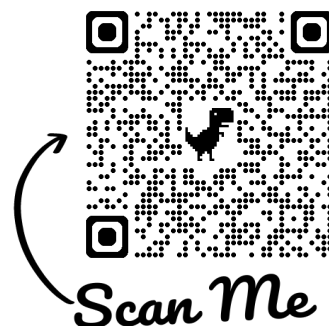


For Sale

Apt 18 The Whins, Portrush BT56 8FG

Offers Over **£310,000**



Property Overview

- First floor apartment with lift
- 2 Bedrooms, 1 Reception Room
- Gas fired central heating
- Aluminium double glazed windows
- Oak interior doors, skirting and architraves
- Beam vacuum system installed
- Remote controlled security gates to development
- Situated just off the main coast road between Portrush and Portstewart
- Located close to West Strand beach and on the main route of North West 200
- EPC Rating - D64

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Entrance Hall:

With telephone door entry system, telephone point, hot press, tiled floor, French doors with frosted glass panels leading to:

Open Plan Lounge / Kitchen Area:

Lounge:

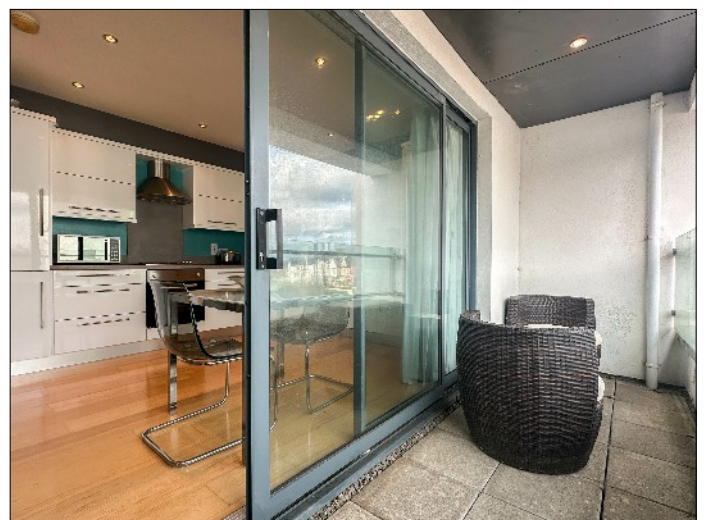
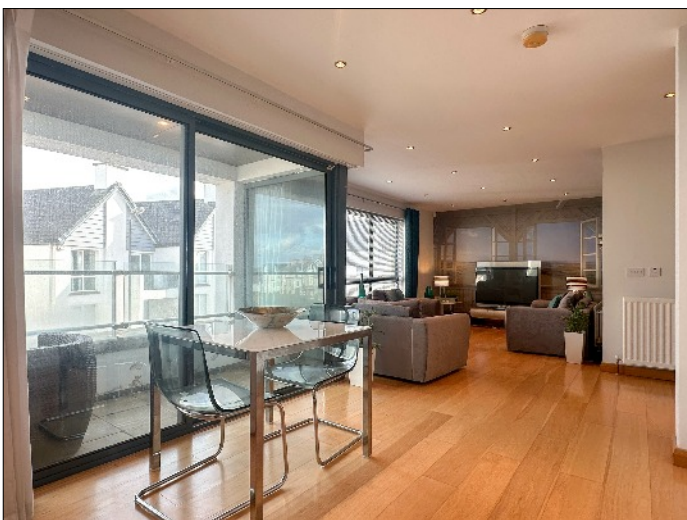
5.46m x 3.43m (17' 11" x 11' 3") with telephone point, television point, recessed lighting, wooden floor.



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Kitchen:

5.74m x 3.12m (18' 10" x 10' 3") with eye and low level units, single drainer stainless steel sink unit, CDA oven and hob, integrated CDA fridge / freezer, integrated Baumatic dishwasher, integrated automatic washing machine, boiler, recessed lighting, concealed lighting, wooden floor, patio doors leading to Balcony.



Balcony:

3.89m x 1.35m (12' 9" x 4' 5") with glass panel railings and recess light.

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Bedroom (1):
3.61m x 3.05m (11' 10" x 10' 0") with telephone point, television point.

En-suite:
Comprising w.c., wash hand basin, tiled shower cubicle with mains Grohe shower fitting, extractor fan, recessed lighting, tiled floor.

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Bedroom (2):

3.02m x 2.95m (9' 11" x 9' 8") with telephone point, television point.

