ARMSTRONG GORDON

9 Rathmore Court

ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating		Current	Potential
92+	A			
81-91	B			82 B
69-80	C			
55-68	D		65 D	
39-54	E			
21-38	F			
1-20	G			

PORTRUSH

9 Rathmore Court

BT56 8SL

Offers Over £229,500

A delightful two bedroom first floor apartment situated in the Rathmore development in the heart of Portrush. Constructed circa 1993 and within a block of only six units, the property enjoys generously proportioned accommodation and benefits from the advantage of being on the doorstep of Royal Portrush and Rathmore Golf Clubs. Next year, in 2025, Royal Portrush Golf Club will host the 153rd Open Championship.

Internally the property benefits from a neutral theme and is in great condition throughout. The property enjoys convenience to Portrush Town Centre, beaches and golf courses. With so many quality attributes on offer, this property can only be appreciated by early internal inspection.

Heading into Portrush from Portballintrae on the Bushmills Road, take your first right after Royal Portrush and Rathmore Golf Clubs at the roundabout into the Links development. The Rathmore development will be immediately on the corner on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:
Communal Entrance Hall:
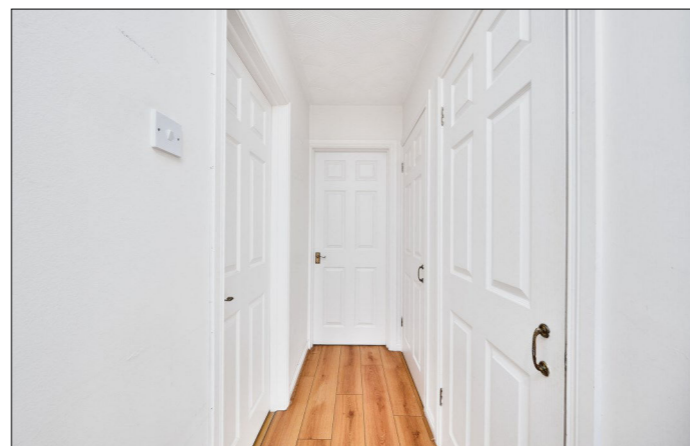With cloaks cupboard, storage cupboard, hot press and immersion heater.

FIRST FLOOR:

**Entrance Hall:**

With laminate wood floor.

Lounge: 19'7 x 13'5

With intercom system, laminate wood floor and pedestrian door leading to large sit out balcony.


Kitchen/Dining Area: 10'4 x 7'9

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, extractor fan above, space for fridge freezer, plumbed for automatic washing machine and tumble dryer, space for dishwasher, larder cupboard, strip lighting and tiled floor.
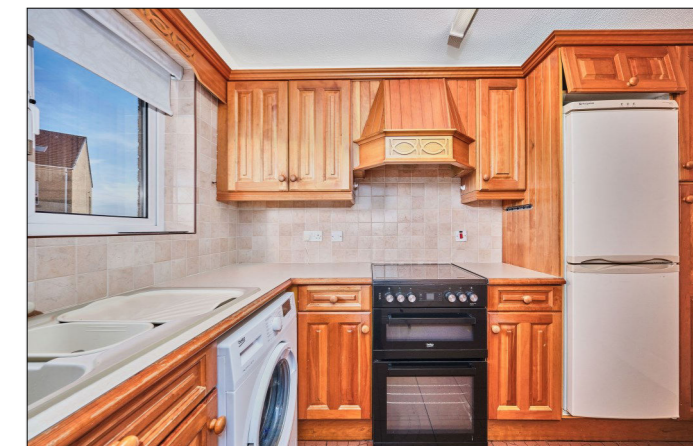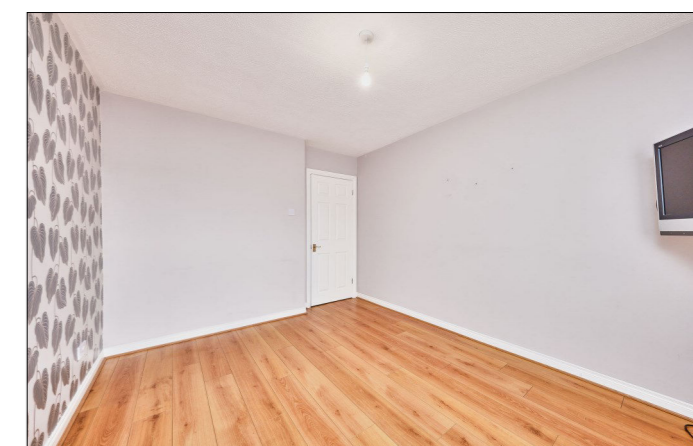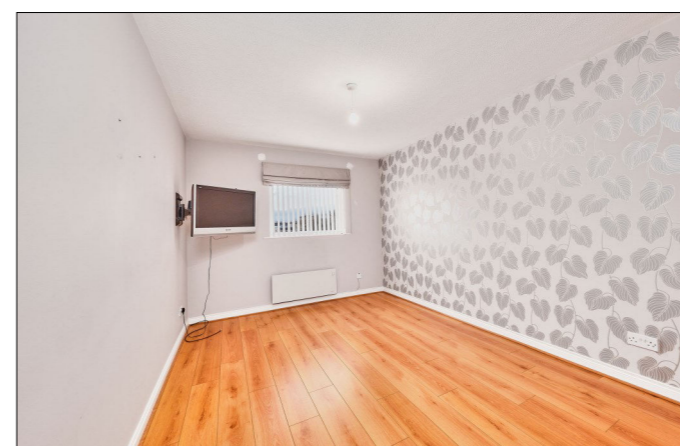

