

## For Sale

Penthouse 10 The Whins, Dhu Varren, Portrush, BT56 8FG

Offers Over **£485,000**



### Property Overview

- Spectacular Penthouse Apartment with lift facilities
- 3 Bedrooms, 1 Reception Room
- Partial sea views including the West Strand beach, Portrush town centre and harbour, and distant views along the Causeway Coast
- Situated on the main road between Portrush and Portstewart on the North West 200 circuit
- Management Fee: The assessment for the year 2021/2022 is £1351.00
- Luxurious Second Floor Apartment - Approximately 1600 sq ft plus terrace balcony
- Generous terrace balcony taking advantage of the afternoon and evening sun, Spa Crest hob tub included in the sale
- Designated and visitors parking spaces to the rear of the apartments, with remote controlled security gates at the entrance to The Whins
- Rates: The assessment for the year 2021/2022 is £1498.53
- EPC Rating - E44

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**SECOND FLOOR**

**COMMUNAL LANDING:**

With access to lift facilities, communal staircase, tiled floor, storage heater.

**PENTHOUSE**

**ENTRANCE HALL:**

With tiled floor, recess lighting, telephone point, dimmer switch lighting, intercom door entry system, linen cupboard, cloaks cupboard housing Axco built-in vacuum system. French doors to:

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**LOUNGE / DINING AREA:**

32' 0" X 17' 0" (9.76M X 5.19M) with raised ceiling, recess gas fire, walnut flooring, television and satellite points, lighting control panel, two sets of patio doors leading to terrace balcony, intercom door entry system, electronically controlled curtains. Door to:

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## **KITCHEN:**

11' 9" X 10' 3" (3.58M X 3.12M) with eye and low level units including sets of saucepan drawers and pull out shelved larder unit, granite work top and upstand, Franke single bowl stainless steel sink unit, integrated Indesit washing machine and dishwasher, Samsung hob, Indesit oven, stainless steel extractor fan, space for fridge / freezer, tiled floor, recess lighting, feature wall mounted radiator, patio doors leading to terrace balcony.

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**TERRACE BALCONY:**  
11' 8" X 10' 10" (3.55M X 3.29M) plus wraps around the penthouse apartment on two sides, with water tap, power points, paved surface, low level lighting, Spa Crest hob tub included in the sale.

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**BEDROOM (1):**  
12' 0" X 10' 10" (3.67M X 3.31M) with walnut flooring, television and telephone points, recess lighting, lighting control panel. Door to:

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**DRESSING ROOM:**

6' 6" X 5' 9" (1.98M X 1.75M) with built-in open railings, shelving and storage units, walnut flooring, recess lighting. Door to:

**EN-SUITE:**

Comprising marble shower enclosure with mains rainfall shower fitting and body shower attachment, oval wash hand basin set on a marble top with towel shelf below, dual flush w.c., wall mounted mirror with marble surround, recess lighting, extractor fan, marble tiled walls and floor, heated towel rail.



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**BEDROOM (2):**

17' 9" X 11' 7" (5.42M X 3.52M) with walnut flooring, recess lighting, dimmer switch lighting, television and telephone points.



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**BEDROOM (3):**  
13' 9" X 10' 5" (4.18M X 3.18M) with walnut flooring, recess lighting, dimmer switch lighting, television and telephone points. Door to Terrace Balcony.



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**BATHROOM AND W.C. COMBINED:**

Comprising oval bath on a raised marble platform with recess marble shelving and feature lighting, marble tiles on the rear wall framing the bath, marble base shower enclosure with mains rainfall shower fitting, oval wash hand basin set on a marble top with towel shelf below, dual flush w.c., wall mounted mirror with marble surround, recess lighting, extractor fan, marble tiled walls and floor, heated towel rail.

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View from Terrace Balcony



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 - PENTHOUSE

**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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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.
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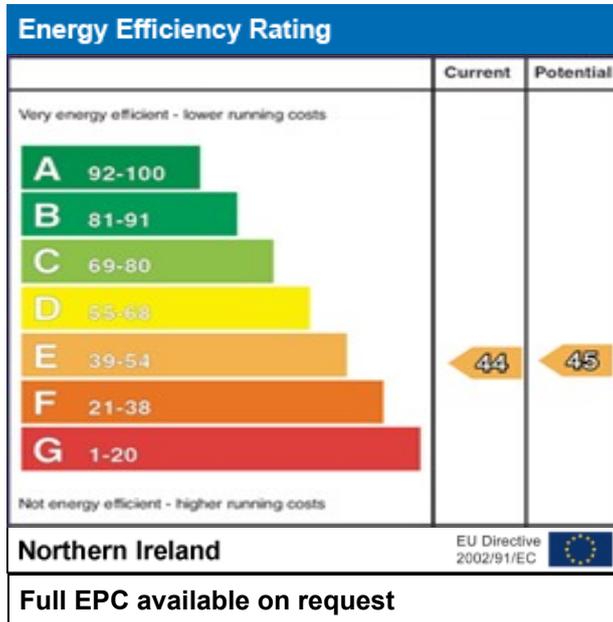
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**Property Location:**

On travelling from Portrush along the coast road, The Whins development is situated on the right hand side just after the railway bridge.

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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

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PROPERTY REFERENCE

PST1364 250621/RT

OUR OFFICE LOCATION

