



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]

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**ARMSTRONG
GORDON**

Block of 6 newly renovated apartments, some with sea views



PORTRUSH

'Erin Court'

97 Eglinton Street

BT56 8DZ

Price from £79,500

**** Closing Date Friday 14th May at 12 noon approx. ****

028 7083 2000
www.armstronggordon.com

Refurbished block of 6 one and two bed apartments. All apartments are refurbished to include new kitchens, bathrooms, décor, flooring, tiling and heating.

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.

| FLOOR | UNIT | SITUATION | BEDROOMS | SQ FT | PRICE | ADDITIONAL INFORMATION |
|--------|--------|-----------|----------|-------|----------|------------------------|
| Ground | Apt.2 | Rear | 1 Bed | 380 | £79,500 | |
| First | Apt. 3 | Front | 1 Bed | 475 | RESERVED | Sea View |
| First | Apt. 4 | Rear | 2 Bed | 550 | £159,500 | With decking area |
| Second | Apt. 5 | Front | 2 Bed | 625 | RESERVED | Sea View |
| Second | Apt. 6 | Rear | 1 Bed | 445 | RESERVED | |

SPECIAL FEATURES:

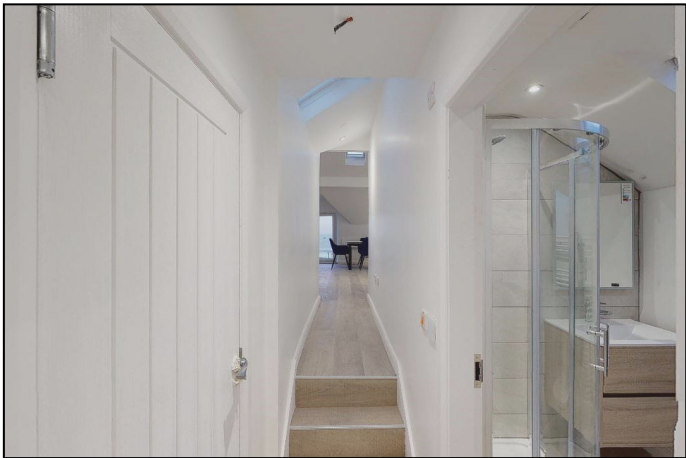
- ** Electric Smart Controlled Heating
- ** PVC Triple Glazed Windows
- ** Newly Installed Kitchens With Integrated Appliances, Bathrooms, Flooring, Smart Heating, Carpets, Décor Etc
- ** Bluetooth Amplified Speakers In Lounge, Smart Heating, Video Touch Intercom
- ** Keyless Entry To Each Apartment
- ** Bluetooth LED Bathroom Mirrors
- ** T.V. Points In All Bedrooms With USB Charging Points
- ** LVT Scratchproof & Noise Reducing Flooring
- ** Very Central Location Close To Beaches & All Local Amenities
- ** Sea Views To Front
- ** Rear Store Available By Negotiation (Only 1)

** DISCLAIMER **

Please note that all photographs displayed are taken of Apartment 5 (The Showhouse) and are indicative of style and quality of finish.

INTERNAL PHOTOS OF APARTMENT 5:

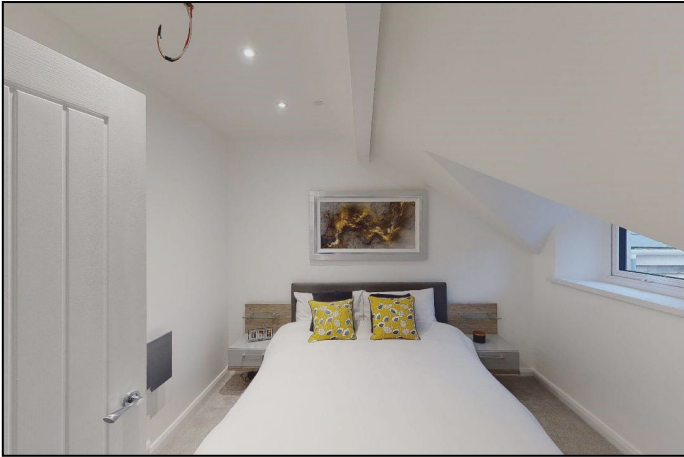
Entrance Hall:



Kitchen/Dining/Living Room:



Bedroom 1:



