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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



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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		

CASTLEROCK

1 Marine View, 7-11 Main Street
BT51 4FD

Offers Over £169,500

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028 7083 2000
www.armstronggordon.com

One of only seven apartments, this is an excellent opportunity to acquire a two bedroom ground floor apartment in the heart of the village of Castlerock. The development itself is accessed through an open arch located on Main Street. Internally the property is both bright and spacious. Externally the development benefits from private parking to rear. This will prove to be an excellent choice of a well located home to a wide spectrum of potential purchasers in the ever popular seaside village of Castlerock.

Approaching Castlerock from Coleraine on the Mussenden Road, turn right at Sea Road which leads into the village. Proceed to the bottom and take your first left after the railway crossing onto Main Street and Marine View will be immediately on your right hand side opposite the Costcutter shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With tiled floor and stair and lift access to all floors.

FIRST FLOOR:

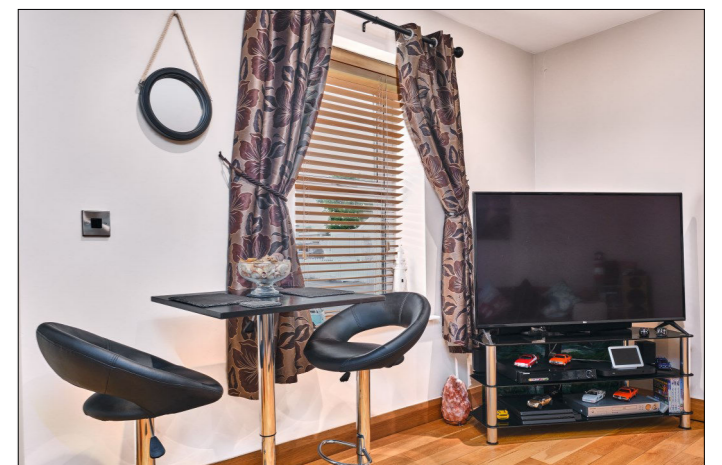
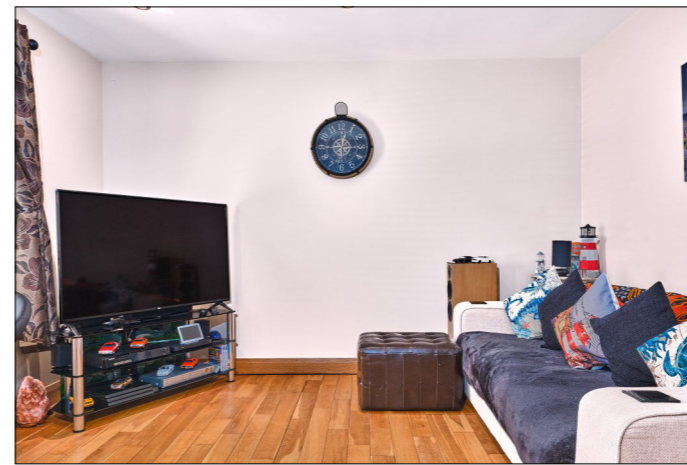
Entrance Hall:

3'2 wide with storage cupboard and solid wood floor.

Open Plan Lounge/Kitchen/Dining Area: 21'7 x 12'0

Kitchen:

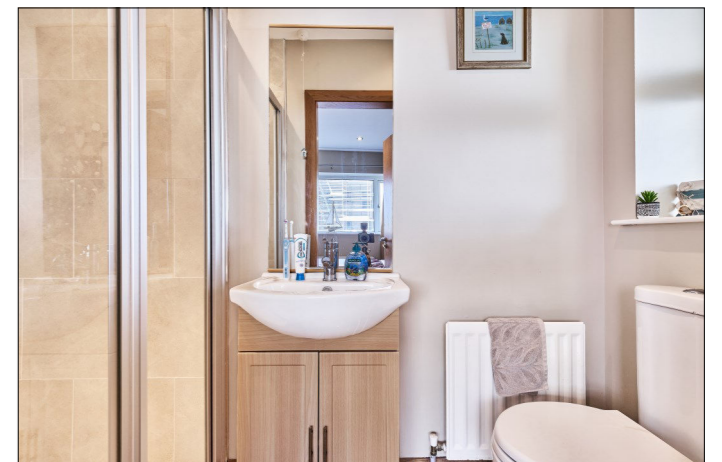
With bowl and half single drainer stainless steel sink unit, high and low level built in units, integrated oven with gas hob with stainless steel extractor fan above with tiled splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine and tumble dryer, glass display cabinet, drawer bank, solid wood floor, recessed lighting and pedestrian door leading to front of building.



Bedroom 1:

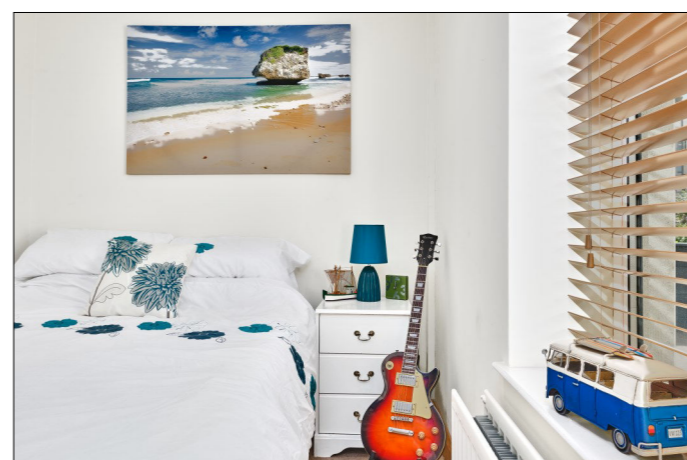
With built in wardrobe and recessed lighting. 16'0 x 11'3

Ensuite off with w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains shower, hidden railings, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

With recessed lighting. 11'8 x 7'1



Bathroom:

With white suite comprising w.c., wash hand basin, bath with telephone hand shower, fully tiled walk in shower cubicle, bath with hand shower, part tiled walls, chrome towel rail, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Outside to rear there is a private car parking space.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Sea Views From Master Bedroom
- ** Private Car Park Space
- ** Excellent Location Close To Beach, The Promenade & Golf Course

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates: £977.03 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. Service charge is available upon request. Current service charge is £1090.00 per annum. (15.08.23)

