

FOR SALE - 11 CASTLE LINN  
2-6 Bath Road, Portrush, BT56 8AP

**CBRE NI**  
PART OF THE AFFILIATE NETWORK





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## *Location*

Portrush is a popular seaside town in Northern Ireland situated 60 miles north of Belfast and 5 miles north of Coleraine. The town lies on the famous Causeway costal route, meaning it is a popular tourist destination all year round. World renowned attractions such as the Giants Causeway, Royal Portrush Golf Club, Distillery & Carrick-a-Rede Rope Bridge are located nearby.

The property is situated within the exclusive Castle Linn development. Boasting uninterrupted views over the East Strand towards The Skerries and beyond

## *Description*

Finished to an exceptional standard, the apartment features three beautifully appointed bedrooms, including a master bedroom with an ensuite shower room. The heart of the home is the open-plan kitchen, living and dining area, where floor-to-ceiling windows frame, sea views, creating an unparalleled sense of space and tranquillity. The apartment benefits from a spacious private balcony.

Castle Linn offers a secure keyless entry system and private garage parking. This is an ideal location for those seeking a stylish seaside escape in one of Northern Ireland's most sought after destinations.



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## Floorplan

Apartment 11 Castle Linn  
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## Accommodation

Area	Sq M	Sq Ft
Kitchen/Living/Dining	49.9	536
Balcony	4.2	46
Bedroom 1	11.5	124
Ensuite	2.5	27
Bedroom 2	11.4	123
Bedroom 3	6.6	71
Bathroom	6.6	71
Utility	3.2	34
<b>Total</b>	<b>95.9</b>	<b>1,032</b>

## Sale Price

We are instructed to seek offers over **£750,000** excluding VAT.

## Title

Assumed freehold / long leasehold

## Additional Information

Annual Rates	Est. £2,058.84
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc. Est. £1,420 per annum

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## AML

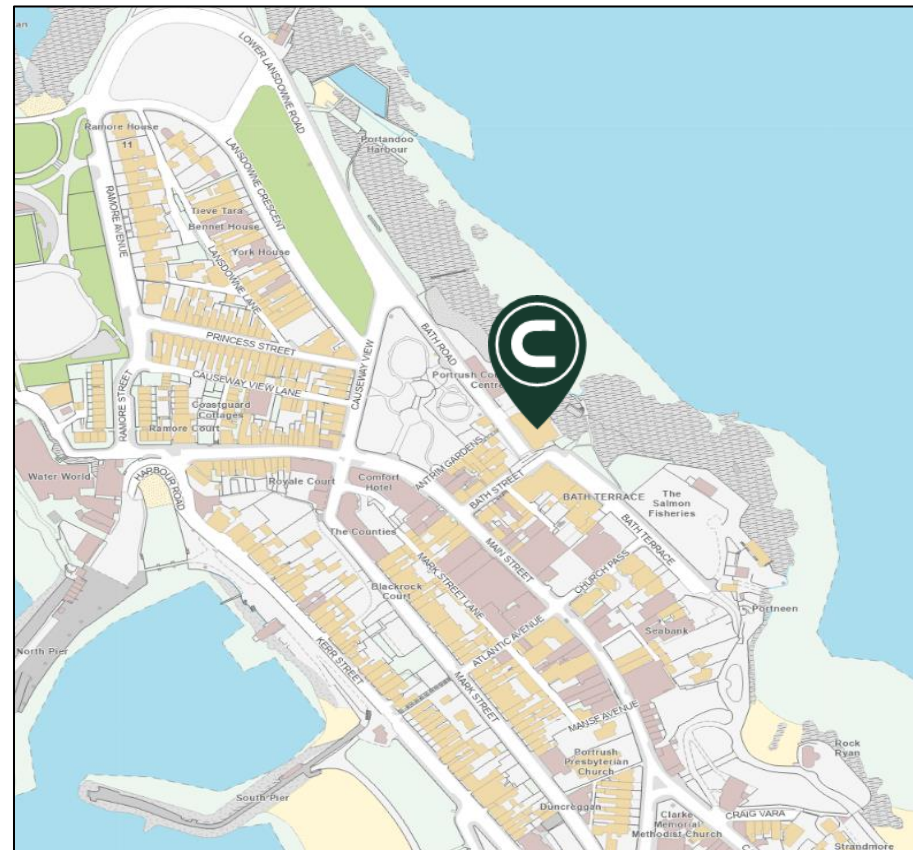
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