



# FLETCHER TORRENS

Property Sales and Lettings

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## 84c Causeway Street, Portrush, BT56 8AE

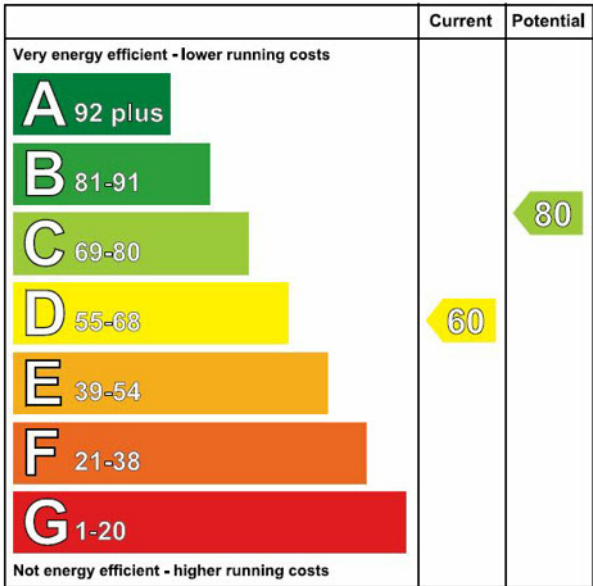
- Penthouse Apartment
- Oil Fired Central Heating
- Close to Local Amenities
- 3 Bedrooms
- uPVC Double Glazing
- Ideal Holiday Home

### OFFERS OVER £114,950

HERE 7 DAYS A WEEK FOR YOU

**ADDITIONAL KEY FEATURES**

- Sea Views from Front Bedrooms
- Recently Refurbished
- 1 Minute Walk to East Strand Beach
- Close to Local Amenities
- Management fees Approx £600 per annum
- Rates Approx £400 per annum



This is an excellent opportunity to purchase a 3 bedroom penthouse apartment, in the sought-after Causeway Street area, in the beautiful seaside resort of Portrush.

The property benefits from having oil fired central heating and uPVC double glazing. The interior is bright and spacious, having been recently refurbished, with 3 bedrooms, making it an excellent holiday home.

Situated in an ideal central location, 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, hotpress with shelving, access to attic, staircase leading to rear yard.

### **OPEN PLAN KITCHEN/LIVING (20'9" x 12'7")(6.32m x 3.83m)**

#### **KITCHEN**

Laminate flooring, eye and low level units, tiled to base of eye level units, 1.5 stainless steel sink unit, integrated oven & hob with stainless steel extractor, integrated dishwasher, plumbed for washing machine, space for under counter fridge and freezer.

#### **LIVING ROOM**

Carpet, power points, TV point, recessed spotlights, wall lights.

### **BATHROOM (7'9" x 5'8")(2.36m x 1.73m)**

Laminate flooring, pedestal basin, WC, panel bath with overhead electric shower and glass screen, PVC panelling around bath, shaver socket, recessed spotlights, walls fully tiled, extractor.

### **BEDROOM 1 (12'2" x 10'7")(3.72m x 3.22m)**

Carpet, power points, TV point.

### **BEDROOM 2 (11'10" x 11'9")(3.61m x 3.57m)**

Carpet, power points, TV point.

### **BEDROOM 3 (10'7" x 6'4")(3.23m x 1.93m)**

Carpet, power points, TV point.



