



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
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To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		74
D 55-68		
E 39-54	46	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

COLERAINE

9 Lislea Court

BT51 3HN

Offers Over £74,500

028 7083 2000
www.armstronggordon.com

A delightful two bedroom second floor apartment located in the ever popular development of Lislea Court which consists of 12 apartment units. Constructed circa 1990 by the Patton Group, Lislea Court is within close proximity to Coleraine town centre, local amenities, schools and churches. The property would be ideally suited to a young professional, first time buyer or indeed investment buyer looking for a property in a development with many fine attributes to offer.

Leaving Coleraine on the Castlerock Road, take your second right after County Hall on your right hand side into Lislea Court. No 9 will be located in the block of apartments on your right hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:
With stairs to second floor.

SECOND FLOOR:

Entrance Hall:
3'4 wide with storage cupboard, hot press and tiled floor.

Lounge:
With tiled floor and French doors leading onto feature balcony. 13'7 x 11'1



Kitchen:
With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker and fridge freezer, plumbed for automatic washing machine, drawer bank and tiled floor. 9'3 x 7'9



Bedroom 1:
With tiled floor. 13'7 x 9'9



Bedroom 2:
With tiled floor. 8'9 x 7'9



Shower Room:
With w.c, wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls and tiled floor.



EXTERIOR FEATURES:
Outside to front there is a private parking area.

- SPECIAL FEATURES:**
- ** Economy 7 Heating
 - ** Hardwood Framed Windows
 - ** Ideal For First Time Buyer
 - ** Within Close Proximity To Coleraine Town Centre

TENURE:
Leasehold

CAPITAL VALUE:
£70,000 (Rates:£573.65 p/a)

MANAGEMENT COMPANY:
Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current Service Charge £600.00 PA Approx