Bedroom 1:

With two double built in wardrobes and laminate wood floor. 10'10 x 10'0

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls and tiled floor.
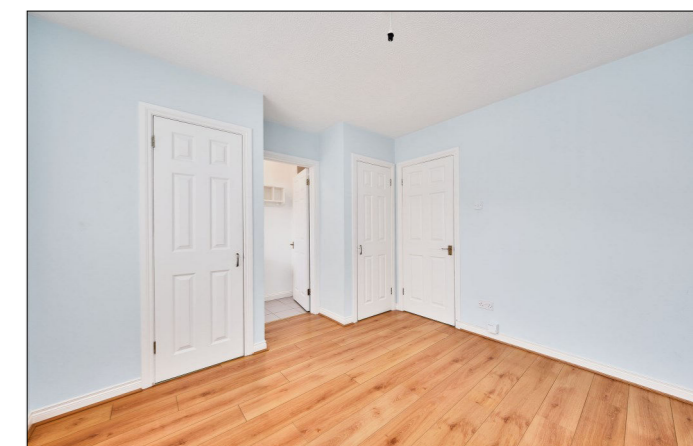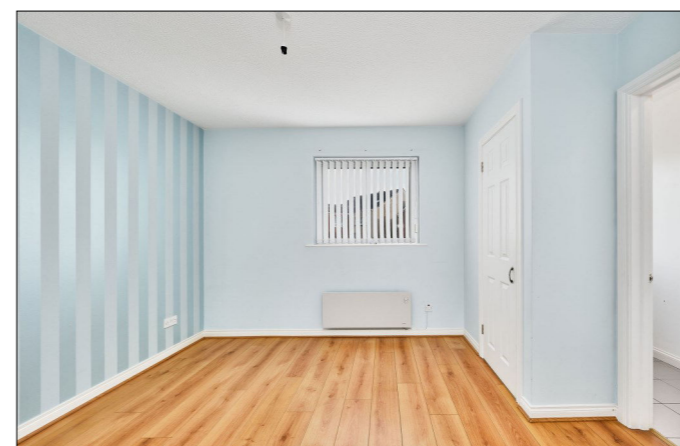
Bedroom 2:

With laminate wood floor. 13'0 x 10'0

Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, bath with telephone hand shower, fully tiled walls, extractor fan and tiled floor.

EXTERIOR FEATURES:

Outside to front there is a communal car park.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows & Doors
- ** Excellent Decorative Order
- ** Parking To Front

TENURE:

Leasehold

CAPITAL VALUE:

£95,000 (Rates: £883.98 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Current service charge is £470.00 per annum approx. (26.02.24)