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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		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

BALLYCASTLE

4 Harbour View Apartments

North Street

BT54 6SZ

Offers Over £225,000

028 7083 2000
www.armstronggordon.com

Stunningly presented three bedroom second floor apartment with fantastic sea, beach, marina and Rathlin Island views to front having been recently constructed by a well known local builder. This delightful apartment is situated in the heart of the town of Ballycastle directly opposite the marina and has unobstructed views from the lounge and main bedroom to front towards Rathlin Island. We cannot say enough about this thrilling location immediately beside tennis courts, golf course, clubhouse and the Rathlin ferry adjacent to the apartment. Around the corner a new multi million pound leisure centre is passed comprising a four lane, 25m swimming pool, wet play area, spa and gym.

Having been constructed recently, the property has Bison slab floors to help with sound insulation and can be bought as seen with furniture/contents included. The property is currently used intermittently as an Airbnb but would also suit permanent living/holiday home or retirement property due to its ample space and lift access. If you are thinking of where to go socially you have the Salthouse or the Marine Hotel a few doors away which has just announced a £2 million proposed extension or the Central wine bar on Quay Road to name just a few.

Travelling from Bushmills on the coast road turn left onto Clare Road before the caravan parks and then carry on until you reach the hill that leads to North Street on the sea front. As you approach the marina (left), this property is situated on the right hand side and is accessed via the double black gates, immediately after the Spar shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Access via gate

Communal Entrance Hall:

With stairs and lift access to all floors.

SECOND FLOOR:

Entrance Hall:

With storage cupboard, intercom system and tiled floor.

Lounge/Kitchen/Dining Area: 23'0 x 12'9 plus area to rear of bedroom.

Lounge/Dining Area:

With recessed lighting, solid oak floor and views across sea, beach, harbour and Raithlin Island.



Kitchen:

With undermount single drainer stainless steel sink unit set in granite worktop, high and low level built in units with tiling between, integrated stainless steel 'Bosch' oven, ceramic hob and stainless steel extractor fan above, space for washing machine, integrated dishwasher and fridge freezer, drawer bank, recessed lighting and tiled floor.



Bedroom 1:

With two double built in wardrobes and bedside lockers, over head storage cupboard, recessed lighting and views across sea, beach, harbour and Raithlin Island. 14'3 x 11'7

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls, extractor fan, recessed lighting and tiled floor.



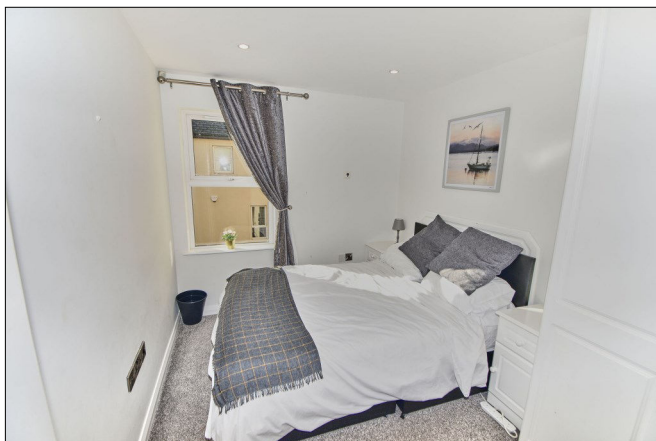
Bedroom 2:

With full wall built in mirrored slide robes and recessed lighting. 11'4 x 9'8



Bedroom 3:

With double built in wardrobe, bedside lockers, dressing table and recessed lighting. 11'7 x 8'3



Bathroom:

With white suite comprising w.c., wash hand basin, shower over bath with tiled surround, half tiled walls, wood panelled ceiling, recessed lighting and tiled floor.

EXTERIOR FEATURES:

Apartment is accessed to front via gate with keypad. Outside to rear there is a private entry access.

SPECIAL FEATURES:

- ** Electric Under Floor Heating
- ** Sea, Harbour, Beach & Raithlin Island Views To Front
- ** Wood Double Glazed Windows
- ** Bison Slab Floors For Noise Insulation
- ** Excellent Decorative Order
- ** Popular Residential Location
- ** Lift Access From Ground Floor

TENURE:

Leasehold

CAPITAL VALUE:

£130,000 (Rates: £1209.55 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 £1080.00 per annum approx. (06.11.23)

