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consultation appointment,  
please contact  
Armstrong Gordon on  
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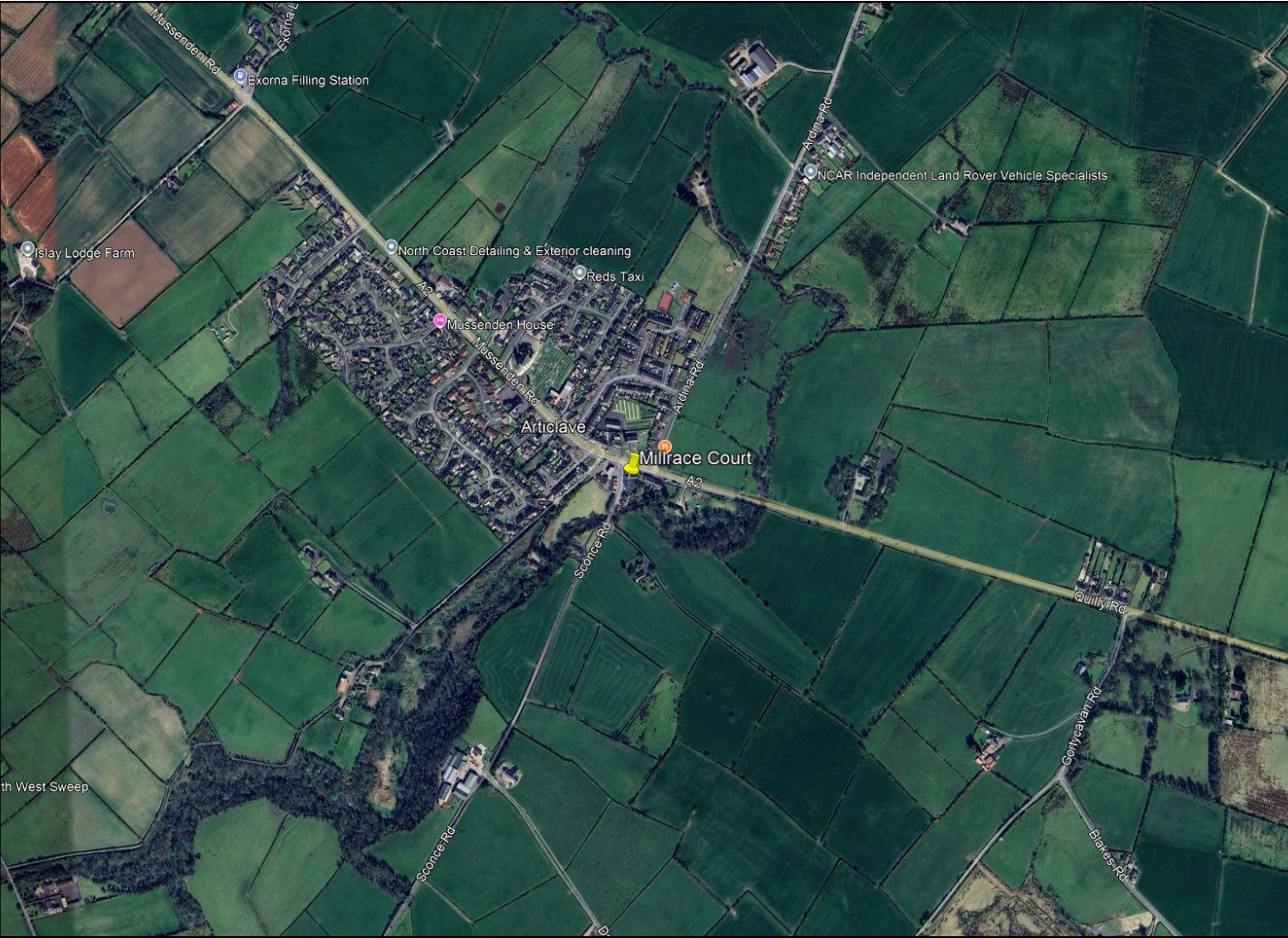
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ARMSTRONG  
GORDON



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ARTICLAVE

1 Millrace Court (4c Sconce Road)

BT51 4JT

Offers Over £215,000

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We are delighted to offer for sale a superb new development of two bedroom apartments located on the corner of Sconce Road on entering the popular village of Articlave (apartment 1 is ground floor). This unique development is situated within proximity to Castlerock Golf Club, Castlerock Beach and the famous Mussenden Temple. These stunning apartments come with a bespoke turnkey finish having the most modern of internal finishes throughout with bespoke contemporary kitchens and shower rooms. Also of particular note is the large enclosed private parking area and very tasteful internal decoration.

Leaving Coleraine heading towards Castlerock on the Quilly Road, you will come to the village of Articlave. Once in the village, Sconce Road will be your first left before the filing station and the development will be located directly on your left hand side. Take your first left into the car park for the development.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

3'8 wide with recessed lighting and tiled floor.

**Open Plan Lounge/Kitchen/Dining Area: 24'4 x 12'6**

**Kitchen/Dining Area:**

With undermount single drainer stainless steel sink unit set in granite worktop with upstands, high and low level built in units, integrated ceramic hob with granite splashback, integrated 'Indesit' oven with stainless steel extractor fan above, integrated fridge freezer and dish washer, saucepan drawers, breakfast bar with seating below, under unit lighting, recessed lighting and tiled floor.



**Lounge:**

With recess for T.V., recess for electric fire, recessed lighting and tiled floor.



**Utility Room:**

With broom cupboard housing electric heating system, plumbed for automatic washing machine, space for tumble dryer, extractor fan and tiled floor. 6'0 x 4'6

**Bedroom 1:**

With built in open style wardrobes with rails and shelving. 14'0 x 10'2



**Bedroom 2:**

With built in open style wardrobes with rails, shelving and drawer. 13'8 x 9'8





### **Shower Room:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



### **EXTERIOR FEATURES:**

Private parking to rear of property.

### **SPECIAL FEATURES:**

- \*\* Electric Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Parking To Rear
- \*\* 10 Year Structural Warranty

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

TBC

### **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 to be confirmed.**

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

