



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

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



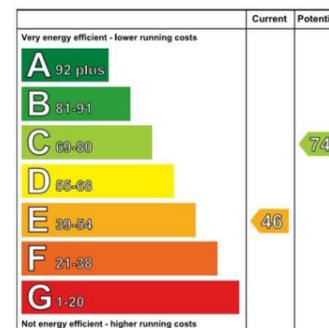
ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



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



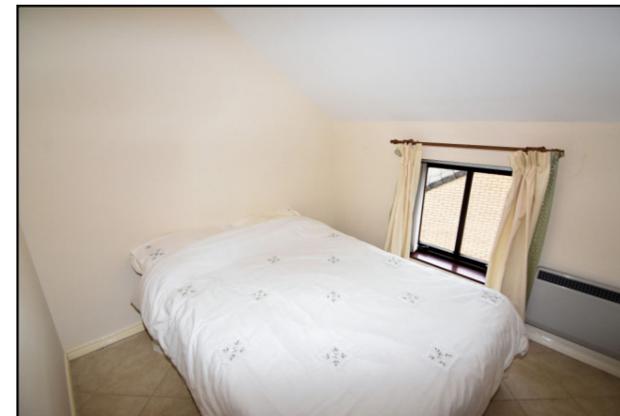
Kitchen:
With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker and fridge freezer, plumbed for automatic washing machine, drawer bank and tiled floor. 9'3 x 7'9



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