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**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

49 Old Castle Court

BT56 8GR

Offers Over £194,500

028 7083 2000  
www.armstronggordon.com

A second floor 2 bedroom apartment constructed circa 2002 by 'The Kennedy Group'. Within a complex of mainly holiday homes, this property is an ideal investment for anyone looking for a holiday home in this beautiful part of the North Coast with Portrush and Portstewart only a short drive away. The property also benefits from being within close range to an exclusive selection of golf courses, excellent restaurants and recreational activities. The selling agent strongly recommends early internal inspection.

Leaving Portrush and heading towards Portstewart on the Ballyreagh Road, Old Castle Court will be situated on your left hand side opposite Ballyreagh Golf Course. Situated between Tides restaurant and Ballyreagh Club House (located on the other side of the road) drive into the complex and No. 40 will be situated at the rear right of the complex.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

Communal steps to second floor:

**SECOND FLOOR:**

Shared Hallway:

**Entrance Hall:**

3'3 wide with storage cupboard and access to roof space.

**Lounge/Kitchen/Dining Area: 21'5 x 15'5 overall**

**Lounge: (L Shaped)**

With coving, recessed lights and Atlantic ocean and Ballyreagh Golf course views to front.



**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven and ceramic hob, extractor fan above, integrated fridge freezer and washing machine, saucepan drawer, recessed lights and coving.



**Bedroom 1:**

With built in wardrobe. 14'9 x 11'5

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle, shaver point and light and extractor fan.



**Bedroom 2:**

With built in wardrobe. 11'9 x 9'8



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, shower over bath, with tiled surround and extractor fan.

**EXTERIOR FEATURES:**

Outside to front there is a stoned terrace and private car parking area.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Partial Ocean & Golf Course Views
- \*\* Good Decorative Order
- \*\* Stoned Terrace Area To Front
- \*\* Much Sough After Location
- \*\* Furniture Can Be Negotiated Above Selling Price

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£100,000 (Rates: £870. 20 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. Current service charge is £880.00 per annum.

