



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

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89c Eglinton Street, Portrush, BT56 8DZ

- Penthouse Apartment
- Gas Fired Central Heating
- Sea Views
- 1 Bedroom
- uPVC Double Glazing
- Ideal Investment/Holiday Home

OFFERS OVER £94,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Well Presented Throughout
- Sought-after Town Centre Location
- 2 Minute Walk to West Strand Beach
- Close to Local Amenities
- Rates Approx £ per annum

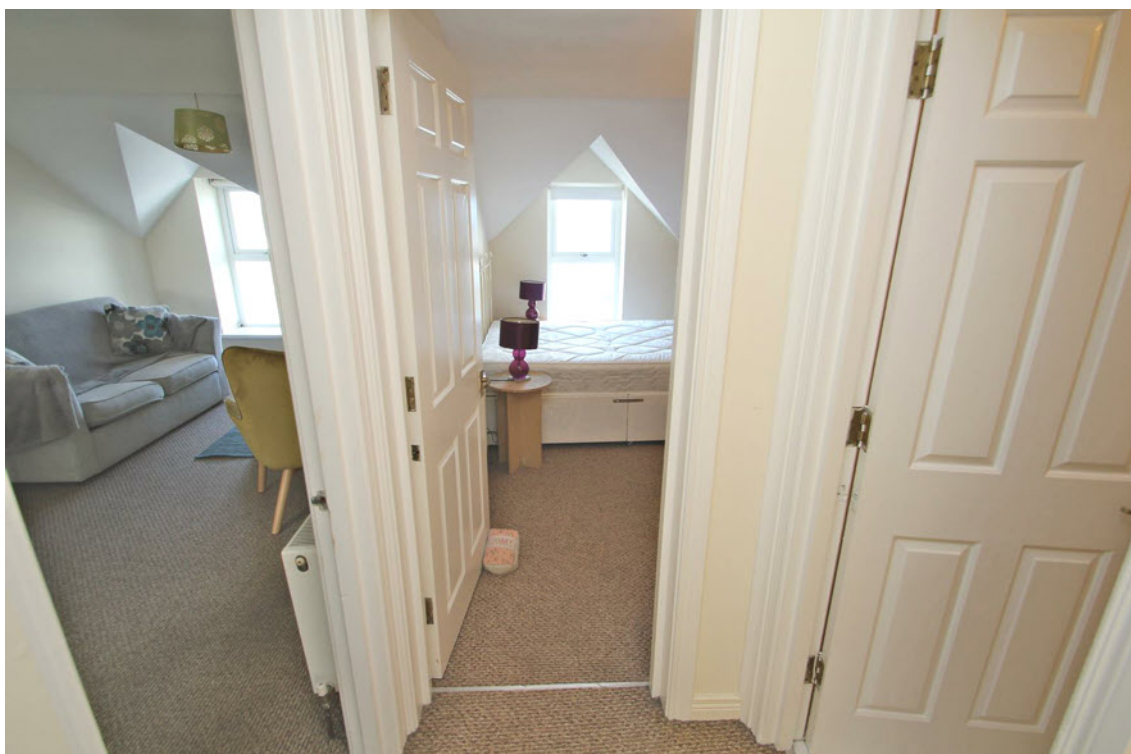
1/26/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	53 E
21-38	F		
1-20	G		

This modern penthouse apartment is situated in Eglinton Street in the seaside town of Portrush.

Well presented throughout, the apartment benefits from 1 bedroom, uPVC double glazing, gas fired central heating and sea views.

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

Carpet, power points, telephone point, storage cupboard.

LIVING ROOM/KITCHEN (23'8" x 9'8")(7.21m x 2.94m)

LIVING AREA

Carpet, power points, TV point, access to attic, blind.

KITCHEN AREA

Vinyl flooring, eye and low level units, stainless steel sink unit, tiled splashback, space for oven, space for undercounter fridge.

SHOWER ROOM (5'4" x 6'10")(1.62m x 2.07m)

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

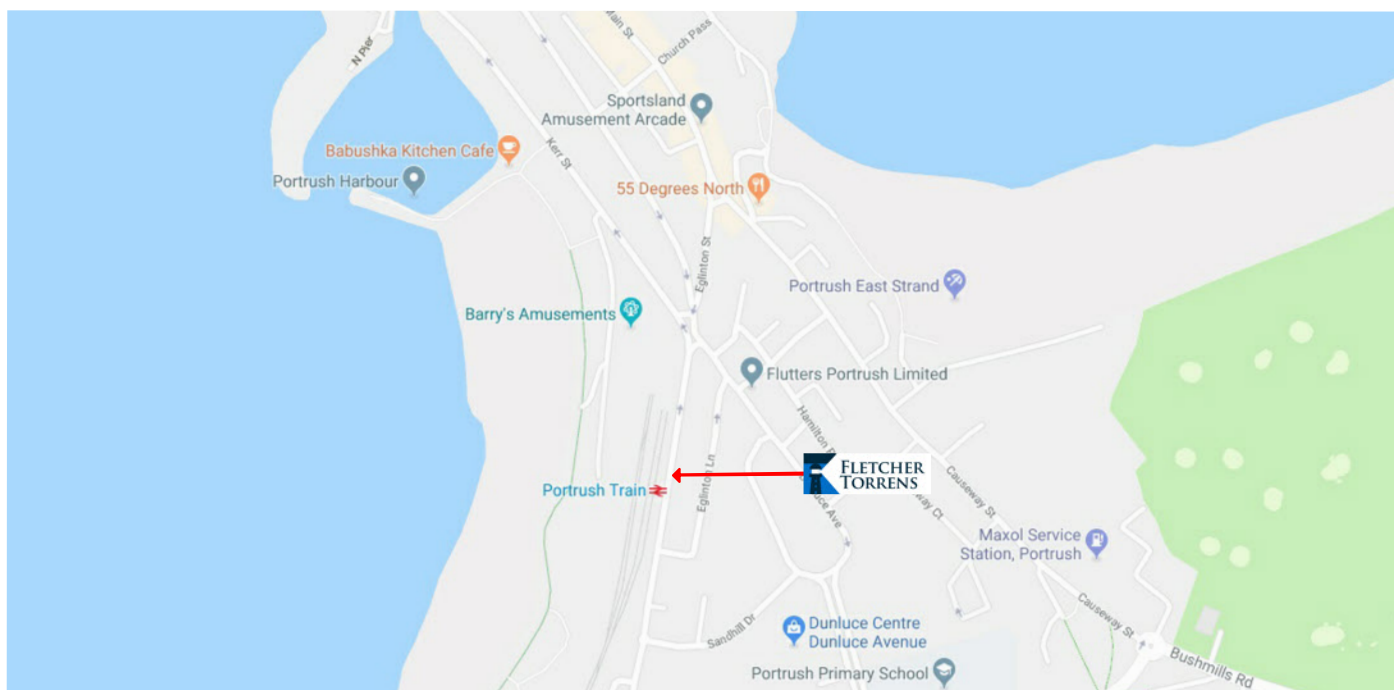
BEDROOM (12'0" x 9'3")(3.66m x 2.81m)

Carpet, power points, blind.









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. 89 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

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

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.

