



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

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Apt 1, Dunluce View, Portrush, BT56 8DW

- Modern 1st Floor Apartment
- Electric Central Heating
- Ideal Holiday Home
- 2 Bedrooms (Master En-suite)
- Excellent Town Centre Location
- Communal Sun Terrace

OFFERS OVER £212,500

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Key Coded Entry System
- Intercom System
- Juliet Balcony
- Well Presented Throughout
- Sought-after Town Centre Location
- 2 Minute Walk to West Strand Beach
- Close to Local Amenities
- Rates Approx £1035 per annum
- Man Fees Approx £700 per annum

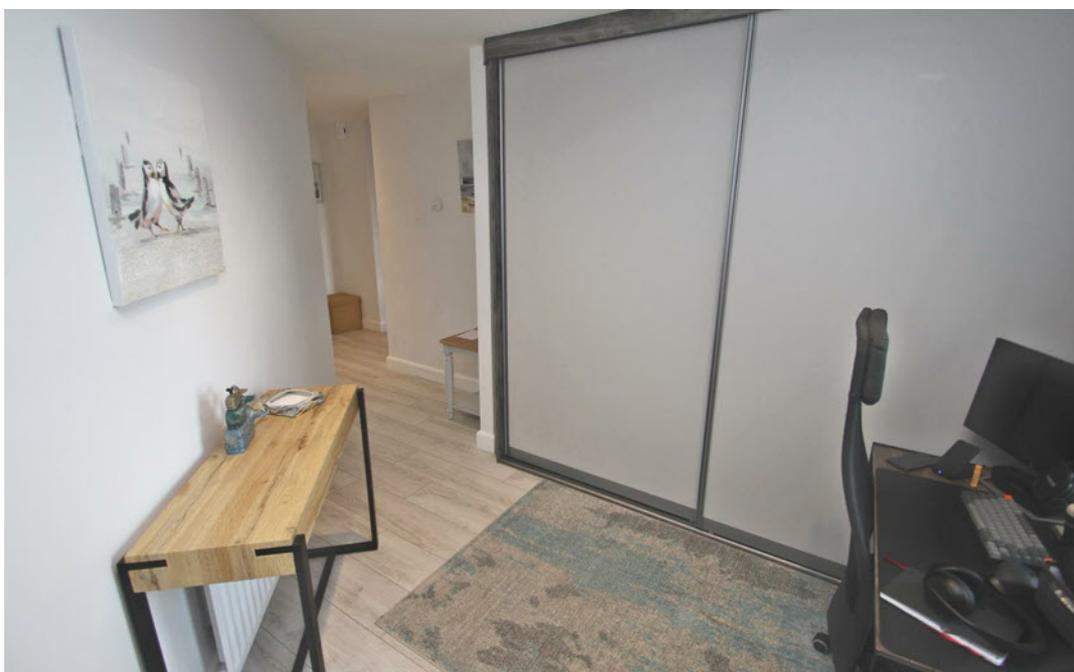
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Located in the heart of Portrush, at the gateway to the stunning North Coast, the Dunluce View Apartments offer spacious, contemporary living in a stylish modern development. Whether you are looking to relax or have a more active lifestyle, Dunluce View is perfectly located, within walking distance to the local coffee shops and restaurants, the golden sandy beaches of the West and East Strand and of course the famous Royal Portrush Golf Club, host of the 2019 Open Golf Championship.

The North Coast offers a range of outdoor activities from excellent surfing, magnificent coastal and forest walks, and first class golf courses. There is an abundance of historic sites and tourist attractions to visit, including the world famous Giant's Causeway, Bushmills' Distillery and Dunluce Castle, just to mention a few, all within a short distance from your apartment.

Each year, there are many events taking place all over the North Coast including the North West 200 Race Week, Portrush Raft Race, Air Waves Portrush, and the Red Sails Festival, all for you to enjoy on your own doorstep.

The apartment block also benefits from key coded entry system, lift access, and communal sun terrace. We at Fletcher Torrens recommend early inspection to avoid disappointment.



ACCOMMODATION

HALLWAY

Laminate flooring, storage cupboard with sliding doors, intercom system, airflow booster switch, power points, recessed lighting.

