



FLETCHER TORRENS

Property Sales and Lettings



Apartment No. 17 Carrig-Na-Rone, 10 Bath Street, Portrush, BT56 8FF

- 2nd Floor Apartment
- Gas Fired Central Heating
- Under Ground Parking
- 2 Bedrooms
- Aluminium Double Glazing
- Stunning Sea Views with Balcony

OFFERS AROUND £259,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Master Bedroom En-Suite
- Lift Access
- Well Presented Throughout
- Town Centre Location
- Ideal Holiday Home
- Communal Sun Terrace With Sea Views
- Walking Distance to Local Beaches
- Close to Local Amenities
- Rates Approx £1031 per annum
- Management Fees Approx £1730 per annum

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	75	82
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

This modern second floor apartment is in an ideal town centre location in the Bath Street area of the seaside resort of Portrush.

The apartment is immaculately presented and offers bright and spacious living accommodation with open plan kitchen/living with balcony/dining area, 2 bedrooms with master en-suite and a main bathroom with jacuzzi bath. The property benefits from stunning sea views, gas fired central heating, aluminium double glazing, lift access, private under ground car parking and communal sun terrace with stunning views towards the East Strand Beach and the Skerries.

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

Laminate flooring, power points, recessed lighting, intercom system, hotpress.

BEDROOM 1 (13'1" x 8'6")(4.00m x 2.6m)

Carpet, power points, TV point, blinds, 'Juliet' balcony.

MASTER BEDROOM (12'6" x 8'6")(3.8m x 2.6m)

Carpet, power points, TV point, recess lighting, blinds, 'Juliet' balcony.

MASTER BEDROOM EN-SUITE

Tiled flooring, WC, vanity wash hand basin, fully tiled corner shower cubicle, mirror with light, spotlighting, towel radiator, extractor.

BATHROOM (7'10" x 6'3")(2.4m x 1.9m)

Tiled flooring, WC, wall mounted wash hand basin, Jacuzzi bath with overhead shower, mirror with light, spotlights, towel radiator, extractor.

OPEN PLAN KITCHEN/DINING/LIVING (23'2" x 21'6")(7.06m x 6.56m) to widest points

Tiled flooring, fitted with a luxury Alwood Kitchen and extravagant Iroko hardwood worktop, eye and low level units, 1.5 stainless steel sink unit, tiled splashback to base of eye level units, integrated oven and gas hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine, power points, TV point, telephone point, concertina doors leading to balcony.

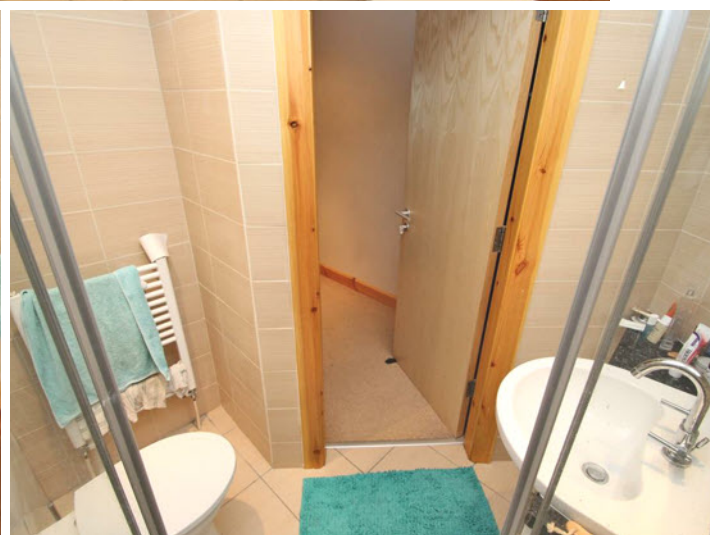








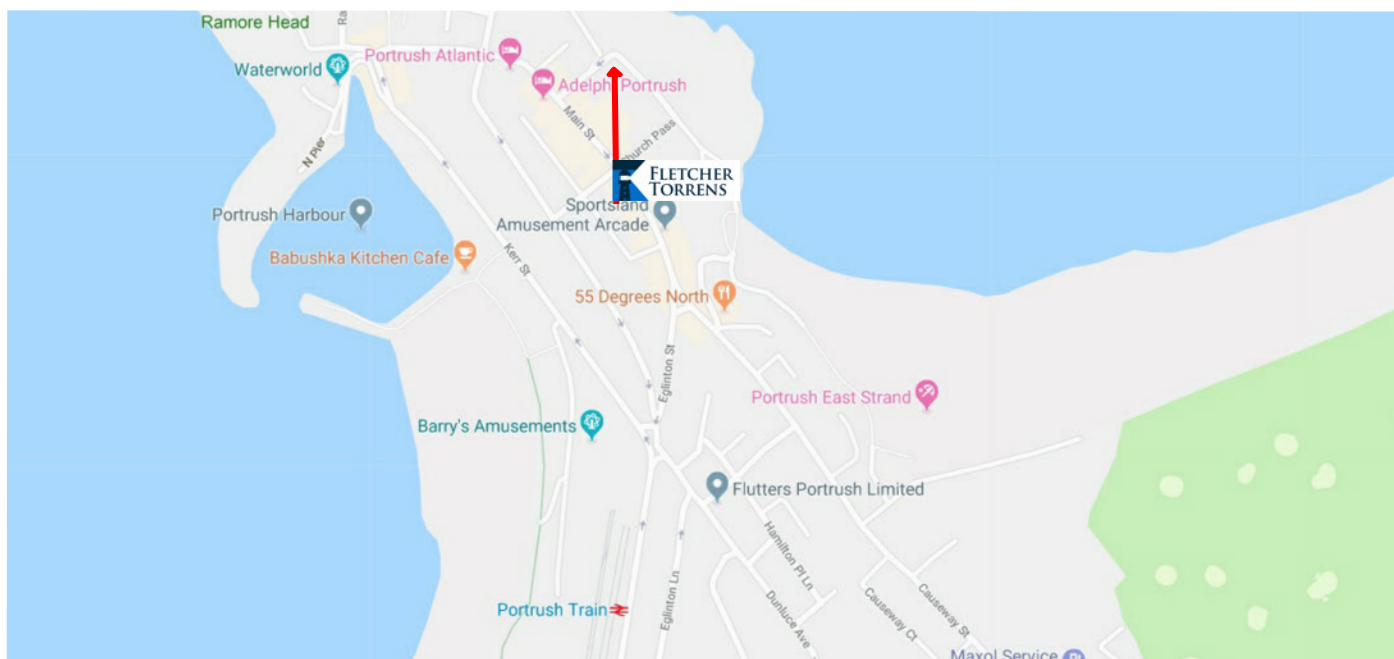












DIRECTIONS

When entering Portrush, passing the Railway Station on your left continue towards the Harbour along Kerr Street. Climb Harbour Hill and turn right, continue straight ahead at the crossroads to stay on Main Street, turn left onto Church Pass. At the end of the Road turn left onto Bath Street and Carrig-Na-Rone Apartments is 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@flecthertorrens.com



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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.

