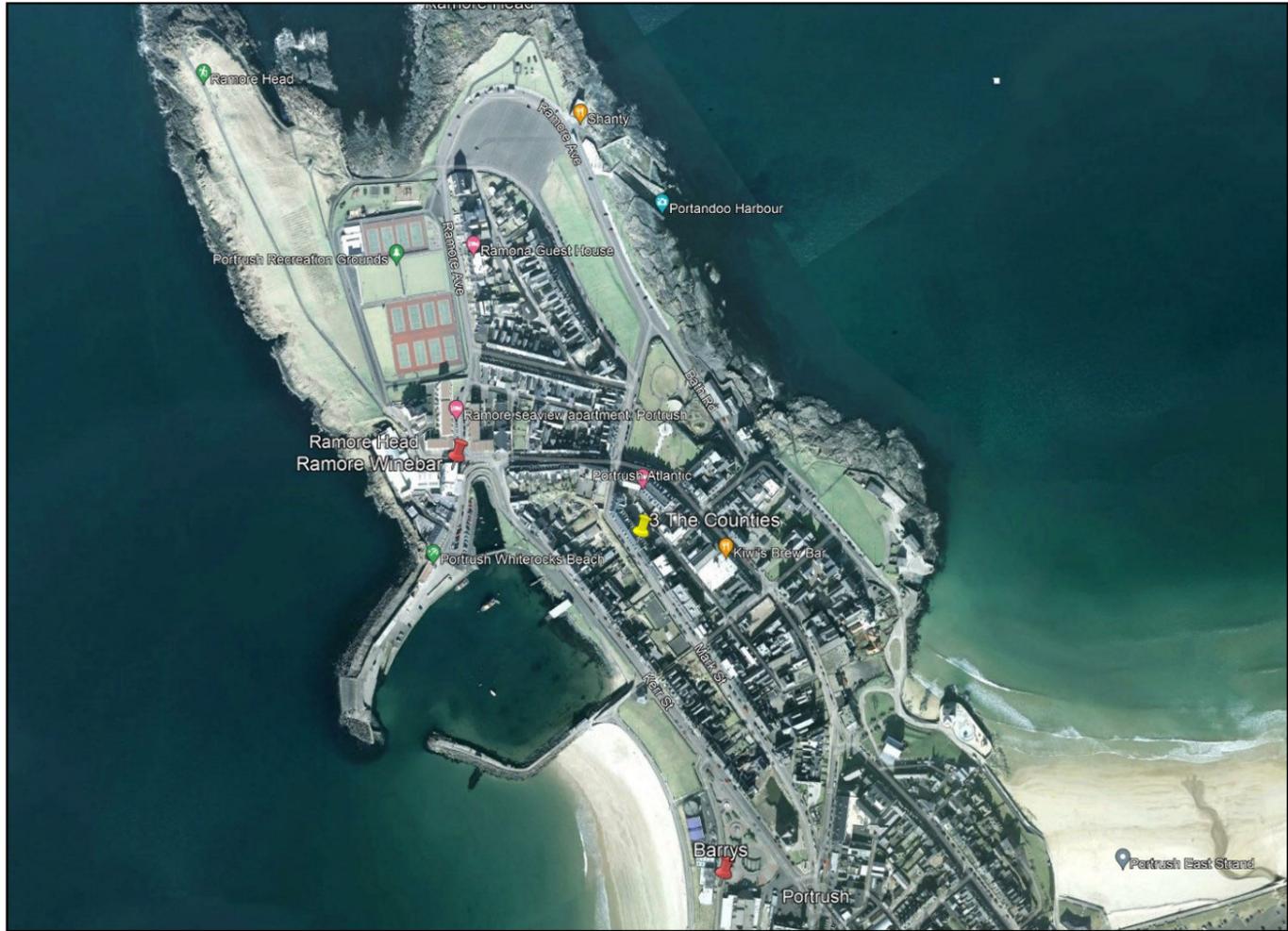




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

3 The Counties

BT56 8QA

Offers Over £229,500

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Located in the very heart of Portrush, this is an excellent opportunity to acquire a two bedroom duplex – ground and first floor apartment with fantastic views of Portrush harbour, West Strand Beach, Ramore Head and Atlantic Ocean. Constructed circa 2001 by well known local builders, The Kennedy Group, the property and building consists of thirty five units. The property is both bright and spacious and being in a duplex style offers two floors of accommodation with the open plan lounge and kitchen offering splendid views. Externally the property offers private underground car parking for one car. Literally on your doorstep you have an array of local amenities including, shops, coffee houses, convenience stores and a host of tourist attractions. Early internal inspection is highly recommended.

From Portrush Harbour, head through Ramore Street onto Ramore Avenue going past the former tennis courts. Turn right onto Lansdowne Crescent and right again onto Causeway View Terrace. Go straight ahead and the Counties apartments will be located behind the Portrush Atlantic Hotel on Main Street.

GROUND FLOOR:

Entrance Porch:

With laminate wood floor.

Entrance Hall:

3'8 wide with storage cupboard and laminate wood floor.

Bedroom 1:

With large built in under stairs wardrobe, laminate wood floor, sliding patio doors leading to Juliette balcony with sea views across Atlantic Ocean and Donegal Headlands. 10'0 x 9'2 average



Bedroom 2:

With built in wardrobe, cupboard housing boiler, laminate wood floor and sea views across Atlantic Ocean and Donegal Headlands. 10'8 x 9'5



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, telephone hand shower over bath, heated towel rail, fully tiled walls with recessed shelf, extractor fan, recessed lighting and tiled floor.



FIRST FLOOR:

Open Plan Lounge/Kitchen/Dining Area: 21'11 x 20'2

With single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated hob, oven and extractor fan above, integrated fridge freezer, integrated washer dryer, drawer bank and laminate wood floor.

Lounge Area:

With laminate wood floor and sliding patio doors with feature Juliette balcony with views across Atlantic Ocean and Donegal Headlands.





SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Seaview's From Both Floors
- ** Prime Town Centre Location
- ** Private Underground Parking

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Annual Service Charge is £1050.00 per annum approx. (10.01.24)

