

## For Sale

Apt 21 Covehill Court, Portrush, BT56 8GL

Offers Over **£265,000**



### Property Overview

- Duplex Second and Third Floor Apartment
- 4 Bedrooms (2 En-Suite) 1 Reception Room
- Excellent sea views of Portrush Bay, Atlantic Ocean and West Strand Beach
- Gas central heating
- Excellent internal order
- Allocated parking space with store
- Within a few minutes walk to Portrush town centre
- Ideal holiday home
- Management Fee: The assessment for the year 2018/2019 is £980.00
- Rates: The assessment for the year 2018/2019 is £1189.95
- EPC Rating - D57

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**FIRST FLOOR**

**ENTRANCE HALL:**

With tiled floor, telephone point, under stairs storage cupboard.



**BEDROOM (1):**

14'5 x 9'8 (4.39m x 2.95m) (Max) with television point, double storage cupboard.



**EN-SUITE:**

Comprising tiled walk in shower cubicle and thermostatic shower system, w.c. and wash hand basin, fully tiled walls, recess lighting, tiled floor, extractor fan, wall mounted heated towel rail.

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**BEDROOM (2):**  
12'4 x 9'0 (3.76m x 2.74m) with storage cupboard which houses the gas boiler, built in mirrored sliderobes.

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## SECOND FLOOR

### LANDING:

With access to roof space.



### LOUNGE:

20'9 x 12'3 (6.32m x 3.73m) with stove gas fire, recessed tiled hearth, television point, telephone point, dimmer switch light controls, recess lighting, built in window seat into bay window, uPVC door out to Balcony.

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**BALCONY:**

With excellent sea views of Portrush Bay, Atlantic Ocean and West Strand Beach.

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**KITCHEN / DINING AREA:**

13'4 x 12'5 (4.06m x 3.78m) with eye and low level units, integrated 4 ring gas hob, integrated microwave oven, integrated under oven, tiled between units, one and a half bowl sink unit, integrated dishwasher, recess lighting, tiled floor, concealed lights under units.

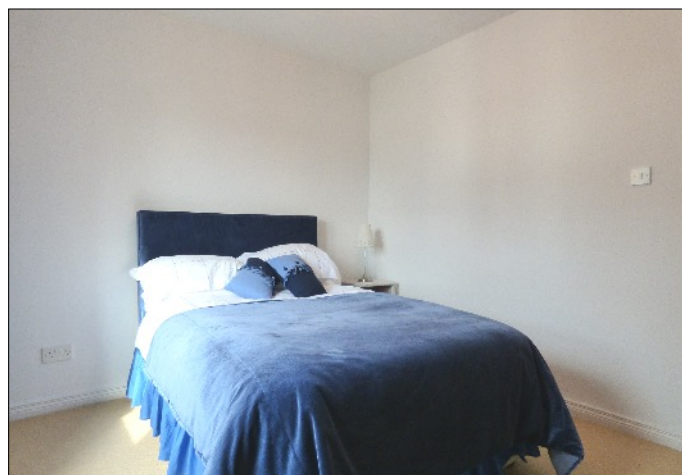
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**BEDROOM (3):**  
12' 6" x 9' 9" (3.81m x 2.97m) (Max)

**EN-SUITE:**  
Comprising tiled walk in shower cubicle and thermostatic shower system, w.c. and wash hand basin, fully tiled walls, recess lighting, tiled floor, extractor fan.

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**BEDROOM (4):**  
11'4 x 9'11 (3.45m x 3.02m)

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**BATHROOM:**

Comprising panel bath, tiled over bath, wash hand basin, w.c., tiled floor, recess lighting.

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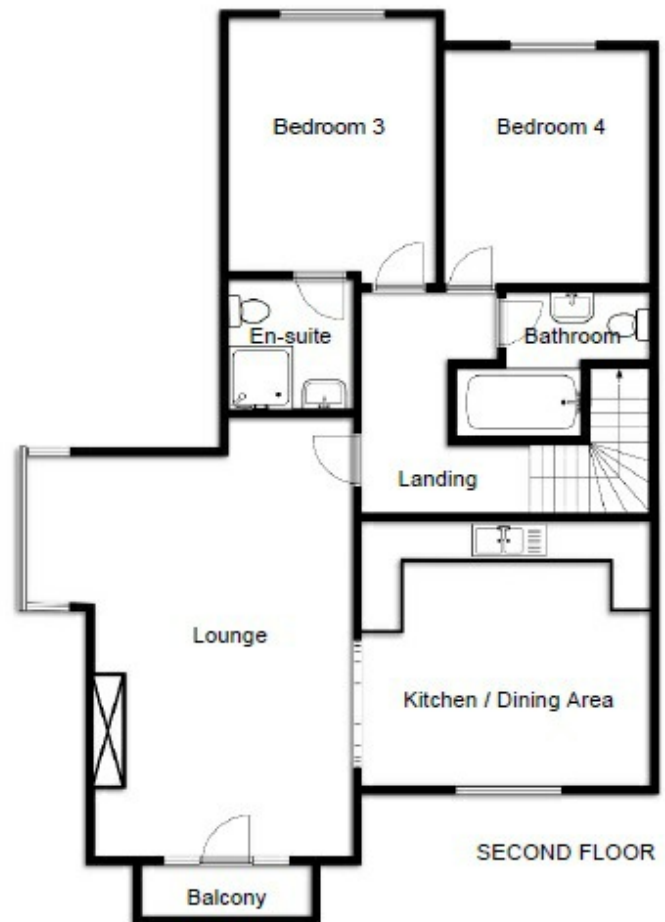
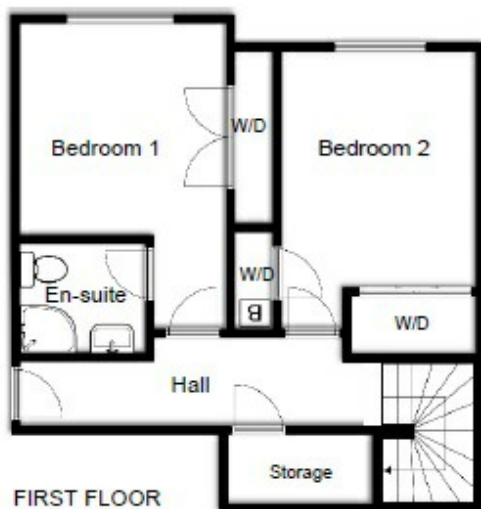
## EXTERIOR FEATURES

