



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

T: 028 7082 4999
E: info@fletchertorrens.com
W: www.fletchertorrens.com



20 Bath Terrace Apts, Portrush, BT56 8FJ

- Penthouse Apartment
- Gas Fired Central Heating
- Sea Views
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Holiday Home

OFFERS AROUND £239,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Immaculately Presented Throughout
- Master Bedroom En-Suite
- Pressurised Water System
- Intercom System
- Lift Access
- Communal Front Courtyard
- Secure Car Parking with Hi-Tech Gates
- Town Centre Location
- Close to Local Amenities
- Rates Approx £ per annum
- Management fees Approx £900 per annum

	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient • higher running costs		

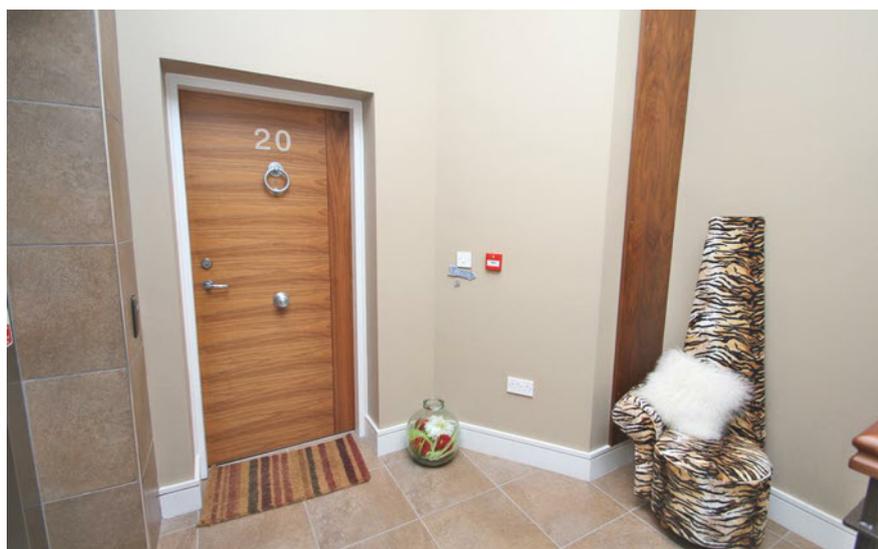
We are delighted to offer for sale this stylish apartment located in the heart of the popular seaside resort of Portrush.

This immaculately presented apartment offers modern, contemporary living and is finished to an extremely high specification. The spacious living/dining area enjoys full height bay windows allowing the natural light to flow through. The property also benefits from oak uPVC windows, gas fired central heating, master bedroom en-suite, lift access and secure car parking.

The attractive exterior has been sensitively designed to enhance the traditional streetscape of Victorian seaside townhouses. The front courtyard offers a relaxing haven to sit and take in the view or to access the East Strand beach.

Whether you are looking to relax or have a more active lifestyle, this apartment in Bath Terrace is perfectly located, 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, host of the 2019 British Open Golf Championship. Each year, there are many events taking place all over the North Coast including the North West 200 Race Week, Portrush Raft Race and the Red Sails Festival, all for you to enjoy on your own doorstep.

This excellent apartment will appeal to a wide range of purchasers, as either a permanent home or a holiday getaway, and we at Fletcher Torrens recommend an early inspection to avoid disappointment.



ACCOMMODATION

HALLWAY

Tiled flooring, power points, telephone point, intercom system, hotpress with shelving, cloakroom, access to attic.

BEDROOM 1 (15'8" x 9'4")(4.77m x 2.84m)

Carpet, power points, telephone point, integrated alcove which could be used as a wardrobe or small office, spotlights, blind.

BATHROOM (7'9" x 6'2")(2.37m x 1.89m)

Tiled flooring, walls tiled to ceiling, WC, wall mounted wash hand basin, corner shower cubicle, towel radiator, mirror with light, spotlights, extractor.

BEDROOM 2 (15'4" x 11'0")(4.67m x 3.36m)

Carpet, power points, telephone point, TV point, spotlights.

BEDROOM 2 EN-SUITE

Tiled flooring, walls tiled to ceiling, WC, wall mounted wash hand basin, corner shower cubicle, towel radiator, mirror with light, spotlights, extractor.

KITCHEN/DINING (19'2" x 16'8")(5.84m x 5.09m)

Tiled flooring, eye and low level units with granite worktop and splashback, stainless steel sink unit, integrated oven and hob with extractor, integrated fridge/freezer, plumbed for washing machine, power points, telephone point, TV point, spotlights, blinds.







