



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

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



Apt 4, 52 Eglinton Street, Portrush, BT56 8DY

- First Floor Apartment
- Electric Heating
- Close to Local Amenities
- 1 Bedroom
- uPVC Double Glazing
- Ideal Starter/Holiday Home

OFFERS OVER £109,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Well Presented Throughout
- Storage at Rear of Building
- Rates Approx £465 per annum
- Management fees Approx £300 per annum



Situated in the popular seaside resort of Portrush, this delightful 1 bed first floor apartment is in an excellent location, within easy walking distance to the local beaches, restaurants, shops and transport links.

This is an ideal opportunity to purchase a holiday home on the beautiful North Coast with all the tourist attractions that it has to offer.

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



ACCOMMODATION

HALLWAY

Carpet.

KITCHEN/LIVING ROOM (20'5" x 13'0") (6.23m x 3.97m)

Part carpet part vinyl flooring, eye and low level units, stainless steel sink unit, tiled to base of eye level units, integrated oven and hob, plumbed for washing machine, space for fridge, stainless steel extractor hood, recessed lighting, electric fire, power points, TV point, blinds.

SHOWER ROOM (10'3" x 5'1") (3.13m x 1.54m)

Vinyl flooring, WC, pedestal basin, fully tiled shower cubicle with electric shower, extractor, chrome towel radiator, hotpress.

BEDROOM (13'9" x 9'4") (4.20m x 2.85m)

Carpet, power points, wooden blinds.

