



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

16 Rugby Road

BT52 1RJ

Offers Over £169,500

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An attractive three bedroom ground floor apartment situated in a popular development of 21 units being a mixture of apartments and townhouses just off the Mountsandel Road with proximity to Coleraine town centre. Constructed circa 2007 the accommodation is well laid out extending to approximately 990 sq. ft of comfortable living space and has a pleasant outlook over Coleraine Rugby Club and main pitch. Also, the property itself offers easy access to the ring roads to those willing to commute to Belfast or Londonderry. All in all, a fine apartment with early internal inspection highly recommended.

On leaving Coleraine town centre along Lodge Road, take third exit off roundabout at the top of same onto Rugby Avenue. The Rugby Road development sits on the right hand side just after Coleraine Rugby Club. Number 16 will be in the middle of the development overlooking the Rugby Club.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With tiled floor and stair access to all floors.

Entrance Hall:

5'2 wide with cloaks cupboard and laminate wood floor.

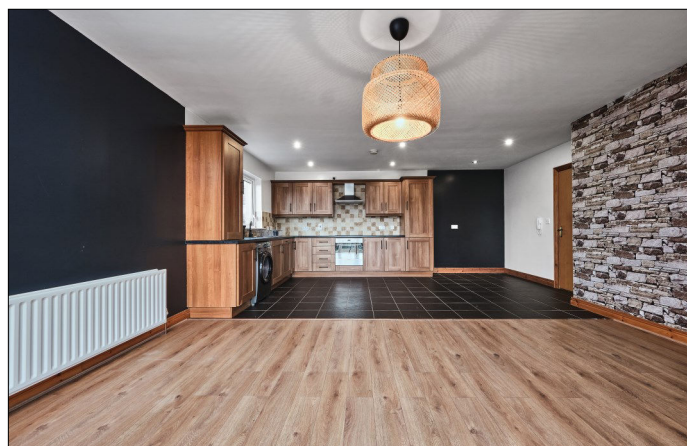


Open Plan Lounge/Kitchen/Dining Area:

23'1 x 17'8

Kitchen:

With bowl and half single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated ceramic hob, integrated oven with stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic washing machine and dishwasher, recessed lighting, intercom system and tiled floor.



Lounge:

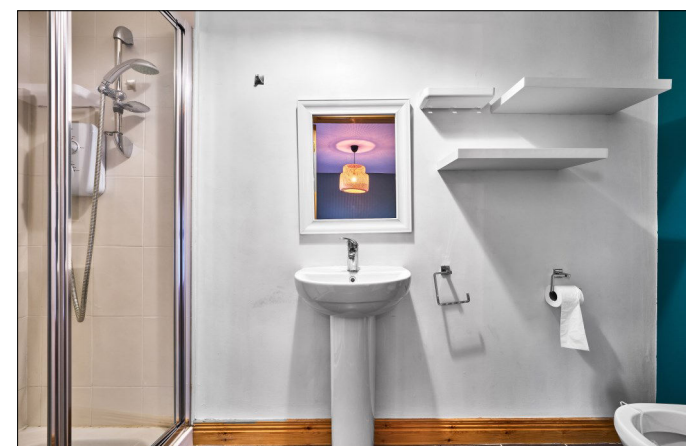
With pine surround fireplace with cast iron inset, tiled hearth, laminate wood floor and PVC French doors leading to rear garden.



Bedroom 1:

12'7 x 10'0

Ensuite with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



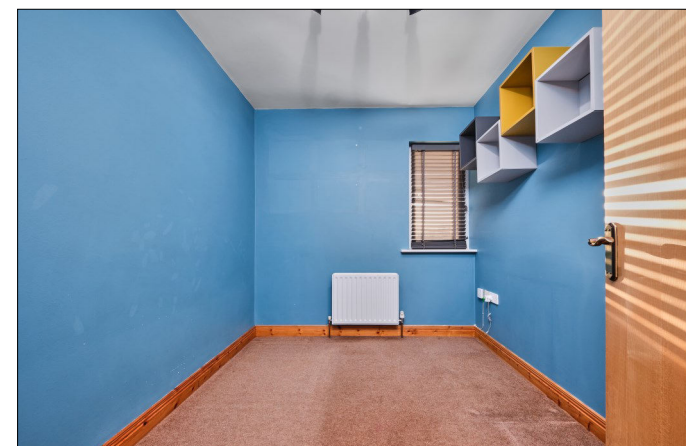
Bedroom 2:

With PVC French doors leading to rear garden. 12'4 x 12'9



Bedroom 3:

8'8 x 7'8



Bathroom:

With white suite comprising w.c., wash hand basin, PVC clad walk in shower cubicle with mains shower, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fully enclosed and laid in lawn with paved patio area. Shed to rear and tap to side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Ground Floor Apartment With Garden

TENURE:

Leasehold

CAPITAL VALUE:

£145,000 (Rates: £1421.58 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. Current Service Charge is **£965.00** per annum approx. (11.12.24)

Please note short term lets are not permitted. Minimum lease duration of 6 months.

Domestic pets are permitted with permission from the Management Company providing said pets do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents.

