



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Apt 1, 88 Causeway Street
BT56 8AE

Offers Over £164,500

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

028 7083 2000
www.armstronggordon.com

A beautiful ground floor two bedroom apartment which is in excellent condition right through and has been carefully modernised throughout. Offering well laid out accommodation, the property has been very well maintained by the current vendors. Located in the heart of Portrush, the property is literally across the road from the East Strand Beach and within walking distance to Portrush town centre and Royal Portrush Golf Club which will be hosting the 148th Open Championship in 2025.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Croc na mac Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No.88 will be located on your left just after the entrance to East Strand Beach on your right.

ACCOMMODATION COMPRISES:

Entrance Porch:

Entrance Hall:

4'9 wide with tiled floor.

Open plan Lounge/Kitchen/Dining Area:

With laminate wood floor. 25'10 x 12'9

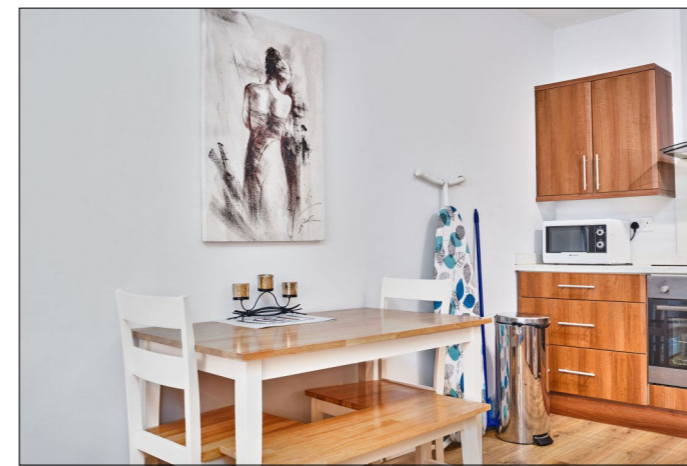
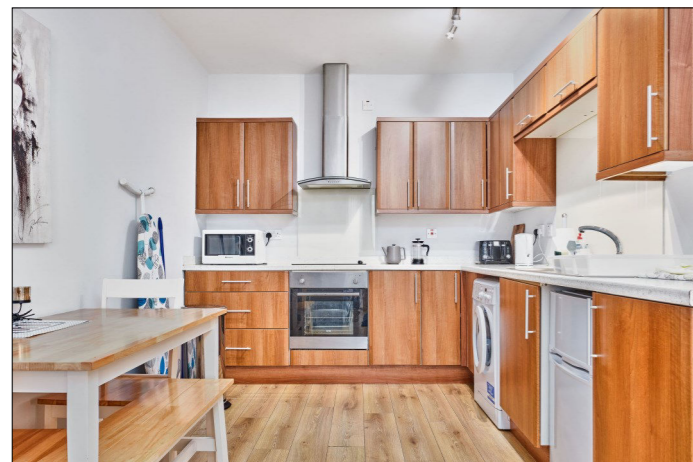
Lounge:

With wood panelling below window and laminate wood floor. 12'8 x 11'2



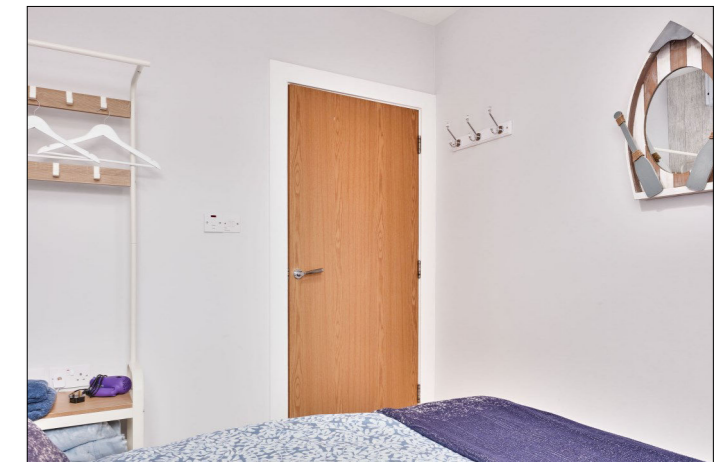
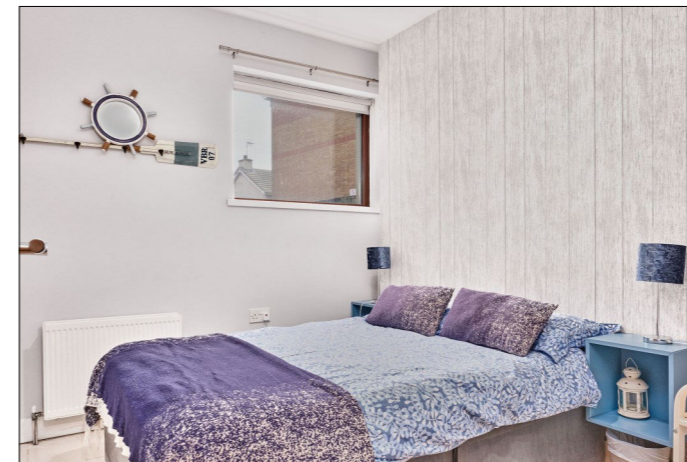
Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units, stainless steel integrated oven and ceramic hob with stainless steel extractor fan above and glass splashback, plumbed for automatic washing machine, space for fridge freezer, over head storage, saucepan drawer and laminate wood floor.



Bedroom 1:

With tiled floor. 10'2 x 7'9



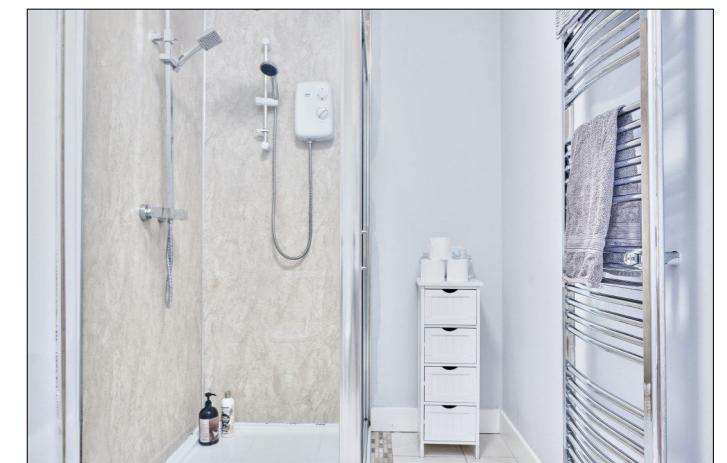
Bedroom 2:

8'9 x 7'2



Shower Room:

With w.c., wash hand basin, fully PVC cladded walk in shower cubicle with rainfall shower fitting and additional electric shower, chrome towel rail and tiled floor.



EXTERIOR FEATURES:

Outside to front there is a concrete garden area.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Superb Location Close To East Strand Beach
- ** Private Patio At Front Belongs To This Apartment

TENURE:

Leasehold

CAPITAL VALUE:

£55,000 (Rates: £511.78 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 £615.00 per annum approx. (23.08.23)

