



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 3, West Strand View, Portrush, BT56 8DX

- Modern 1st Floor Apartment
- Gas Fired Central Heating
- Sea Views
- 2 Bedrooms
- Excellent Town Centre Location
- Ideal Holiday Home

OFFERS OVER £169,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Intercom System
- Well Presented Throughout
- 2 Minute Walk to West Strand Beach
- Close to Local Amenities
- Rates Approx £614 per annum
- Man Fees Approx £800 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	51 E
21-38	F		
1-20	G		

Located in the heart of Portrush, at the gateway to the stunning North Coast, the West Strand View Apartments offer spacious, contemporary living in a stylish modern apartment with sea views. Whether you are looking to relax or have a more active lifestyle, West Strand View is perfectly located, within walking distance to the local coffee shops and restaurants, the golden sandy beaches of the West and East Strands 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.

We at Fletcher Torrens recommend early inspection to avoid disappointment.



ACCOMMODATION

HALLWAY

Carpet.

BEDROOM 1 (14'0" x 8'11")(4.28m x 2.73m)

Carpet, power points, TV point, wooden blinds.

BEDROOM 2 (10'9" x 8'11")(3.28m x 2.71m)

Carpet, power points, wooden blinds.

KITCHEN/LIVING ROOM (26'3" x 17'9")(8.01m x 5.40m)

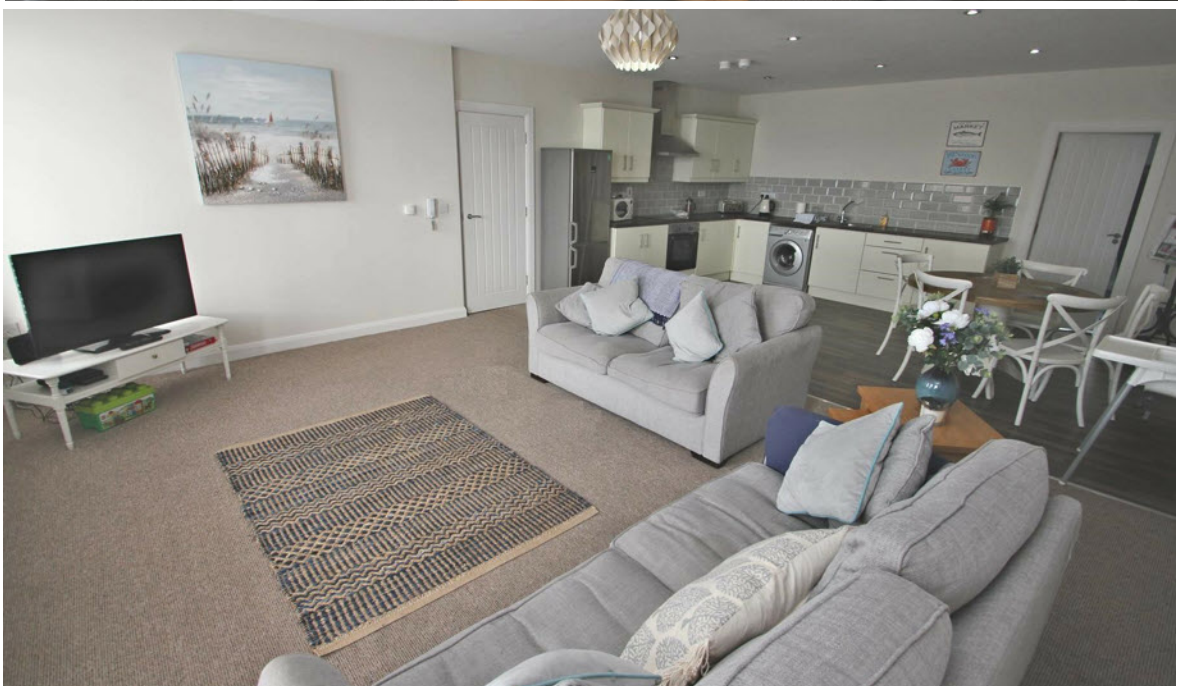
Part carpet part laminate flooring, eye and low level units tiled to base of eye level units, single stainless steel sink unit, integrated oven & hob with extractor, space for fridge/freezer, plumbed for washing machine, power points, TV point, telephone point, recessed lighting, intercom system, wooden blinds.

