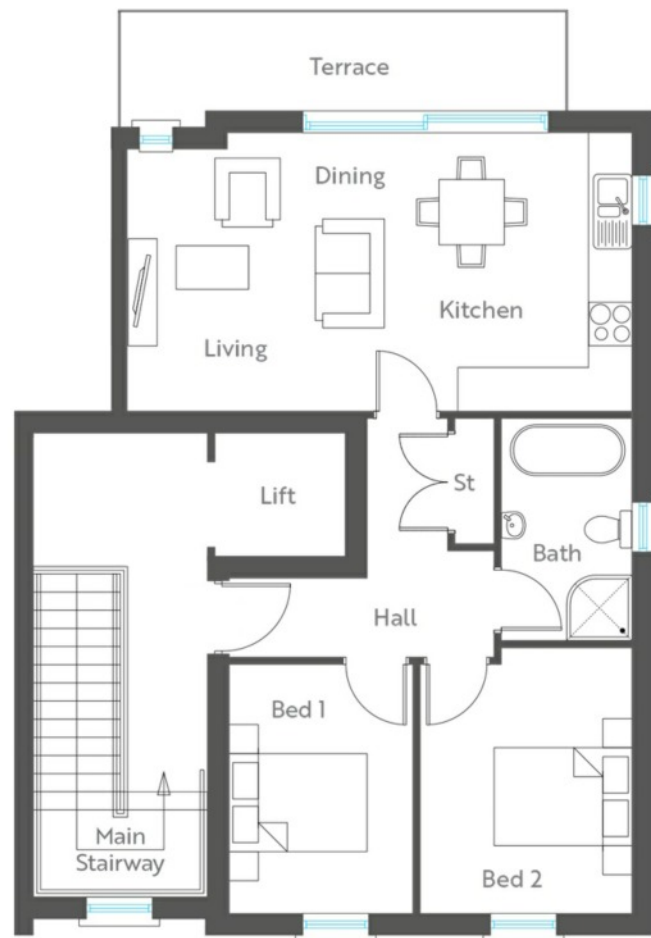
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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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.

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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 approaching Coleraine along the Portstewart Road, once passed the Causeway Coast and Glens Borough Council offices take the first entrance on the right into Bann View Place. Follow the road to the end of the development where Apartment 4, 11 Bann View Place is situated in the block on the right hand side.

- Management Fee: The assessment for the year 2024/2025: £1432.00
- Rates: The assessment for the year 2024/2025 is £931.38
- Tenure: Leasehold - 999 years from 30th September 2021
- Ground Rent: 5 pence per annum

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	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

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coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0272 250924/AM

OUR OFFICE LOCATION



Google maps



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