



# PAUL ROBINSON MORTGAGES

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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



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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.



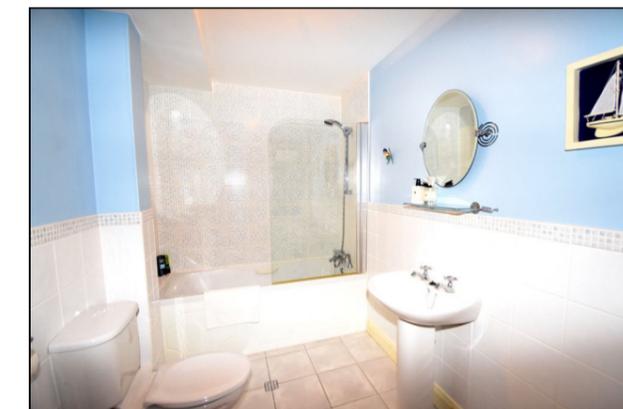
**Bedroom 2:**

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

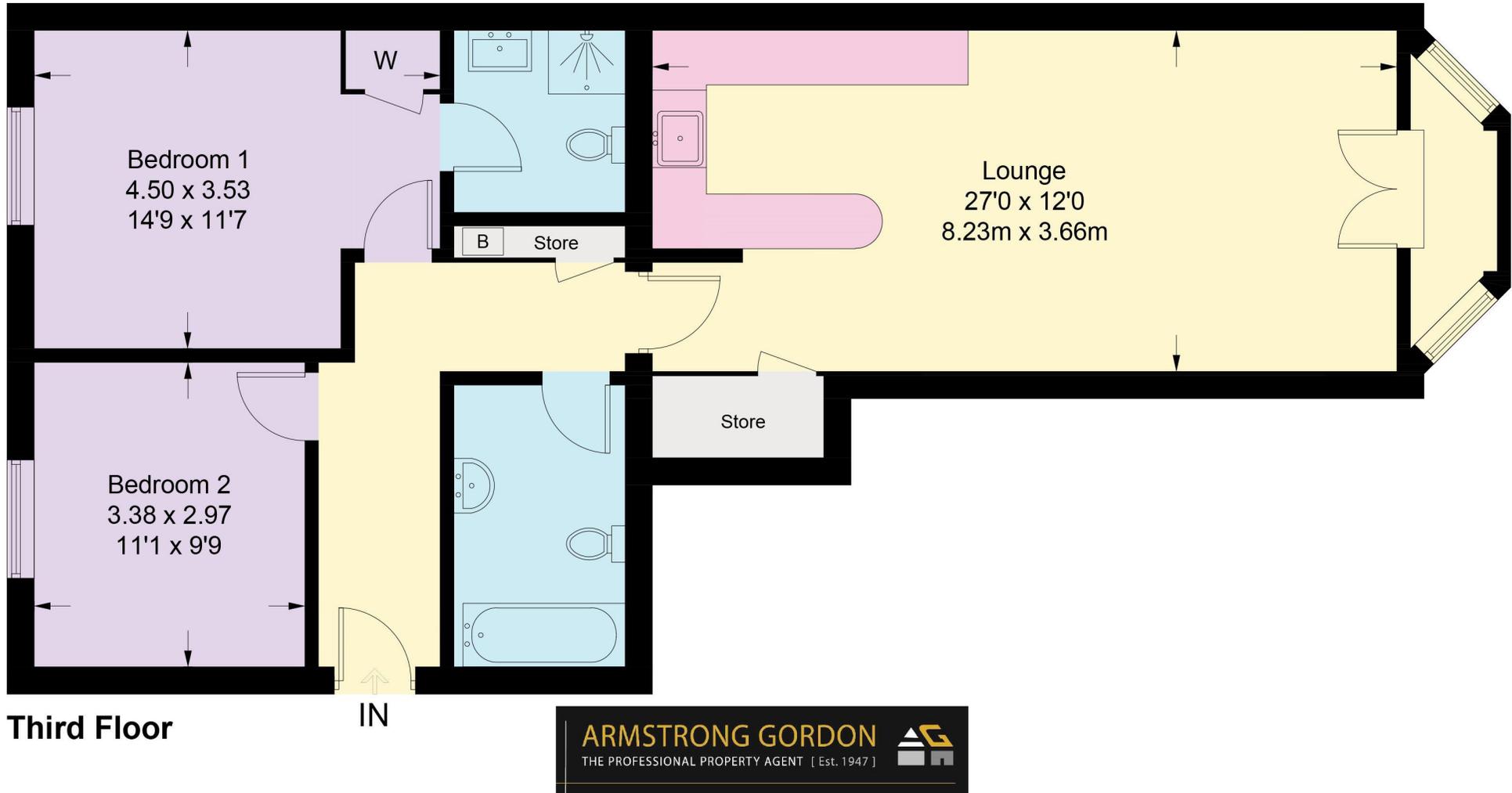
### **MANAGEMENT COMPANY:**

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



Third Floor



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