



FLETCHER TORRENS

Property Sales and Lettings



17 Peninsula Apts, Causeway Street, Portrush, BT56 8AB

- Penthouse Apartment
- Gas Fired Central Heating
- Excellent Sea Views
- 3 Bedrooms/2 En-Suite
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £274,500

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Keycode Entrance System
- Air Recovery System
- Private Allocated Parking
- Immaculately Presented
- Open Plan Kitchen/Living/Dining
- Lift Access
- Communal Sun Terrace
- Rates Approx £1000 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		
E 39-54	41	42
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

This modern penthouse apartment is in an ideal town centre location in the sought after Causeway Street area of Portrush.

The apartment is immaculately presented and benefits from 3 bedrooms (2 en-suite) and an open plan kitchen/living/dining area, offering bright and spacious living accommodation throughout, and making it ideal for family living. The property also benefits from air recovery heating system, uPVC double glazing, lift access, private car parking and communal sun terrace.

The open plan kitchen/living/dining area and master bedroom have concertina windows opening on to a balcony with spectacular sea views towards the famous Arcadia and East Strand Beach.

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 is hosting the 2019 British Open Golf Championship.

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



ACCOMMODATION

HALLWAY

Tiled flooring, power points, docking station for phone, wall lights, blinds. Storage cupboard with boiler, plumbed for washing machine.

BEDROOM 1 (9'5" x 11'4")(2.88m x 3.46m)

Carpet, built-in wardrobe and storage units, power points, elevated TV and power points, recess lighting, ceiling speaker system, curtains.

BEDROOM 2 (14'8" x 13'3")(4.46m x 4.05m)

Carpet, built-in wardrobe and dresser, power points, elevated TV and power points, recess lighting, ceiling speaker system.

BEDROOM 2 EN-SUITE

Tiled flooring, WC, wall mounted wash hand basin, walk-in shower with glass screen, walls tiled to ceiling, wall cabinet with light, recess lighting, extractor.

BATHROOM (9'6" x 6'6")(2.90m x 1.98m)

Tiled flooring, wall mounted WC, vanity wash hand basin and cabinet, panel bath, built-in TV, ceiling speaker system, music control panel, sensor lighting, recess lighting.

MASTER BEDROOM (13'0" x 17'11")(3.97m x 5.46m)

Carpet, built-in wardrobe and storage units, built-in bedside lockers, power points, ceiling speaker system, elevated TV and power points, TV in built-in cabinet, concertina windows leading to balcony.

MASTER BEDROOM EN-SUITE

Tiled flooring, wall mounted WC, wall mounted wash hand basin, walk-in shower with glass screen, walls tiled to ceiling, chrome towel radiator, recess lighting, ceiling speaker system, extractor, access to attic.

LIVING/KITCHEN/DINING (24'5" x 28'2")(7.45m x 8.58m)

LIVING

Laminate flooring, gas fireplace with quartzite hearth, insert and surround, elevated TV and power points above fireplace, built-in storage units, wall lights, power points, concertina windows leading to balcony.

KITCHEN

Tiled flooring, eye and low level units, granite worktops and splashbacks, 1.5 stainless steel undercounter sink with flexi-hose tap, integrated double eye level oven, 5 ring gas hob, integrated 'American' fridge/freezer, integrated dishwasher, recess lighting, kick board lighting, power points, recess lighting.





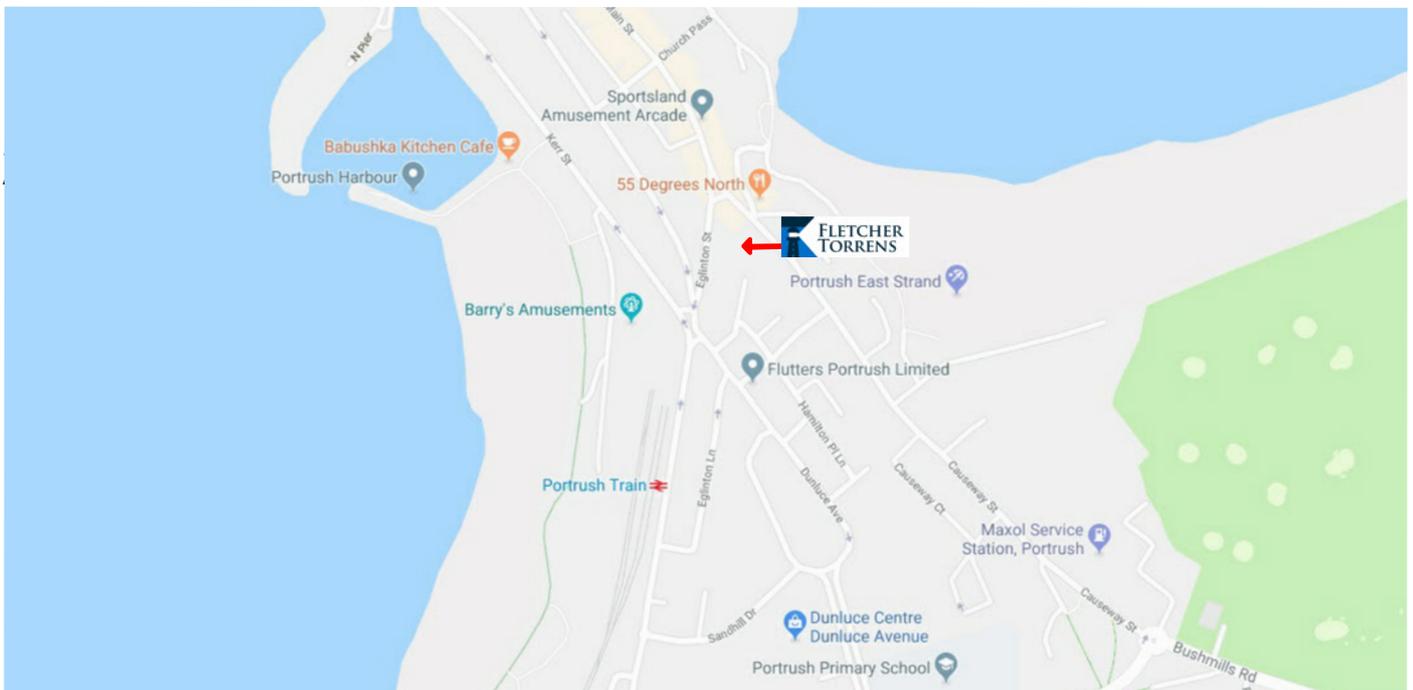












DIRECTIONS

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.

<p><u>Lettings Department</u></p> <p>Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.</p> <p>For further details please contact our office.</p> <p>Tel: 028 7082 4999 E: lettings@fletchertorrens.com</p>	 <p>FLETCHER TORRENS Property Sales and Lettings</p>  <p><u>OFFICE OPENING HOURS</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>Monday</td><td>09:00 - 17:00</td></tr> <tr><td>Tuesday</td><td>09:00 - 17:00</td></tr> <tr><td>Wednesday</td><td>09:00 - 17:00</td></tr> <tr><td>Thursday</td><td>09:00 - 17:00</td></tr> <tr><td>Friday</td><td>09:00 - 17:00</td></tr> <tr><td>Saturday</td><td>10:00 - 14:00</td></tr> </table>	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	<p><u>Mortgage Advice</u></p> <p>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.</p> <p>Tel: 028 9023 4433 Mob: 077 9977 1861 E: mark@shieldsfinance.co.uk</p>
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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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendor of this property is an associate of the appointed Estate Agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance within Section 21 of that Act. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.