



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

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

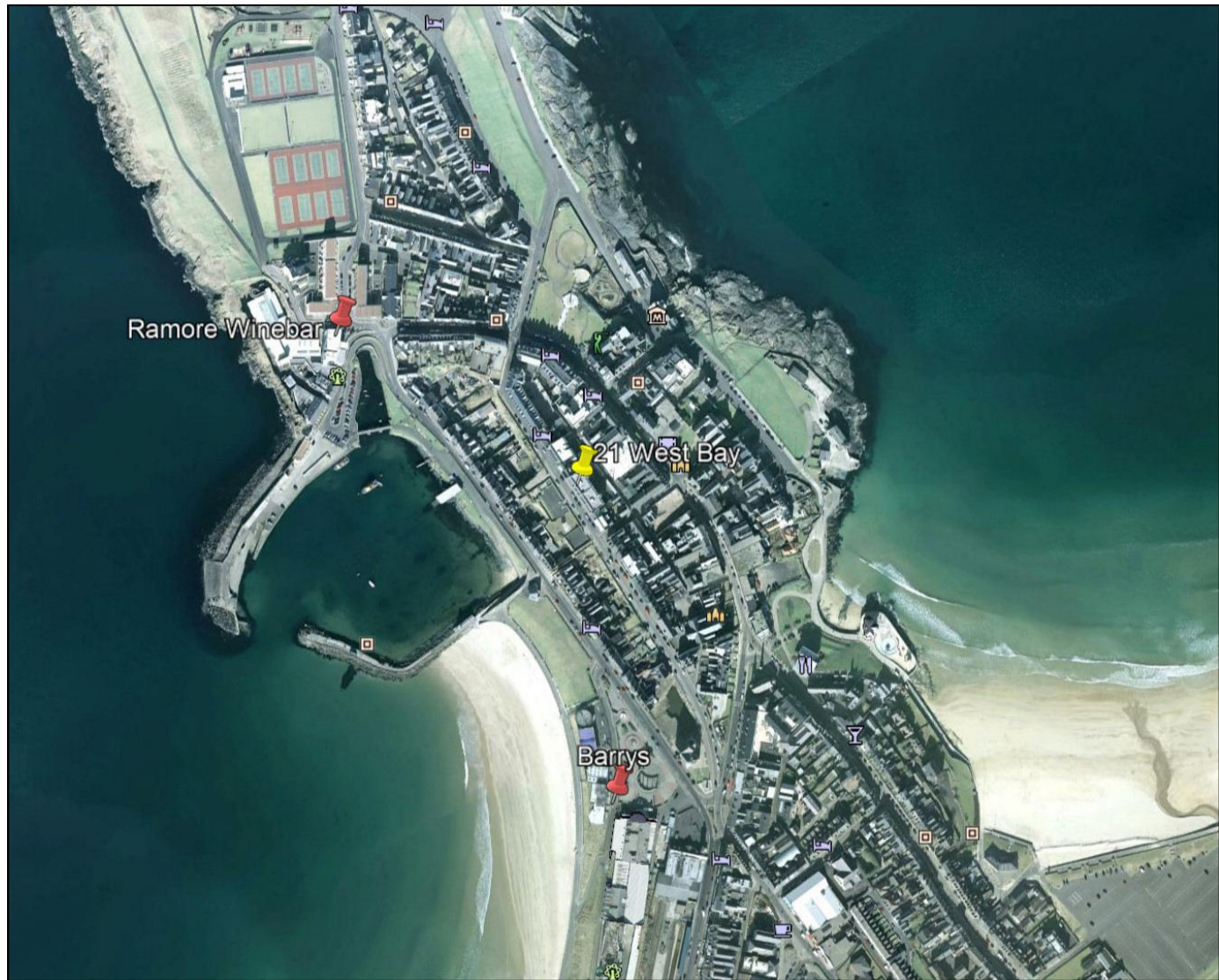
To arrange an initial appointment please contact:

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 W. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

21 West Bay Apartments

46-50 Mark Street

BT56 8QB

Offers Over £249,500

028 7083 2000
www.armstronggordon.com

This is a delightful 2 bedroom third floor apartment located in the heart of Portrush and benefits from panoramic views of Portrush harbour, West Strand Beach, Atlantic Ocean and Donegal Headlands. Constructed circa 2002, the property is in immaculate and excellent decorative order and benefits from a bay balcony. Located in the heart of Portrush the property is close to practically all local amenities and a stones throw from the harbour and West Strand Beach. The selling agents strongly recommend early internal inspection.

Travelling into Portrush along Kerr Street, drive past Neptune and Prawn and turn right onto Main Street. Take your next right onto Mark Street and West Bay Apartments will be located halfway along on your left hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:
With lift to third floor.

THIRD FLOOR:
Entrance Hall:
3'5 wide with intercom and storage cupboard.

Open Plan Kitchen / Lounge / Dining:
27'0 x 12'0

Kitchen Area:
With stainless steel sink unit, high and low level units with tiling between, stainless steel oven and hob with extractor fan above, integrated fridge freezer, integrated washer/dryer, drawer bank, tiled floor.



