



## PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

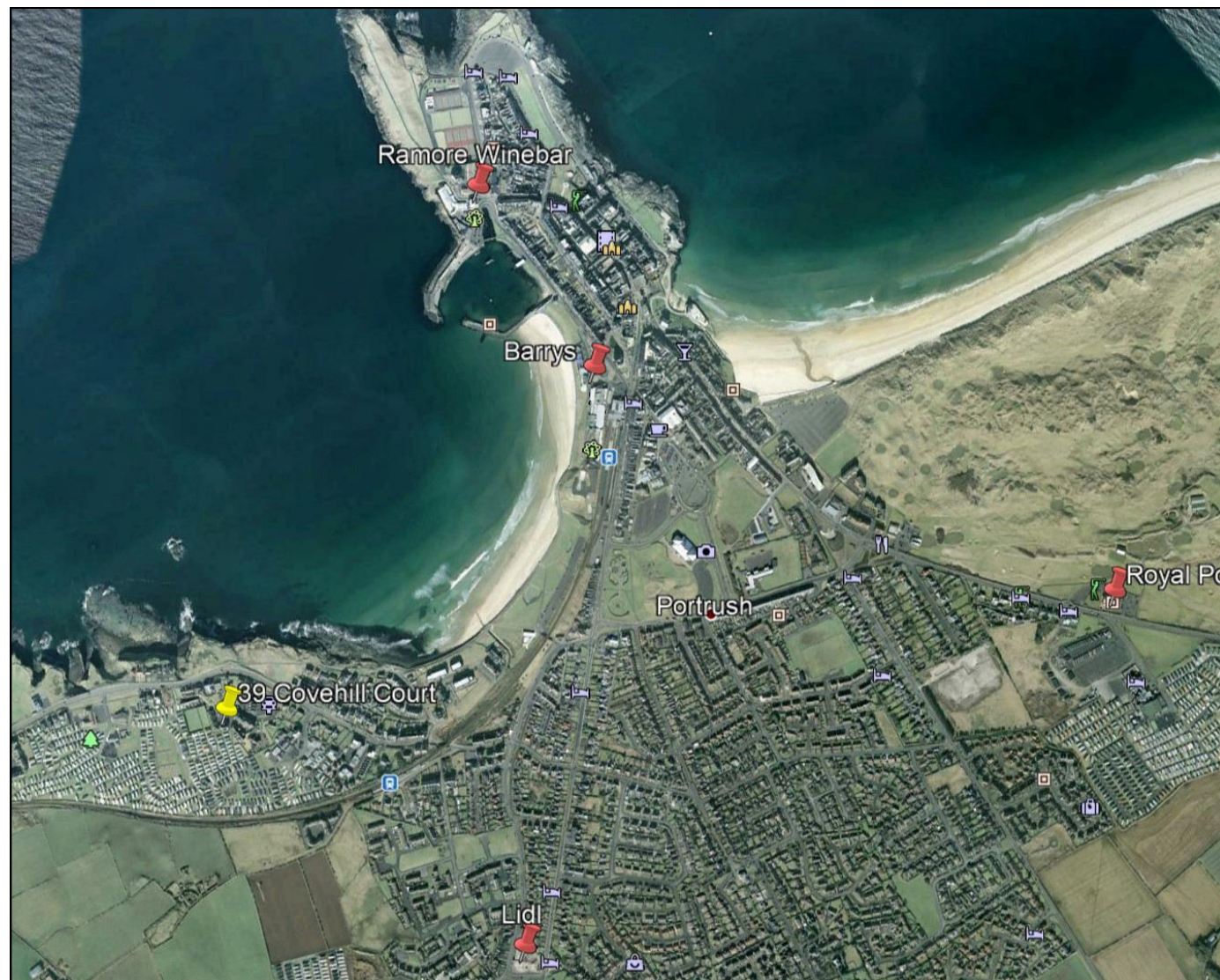
Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. [info@armstronggordon.com](mailto:info@armstronggordon.com) W. [www.armstronggordon.com](http://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

# ARMSTRONG GORDON



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

## PORTRUSH

39 Covehill

BT56 8GL

Offers Over £149,500

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



A fabulous opportunity to acquire a delightful 2 bedroom first floor apartment in the ever popular 'Covehill' development. Located behind the main apartment building, the property itself is within a block of only six units within a development of 47 units. Internally the apartment has been tastefully decorated with a very cosy atmosphere throughout. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Wine bar. We highly recommend this apartment to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at your earliest opportunity.

Leaving Portrush heading towards Portstewart, take your third left after the Dhu Varren railway bridge into Covehill Court. Drive right into the development and follow the road right around the main building of apartments. No. 39 will be within a block of six apartments on the second floor behind the main building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

**Communal Entrance Hall:**  
With Stairs to first floor.

FIRST FLOOR:

**Entrance Hall:**  
4'9 wide with large storage cupboard, second storage cupboard and additional storage cupboard housing boiler.

