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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

PORTRUSH

Apt 2, 2 Dunluce Avenue

BT56 8DN

Offers Over £175,000

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A beautifully presented and delightful 2 bedroom second floor apartment situated in the heart of Portrush town centre in a small block of only 2 apartments. The property enjoys generously proportioned accommodation and benefits from a neutral theme throughout and is in excellent condition. The property enjoys convenience to Portrush Town Centre, beaches, restaurants and golf courses. With so many quality attributes on offer, this property can only be truly appreciated by early internal inspection.

Approaching Portrush Town Centre on the Coleraine Road continue through the mini-roundabout taking the second exit onto Eglinton Street. Travel along the street until you reach the Eglinton hotel and turn right. Immediately on your left hand side is chequers chip shop and the entrance to this apt is the door on the right hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

Entrance Hall:

With access to roof space.

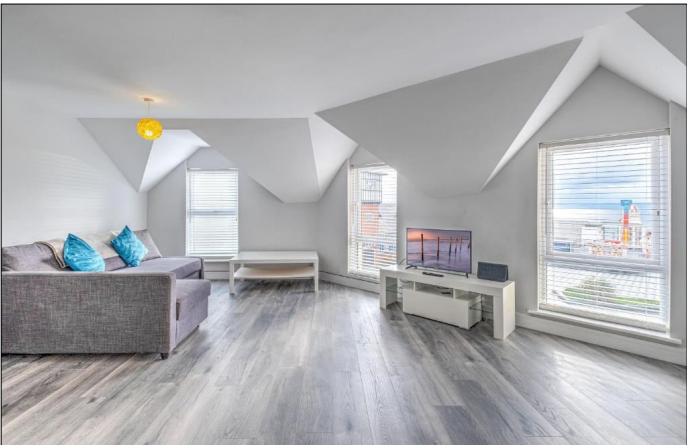
Open Plan Lounge/Kitchen/Dining Area: 23'3 x 22'5

With single drainer stainless steel sink unit, high and low level units, integrated ceramic hob, integrated dishwasher, integrated oven, plumbed for automatic washing machine, integrated fridge freezer, recessed lighting, laminate wood floor and views across Atlantic Ocean and Harbour.



Lounge/Dining Area:

With storage cupboard, recessed lighting, laminate wood floor and views across Portrush, Atlantic Ocean and Donegal Headlands. 20'6 average x 12'2 average



Bedroom 1:

With 'Velux' window and laminate wood floor. 13'7 x 10'6



Bedroom 2:

With laminate wood floor. 11'2 x 11'1



Stairs down to lower level:

Hallway:

With hot press.



Shower Room:

With w.c., wash hand basin with PVC cladded splashback, fully PVC cladded walls, shower cubicle with electric shower and extractor fan.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Views Across Atlantic Ocean & Harbour
- ** Town Centre Location

TENURE:

Leasehold

CAPITAL VALUE:

£65,000 (Rates: £664.95 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. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is being finalised.**

We advise all purchasers to make themselves aware of any domestic pet restrictions within communal lease before proceeding.

No restrictions on short or long term lets.

