



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



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ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTLAOISE

20C Princess Street

BT56 8AX

Offers Over £139,500

028 7083 2000
www.armstronggordon.com

A delightful 2 bedroom second floor apartment situated in a terrace building within a block of three. Centrally located this property would be ideal as a starter home for a first time buyer or indeed those seeking a holiday home in the heart of Portrush. Enjoying close proximity to most local amenities and the West Strand Beach this apartment falls into a very affordable price bracket.

Travelling along Kerr Street, take your first left after the Harbour entrance at the top of the hill. Go past the entrance to Ramore Wine Bar onto Ramore Street which will lead on to Ramore Avenue. Take your second right into Princess Street and No. 20C will be on your left hand side.

ACCOMMODATION COMPRISES

GROUND FLOOR:

Communal Entrance Hall:

With stairs leading up to apartment 20C.

SECOND FLOOR:

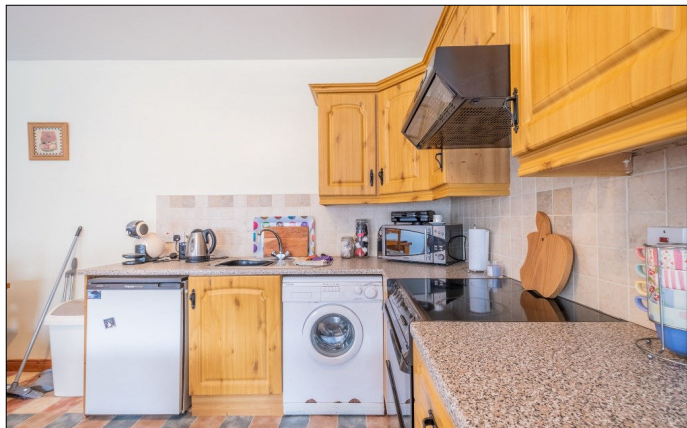
Entrance Hall:

3’2 wide with intercom, storage cupboard, hot press and new pump for boiler.

Open Plan Kitchen/Living/Dining Area: 18’0 x 17’10

Kitchen/Dining:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with integrated extractor fan above and tiled splashback between, plumbed for automatic washing machine, space for fridge, drawer bank and tiled floor.



Lounge:

With satellite TV point.



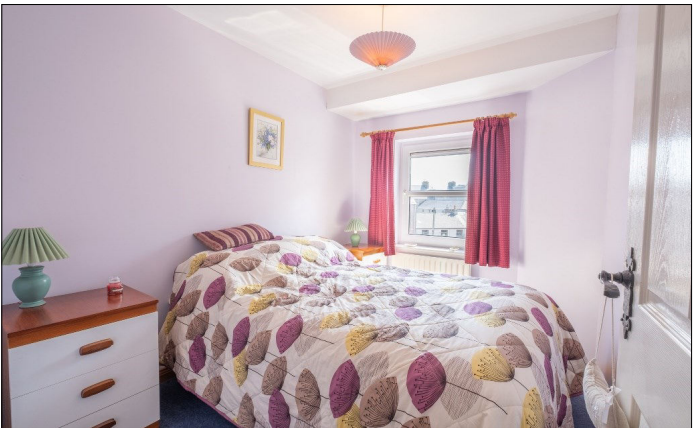
Bedroom 1:

13’1 x 11’7



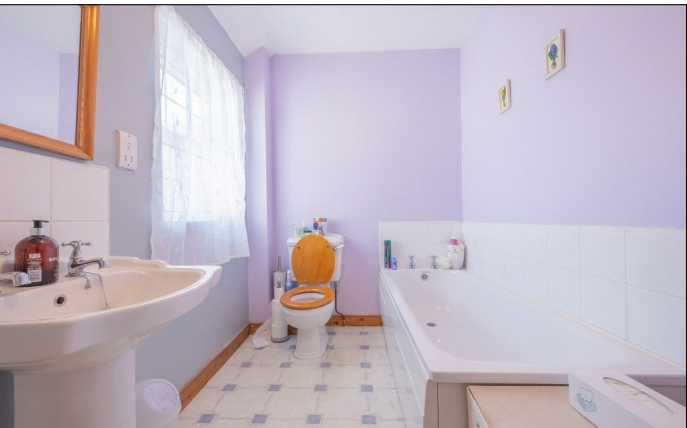
Bedroom 2:

9’7 x 7’5



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiling above, fully tiled walk in shower cubicle with electric shower fitting and extractor fan.



EXTERIOR FEATURES

Outside to rear there is a communal bin store for use by all residents.

SPECIAL FEATURES

- ** Oil Fired Central Heating (New Tiger Loop Pump Fitted)
- ** PVC Double Glazed Windows
- ** Great Decorative Order Throughout
- ** Very Popular Sought After Location Within Close Proximity To All Local Amenities

CAPITAL VALUE

£80,000 (Rates: £655.60 p/a approx.)

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 on request. Current service charge is £500.00 per annum - 03.06.21

****Please note that the communal lease at this development does not permit short term lets. ****