**Open Plan Lounge/ Dining / Kitchen:**  
23'0 x 17'0

**Lounge / Dining Area:**  
With laminate wood flooring and patio doors leading to balcony.



**Kitchen Area:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated stainless steel oven and hob with extractor fan above, integrated fridge/freezer, plumbed for dishwasher and automatic washing machine, drawer bank, recessed lighting and tiled floor.



**Bedroom 1:**  
14'11 x 9'5

**Ensuite** comprising w.c., wash hand basin, fully tiled walk in shower cubicle, towel rail, tiled floor.





**Bedroom 2:**

With double built in mirrored wardrobes. 9'10 x 9'2

**Bathroom:**

With white suite comprising w.c., wash hand basin, bath, towel rail, recessed lights, half tiled walls.

**EXTERIOR FEATURES:**

Outside to rear there is private car parking.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Good Decorative Order
- \*\* Exterior Balcony
- \*\* Private Parking

**CAPITAL VALUE:**

£100,000 (Rates: £846.60)

**TENURE:**

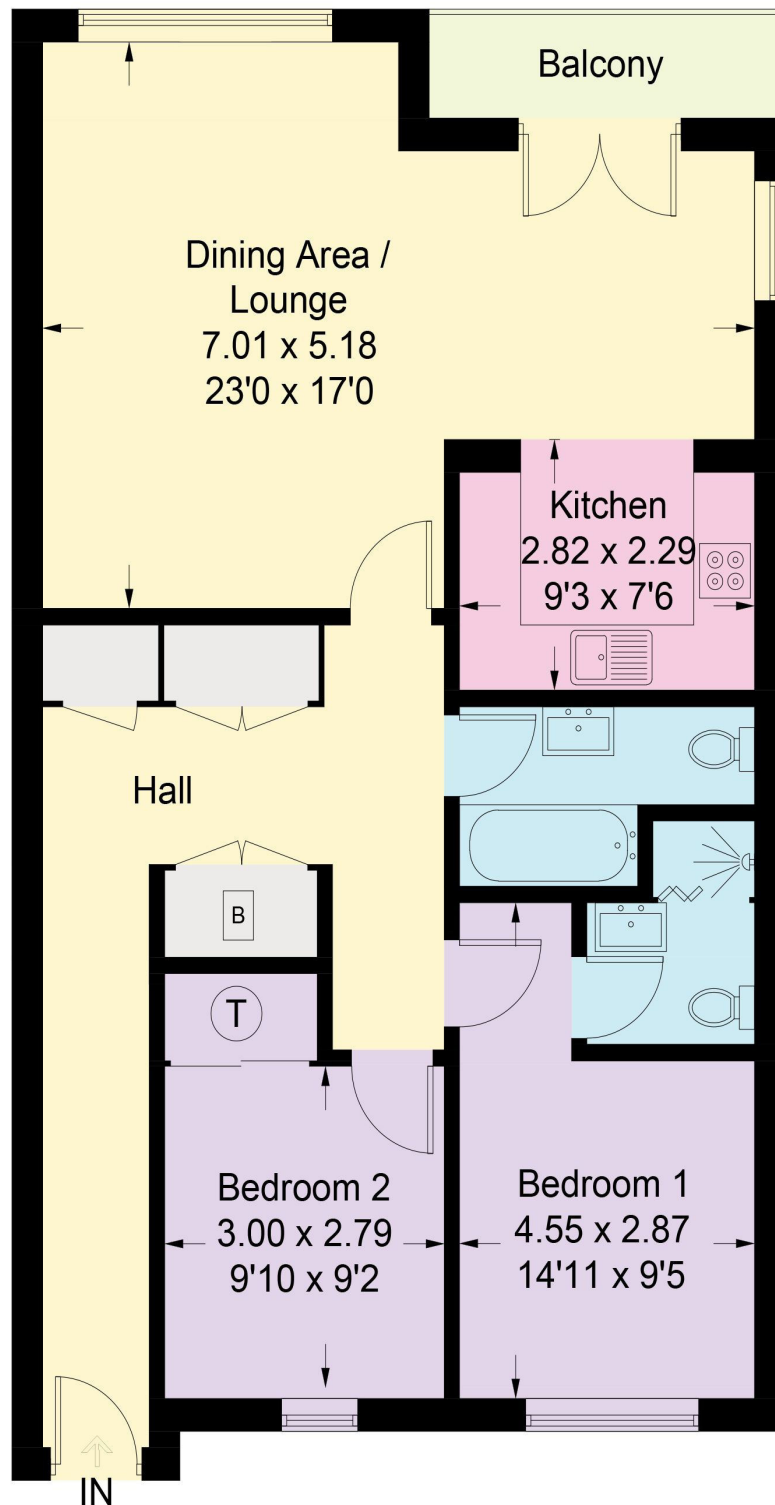
Leasehold

**MANAGEMENT COMPANY**

Please note that all purchasers will become a shareholder in a management company formed to provide buildings insurance and maintain communal areas. Details of the service charge and full management details are available on request. Current service charge is £1,339.32 p/a (30.07.2020)

# 39 Covehill Court

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



**First Floor**



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID665352)