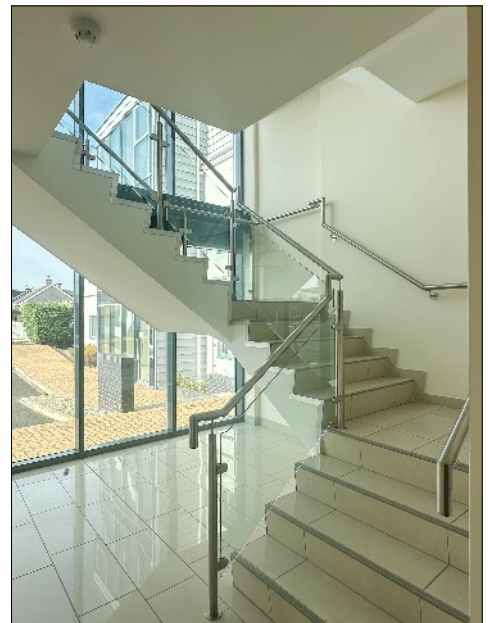


Bathroom and w.c. Combined:

Comprising panel bath with mains Grohe shower fitting above, w.c., wash hand basin, tiled above bath, shaver point, recessed lighting, extractor fan, tiled floor.



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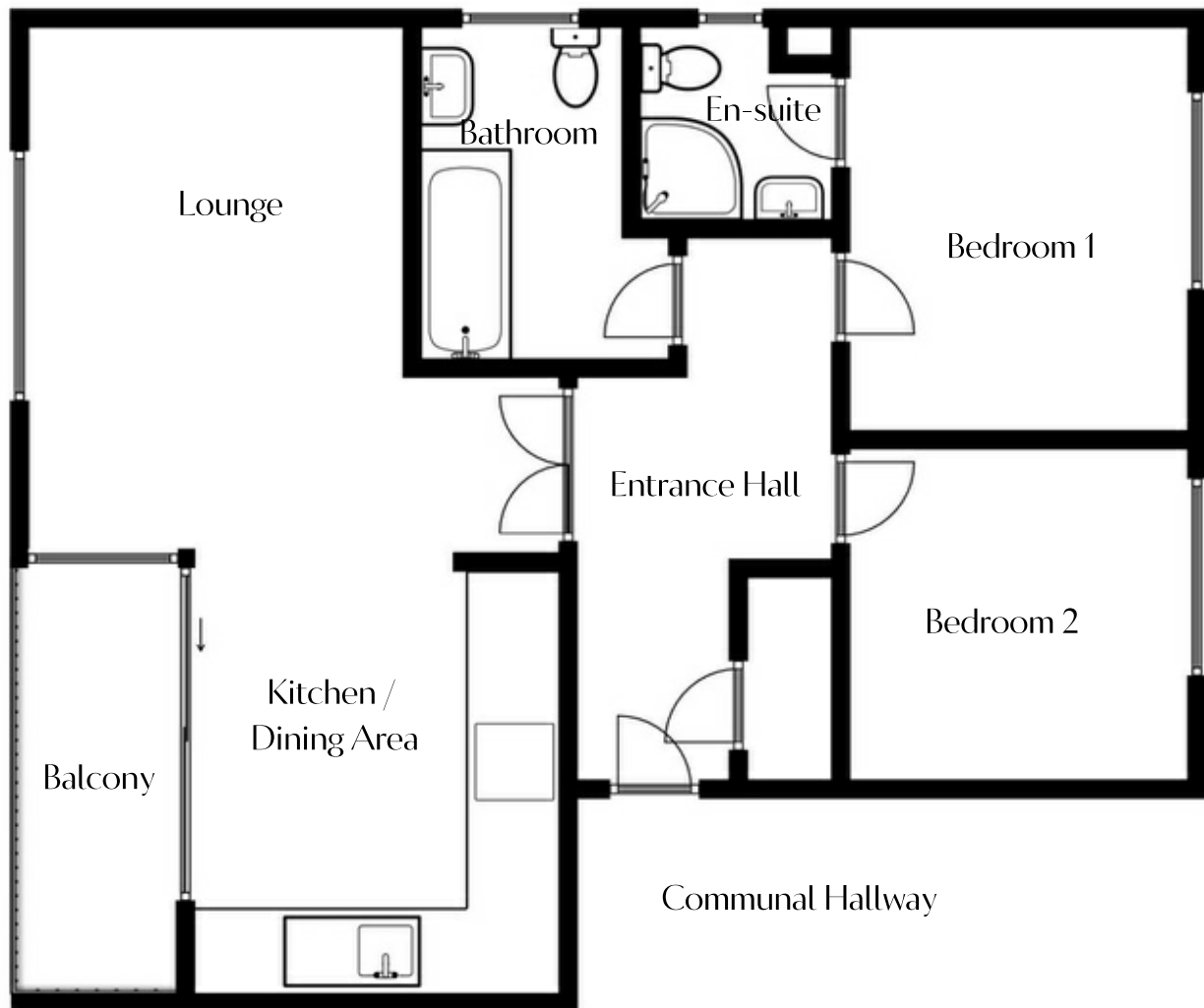
Exterior Features:

Communal store and secure parking for all apartments.