KITCHEN/LIVING ROOM (22'10" x 17'6")(6.96m x 5.34m)

Laminate flooring, eye and low level units, 1.5 stainless steel sink unit, integrated fridge/freezer, integrated oven & hob, integrated dishwasher, integrated washing machine, centre island breakfast bar with storage, Juliet balcony, power points, TV point, telephone point.

BEDROOM 1 (13'11" x 9'1")(4.24m x 2.77m)

Carpet, power points, TV point, built-in wardrobe with sliding doors, recessed lighting, blind.

MASTER BEDROOM (17'11" x 9'10")(5.45m x 3.01m)

Carpet, power points, TV point, built-in wardrobe with sliding doors, recessed lighting.

MASTER BEDROOM EN-SUITE

Tiled flooring, wall mounted WC, wall mounted wash hand basin, fully panelled shower cubicle with thermostatic shower, LED mirror, recessed lighting.

BATHROOM (10'8" x 6' 2")(3.24m x 1.89m)

Tiled flooring, wall mounted WC, wall mounted wash hand basin, fully panelled shower cubicle with thermostatic shower, panel bath, LED mirror, recessed lighting, towel radiator.





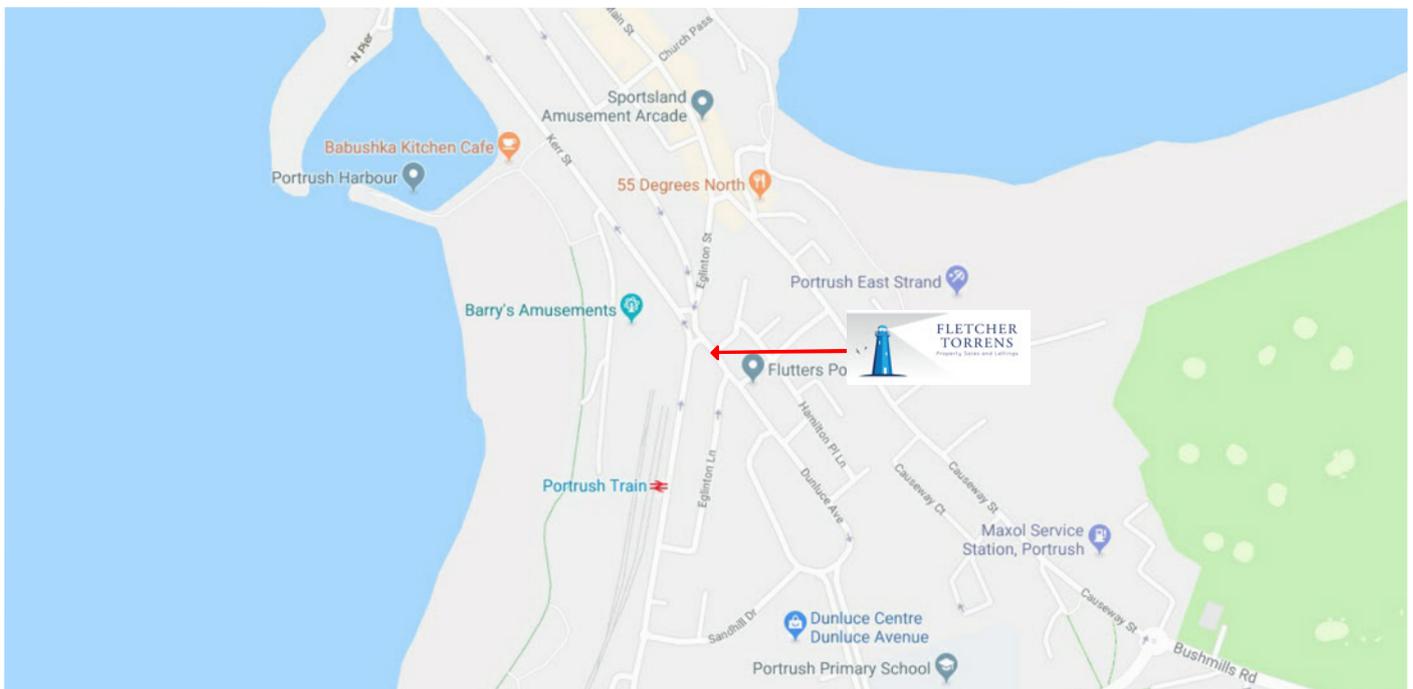












DIRECTIONS

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, stay in the right hand lane and following the road to the right onto Dunluce Avenue and Dunluce View Apartments are located 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.

