



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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# ARMSTRONG GORDON

\*Property located to rear of building\*



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	47 E
21-38	F		
1-20	G		

## PORTRUSH

Apt 2, 27 Eglinton Street

BT56 8DX

Offers Over £174,500

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A delightful two bedroom first floor apartment situated at the rear of 27 Eglinton Street. The property enjoys well proportioned accommodation and benefits from a neutral theme throughout and is in very good condition right through. The property enjoys convenience to Portrush Town Centre, beaches and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

The apartment is located in Portrush town centre opposite Curry's Amusements and the Town Hall and is located above and to the rear of the Domino's building.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With stair access to all floors.

**FIRST FLOOR:**

**Entrance Hall:**

6'8 wide with skylight window and storage cupboard.

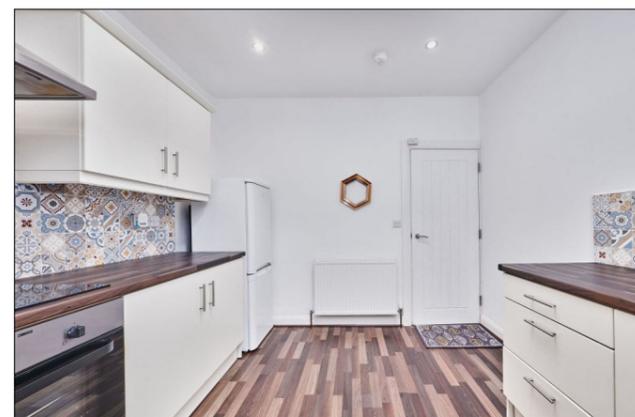
**Lounge:**

With intercom system. 13'7 x 10'4



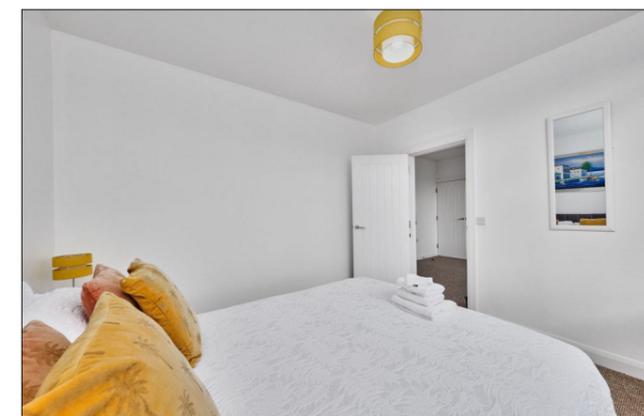
**Kitchen:**

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, oven, stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine, saucepan drawers, skylight window, recessed lighting and laminate wood floor. 10'11 x 9'9



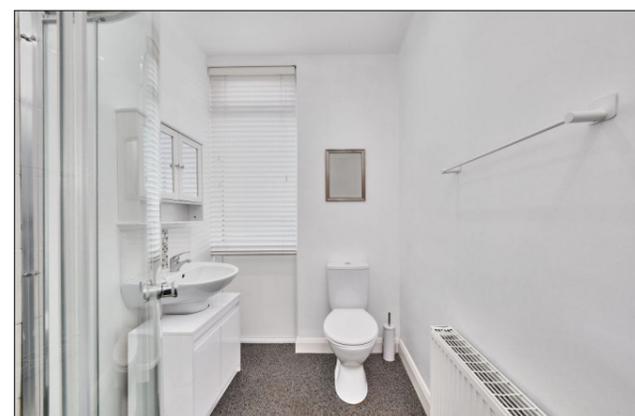
**Bedroom 1:**

10'11 x 10'7



**Bedroom 2:**

With built in wardrobe and skylight window.  
10'2 x 6'10



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, cupboard housing gas boiler, recessed lighting and extractor fan.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Excellent Decorative Order
- \*\* Town Centre Location

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£60,000 (Rates: £558.30 p/a approx.)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become a shareholder in a management company formed to provide building insurance and maintain communal areas. Current service charge is £850.00 per annum. (27.02.24)