

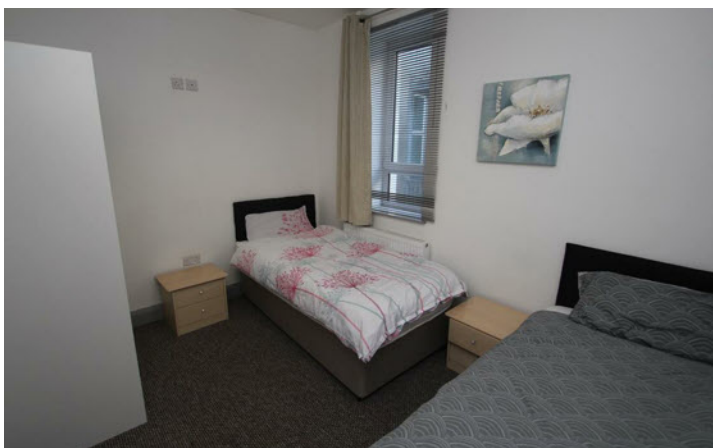


# FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street  
Portrush  
Co. Antrim  
BT56 8DX

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## Apt 3, 75 Eglinton Street, Portrush, BT56 8DZ

- Rear First Floor Apartment
- 2 Bedrooms
- Oil Fired Central Heating
- uPVC Double Glazing
- Excellent Central Location
- Ideal Holiday Home

### OFFERS AROUND £129,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Recently Refurbished
- Juliet Balcony
- Intercom Entry System
- Well Presented Throughout
- Close to Local Amenities
- Rates Approx £            per annum
- Management Fees Approx £400 per anum

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

This modern two bedroom first floor rear apartment is situated in Eglinton Street in the seaside town of Portrush.

It is in an excellent location, within easy walking distance to the local beaches, restaurants, shops and transport links. The property has recently been fully renovated and finished to the highest standards.

This is an ideal opportunity to purchase a holiday home on the beautiful North Coast with all the tourist attractions that it has to offer. We at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.





## **ACCOMMODATION**

### **ENTRANCE LEVEL**

#### **HALLWAY (31'6" x 3'2")(9.6m x 0.96m)**

Carpet, hotpress, cloakroom.

#### **BEDROOM 1 (11'7" x 8'9")(3.53m x 2.66m)**

Carpet, power points, elevated TV point, blinds.

#### **BATHROOM (8'10" x 5'9")(2.68m x 1.76m)**

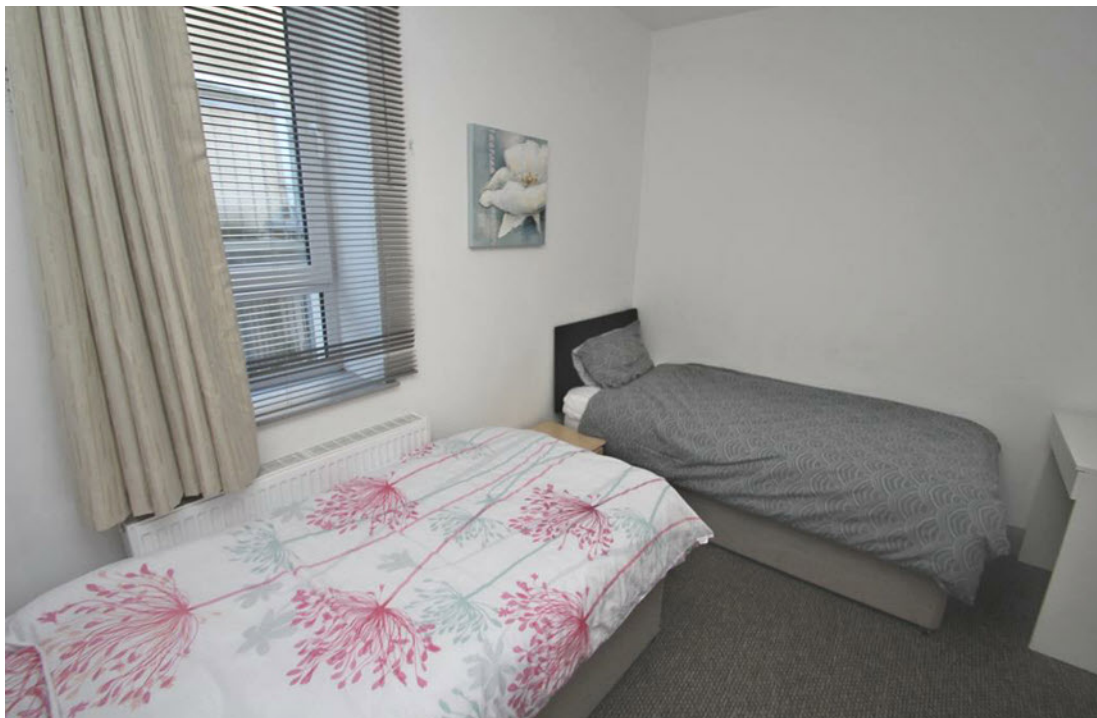
Vinyl flooring, WC, pedestal wash hand basin, fully tiled corner shower cubicle, extractor.

