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consultation appointment,  
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Armstrong Gordon on  
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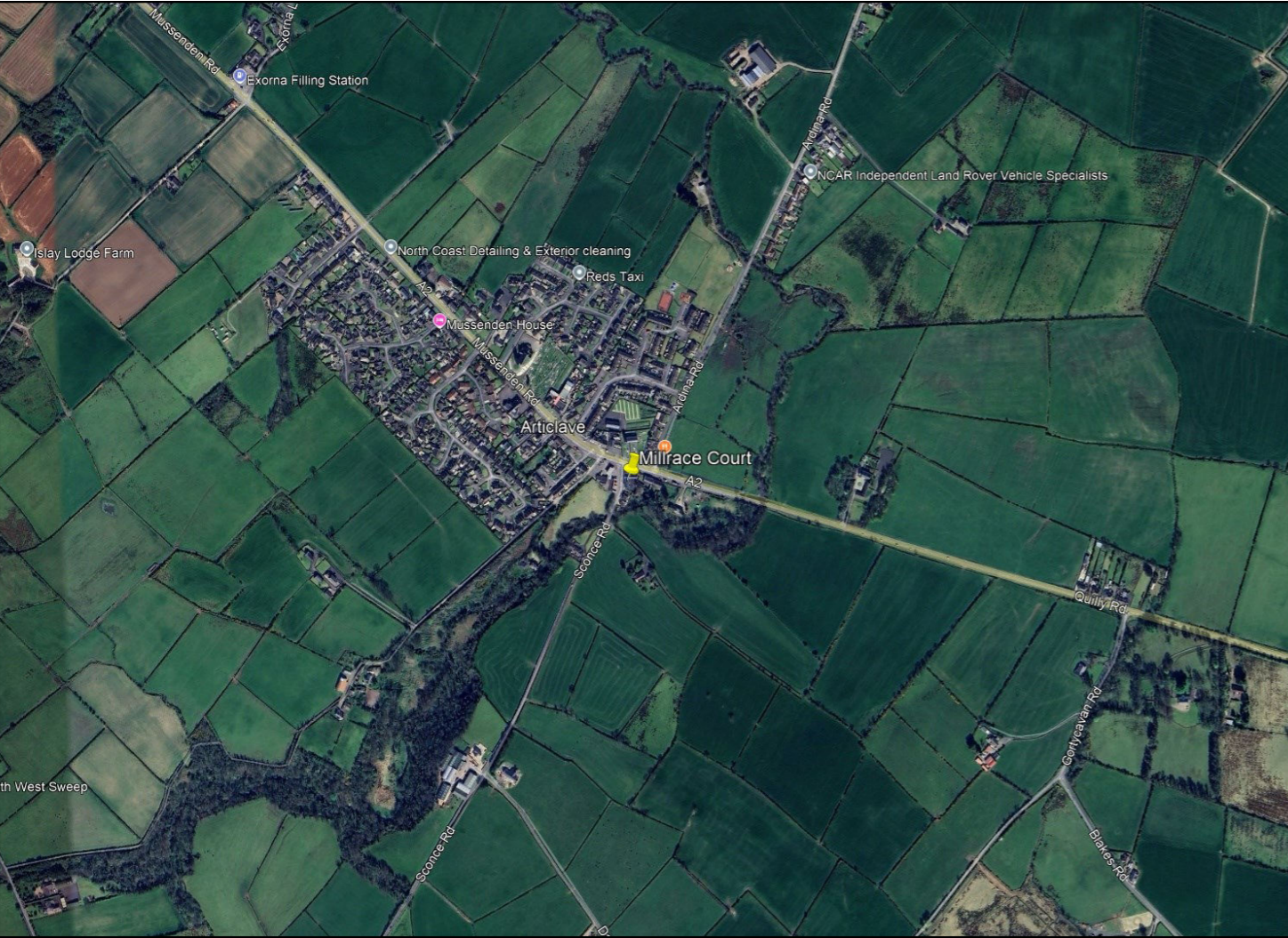
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ARMSTRONG  
GORDON



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ARTICLAVE

5 Millrace Court  
(2 Sconce Road)

BT51 4JT

Offers Over £265,000

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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. This unique development is situated only a stone’s throw away from 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 with 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:**  
9’4 wide with understairs storage and tiled floor.

FIRST FLOOR:

**Landing:**  
With large storage cupboard, recessed lighting and access to roof space.

Open Plan Living/Kitchen/Dining Area:

With undermount single drainer stainless steel sink unit, high and low level units with granite worktops, upstands and splashback, integrated ceramic hob, stainless steel extractor fan, integrated Indesit stainless steel oven, integrated fridge freezer and dishwasher, recessed lights in pelmet, saucepan drawers, matching granite island with storage below, breakfast bar, integrated corner dining table with bench, recessed lighting and tiled floor. 24’3 x 13’1



Lounge:

With recess for T.V. and electric fire.



Utility Room:

With plumbing for automatic washing machine, space for tumble dryer, low level unit, broom cupboard, recessed lighting, extractor fan and tiled floor. 7’3 x 6’3



Bedroom 1:

With open plan style built in railings, shelving and drawers. 15’4 x 11’9



Bedroom 2:

With open plan style built in railings and shelving. 14’6 x 8’7



### **Shower Room:**

With w.c., wash hand basin with tiled splashback with storage below, fully tiled walk in shower cubicle with electric shower, heated towel rail, 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:**

Not Assessed

### **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.

