



# FLETCHER TORRENS

Property Sales and Lettings

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## **Apt 6, Ramore Green, Portrush, BT56 8DB**

- 2nd Floor Apartment
- Gas Fired Central Heating
- Spectacular Sea Views
- 2 Bedrooms (Master En-suite)
- Secure Private Parking
- Ideal Holiday Home

**OFFERS OVER £269,950**

**HERE 7 DAYS A WEEK FOR YOU**

## ADDITIONAL KEY FEATURES

- 2nd Floor Balcony with Sea Views
- Well Presented Throughout
- Sought-after Town Centre Location
- 2 Minute Walk to Beaches
- Close to Local Amenities
- Rates Approx £1312 per annum
- Man. Fees Approx £1510 per annum

08/02/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This excellent 2nd floor apartment is situated in the centre of the beautiful seaside resort of Portrush.

The property benefits from having gas fired central heating, uPVC double glazing and secure private parking. The interior is bright and spacious with 2 bedrooms and is immaculately presented throughout, making it an excellent holiday home.

Situated in an ideal town centre, the property is within easy walking distance to the beaches, shops and first class restaurants. It is close to all local amenities including schools, championship golf courses and transport links.

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



## ACCOMMODATION

### HALLWAY

Carpet, power points, telephone point, alarm panel, intercom system, cloakroom.

### BEDROOM 1 (15'2" x 12'0") (4.62m x 3.67m) L-shaped

Carpet, power points, TV point, blinds.

### MASTER BEDROOM (15'2" x 12'10") (4.62m x 3.9m)

Carpet, power points, TV point, blinds.

### MASTER BEDROOM EN-SUITE (9'9" x 3'3") (2.97m x 1m)

Tiled flooring, WC, vanity wash hand basin with tiled splashback, fully tiled shower cubicle with electric shower, spotlights, extractor.

### BATHROOM (6'6" x 6'0") (1.97m x 1.84m)

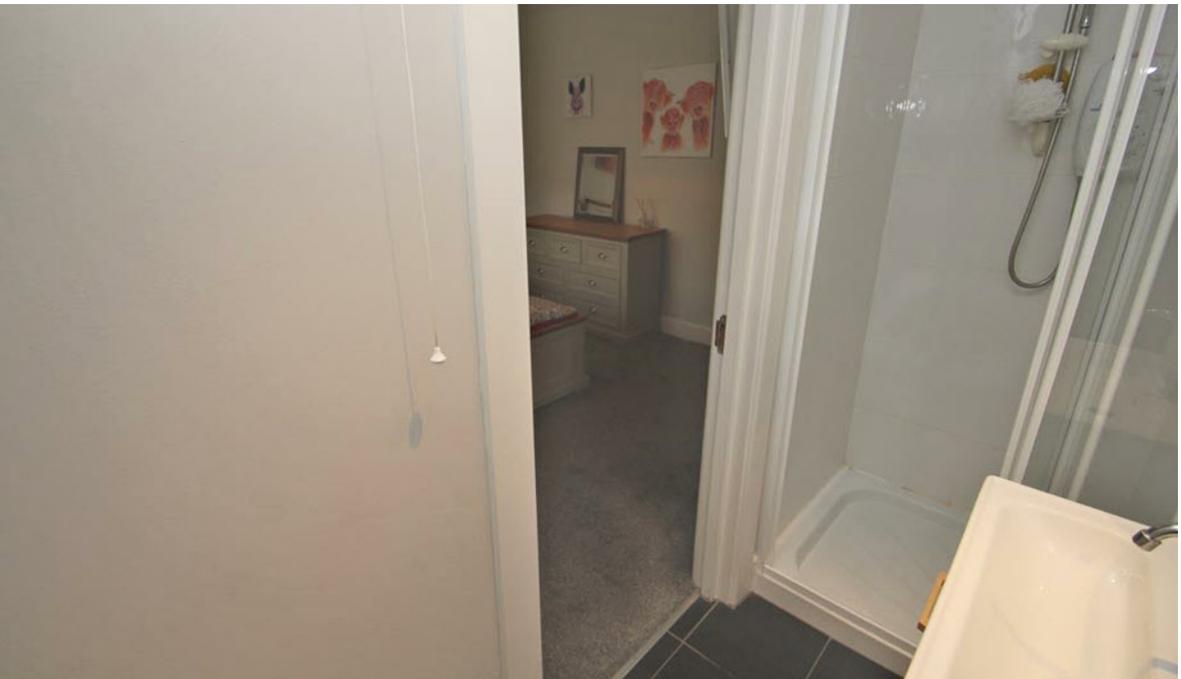
Tiled flooring, WC, wash hand basin with tiled splashback, panel bath with telephone shower attachment, spotlights, extractor.

