



## PAUL ROBINSON MORTGAGES

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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



## PORTRUSH

2 West Strand Avenue

BT56 8FD

Offers Over £205,000

**\*\* Closing Date Monday 10th May at 12 noon approx. \*\***

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47   E	49   E
21-38	F		
1-20	G		

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A fabulous opportunity to acquire a luxurious 3 bedroom ground floor apartment in the ever popular ‘Rinagree’ development. Located at the beginning of the development, the property itself is within a block of only six units and was constructed circa Easter 2011 extending to approximately 977 sq ft. Internally the apartment has been extremely tastefully decorated with a very contemporary atmosphere throughout and the vendors have upgraded considerably on the standard turnkey finish. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Wine Bar. Having been priced to sell we cannot emphasize enough to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at your earliest opportunity.

Approaching Portrush from Portstewart take your first left into West Strand Road before the railway bridge at Dhu Varren. Proceed straight ahead onto West Strand Avenue and No. 2 will be located in the second building on the right hand side on the corner.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

Entrance Hall:

3’7 wide with intercom, large storage cupboard and tiled floor.



Kitchen:

With stainless steel sink unit, high and low level integrated units with tiling between, integrated gas hob, stainless steel oven, integrated fridge freezer, drawer bank, stainless steel extractor fan, recessed lighting and tiled floor. 18’5 x 17’10 overall



Lounge/Dining:

With space for gas fire, integrated TV unit, window shutters and tiled floor.



Bedroom 1:

15’5 x 10’5

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



Bedroom 2:

With wood laminate floor. 16’9 overall



Bedroom 3:

With wood laminate floor. 16’8 x 10’0



Bathroom:

With white suite comprising w.c, wash hand basin, fully tiled walk in corner shower cubicle, fully tiled walls, tiled floor and recessed lighting.



**EXTERIOR FEATURES:**

Outside there is communal ground with two parking spaces for this apartment.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* 3 Large Bedrooms
- \*\* Own Private Access
- \*\* Excellent Decorative Order
- \*\* Close To Beach & Scenic Walks
- \*\* Window Shutters Included

**CAPITAL VALUE:**

£120,000 (Rates:£1015.92 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. Annual Service Charge is approx. £800.00 - £900.00 per annum. (Variable, subject to change) 26.04.21