



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

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ARMSTRONG GORDON



**ARMSTRONG GORDON**  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

PORTRUSH

42 Covehill Court

BT56 8GL

Offers Over £229,500

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A fabulous opportunity to acquire a delightful two bedroom second floor apartment in the ever popular 'Covehill' development. Located behind the main apartment building, the property itself is within a block of only six units within a development of forty seven units. Internally the apartment has been tastefully decorated with a very cosy atmosphere throughout. Nearby is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Winebar. We cannot emphasize enough to those seeking a luxurious getaway in a truly amazing location for early Internal appraisal at your earliest opportunity.

Leaving Portrush heading towards Portstewart, take your third left after the Dhu Varren railway bridge into Covehill Court. Drive right into the development and follow the road right around the main building of apartments. No. 42 will be within a block of six apartments on the second floor behind the main building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs to all floors.

SECOND FLOOR:

Entrance Hall:

3'3 wide with single and double storage cupboard, additional cupboard housing gas boiler, access to roof space, recessed lighting and glass panelled door leading to:

Open Plan Lounge/Kitchen/Dining Area: 14'0 x 12'10

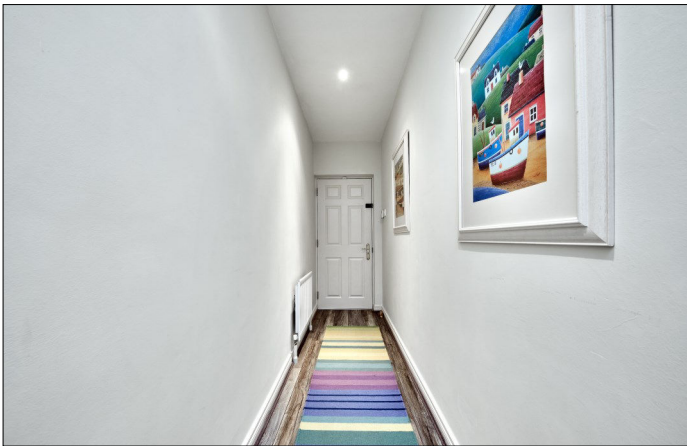
Lounge:

With cornicing, recessed lighting, laminate wood floor and patio door leading to paved balcony area with exterior lighting.



Dining Area: 10'2 x 8'3

With cornicing, recessed lighting, laminate wood floor and archway leading to:



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob and oven, stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic washing machine and dishwasher, recessed lighting and laminate wood floor.  
9'5 x 8'9



Bedroom 1:

With recessed lighting. 9'11 x 9'5

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan, vertical heated towel rail, recessed lighting and tiled floor.





## Bedroom 2:

With built in slide robes and recessed lighting. 9'8 x 9'1



## Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, bath with telephone hand shower with PVC cladded surround, heated towel rail, light and shaver point, extractor fan, recessed lighting and tiled floor.



## EXTERIOR FEATURES:

Car parking to rear of property.

## SPECIAL FEATURES:

- \*\* Gas Fired Central Heating (Remote Access)
- \*\* Wood Grain PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Countryside Views From Rear Balcony

## TENURE:

Leasehold

## CAPITAL VALUE:

£100,000 (Rates: £980.40 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. Current Service Charge is **£1339.00** (13.12.24)

Please note short term lets are not permitted. Minimum lease duration of 6 months.

Domestic pets are permitted with permission from the Management Company providing said pets do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents.