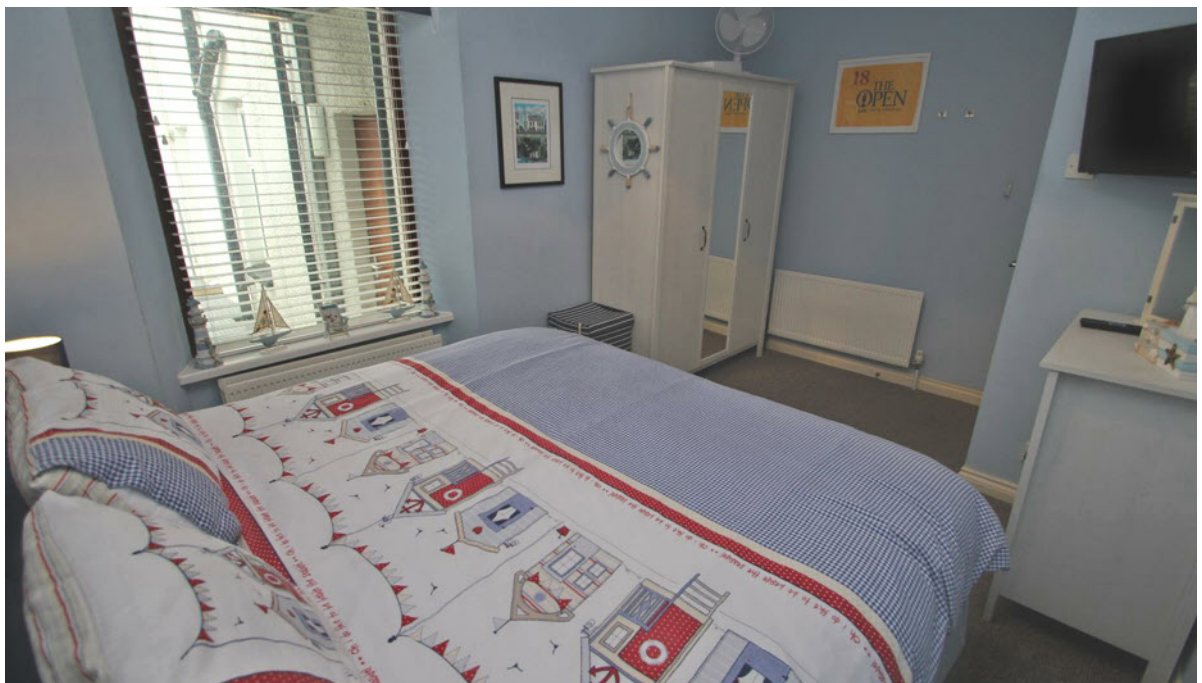
EXTERIOR

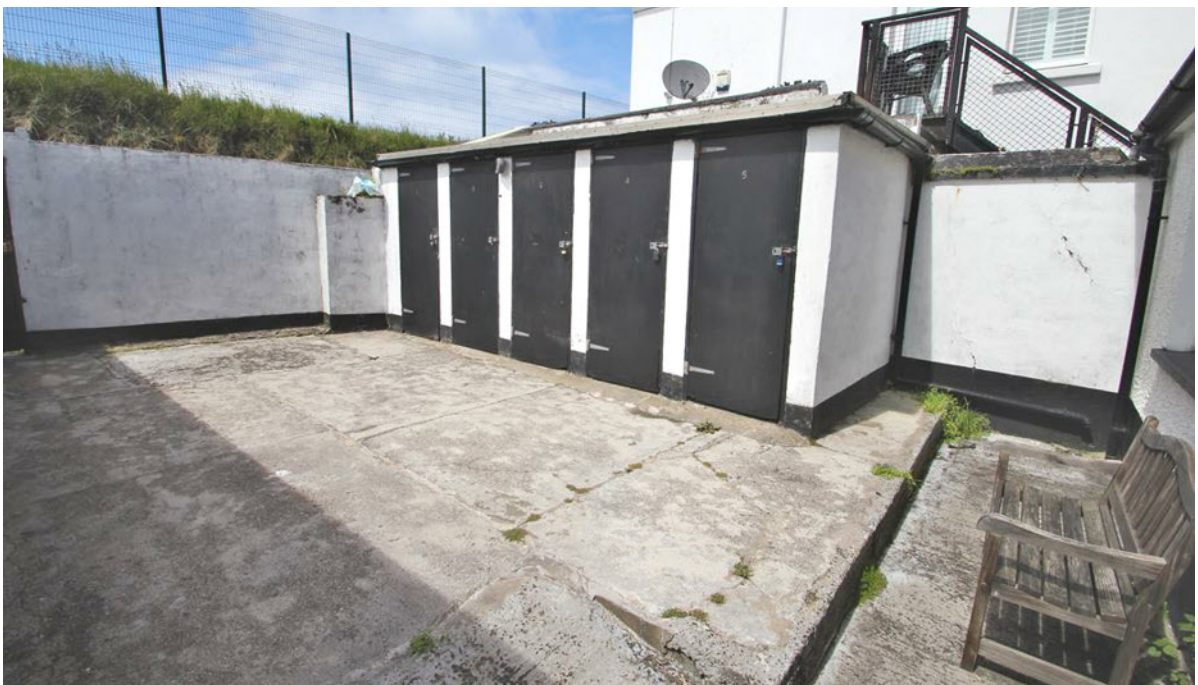
This apartment has a storage outbuilding to the rear of the property. Approximately 6'0" x 3'0".

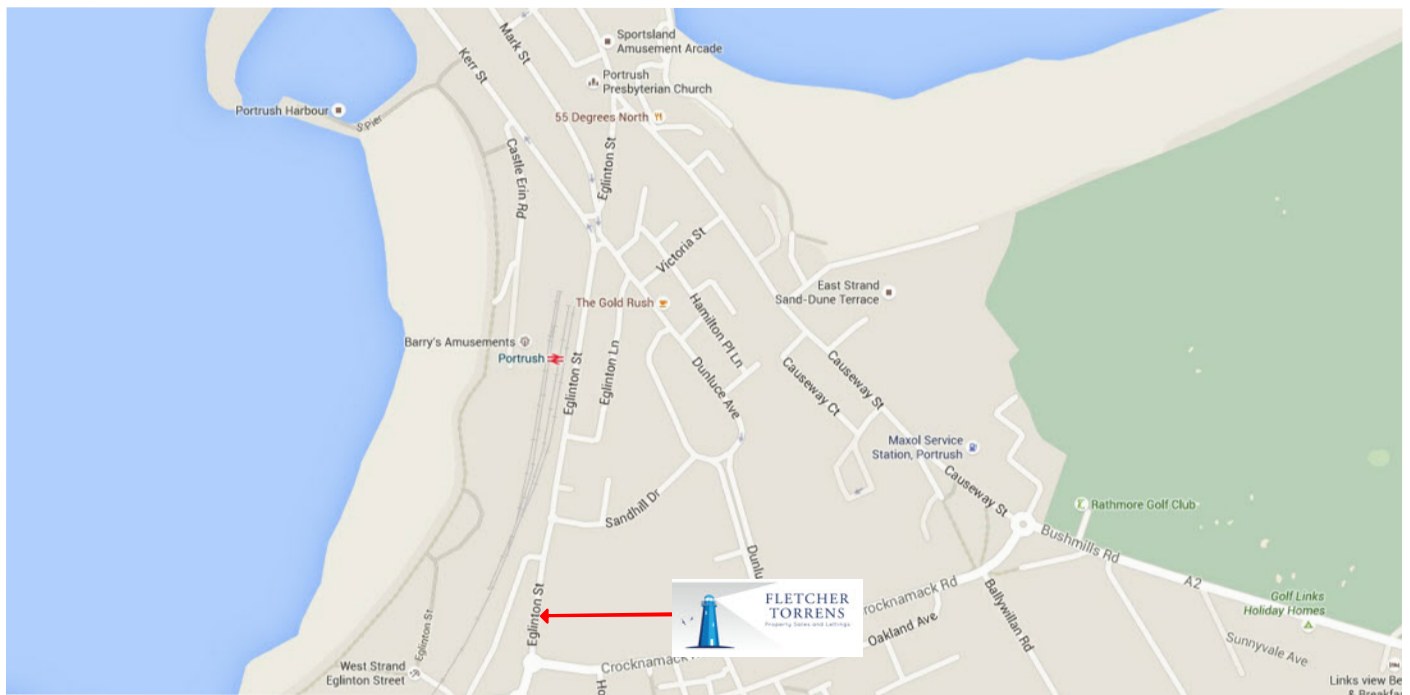












DIRECTIONS

Entering Portrush on the Coleraine Road, take the second exit at the Metropole roundabout onto Eglinton Street and the property 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



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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.

