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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



## PORTRUSH

Block of 6 Apartments

97 Eglinton Street

BT56 8DZ

Offers Over £329,500

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A rare investment opportunity to acquire a well laid out building in the heart of Portrush comprising of five self contained one bed apartments and one studio apartment. The property offers excellent sea views. Located in the centre of one of the North Antrim Coast’s most popular and picturesque tourist destinations, the building incorporates all the benefits that a well located residence such as this has to offer. Please do not hesitate to make an appointment to view at your earliest convenience.

Approaching Portrush on the Coleraine Road, go through the Metropole roundabout heading into the town. As you pass the fire station on Eglinton Street, No 97 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR: [ALL MEASUREMENTS ARE APPROXIMATE]

Entrance Porch:  
With tiled floor.

Entrance Hall:  
6’3 wide with tiled floor and under stairs storage cupboard.

Rear Hallway:  
With tiled floor and pedestrian access to rear communal area housing bins and storage shed. There is also pedestrian access to a rear alleyway.

**FLAT 1:**  
**Entrance Hall:**  
With laminate wood flooring.  
**Lounge:**  
With bay window to front and tiled floor. 13’2 x 12’10  
**Kitchen:**  
9’0 x 7’3  
**Bedroom 1:**  
10’1 x 7’11  
**Bathroom:**  
With white suite comprising w.c., wash hand basin, shower over bath and fully tiled walls.

**FLAT 2:**  
With convenient access from both front and rear.  
**Open Plan Studio:**  
Kitchen area with full tiling and granite counters. 18’3 x 12’5  
**Bathroom:**  
With white suite comprising w.c., wash hand basin, shower over bath and fully tiled walls.

FIRST FLOOR:

**FLAT 3:**  
Situated to rear of building.  
**Lounge:**  
With bay window. 13’3 x 10’5  
**Kitchen:**  
9’10 x 9’5  
**Bedroom 1:**  
11’0 x 8’6  
**Bathroom:**  
With white suite comprising w.c., wash hand basin, shower over bath and fully tiled walls.

**FLAT 4:**  
**Entrance Hall:**  
With laminate wood flooring.  
**Lounge:**  
With laminate wood floor and bay window with beautiful sea views to front. 13’2 x 12’10  
**Kitchen:**  
9’0 x 7’3  
**Bedroom 1:**  
With sea views to front. 10’1 x 7’11  
**Bathroom:**  
With white suite comprising w.c., wash hand basin, shower over bath and fully tiled walls.

SECOND FLOOR:

**FLAT 5:**  
**Lounge:**  
With bay window to rear. 13’2 x 11’0  
**Kitchen:**  
9’1 x 8’6  
**Bedroom 1:**  
11’1 x 8’5  
**Bathroom:**  
With white suite comprising w.c., wash hand basin, shower over bath and fully tiled walls.

**FLAT 6:**  
**Lounge:**  
With bay window having sweeping sea views. 15’6 x 11’1  
**Kitchen:**  
12’10 x 10’3  
**Bedroom 1:**  
With sea views to front. 12’2 x 8’2  
**Shower Room:**  
With white suite comprising w.c. wash hand basin and a fully tiled walk in shower cubicle.

- SPECIAL FEATURES:**
- \*\* Oil Fired Central Heating (On Ground & First Floors)
  - \*\* PVC Double Glazed Windows Throughout
  - \*\* Views Over Sea, Donegal Headlands & Beach To Front
  - \*\* Presently Sub-divided Into 6 Self Contained Flats (Individually Metered)
  - \*\* Generating Instant Income As Is with Extensive Investment Potential Upon Further Renovation Or Re-Development Subject To Necessary Consents

UNIT:	CAPITAL VALUE:	RATES:	SQ M	EPC	TENURE:
Flat 1:	£33,000	£270.43	33 Sq M	C63/P67	Freehold
Flat 2 :	£38,000	£311.41	33 Sq M	Pending	
Flat 3 :	£40,000	£327.80	41 Sq M	C65/ P67	
Flat 4:	£40,000	£327.80	38 Sq M	C60/ P61	
Flat 5:	£40,000	£327.80	41 Sq M	C04/ P42	
Flat 6	£42,000	£344.19	44 Sq M	C38/ P72	

