



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

| Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
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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



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	48	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTRUSH

Apartment 1, 2 Antrim Gardens

BT56 8AR

Offers Over £125,000

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a one bedroom ground floor apartment situated in a block of only 3 residences located in one of the North Antrim Coast's most popular and picturesque tourist destinations. Having been recently renovated and in excellent and immaculate order throughout, this beautiful apartment incorporates all the benefits that a well located apartment has to offer. Located in the heart of Portrush the property is only a stone's throw away from the majority of local amenities and town centre.

Travelling along Kerr Street in Portrush towards the harbour, turn right up the hill going past Neptune & Prawn and right again at the top onto Main Street. At the Ramada Hotel crossroads proceed straight through and Antrim Gardens is the first turn on the left. No 2 will be located on your right hand side overlooking the green.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

Entrance Hall:
2'9 wide with storage cupboard, hot-press, immersion heater and laminate wood floor.

Lounge/Dining:
With laminate wood floor and sea views. 18'5 x 10'5



Kitchen Area:
With stainless steel sink unit, high and low level units with tiling between, integrated stainless steel oven and ceramic hob, plumbed for automatic washing machine, drawer bank, integrated fridge freezer and laminate wood floor. 12'1 x 9'5



Bedroom 1:
With laminate wood floor. 11'2 x 11'2

Ensuite off comprising w.c, wash hand basin, fully tiled walk in shower cubicle and tiled floor.



Shower Room:
With w.c, wash hand basin, fully tiled walk in shower cubicle and chrome towel rail.



EXTERIOR FEATURES:
Outside to front there is a large public green area.

- SPECIAL FEATURES:**
- ** Electric Heating Company EHC Visage
 - 1 & 2 KW Heaters With App & Local Controls
 - ** PVC Double Glazed Windows
 - ** Excellent Decorative Order
 - ** Popular Central Location
 - ** Sea Views To Front
 - ** Rewired Throughout

TENURE:
To Be Confirmed

CAPITAL VALUE:
£70,000(Rates:£592.62 p/a)

