



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

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Mortgage Services:

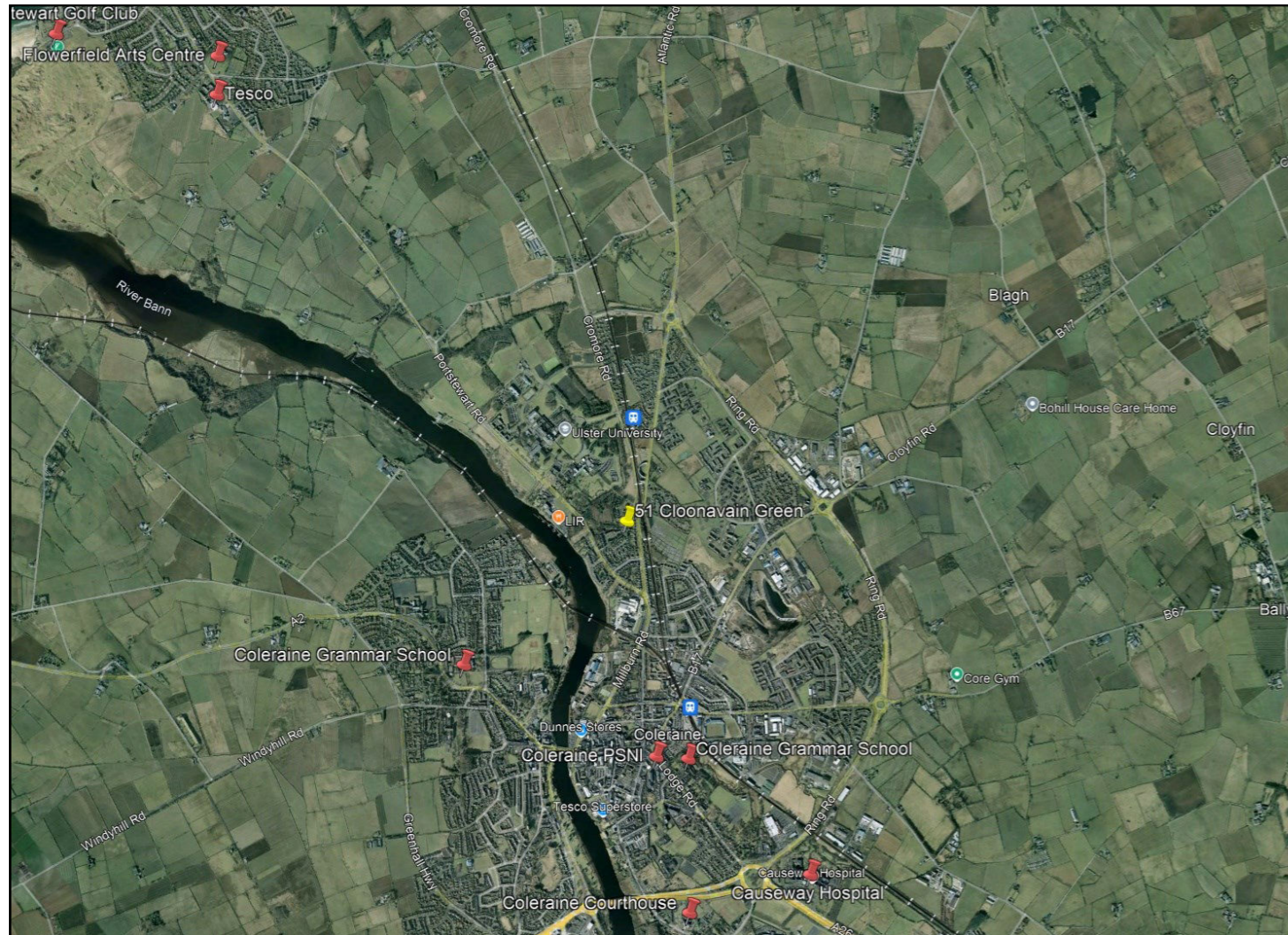
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ARMSTRONG GORDON



