

## For Sale

Apt 29a Rosemary Place, Coleraine, BT52 2AT

Offers Over **£59,950**



### Property Overview

- 2nd Floor Duplex Apartment
- 2 Bedroom 1 Reception Room
- Gas central heating
- Hardwood frame's double glazed windows
- Balcony area with elevated views over Coleraine
- Ideal investment or 1st time buyer property
- Option to purchase with sitting tenant
- Rates: The assessment for the year 2020/2021 is £414.83
- Management Fee: The assessment for the year 2020 / 2021 is approximately - £175.00
- EPC Rating - C69

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**COMMUNAL ENTRANCE:**

Stairs to second floor.

**ENTRANCE HALL:**

With uPVC front door, telephone point, telecom system, access to fuse box, access to balcony area.





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**LOUNGE:**

12'07 x 10'03 (3.84m x 3.12m) With wooden effect flooring, television point, open fireplace with cast iron surround, tiled inset and hearth.



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**KITCHEN:**

11'0 x 8'10 (3.35m x 2.69m) (MAX) with fully fitted eye and low-level units, single basin stainless steel sink unit with drainer, space oven and hob, space for single fridge freezer, space for dishwasher / washing machine.

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**Staircase to : 1ST FLOOR:**

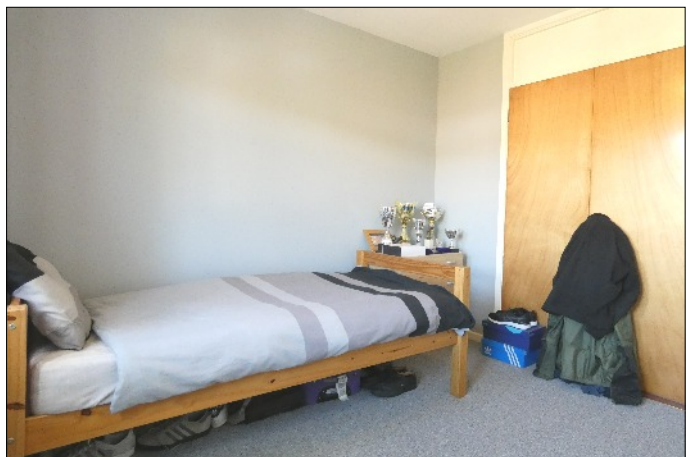
**LANDING:**

Access to storage closet and gas boiler, access to roof space.



**BEDROOM 1:**

14'08 x 8'07 (4.47m x 2.62m) Built in storage closet.

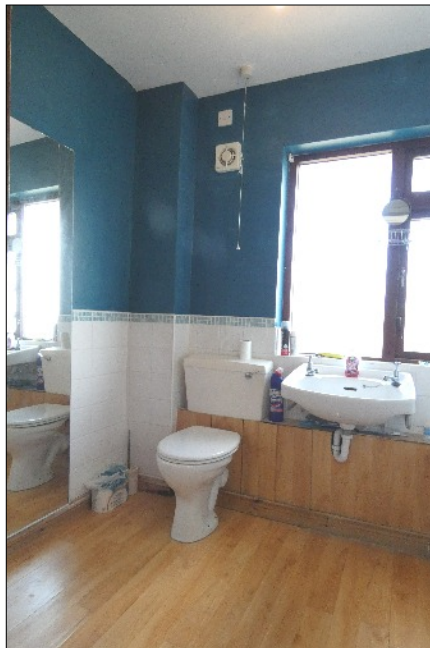


**BEDROOM 2:**

10'04 x 9'07 (3.15m x 2.92m) Built in storage closet.



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**BATHROOM:**

Comprising W.C. and wash hand basin, half tiled walls, extractor fan, composite bathtub and REDRING electric shower system with fully tiled surround.



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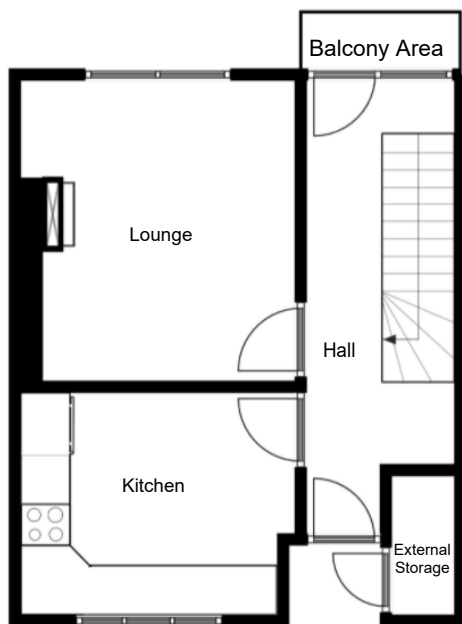
#### **EXTERIOR FEATURES:**

Communal door access, Bin area to the rear of the building and stair's leading to second floor, Access to storage unit beside front entrance, Balcony to front of property.

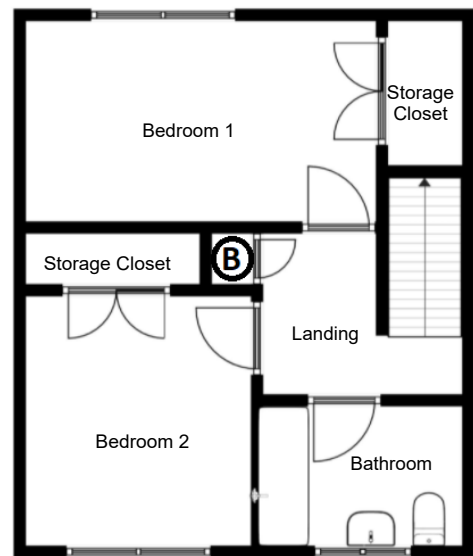
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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## FLOOR PLANS



SECOND FLOOR



THIRD FLOOR

**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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Northern Ireland

EU Directive  
2002/91/EC



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

COL0109 100520/SH

### OUR OFFICE LOCATION



**mrafee**

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Coleraine  
BT52 1AF



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