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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

Apt 4 Whiterocks

28-32 Mark Street

BT56 8FN

Offers Over £314,500

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028 7083 2000  
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A delightful three bedroom first floor apartment extending to approximately 946 square feet of comfortable living space and situated within a development which has a reputation synonymous with style and location constructed circa 2006. Offering superb views of West Strand Beach, harbour and Atlantic Ocean, the apartment is situated within the heart of Portrush and is close to many local amenities. Internally the bright and spacious accommodation provides a cosy feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Practically on the doorstep of the North Coast, this apartment lends itself to the gateway of many of North Antrim's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portrush along Kerr Street, drive by Neptune and Prawn and turn immediately right onto Main Street. Take an immediate right again once you see the Atlantic Hotel onto Mark Street. White rocks will be situated on your left hand side after Mark Street Lane.

**ACCOMMODATION COMPRISES:**

**Communal Entrance Hall:**

With lift and stairs access to all floors.

**FIRST FLOOR:**

**Entrance Hall:**

With storage cupboard housing gas boiler.

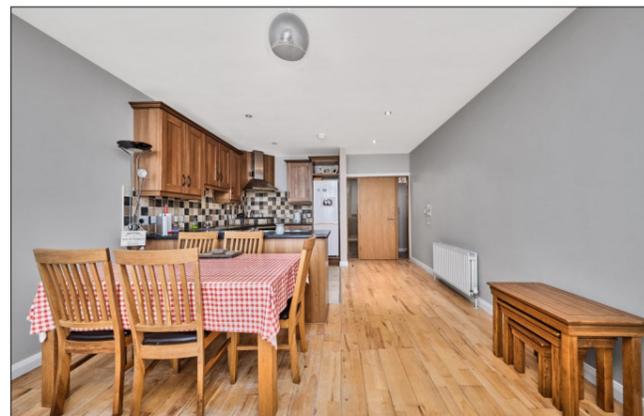


**Open Plan Lounge/Kitchen/Dining Area:**

27'11 x 12'1

**Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob and oven, stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine, breakfast bar, shelving, recessed lighting and tiled floor.



**Lounge Area:**

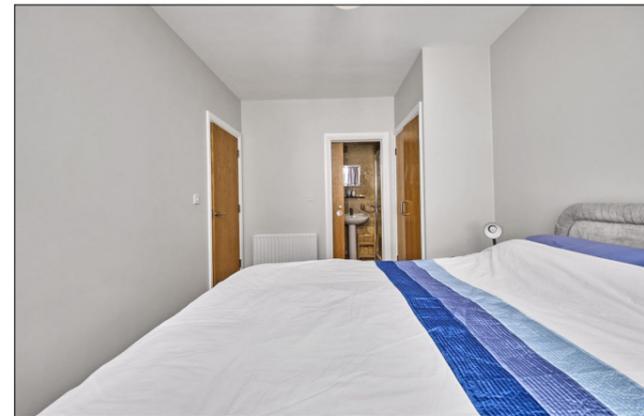
With solid wood floor and PVC French doors with views across West Strand Beach, Harbour, Ramore Head and Donegal Headlands.



**Bedroom 1:**

With double built in wardrobe. 16'4 x 9'4

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, fully tiled walls, extractor fan and tiled floor.



**Bedroom 2:**

With double wardrobe. 12'11 max x 10'1



### **Bedroom 3:**

With double built in wardrobe. 12'5 max x 8'7



### **Bathroom:**

With white suite comprising w.c., wash hand basin, 'jacuzzi' style bath with telephone hand shower over fully tiled walls, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Private parking to rear.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Parking To Rear
- \*\* Views Across West Strand Beach, Harbour, Ramore Head and Donegal Headlands.

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£140,000 (Rates: £1432,20 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 £1,470.00 p/a approx. (June 2025).**

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