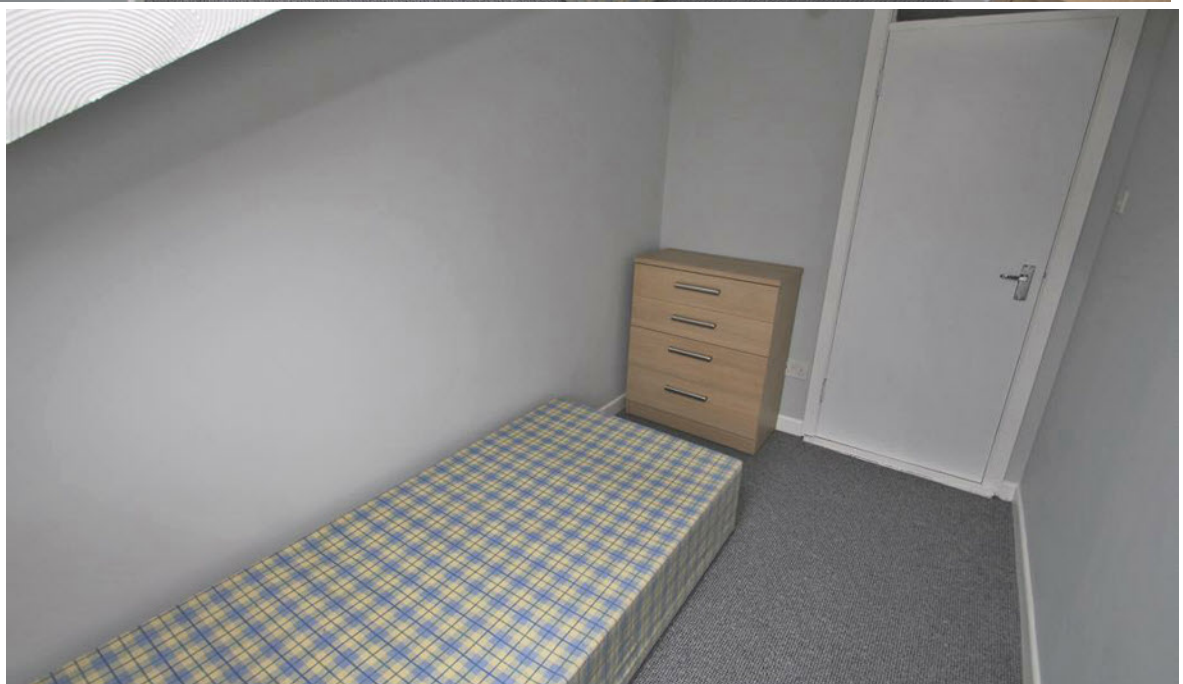


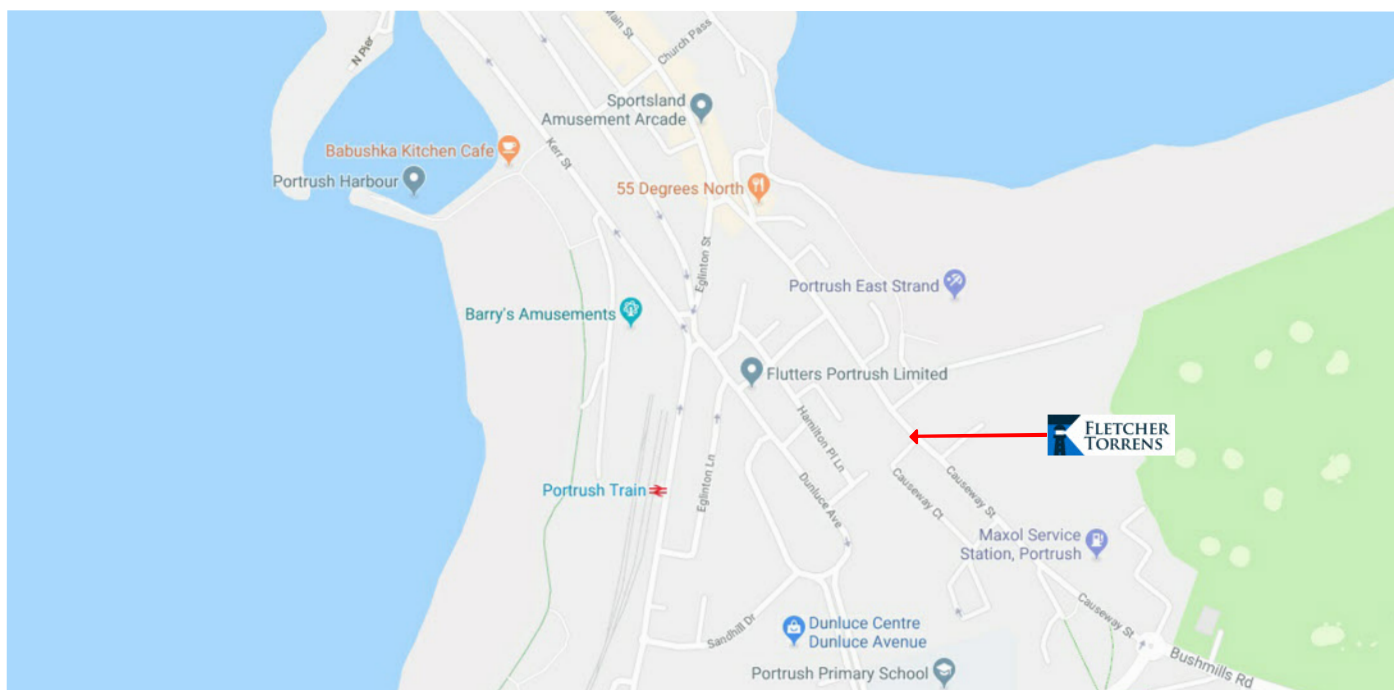












## DIRECTIONS

Entering Portrush from the Bushmills roundabout, turn onto Causeway Street, travel approximately 200 metres and 84c is situated on the left 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

### **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.