#### **BEDROOM 2 (10'3" x 8'10")(3.13m x 2.68m)**

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

#### **OPEN PLAN KITCHEN/LIVING (25'2" x 13'4")(7.68m x 4.06m)**

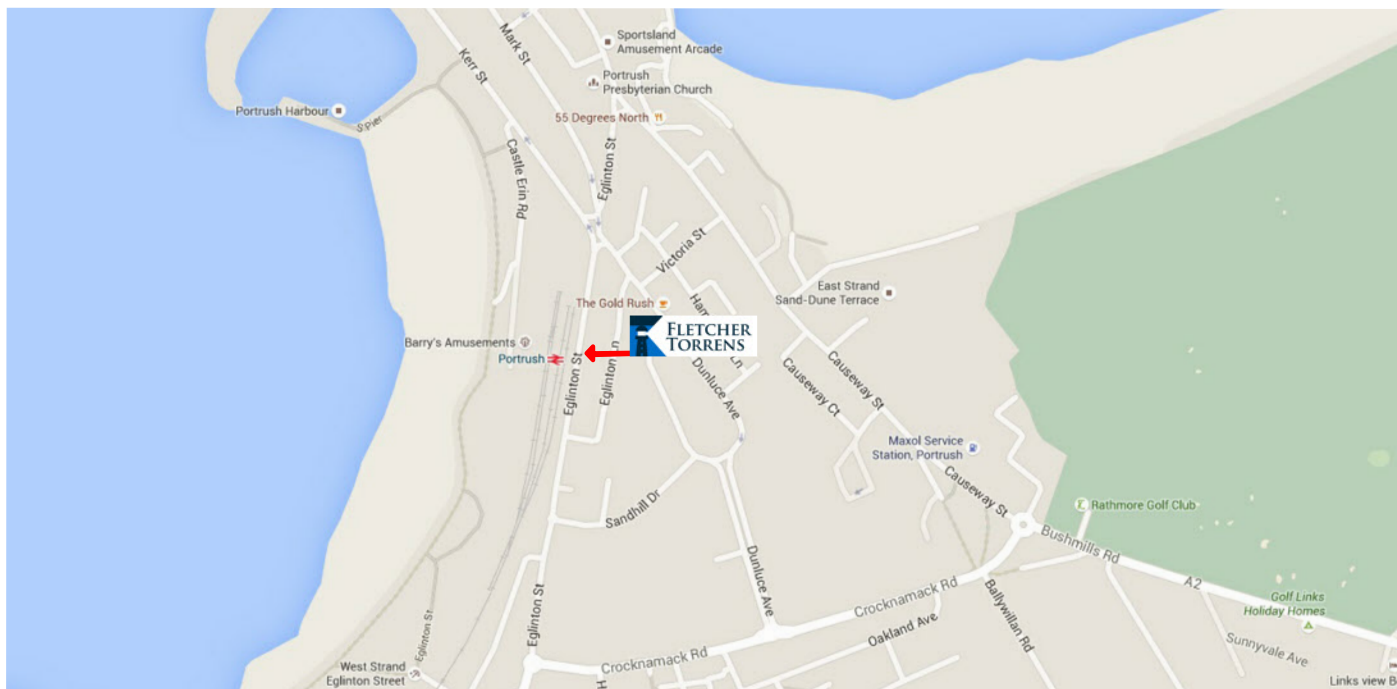
Laminate flooring in kitchen, carpet in living area, eye and low level units, 1.5 stainless steel sink unit, integrated oven and hob, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, power points, TV point, telephone point, intercom system, sliding patio door with 'Juliet' balcony, recess lighting, blinds.











## DIRECTIONS

Entering Portrush on the Coleraine Road, take the second exit at the Metropole roundabout onto Eglinton Street, go straight ahead at the roundabout near the fire station and the property is situated on the right hand side.

## 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:

- Purchaser's ID**
  - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
- 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.
- 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](mailto:lettings@fletchertorrens.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](mailto: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.

