



**FLETCHER
TORRENS**
Property Sales and Lettings

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18 Peninsula Apartments, Causeway Street, Portrush, BT56 8AB

- Penthouse Apartment
- Gas Fired Central Heating
- Lift Access
- 2 Bedrooms
- uPVC Double Glazing
- Private Allocated Parking

OFFERS OVER £169,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Key-code Entrance System
- Well Presented Throughout
- Open Plan Kitchen/Living
- Communal Sun Terrace
- Master Bedroom En-Suite
- Rates Approx £1065 per annum
- Management Fees Approx £1100 per annum

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	68	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

We are delighted to offer for sale this modern penthouse apartment in an ideal town centre location in the seaside resort of Portrush.

The apartment is immaculately presented and benefits from 2 bedrooms (master en-suite) and an open plan kitchen/living area, offering bright and spacious living accommodation throughout. The property also benefits from gas fired central heating, uPVC double glazing, lift access, private car parking and communal sun terrace.

The apartment is in a perfect town centre location and is within walking distance to the local coffee shops and restaurants, the golden sandy beaches of the West and East Strand and of course the famous Royal Portrush Golf Club which hosted the 2019 Open Golf Championship.

We at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.



ACCOMMODATION

HALLWAY

Wooden flooring, intercom system, telephone point, power points, hotpress with gas boiler, recessed lighting.

BEDROOM 1 (10'1" x 9'9")(3.08m x 2.97m)

Carpet, built-in wardrobe, power points, TV point, blinds.

MASTER BEDROOM (11'5" x 10'0")(3.48m x 3.05m)

Carpet, built-in wardrobe, power points, TV point, telephone point, blinds.

MASTER BEDROOM EN-SUITE

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor, recessed lighting.

BATHROOM (6'10" x 6'10")(2.08m x 2.08m)

Tiled flooring, WC, wash hand basin, P-shaped panel bath with overhead shower and glass screen, glass shelving, mirror with lights, walls partly tiled, extractor, spotlights.

OPEN PLAN LIVING/KITCHEN (14'3" x 14'5")(4.35m x 4.40m)

LIVING

Wooden flooring, gas fireplace with marble hearth and surround, TV point, power points, built-in storage cupboard, recessed lighting, 'Juliet' balcony.

KITCHEN

Tiled flooring, eye and low level units, 1.5 stainless steel sink unit, worktops and splashbacks, integrated oven and hob with glass splashback, stainless steel extractor, integrated fridge/freezer, integrated washing machine, integrated dishwasher, power points, recess lighting.





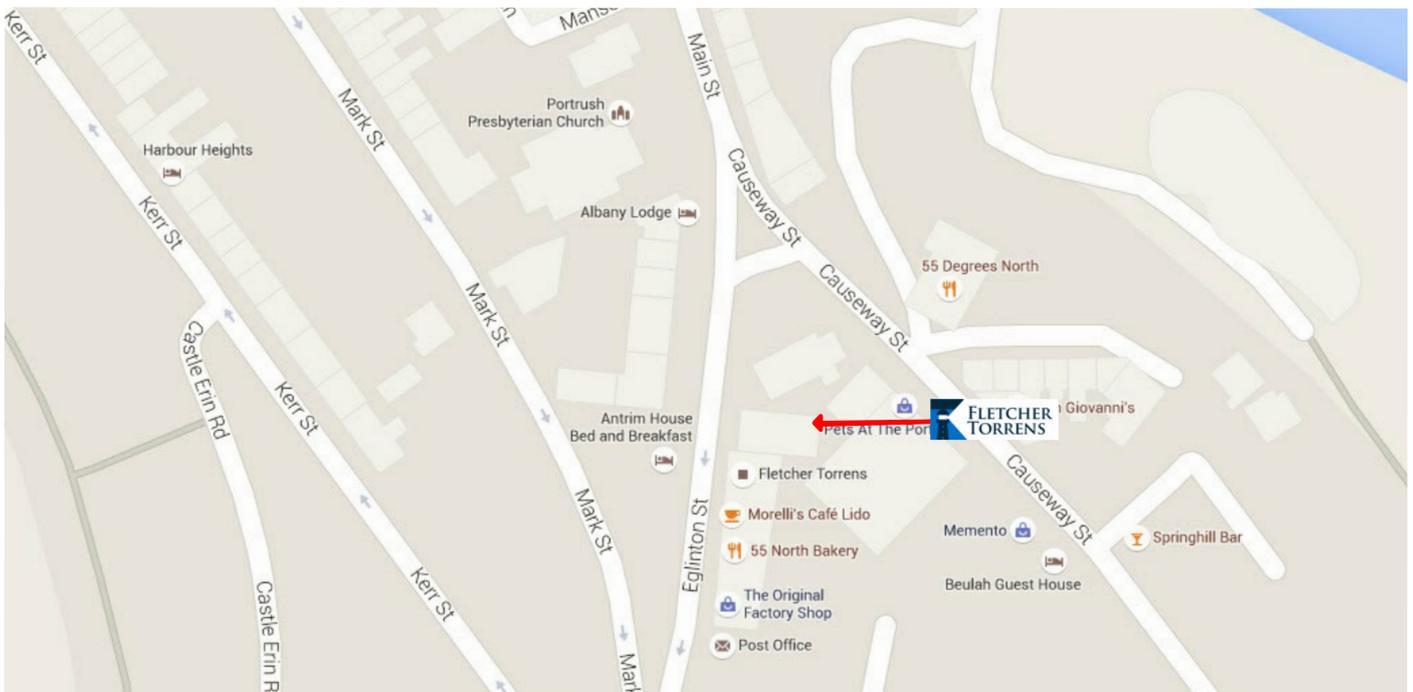












DIRECTIONS

Entering Portrush from the Bushmills Roundabout, turn onto Causeway Street, travel approximately 500 metres and the Peninsula Apartments are situated on the left hand side.

Please Note*

All purchasers will be shareholders in a management company formed to maintain communal and open space areas.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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	10:00 - 14:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

