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To arrange an initial appointment please contact:

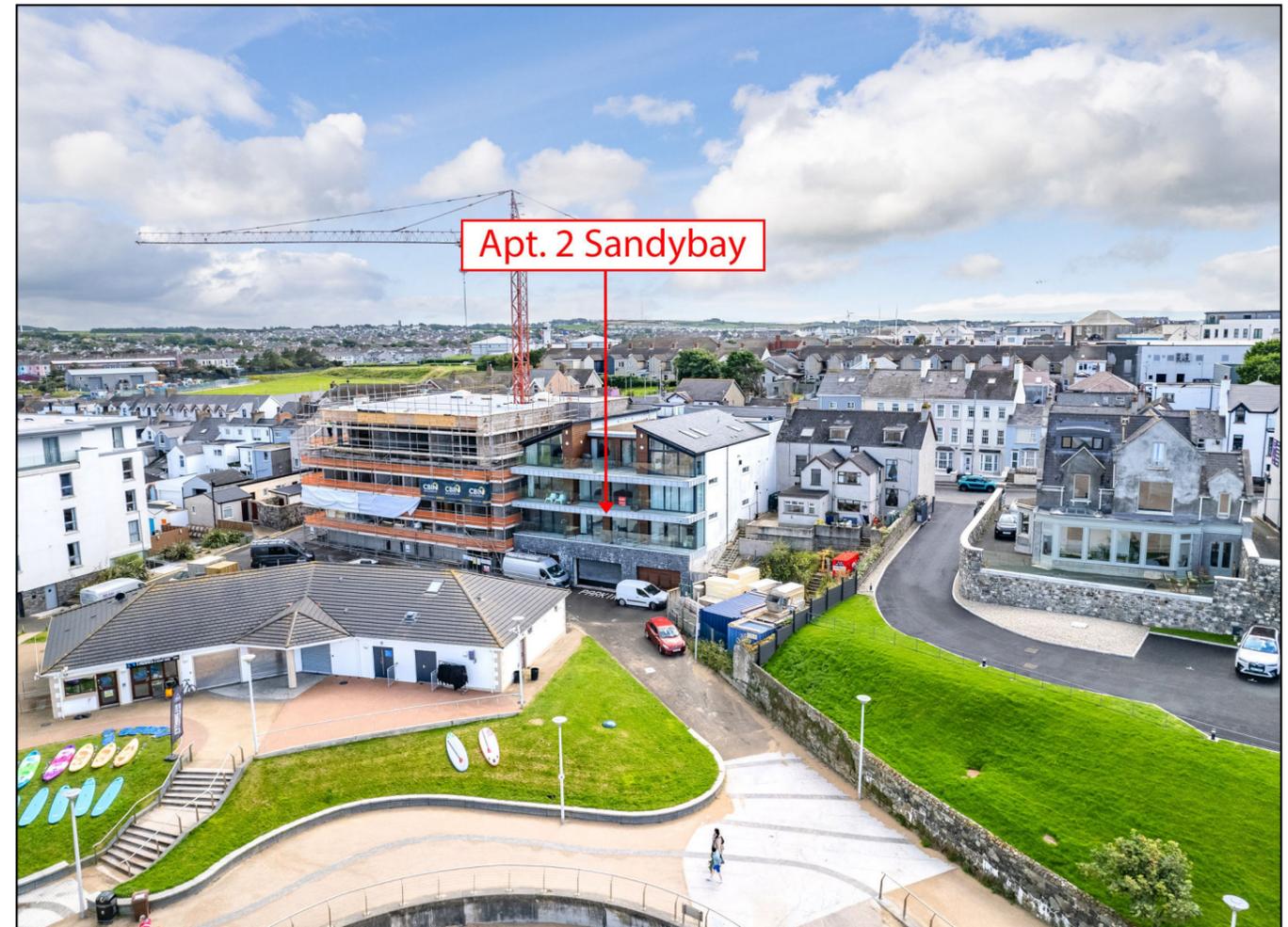
ARMSTRONG GORDON

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

2 Sandy Bay Apartments

61 Causeway Street

BT56 8AD

Offers Over £445,000



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

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

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028 7083 2000
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Located in the heart of Portrush, this is a stunning first floor two bedroom apartment with a large terrace in front of the lounge and bedroom, offering views of the Atlantic Ocean, Skerrie Isles and East Strand beach. This apartment is characterised by spacious, modern architecture with bright and airy rooms to let the outside in. With an amazing sized balcony to front, lift access to all floors, and secure private parking, this apartment is sure to attract keen interest and the selling agent recommends early internal appraisal to avoid disappointment.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Croc na mack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. Sandy Bay will be located on the lower side of Causeway Street on your right hand side backing onto the East Strand.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With video entry system, individual apartment mailboxes, tiled floor and lift access to all floors.

Entrance Hall:

With storage cupboard housing boiler, alarm panel, recessed lighting and tiled floor.

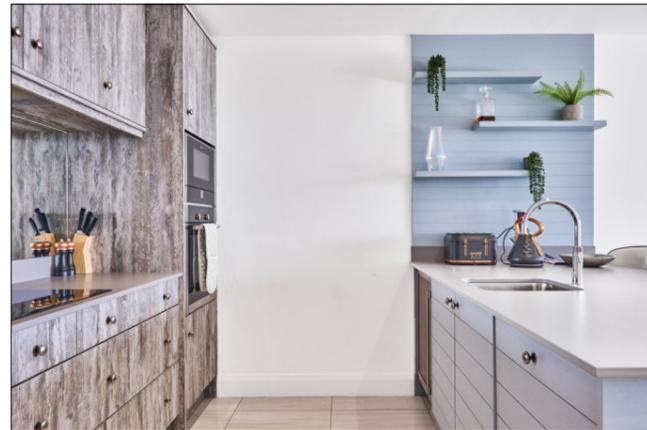
Utility Room:

With plumbing for automatic washing machine, tumble dryer, pressurized water system and tiled floor.

Open Plan Kitchen/Living Area:

Kitchen: 12'5 x 10'4