BATHROOM (10'4" x 7'9") (3.15m x 2.37m)

Vinyl flooring, WC, wall mounted wash hand basin, fully tiled corner shower cubicle, recessed lighting, extractor, Velux window, hotpress.

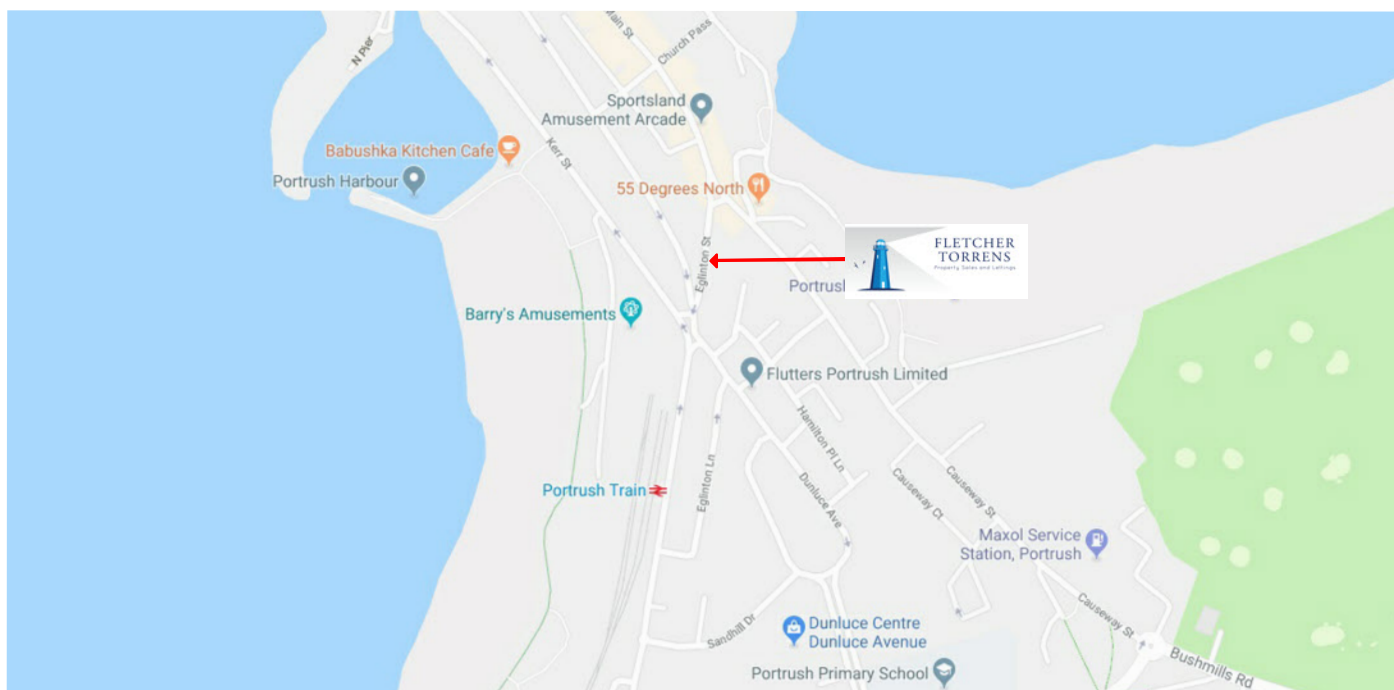












DIRECTIONS

Travelling along Portrush Main Street, at the Methodist Church junction follow the road to the right onto Eglinton Street and No. 27 is located 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.