Designated car parking space to rear. Courtyard to side with access to private store on ground floor level.

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

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## FLOOR PLANS



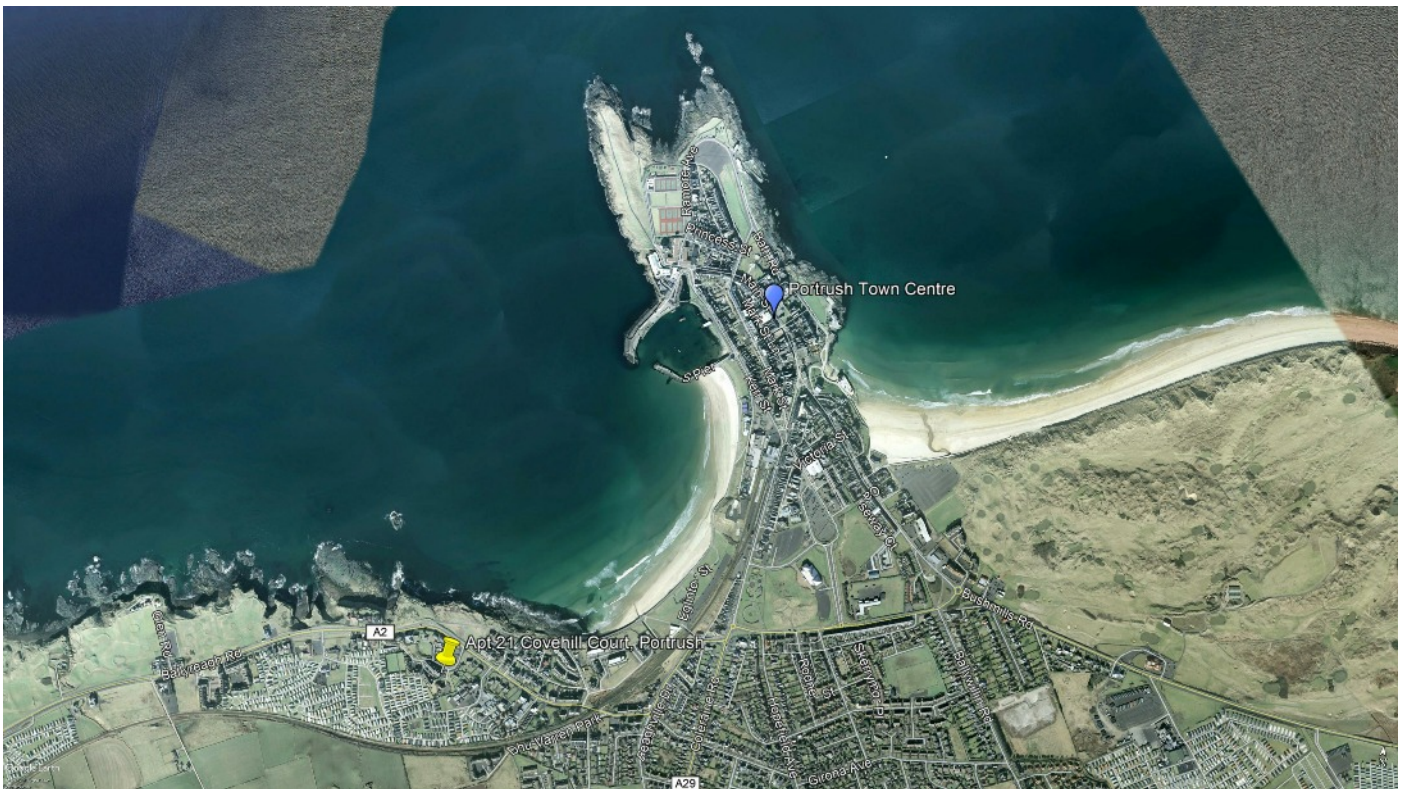
**For illustrative purposes only. Not to scale.**

**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.**

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

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 Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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### Property Location:

On leaving Portrush town follow the signs for Portstewart and turn onto the coast road at Dhu Varren. Proceed along same and Covehill Court is the third turning on the left hand side.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b> <small>EU Directive 2002/91/EC</small>		
<b>Full EPC available on request</b>		

### 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)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
**PST1258 070319SH**

PC 210619

### OUR OFFICE LOCATION



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