With stainless steel undermount kitchen sink set in wood panelled island with instant hot tap, high and low level built in units with upstands, mirror above to reflect natural light, integrated 'Neff eye level oven, and 'Neff' eye level microwave, induction hob with extractor fan above, integrated fridge freezer, island with integrated dish washer, storage and seating for three people, wine fridge, feature shelving, drawer



Living Area: 12'5 x 17'8

With recessed lighting, tiled floor and full sliding patio doors leading to rear paved terrace area with glass surround with stunning views across East Strand Beach, Skerries and Islay.



Master Bedroom:

With wall mounted headboard, double mirrored slide robes, T.V. point and sliding patio doors leading to paved terrace area with glass surround. 14'0 x 9'2



Ensuite with w.c., wall mounted wash hand basin with storage below, illuminated mirror above, fully tiled wet room shower enclosure, heated towel rail, fully tiled walls, recessed lighting, extractor



Bedroom 2:

With wall mounted headboard. 10'7 x 10'9



Bathroom:

With white suite comprising w.c., wall mounted wash hand basin with storage below, illuminated mirror above, bath with tiled surround, fully tiled wet room shower enclosure, fully tiled walls, extractor fan, recessed lighting and tiled floor. 6'8 x 11'10



EXTERIOR FEATURES:

Private storage area with secure underground private parking.

SPECIAL FEATURES:

- ** Under Floor Heating (Oil Fired Central Heating)
- ** uPVC Double Glazed Windows
- ** Secure Private Parking
- ** Exceptional Views Of East Strand Beach, Skerries Isles, Atlantic Ocean, Giant's Causeway & Royal Portrush Golf Course
- ** Secure Storage Area
- ** Security Video Entry System
- ** Lift Access To All Floors
- ** Burglar Alarm System

TENURE:

TBC

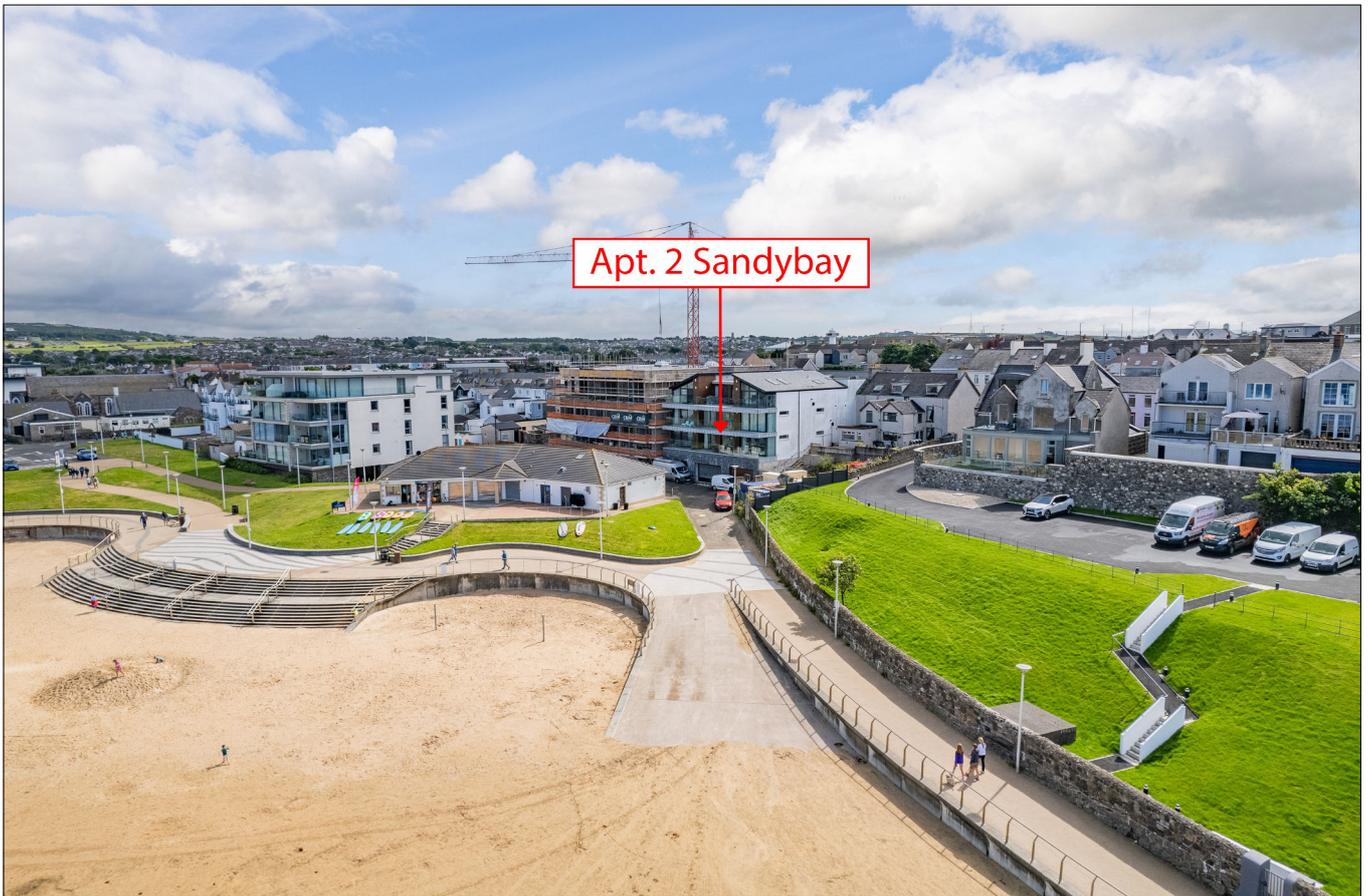
CAPITAL VALUE:

£180,000 (Rates: £1674.90 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. Annual service charge is approx. £1471.88 p/a)



PLEASE NOTE:

At this apartment block there are restrictions in the leasehold title against holiday lets / use as a business.