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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:

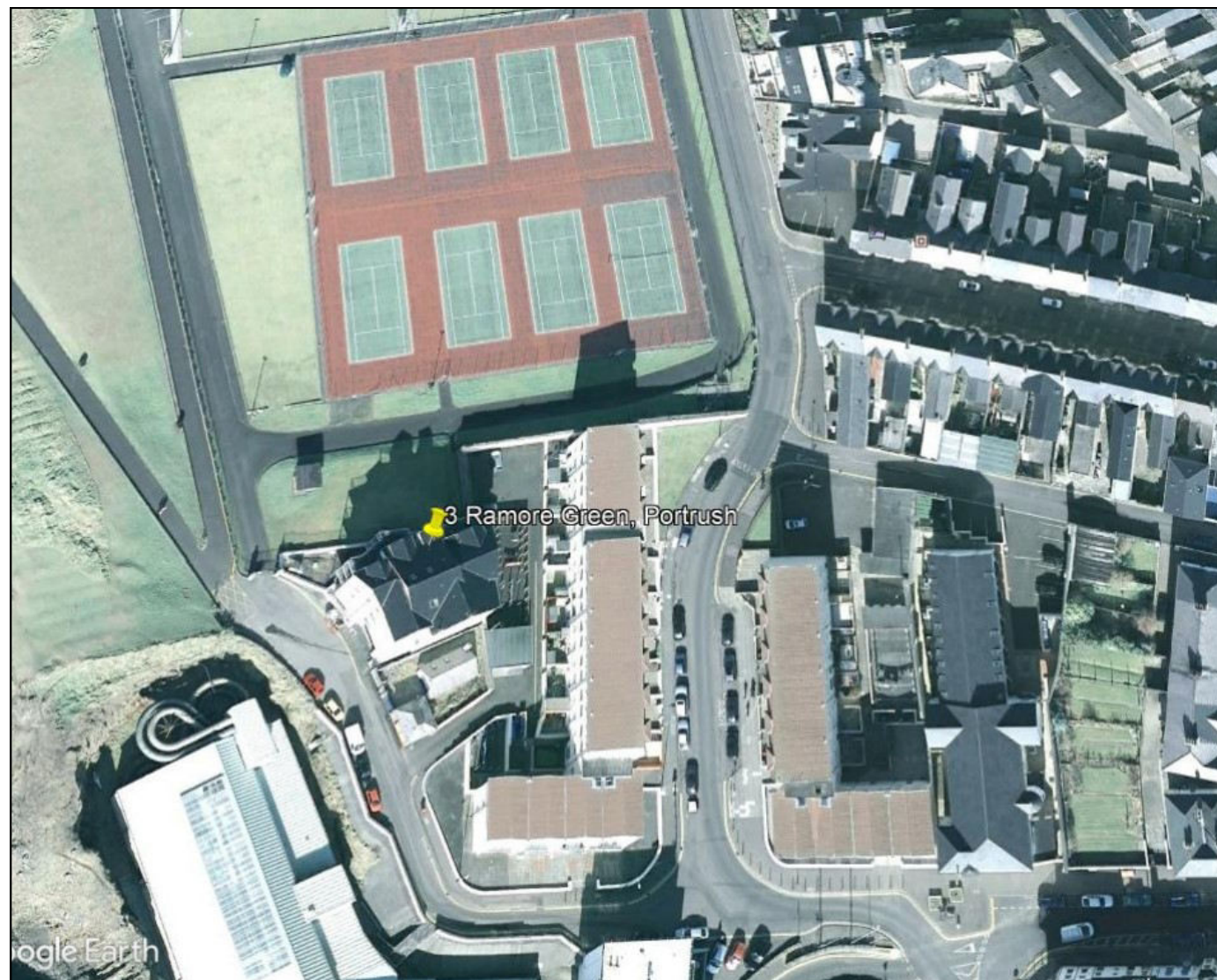
ARMSTRONG GORDON

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



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



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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	72
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTRUSH

3 Ramore Green

158a Main Street, BT56 8BD

Offers Over £219,500

028 7083 2000
www.armstronggordon.com

Truly superb 2 bedroom first floor apartment with large balcony overlooking tennis courts and sea, being finished to an exacting specification. This property is in one of the best locations the north coast has to offer and is situated immediately adjacent to Ramore Wine bar, Portrush harbour and West Strand beach. This property also benefits from an extremely large balcony to front.

