



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 & 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	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

31 Covehill Court

BT56 8GL

Offers Over £149,500

Closing Date: Wednesday 28th @ 12 noon

noon,

028 7083 2000
www.armstronggordon.com

A very pleasant 2 bedroom first floor apartment in the ever popular 'Covehill' development. Located behind the main apartment building, the property itself is within a block of only six units within a development of 47 units. Internally the apartment is well laid out and offers modern accommodation. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Harbour area. We highly recommend this apartment to those seeking a home in a truly amazing location, for early internal appraisal at your earliest opportunity.

Leaving Portrush heading towards Portstewart, take your third left after the Dhu Varren railway bridge into Covehill Court. Drive right into the development and follow the road right around the main building of apartments. No. 31 will be located in the middle section of the lower end of apartments.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:
With stairs to first floor.

FIRST FLOOR:

Entrance Hall:
4'9 wide with intercom system, double built in storage cupboard and single built in storage cupboard.

Lounge/Kitchen/Dining:
With new patio doors to sit out balcony. 23'0 x 17'0



Kitchen:
With stainless steel sink unit, high and low level units with tiling between, integrated oven and hob, integrated fridge freezer, plumbed for automatic washing machine, recessed lights, wood floor and plaster coving.



Bedroom 1:
14'9 x 9'5
Ensuite off comprising w.c, wash hand basin and fully tiled walk in shower cubicle.



Bedroom 2:
With double built in mirrored wardrobe. 9'10 x 9'2



Bathroom:

With white suite comprising w.c, wash hand basin, bath with tiling above, tiled floor and recessed lighting. 8'9 x 5'6

**EXTERIOR FEATURES:**

Outside to rear there is a private car park.

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Rear
- ** Private Sit Out Balcony With South West Aspect & Sea In Distance
- ** Vacant Possession From 1st November Approx
- ** Burglar Alarm
- ** Communal Storage Units In Complex

**TENURE:**

Leasehold

CAPITAL VALUE:

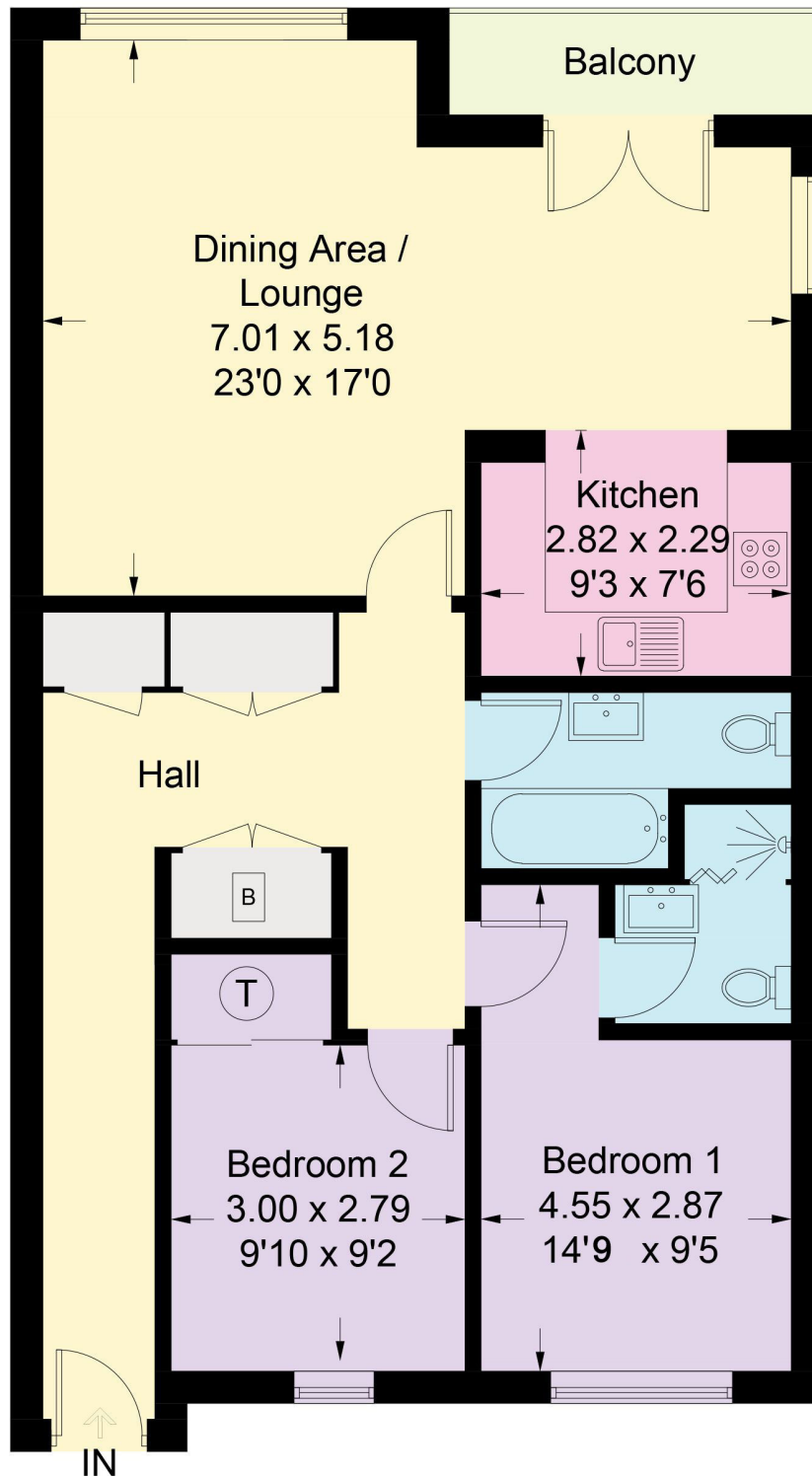
£100,000 (Rates:£846.60 p/a)

MANAGEMENT COMPANY:

Please note that all purchasers will become a shareholder in a management company formed to provide buildings insurance and maintain communal areas. Details of the service charge and full management details are available on request. Current Service Charge is £1,339.00 p/a (13.10.2020).

31 Covehill Court

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID665352)