### KITCHEN/LIVING (27'9" x 14'9") (8.46m x 4.5m)

Laminate flooring, low level units, 1.5 stainless steel sink, integrated oven & hob with extractor, integrated dishwasher, integrated fridge/freezer, plumbed for washing machine, gas boiler, recessed spotlights, blinds, power points, TV point, telephone point, bi-folding doors leading to balcony which is approximately 17'9" x 8'10" (5.40m x 2.7m).









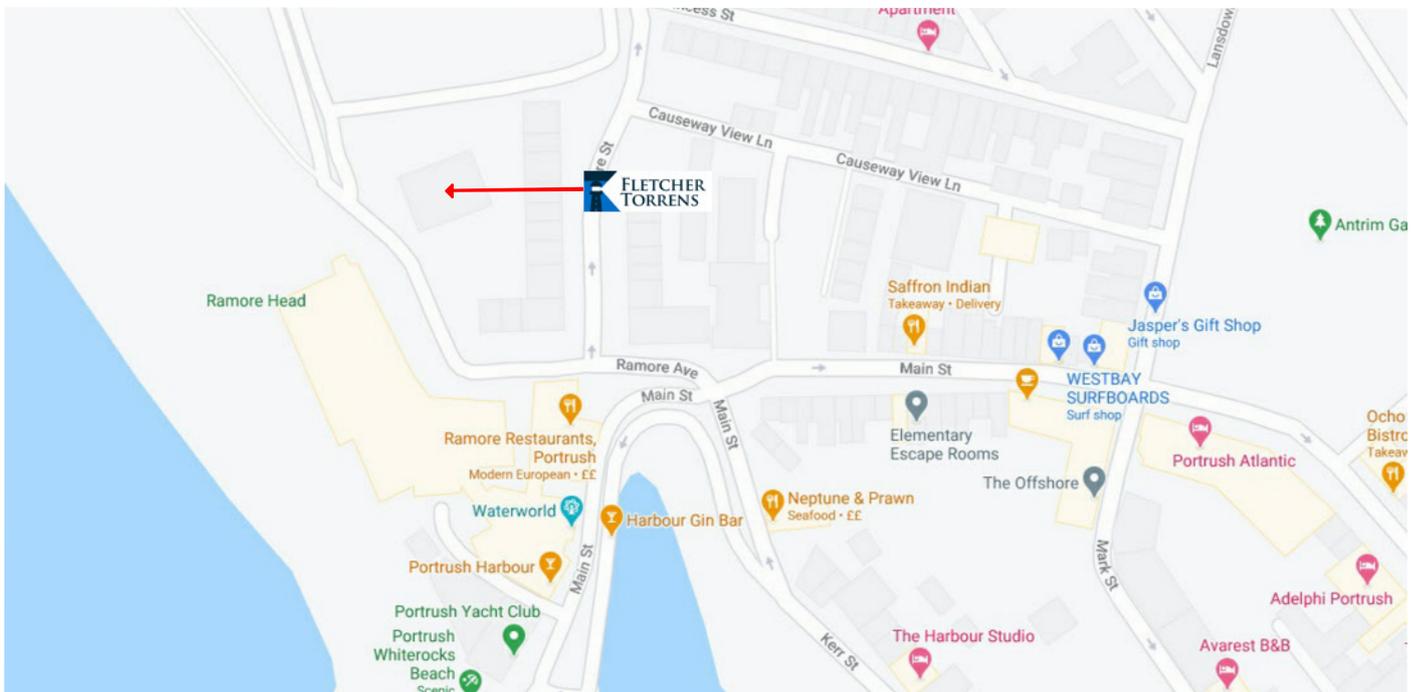












### **DIRECTIONS**

Entering Portrush on Eglinton Street, travel past the train station to the end of Kerr Street. Travel up Harbour Hill and turn left. Travel straight ahead past the Ramore Complex, follow the bend to the right and the Ramore Green apartment block 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:

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><b><u>Lettings Department</u></b></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: <a href="mailto:lettings@fletchertorrens.com">lettings@fletchertorrens.com</a></p>	 <p><b>FLETCHER TORRENS</b> Property Sales and Lettings</p>  <p><b><u>OFFICE OPENING HOURS</u></b></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> </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	<p><b><u>Mortgage Advice</u></b></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: <a href="mailto:mark@shieldsfinance.co.uk">mark@shieldsfinance.co.uk</a></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 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.**