

## For Sale

Apt 15 Ardbana Terrace, Mountsandel Road,  
Coleraine, BT52 1GY

Asking Price **£175,000**



### Property Overview

- First Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Gas Heating (Mains supply)
- Close to town centre, cafes, supermarkets and leisure facilities
- Designated car parking space within basement level
- Stunning River Bann views
- uPVC double glazed windows
- Lift facilities to all floors
- Rates: The assessment for the year 2025/2026 is £1176.45
- EPC Rating - D57



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**Entrance Hall:**

With laminate flooring, cloaks cupboard with railing and shelving.

**Utility Cupboard:**

With plumbing for washing machine, housing for gas boiler, tiled floor, worktop and shelving.



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**Open plan Lounge / Kitchen:**  
25' 11" X 14' 9" (7.9m X 4.49m) (Max)

**Lounge:**

With laminate flooring, television and telephone points, intercom door entry system, uPVC French door leading to:





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**Balcony:**  
With outside light, stunning River Bann views.



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**Kitchen:**

With eye and low level units including saucepan drawers and glass display unit, tiled between units, one and a half bowl stainless steel sink unit, Candy hob, AEG oven, stainless steel extractor fan, integrated Hotpoint slim dishwasher, space for fridge / freezer, recess lighting, tiled floor.



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**Bedroom 1:**  
13' 4" X 11' 10" (4.06m X 3.61m) With built in sliderobes, telephone point.

**En-suite:**  
Comprising tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, extractor fan, heated towel rail.





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**Bedroom 2:**  
13' 8" X 7' 2" (4.17m X 2.18m) With  
recess suitable for wardrobe.

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**Bathroom:**

Comprising panel bath with tiling around, tiled shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, extractor fan.

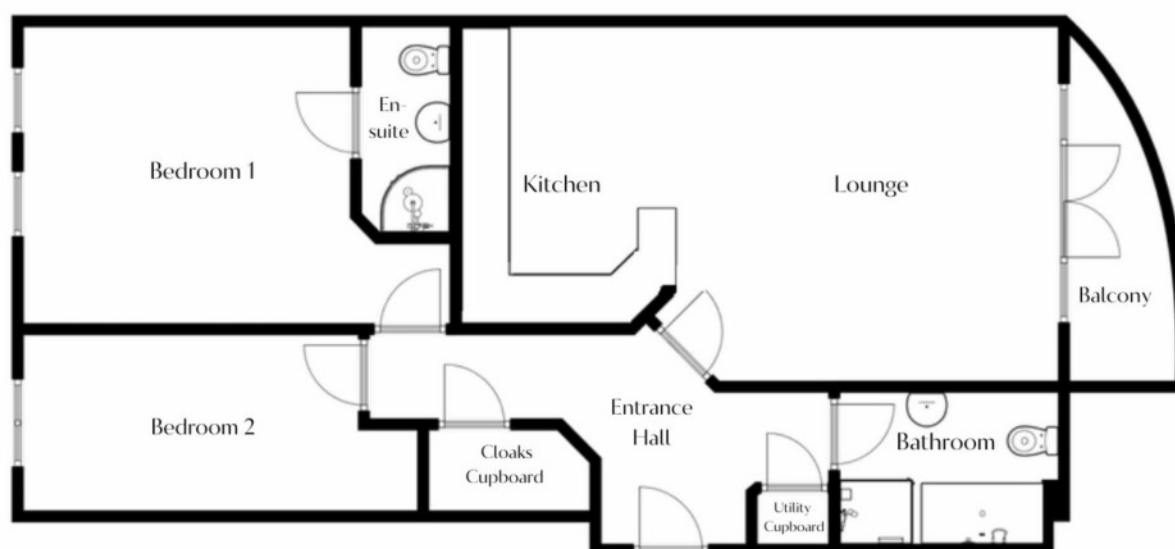
**EXTERIOR FEATURES:**

Electronic vehicular gates off the Mountsandel Road into Ardbana Apartments. Designated car parking space within basement level, additional visitor car parking spaces. Communal bin storage area. Communal satellite dish.



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## FLOOR PLANS



First 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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**Property Location:**

On leaving Coleraine town centre along the Mountsandel Road, Ardbana Apartments are located just after Tesco's supermarket on the right hand side overlooking the River Bann.

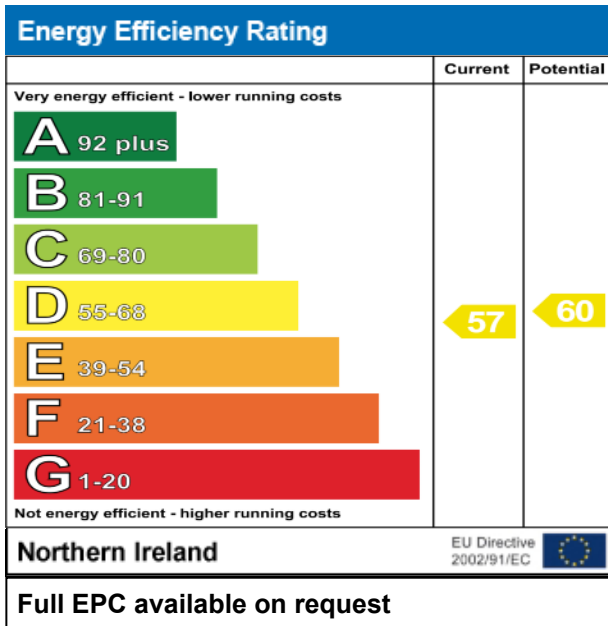
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

**Management Fees:** The assessment for the year 2024/2025: £1550.00 plus Building Insurance, which is currently £166.00 per annum.

**Tenure:** Leasehold



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#### 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  
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE  
COL0297 230425/RT

PC010525 PC130625

#### OUR OFFICE LOCATION



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