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 | 57 D | 60 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COLERAINE

51 Cloonavin Green
Portstewart Road
BT52 1RG
Offers Over £142,500

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028 7083 2000
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A delightful two bedroom second floor apartment extending to 785 sq. ft (approx.) of floor space and located in a popular residential area close to Coleraine Marina, University of Ulster and Coleraine town centre. The property benefits from elevator access to the second floor and internally has spacious well laid out accommodation. Constructed by Longridge Developments circa 2005, this apartment should appeal to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Leaving Coleraine on the Portstewart Road, take your first right after the Boulevard into Cloonavin Park and then first left into Cloonavin Green. Turn right and proceed to the very top of the development. No 51 will be located at the very top right corner of the development and is accessed through the main entrance door at the rear of the building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With lift and stair access to all floors.

SECOND FLOOR:

Entrance Hall:

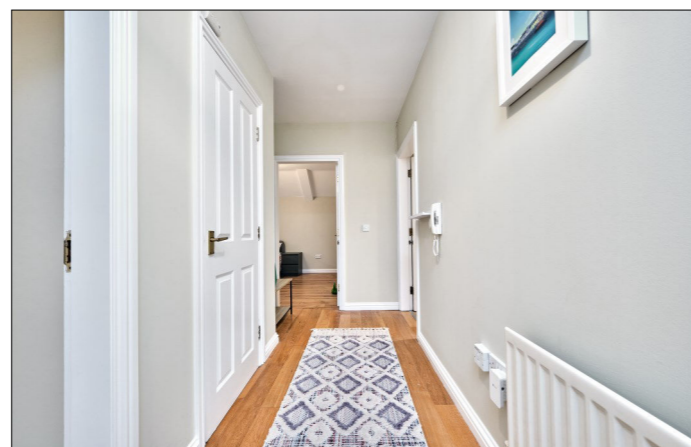
4'3 wide with intercom system, storage cupboard housing gas boiler and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area:

20'1 x 23'1

Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven, ceramic hob and stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine and dishwasher, drawers, shelving, 'Velux' window and tiled floor.



Lounge Area:

With wood surround fireplace with cast iron inset and tiled hearth, laminate wood floor and PVC French doors leading to feature balconette.



Bedroom 1:

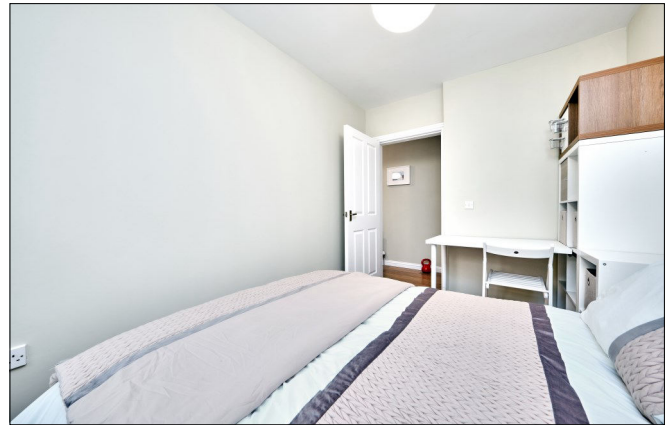
With laminate wood floor. 12'3 x 9'9

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



Bedroom 2:

With laminate wood floor. 11'4 x 8'0



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, part tiled around bath, extractor fan and tiled floor.



