

## For Sale

Apt 8 Fountain Court, Circular Road, Coleraine, BT52 1PS

Offers Over **£89,950**



### Property Overview

- Second Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Oil fired central heating (Metered)
- uPVC double glazed windows
- Lift to all floors
- Private car park
- Management Fee: The assessment for year 2020/2021 is £805.00
- Rates: The assessment for the year 2020/2021 is £846.60
- EPC Rating - D68

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**Entrance Hall:**

With telephone point, cloaks cupboard housing boiler.



**Lounge:**

22'0 x 14'0 (Max) with eye and low level units with tiling between units, integrated oven, electric hob, extractor fan, stainless steel sink unit, integrated fridge / freezer, tiled flooring, space for washing machine, telephone point and television point.



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**Bedroom (1):**  
13'2 X 11'4 (Max) with telephone and television point.

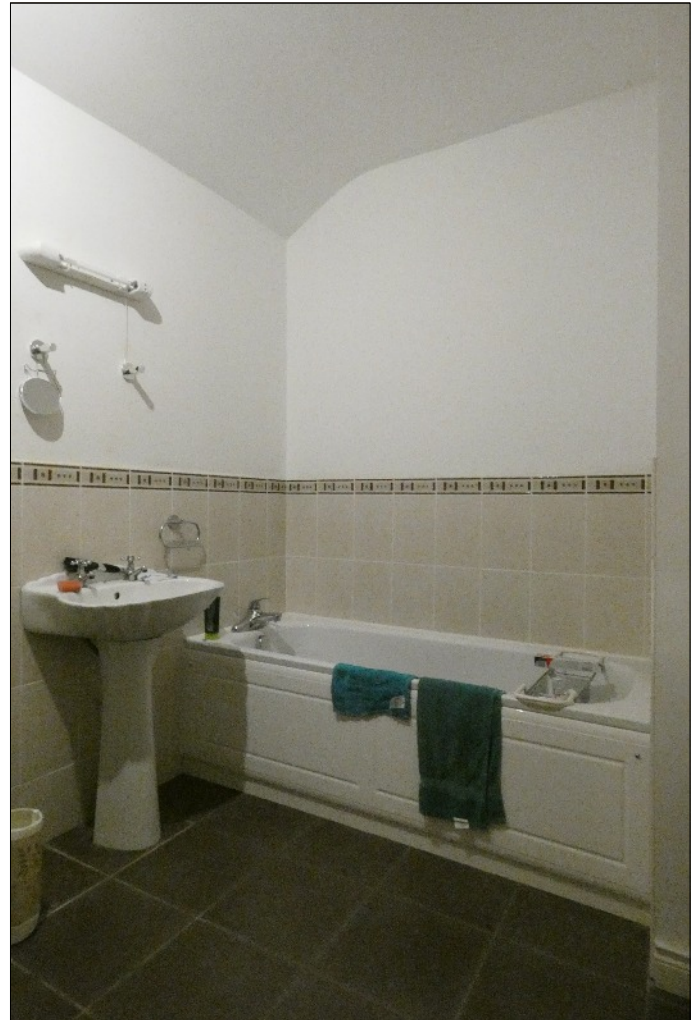
**Bedroom (2):**  
13'2 x 9'7 with telephone and television point, access to roof space.



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**Bathroom:**

Comprising w.c. and wash hand basin, tiled flooring and half tiled walls, fully tiled shower cubicle with mains shower fitting, panelled bath, extractor fan.





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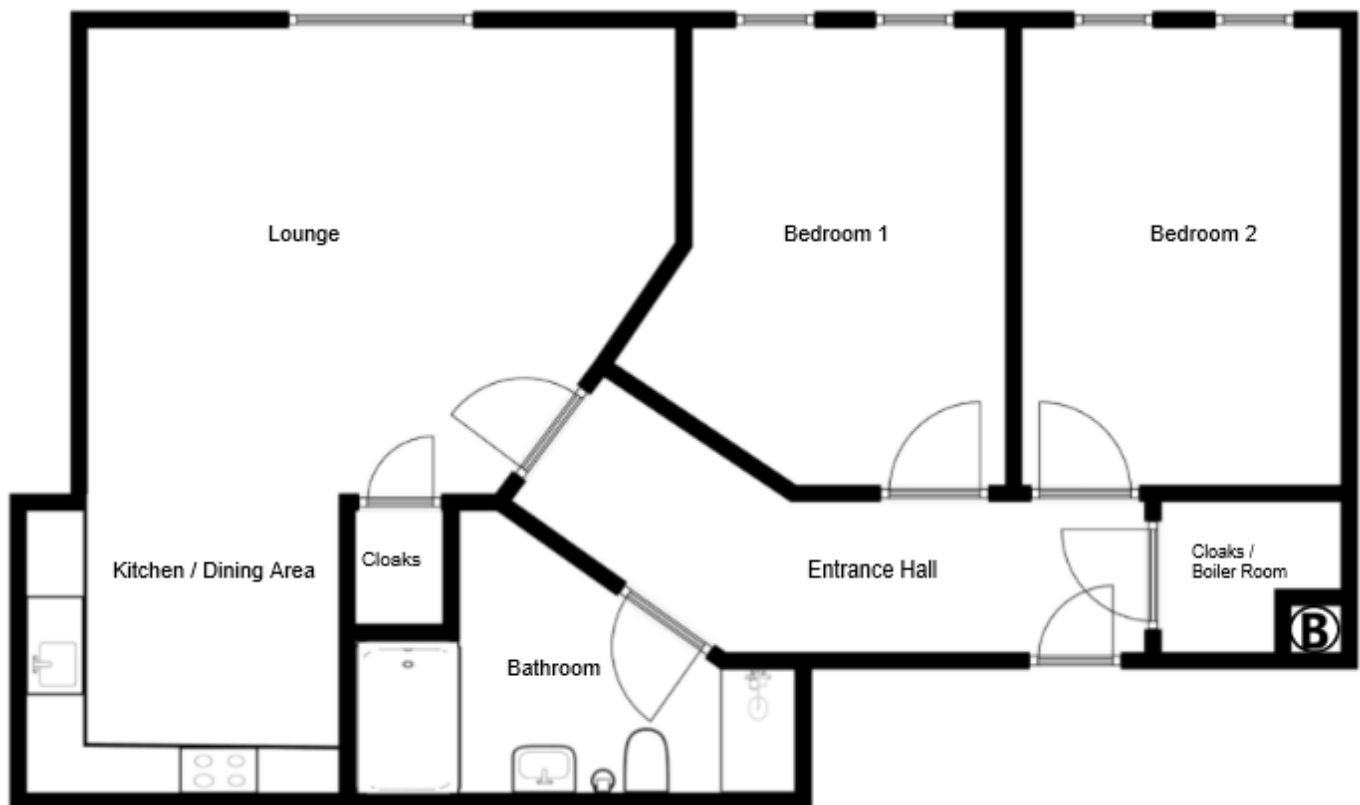
**Exterior Features:**

Private car park to rear of property, communal door entry system.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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### Property Location:

On approaching Coleraine town centre along Union Street, turn right onto Brook Street at the corner of the Northern Regional College, continue along Brook Street and the Fountain Court apartments are situated on the left hand side.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	68	76
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		
Full EPC available on request		

## OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

## WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[sales@mcafeeproperties.co.uk](mailto:sales@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0090 02/12/2020/JM

## OUR OFFICE LOCATION



**mcafee**

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 Coleraine  
 BT52 1AF



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