



FLETCHER TORRENS

Property Sales and Lettings



Apt 2, 81 Eglinton Street, Portrush, BT56 8DZ

- Ground Floor Rear Apartment
- Oil Fired Central Heating
- Communal Front Terrace
- 1 Bedroom
- uPVC Double Glazing
- Ideal Holiday Home

OFFERS OVER £89,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Additional Private Entrance at Rear
- Excellent Central Location
- Well Presented Throughout
- Close to Local Amenities
- Excellent Investment Opportunity
- Rates Approx £ per annum
- Management Fees Approx £175 per annum (Communal Electric & Buildings Insurance Only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This modern one bedroom ground floor apartment is situated in Eglinton Street in the seaside town of Portrush.

Well presented throughout, this ground floor apartment benefits from 1 bedroom, uPVC double glazing, oil fired central heating and a communal sun terrace to the front of the building.

This ideal investment property is suitable for someone seeking peace and quiet in the beautiful North Coast. It would also suit a long term tenant or short term holiday lets. The property is ideally located close to all local amenities including transport links, schools, championship golf courses and first class restaurants. We recommend early internal inspection to fully appreciate everything the apartment has to offer.



ACCOMMODATION

HALLWAY

Laminate flooring, power points, storage cupboard.

BEDROOM (10'6" x 8'5")(3.20m x 2.57m)

Carpet, power points, blinds.

BATHROOM (8'10" x 7'3")(2.70m x 2.20m)

Tiled flooring, WC, pedestal basin, fully tiled corner shower cubicle with thermostat shower, towel radiator, extractor, recessed spotlights, wall lights, blind.

OPEN PLAN LIVING/KITCHEN (18'2" x 12'8")(5.53m x 3.87m)

LIVING AREA

Laminate flooring, power points, TV point, telephone, point, recessed spotlights, blinds, patio door access to rear.

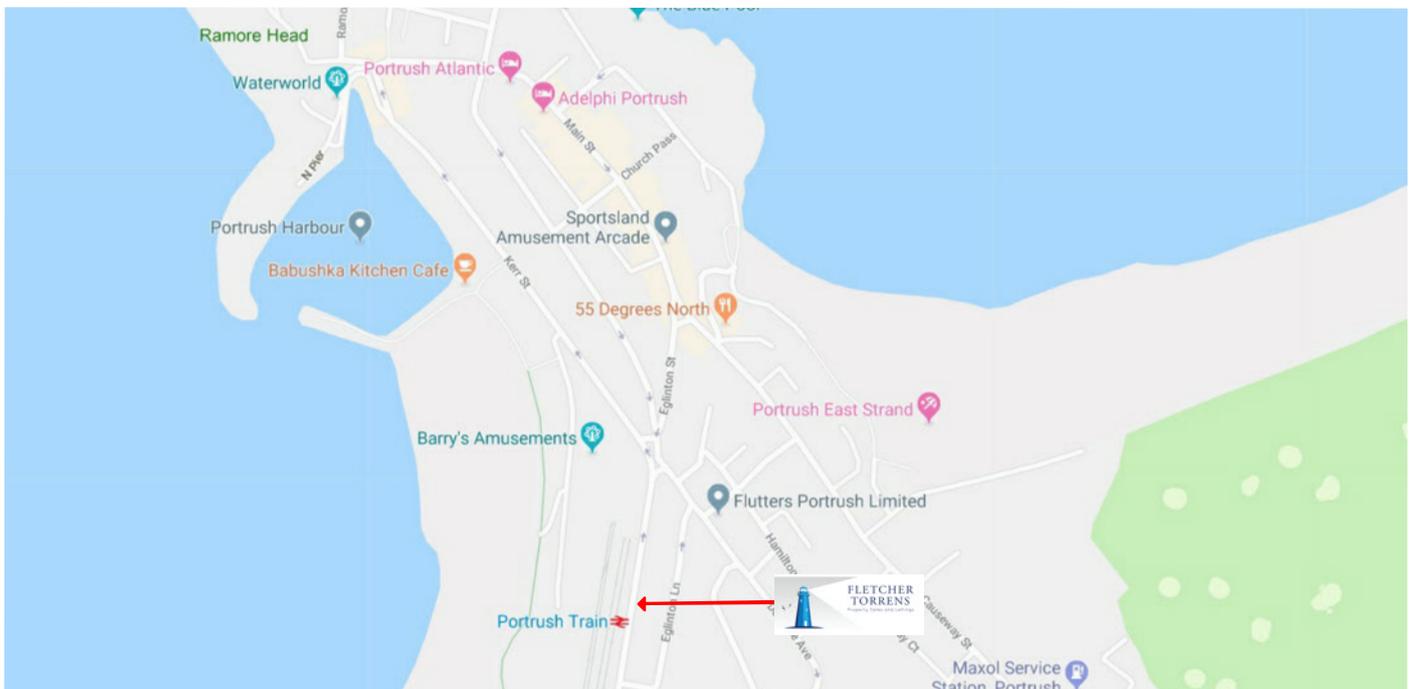
KITCHEN

Tiled flooring, eye and low level units, tiled to base of eye level units, stainless steel sink unit, integrated oven and hob, integrated washing machine, space for fridge/freezer, extractor, power points, recessed spotlights.









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 No. 81 is situated on the right 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

<p><u>Lettings Department</u></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: lettings@fletchertorrens.com</p>	 <p>FLETCHER TORRENS Property Sales and Lettings</p> <p><u>OFFICE OPENING HOURS</u></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> <tr><td>Saturday</td><td>10:00 - 14:00</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	Saturday	10:00 - 14:00	<p><u>Mortgage Advice</u></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: mark@shieldsfinance.co.uk</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.