Lounge:
With patio doors leading to balcony having sea, beach, harbour and Donegal views.



Bedroom 1:
14'0 x 11'7

Ensuite with w.c. wash hand basin, fully tiled walk in shower cubicle, tiled floor and extractor fan.



Bedroom 2:
11'1 x 9'9



Bathroom:
With white suite comprising w.c., wash hand basin, shower above bath, half tiled walls, tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a private store for No. 21 and outside to front there is a communal barbeque area and private parking space accessed by remote control.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Popular Residential Location
- ** Private Parking Space To Front
- ** Private Store To Rear
- ** Private Balcony To Front

CAPITAL VALUE:

£145,000 (Rates: £1227.57 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. Details of the annual Service Charge and full management services are available through Brackenwood. The Current Service Charge is £1645.00 p/a.



21 West Bay

Approximate Gross Internal Area = 82.8 sq m / 891q ft

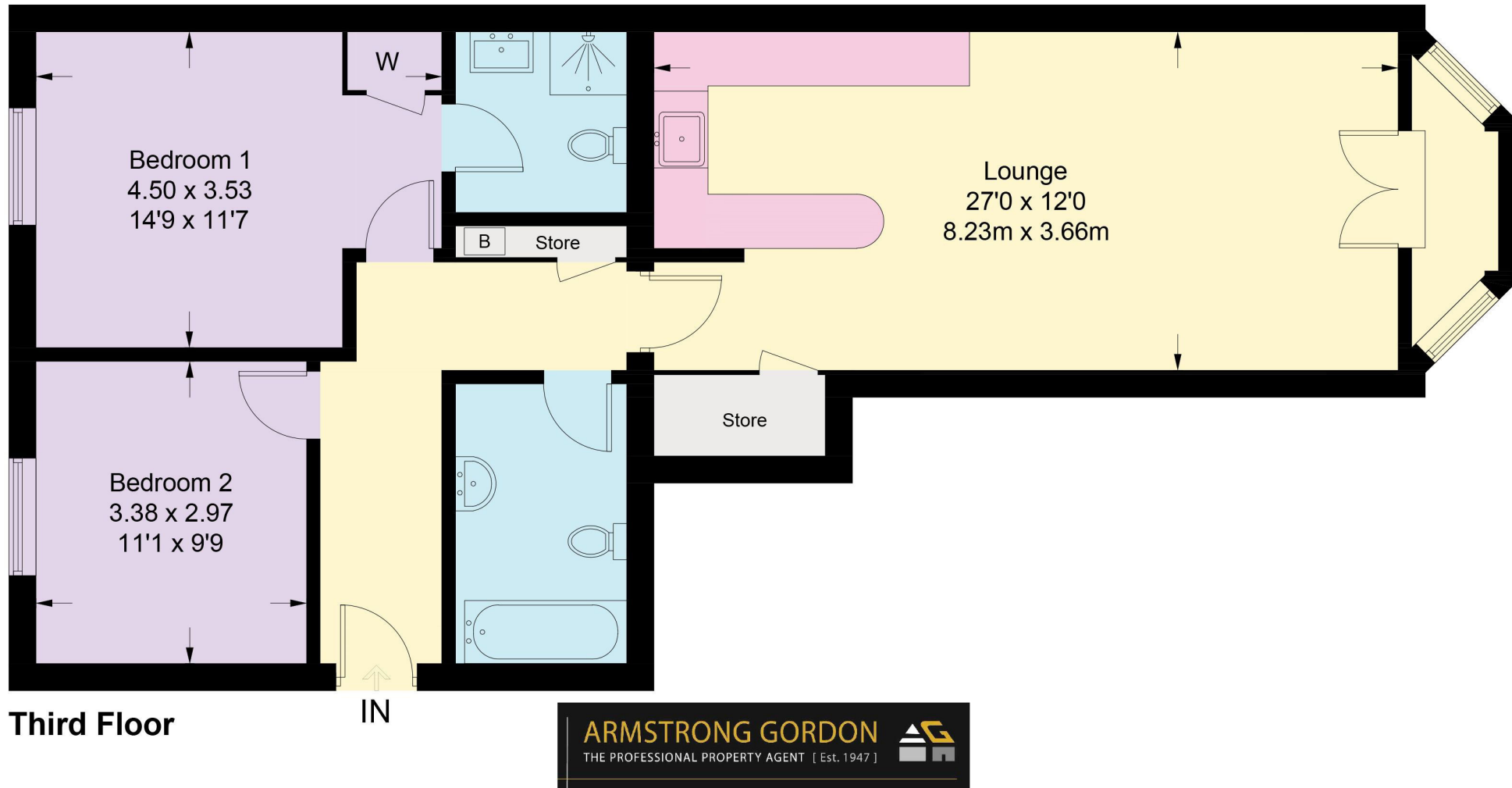


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID690823)