



## 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**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	66   D
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

66 West Strand Avenue

BT56 8FL

Offers Over £249,500

Closing date: Saturday 3rd July 2021 at 12.00pm approx.

028 7083 2000  
www.armstronggordon.com



Exceptionally finished top floor three bedroom apartment with private sit out terrace balcony area. This property has been extensively refurbished and offers a partial sea and beach views to front from lounge as well as from the terrace accessible from the main bedroom and parking available to side of property. The location of this apartment is adjacent to the fabulous West Strand Beach and the walkway that leads to the Harbour and all its famous eateries.

Travelling from Portrush from Portstewart, turn left just before the railway bridge at Dhu Varren and then first right, carry on down to the end of the development and no. 66 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

**Communal Entrance Hall:**  
With stairs leading to second floor.

**Entrance Hall:**  
6'7 wide with large storage cupboard with access to roof space storage and intercom system.

**Lounge/Dining Area:**  
With gas stove, tiled floor, Velux window and centre window with views across the sea and West Strand Beach. 17'7 x 15'2



**Kitchen:**  
With stainless steel sink unit, high and low level built in units with tiling between, integrated stainless steel oven and hob with stainless steel extractor fan above, integrated dish washer, plumbed for automatic washing machine, integrated fridge freezer, drawer bank, recessed lights, tiled floor and views of Sea and West Strand Beach. 12'6 x 9'4



**Bedroom 1:**  
With double patio doors to large sit out timber detached terrace with partial sea views. 12'9 x 11'9  
**Ensuite off** with fully tiled walk in shower cubicle, recessed lights and tiled floor.



**Bedroom 2:**  
With Velux window. 12'8 x 10'9



**Bedroom 3:**  
8'11 x 8'6





**Bathroom:**

Comprising white suite with w.c., wash hand basin with tiled splashback, light and shower light, extractor fan, recessed lights and tiled floor.

**EXTERIOR FEATURES:**

Outside to side there is a tarmac private car parking area. Access to private balcony from bedroom 1.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* uPVC Double Glazed Windows
- \*\* Gap views Towards Sea, West Strand Beach & Harbour Area
- \*\* Private Parking
- \*\* Excellent Decorative Order
- \*\* Burglar Alarm
- \*\* 3 Large Bedrooms & Sit Out Terrace To Side
- \*\* Close To Beach, Sea & Scenic Walks

**TENURE:**

To Be Confirmed

**CAPITAL VALUE:**

£120,000 (Rates:£1027. 56 p/a approx.)

**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 available upon request.