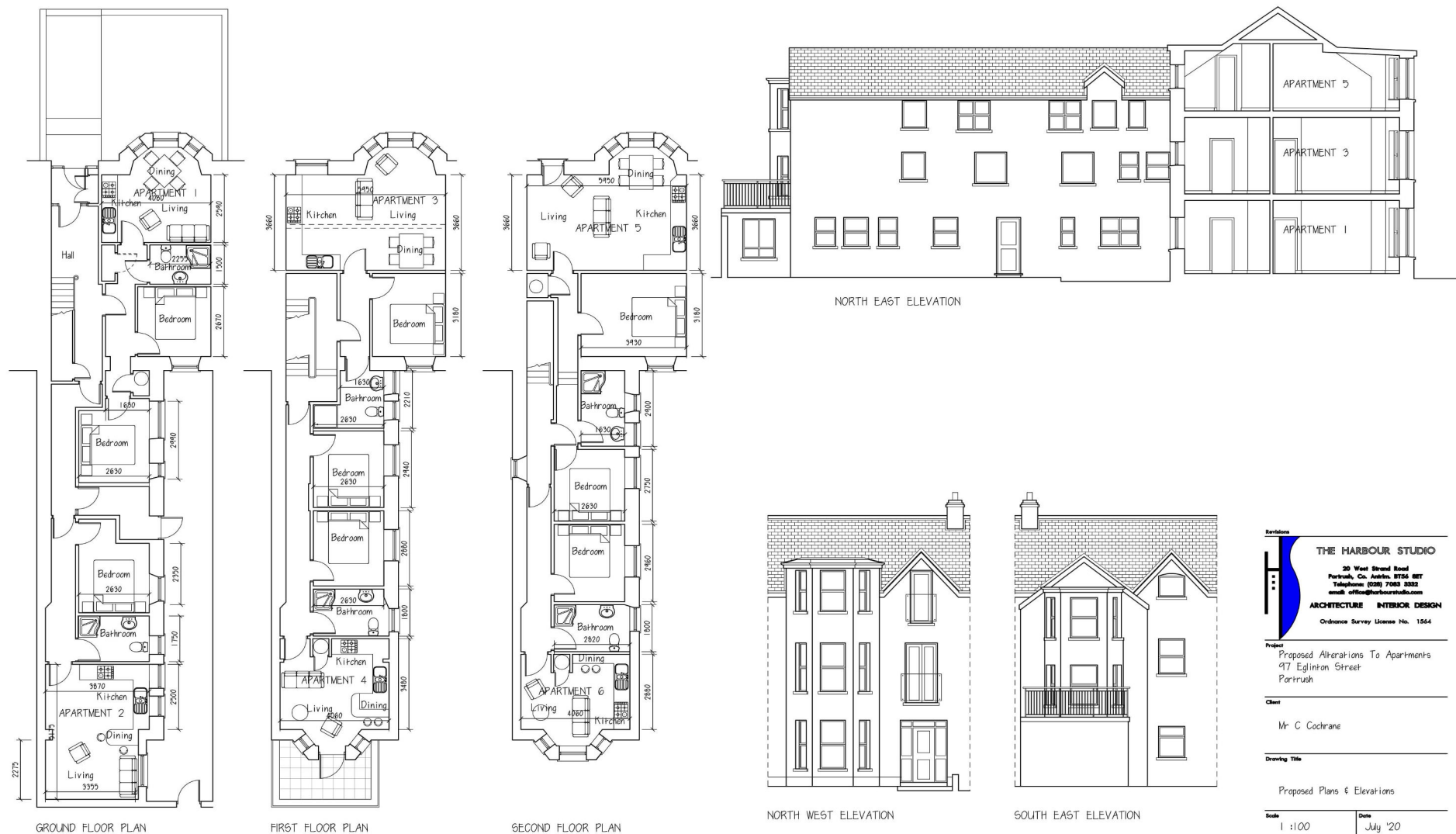
Bedroom 2:



Bathroom:



Property Plan Dimensions: Erin Court, 97 Eglinton Street, Portrush



PLEASE NOTE: Floor plans are preliminary and subject to change.

PLEASE NOTE: Due to the layout of the building, specification of apartment 2 is to be confirmed.

Revisions

THE HARBOUR STUDIO
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ARCHITECTURE INTERIOR DESIGN
Ordnance Survey License No. 1564

Project
Proposed Alterations To Apartments
97 Eglinton Street
Portrush

Client
Mr C Cochrane

Drawing Title
Proposed Plans & Elevations

| | |
|---------------------|------------------|
| Scale 1:100 | Date July '20 |
| Drawn By P Mc A | Checked By |
| Dep. No. 2013/03 | |