

Exterior:

The apartment is access via private doorway leading to internal hallway .

Heating is via mains gas

uPVC Double Glazed Windows with hardwood doors.

On site car parking & bin store

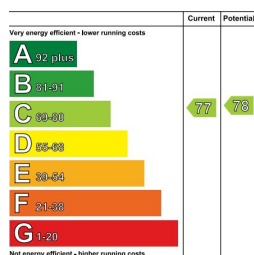
Approximate annual rates payable per 2018:
£674.31

Tenure:
900 year Leasehold from 2007
Annual Ground Rent Payable of £0.05.

Solicitor:
TBC

Service Charge:
Service Charge is approx £605 pa payable for communal maintenance and associate charges.

EPC:



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35 Irish Society Court, Coleraine



Offers Around £80,000

- Investment Sale of 1 Bedroom Ground Floor Apartment.
- Located in a quiet location of Coleraine within the Modern Irish Society Court Development which is within close proximity to Coleraine Town Centre and has easy access on to the main arterial routes linking Belfast to L'Derry.
- The property comprises of a open plan living / kitchen area, 1 no bedrooms and main bathroom.
- The property also benefits from on site parking and is within close proximity to a number of local Schools, bus & train routes and other local amenities.
- The property is currently leased out at an annual rent of £5,820.
- Viewing comes highly recommended and strictly by appointment through the selling agent.

Northern Real Estate

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Accommodation Comprising

Entrance Hall:

1.05 m x 2.52 m (widest points)

Tiled floors, painted walls, burglar alarm, phone point and recessed lighting.

Open Plan

Living / Kitchen & Dining Area

5.51 m x 6.96 m (widest points)

Living / Dining Area:

Wooden flooring, painted walls, buzzer system, telephone & TV points and recessed lights.

Kitchen:

Tiled floors, painted walls, eye and low level units with tiling between, SS extraction hub, SS Sink 1.5 bowl and drainer, integrated dishwasher, fridge & freezer, hob & oven, plumbing for washing machine and recessed lighting.

Bathroom:

1.98 m x 2.72 m (widest points)

Tiled floors, half painted & half tiled walls. Fully tiled walk in shower cubicle with mains shower, white bathroom suite to include bath (tiling above), sink (tiled splash back) & w/c and recessed lighting.

Bedroom 1:

2.69 m x 4.65 m (widest points)

Carpet floors, painted walls, phone point and mirrored sliderobe.