EXTERIOR FEATURES:

Communal car parking area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Intercom System
- ** Wired for Burglar Alarm
- ** Communal Parking To Rear

TENURE:

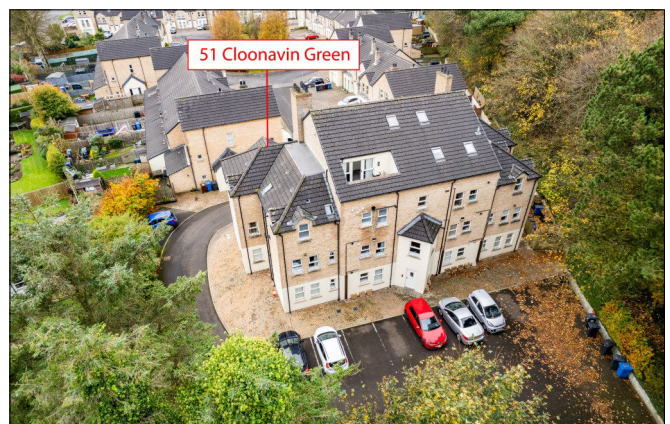
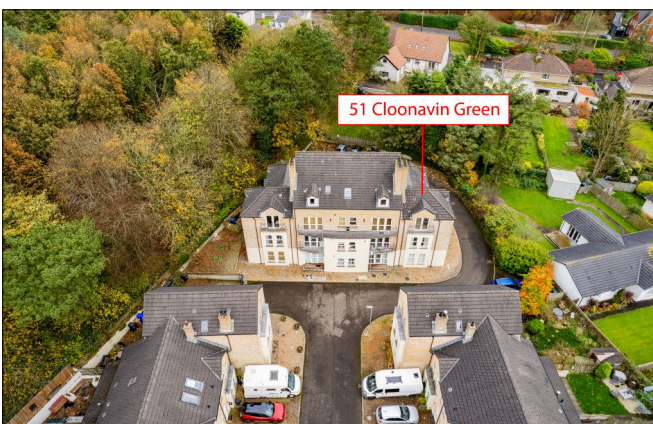
Leasehold

CAPITAL VALUE:

£97,500 (Rates: £955.89 p/a approx.)

MANAGEMENT COMPANY:

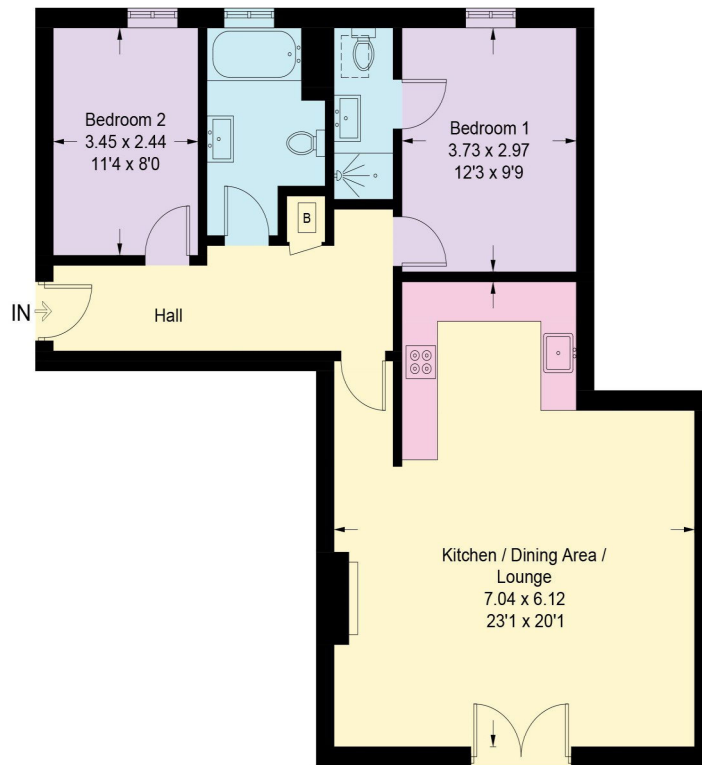
Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. Current service charge is £779.00 per annum approx. (05.11.24)





Floorplan

51 Cloonavin Green



ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143520)