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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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		
55-68	D		57 D
39-54	E	51 E	
21-38	F		
1-20	G		

**CASTLEROCK**

15 Mussenden Court  
 43 Main Street  
 BT51 4RA  
 Offers Over £325,000

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A delightfully presented and well maintained three bedroom second floor penthouse apartment situated within footsteps of the stunning Castlerock beach and commanding fantastic and elevated views of the North Atlantic Ocean and Donegal headlands through the front of building windows. The apartment benefits from a spacious open plan living accommodation with generous sleeping quarters and secure parking accessed by electronic gates. Located in the quiet town of Castlerock this property is also easily accessible to Coleraine and surrounding areas.

Once in Castlerock travel along Main Street and Mussenden Court will be on your right hand side towards the lower end.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With tiled floor and stairs leading to all floors.

**SECOND FLOOR:**

**Entrance Hall:**

4'5 wide with laminate wood floor and floored attic accessed by ladder.

**Open Plan Lounge/Kitchen/Dining Area: 22'8 x 17'0**

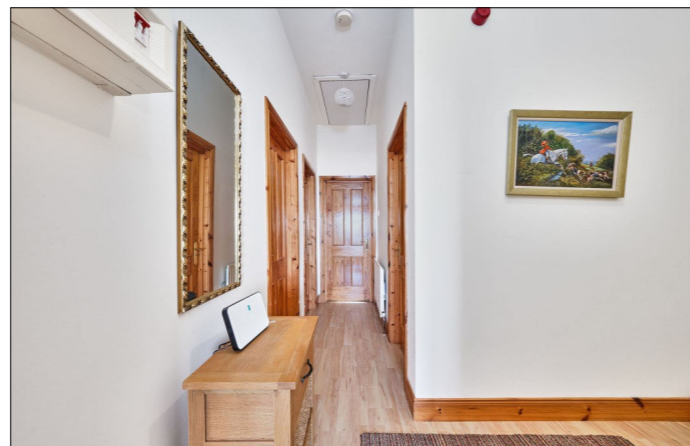
**Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, stainless steel extractor fan above, space for fridge, space for freezer, plumbed for automatic washing machine and recessed lighting.



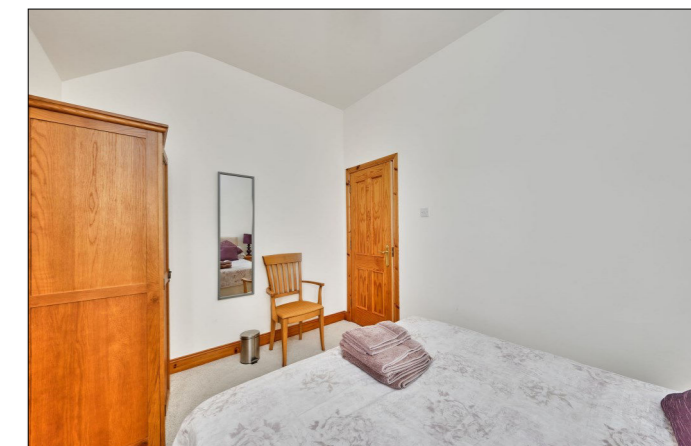
**Lounge/Dining Area:**

With gas fire, beech surround fireplace with cast iron inset and tiled hearth, recessed lighting and PVC patio doors leading to decked balcony with panoramic views across Atlantic Ocean, Castlerock Beach and towards Portstewart.



**Bedroom 1:**

13'8 x 8'2



**Bedroom 2:**

With sea views to side. 11'10 x 8'2





**Bedroom 3:**

With recessed lighting. 9'3 x 8'5 average

**Bathroom:**

With white suite comprising w.c., wash hand basin, telephone hand shower over bath, fully tiled walk in shower cubicle with mains shower, half tiled walls, extractor fan, recessed lighting and tiled floor.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Parking Accessed By Electrically Operated Gates
- \*\* Uninterrupted Panoramic Sea Views Across Castlerock Beach & Over Atlantic Ocean Towards Portstewart
- \*\* Intercom System
- \*\* Close At Hand Is The Castlerock Train Station With Direct Links To Londonderry & Belfast

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£115,000 (Rates: £1070.08 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 etc. Details of the annual Service Charge and full management services are available on request. Current service charge is £1054.48 per annum and is paid in quarterly instalments.