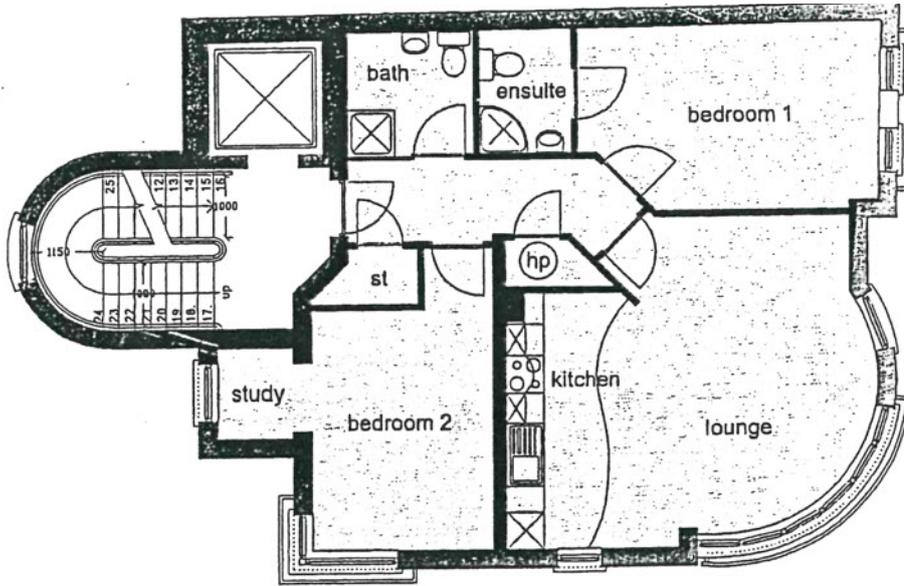


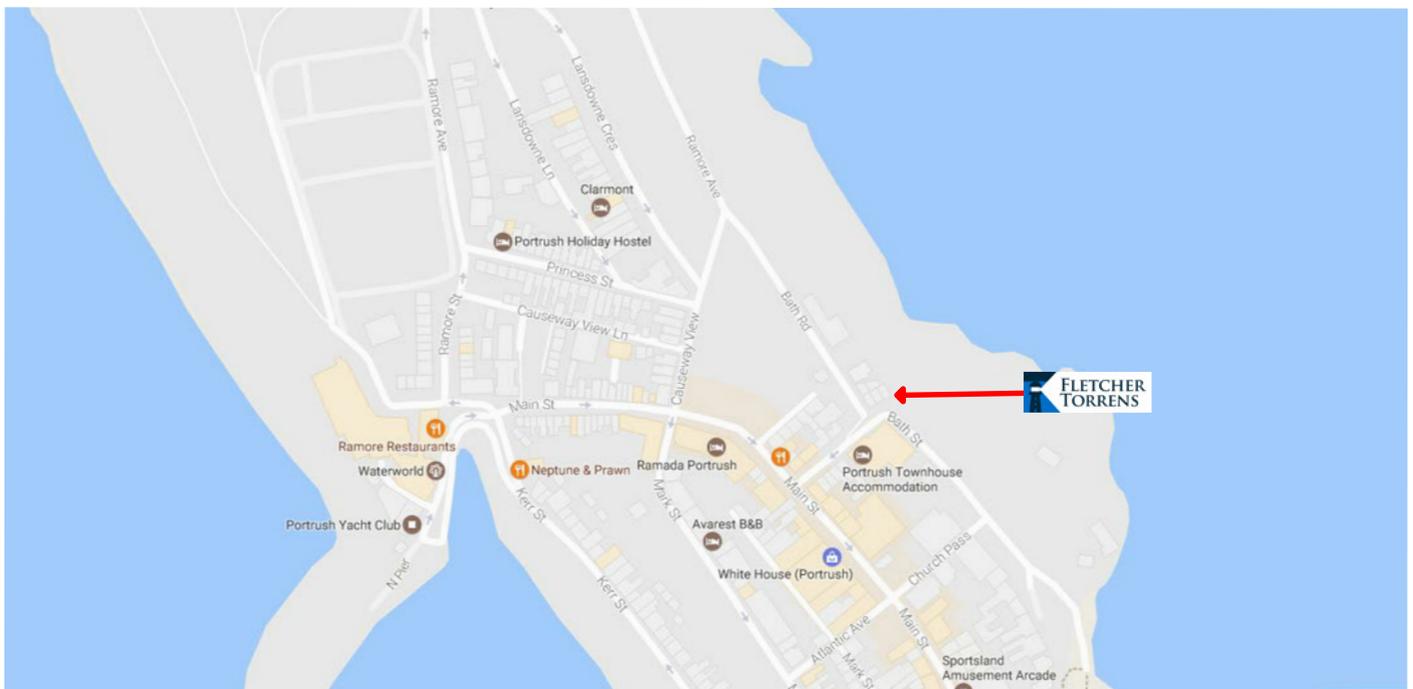












DIRECTIONS

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 and the entrance gate is 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:

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



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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.

