



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

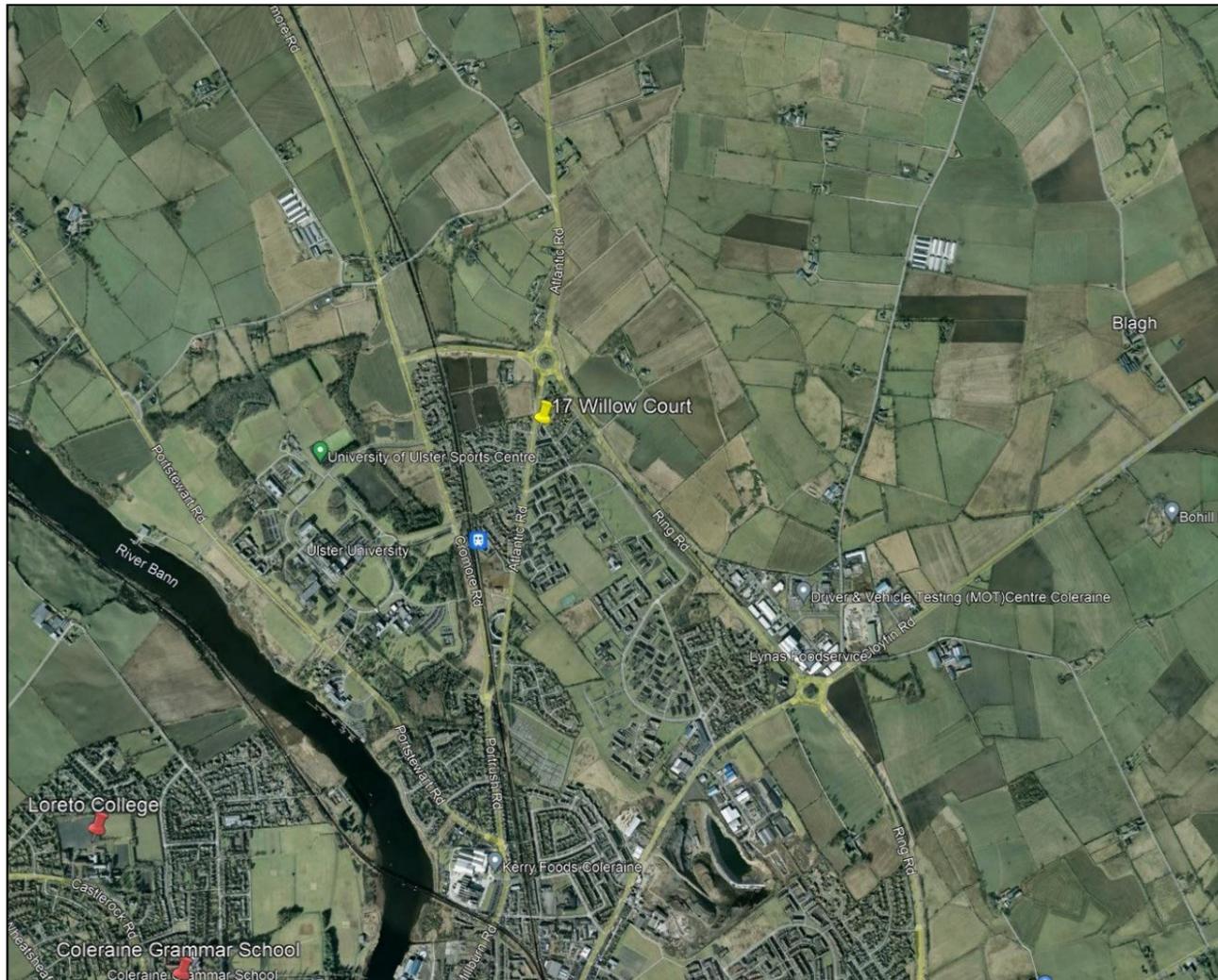
To arrange an initial appointment please contact:
ARMSTRONG GORDON

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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

COLERAINE

17 Willow Court

BT52 2RD

Offers Over £124,950

028 7083 2000
www.armstronggordon.com

This is a fabulously presented 3 bedroom triplex apartment in excellent condition throughout. Accessed through its own front door, the stairs lead you to the first floor with lounge and kitchen and then a second flight of stairs will lead you to the second floor which has three bedrooms and bathroom on this level. This floor also benefits from fantastic views across Coleraine and out to the University of Ulster. Constructed circa 2004 by C & C Homes, this popular development benefits from being situated close to the Ring Roads and is accessible to Portstewart, Portrush and main routes to Belfast and Ballymena. This property is located in a prime end of cul de sac position only a short walk (via the footbridge) to the entrance of the university and we can strongly recommend early internal appraisal.

Coming into Coleraine from the Portrush Road roundabout, head on to the Atlantic Road and take your second left onto Burn Road and first left onto Ballysally Road. Take your second left into Willow Court and No.17 will be situated at the top overlooking the Atlantic Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With tiled stairs leading to first floor.

FIRST FLOOR:

Entrance Hall:

6'1 wide with under stairs storage, recessed lighting and wood floor.

Lounge:

With recessed lighting and wood floor. 17'3 x 10'5



Kitchen/Dining Area: 16'10 x 11'1

With bowl and a half single drainer stainless steel sink unit, high and low level units with splashback, stainless steel electric oven, stainless steel gas hob with stainless steel back and extractor fan above, integrated dishwasher and washing machine, space for fridge/freezer, recessed lighting and tiled floor.



SECOND FLOOR:

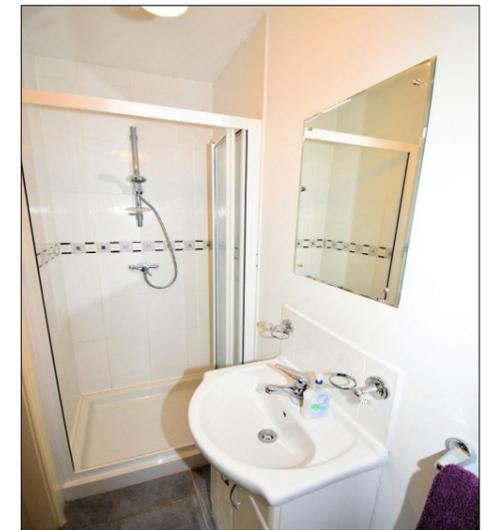
Landing:

With cupboard housing gas boiler, access to roof space which is fully floored and access from a Slingsby ladder.



Bedroom 1:

Ensuite shower room off with w.c., wash hand basin set in vanity unit with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Bedroom 2:

12'7 x 9'3



Bedroom 3:

8'2 x 7'10



Bathroom:

With white suite comprising w.c., wash hand basin with feature tiled surround., fully tiled walk in shower cubicle with mains shower, free standing feature bath, extractor fan and tiled floor.



THIRD FLOOR:

Landing with slingsby ladder to partially floored third floor.

EXTERIOR FEATURES:

Two car parking spaces to front of property on patio drive. Surrounding the property are communal grass areas.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** uPVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Burglar Alarm
- ** Currently Let Until May 2024 Deriving A Rental Income Of £735.00 Per Calendar Month

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £957.22 p/a approx.)

MANAGEMENT COMPANY

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge are available upon request. Current service charge is £770.00 per annum. 05.09.22