Travelling along Kerr Street (opposite Barry's) turn right when you reach the harbour and then when you reach the top of the hill turn left, continue along this road and Ramore Green Apartments will be located on your right hand side.

ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL: With lift to first floor.

FIRST FLOOR

Entrance Hall:

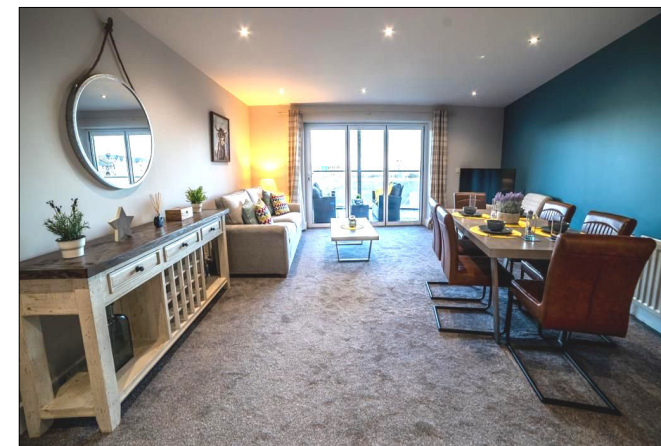
With intercom, recessed lights and storage cupboard.
3'9 wide

Lounge/Kitchen/Dining Area:

26'1 overall x 14'9

Lounge:

With sliding doors to large sit out tiled balcony.



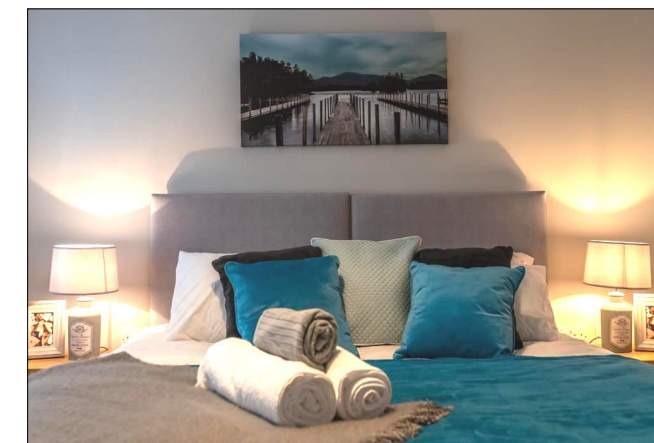
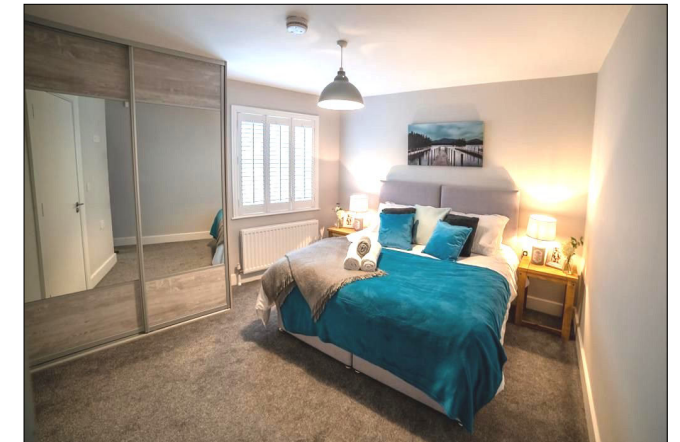
Kitchen/Dining Area:

With stainless steel sink unit, range of high & low level units with tiling between, integrated oven, ceramic hob, stainless steel extractor fan, fridge freezer, dishwasher, plumbed for automatic washing machine, saucepan drawer, recessed lighting & wooden floor.