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

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FLOOR PLANS



FIRST FLOOR

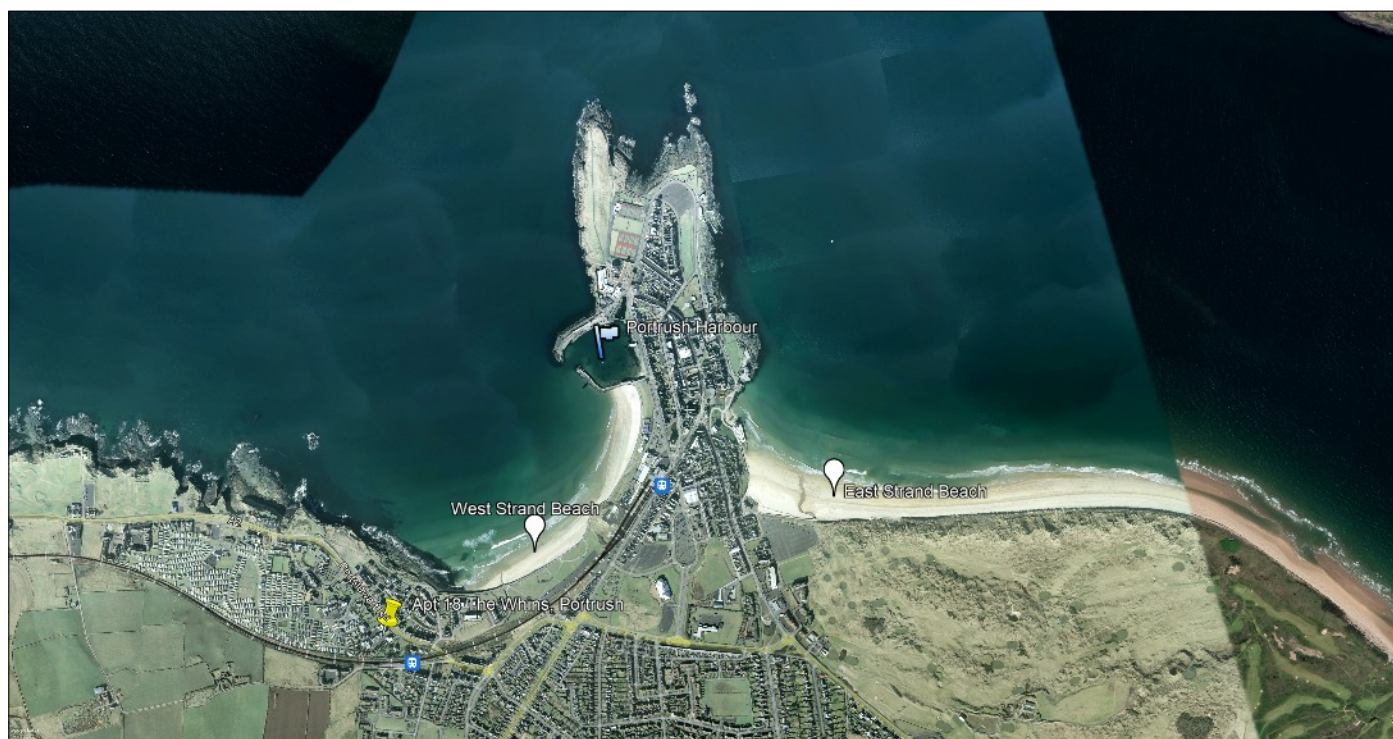
For illustrative purposes only. Not to scale.

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 Portrush along the A2 heading towards Portstewart on the coast road, 'The Whins' development is situated on the left hand side.

Tenure:

Rates 2024 / 2025: £1127.46

Management Fee 2024 / 2025: £1548.00 (Brackenwood Property Management)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	64	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Full EPC available on request

OFFICE OPENING HOURS

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

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
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PROPERTY REFERENCE

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 PC 040125
 PC110525

OUR OFFICE LOCATION



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 Coleraine
 BT52 1AF



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