



# FLETCHER TORRENS

Property Sales and Lettings

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BT56 8DX

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## 48 West Strand Avenue, Portrush, BT56 8FD

- Modern Ground Floor Apartment
- Gas Central Heating
- Ideal Holiday Home
- 2 Bedrooms (Master En-suite)
- uPVC Double Glazing
- Off Street Parking

**OFFERS OVER £209,950**

**HERE 7 DAYS A WEEK FOR YOU**

## ADDITIONAL KEY FEATURES

- Open Plan Kitchen/Living
- Well Presented Throughout
- Sought-after Location
- 1 Minute Walk to West Strand Beach
- Close to Local Amenities
- Rates Approx £            per annum
- Management Fee Approx £   per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	51   E	
21-38	F		
1-20	G		

We are delighted to offer for sale this outstanding apartment situated in the popular seaside resort of Portrush.

This modern 2 bed apartment is well presented throughout and benefits from master bedroom en-suite, gas fired central heating, uPVC double glazing and private parking. The property is in an ideal location, only 100m walk to the West Strand Beach and is within walking distance to all the local amenities including restaurants, shops, schools, championship golf courses, transport links and the town centre.

This is an excellent opportunity to acquire a holiday home on the beautiful North Coast with all the tourist attractions that it has to offer. We as selling agents recommend an early internal inspection.



## **ACCOMMODATION**

### **HALLWAY**

Tiled flooring, storage cupboard, power points, TV point, alarm panel.

### **BEDROOM 1 (11'3" x 7'0") (3.42m x 2.13m)**

Carpet, power points, TV point, wooden blinds.

### **MASTER BEDROOM (16'3" x 8'1") (4.96m x 2.47m)**

Carpet, power points, TV point, wooden blinds.

### **MASTER BEDROOM EN-SUITE**

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

### **BATHROOM (7'10" x 6'11") (2.40m x 2.12m)**

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, panel bath, recessed lighting, extractor.

### **KITCHEN/LIVING ROOM (25'11" x 19'11") (7.90m x 6.06m)**

Tiled flooring, eye and low level units, single stainless steel sink unit, integrated fridge/freezer, integrated oven & hob, integrated dishwasher, space for washing machine, recessed lighting, power points, TV point, telephone point, gas fireplace with tiled hearth, cast iron insert and wooden surround, wooden blinds.





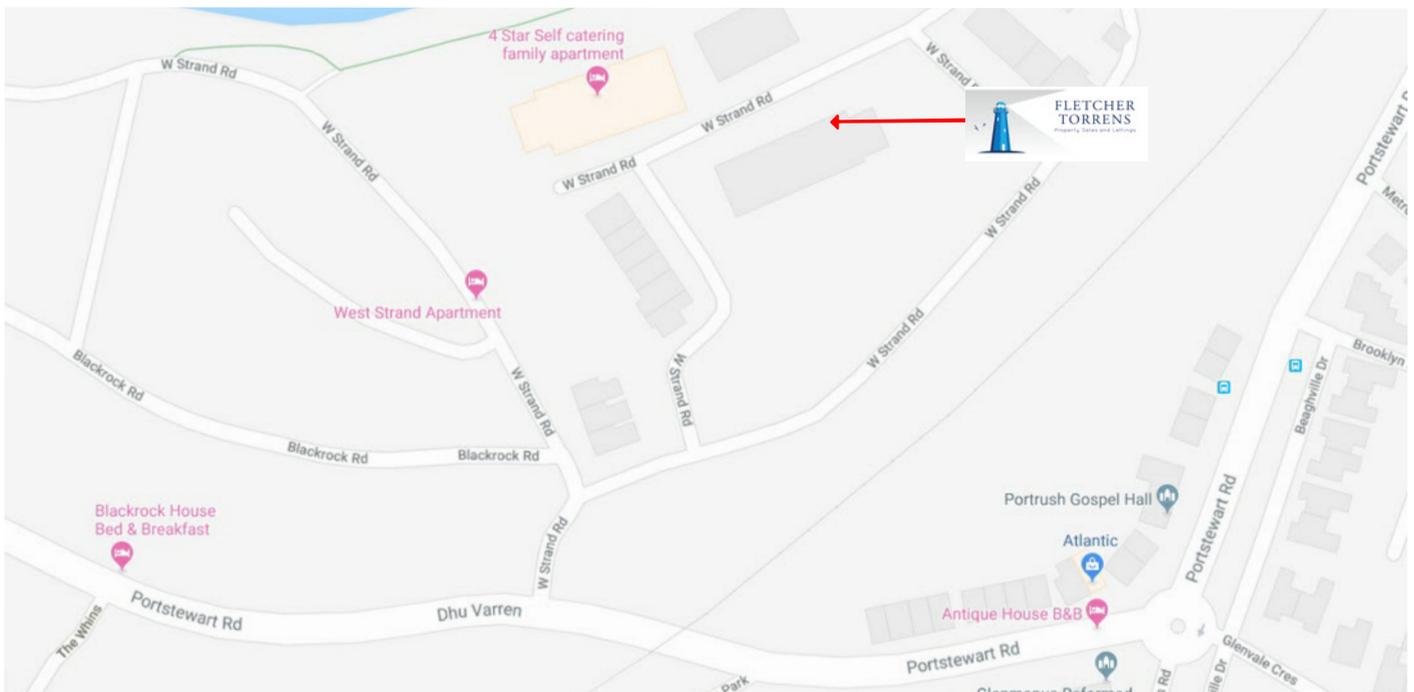












## DIRECTIONS

Leaving Portlough on the main Portlough road, turn right into West Strand Drive, follow West Strand Road to the right then turn left staying on West Strand Road. Turn right at the T-junction and No. 48 is 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](mailto: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](mailto: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.**