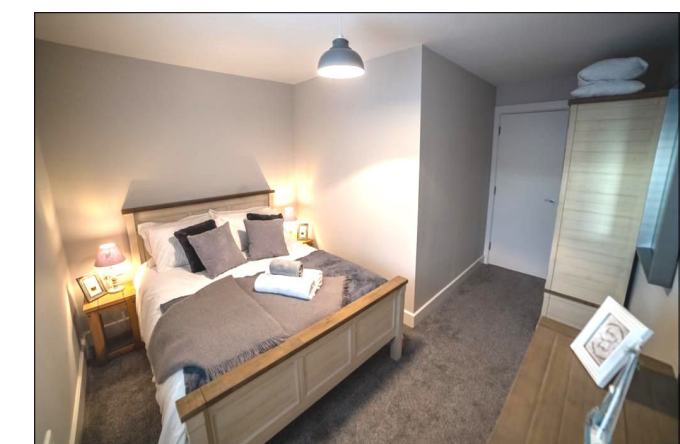
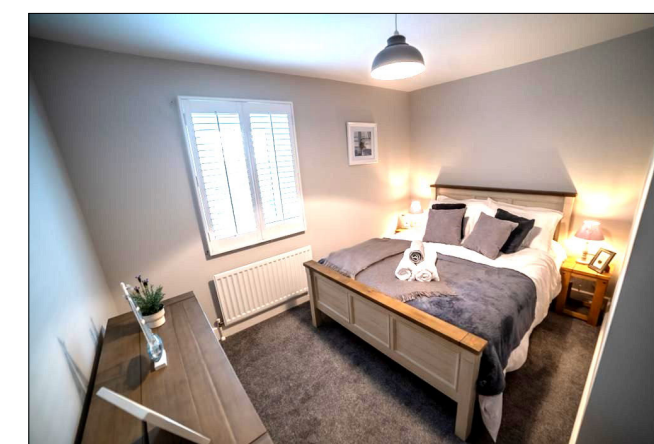


Bedroom 1:

12'1 x 11'10 **Ensuite** off with fully clad walk in shower cubicle, wc, whb, towel rail, recessed lighting & tiled floor.

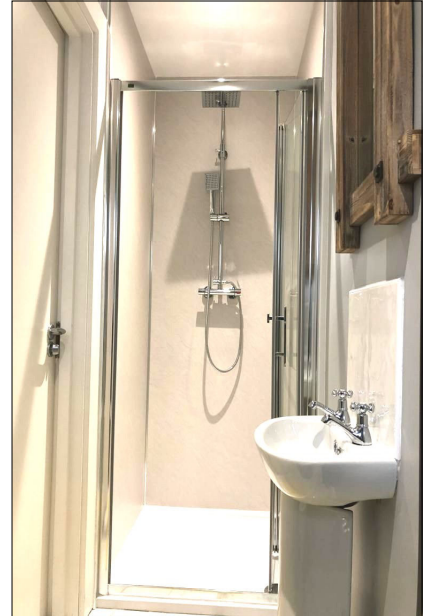
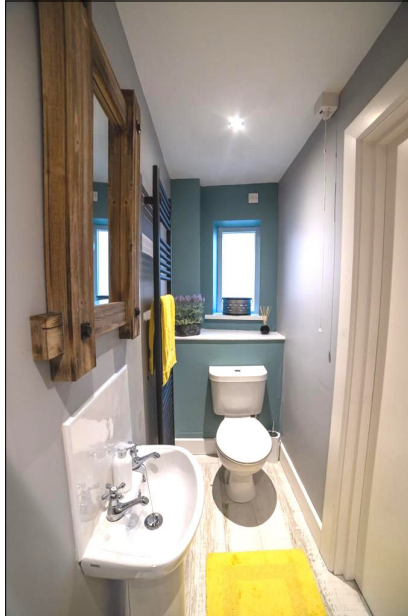


Bedroom 2: 15'5 overall x 11'11



Shower Room:

With large fully clad walk in shower cubicle with shower & rain shower, wc, wash hand basin, towel rail, recessed lighting, tiled floor & extractor fan.

**EXTERIOR FEATURES**

Outside to rear there is a tarmac drive extending into ground floor car park and private storage.

SPECIAL FEATURES

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Car Parking on Ground Floor With Remote Control Access
- ** Extra Large Balcony To Front
- ** Excellent Decorative Order Throughout
- ** Plans For The Recreation Grounds In Front Of Apartment Are Prepared For Consultation
Purposes To Include New Clubhouse, New Concert Arena, New Bowling Green, New Tennis Courts & New Children's Play Area. Plans Available To View In Office

CAPITAL VALUE

£155,000 (Rates: £1312.23 p/a)

TENURE

Leasehold

Management Company

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. April 2020: £1510.

