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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# 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	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## COLERAINE

16 Gordonville  
 Lodge Road  
 BT52 1EF  
 Offers Over £125,000

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Armstrong Gordon are delighted to offer for sale a beautifully presented two bedroom apartment in excellent decorative order, offering modern and comfortable living in a highly sought-after area.

This fantastic property boasts a bright and spacious layout, featuring a well-appointed kitchen, stylish living area, and two bedrooms. With private parking included, convenience is at your doorstep.

Perfectly suited for first time buyers, downsizers, or investors with the option of retaining the existing tenant, this home is ideally located close to local amenities, shops, and transport links, ensuring easy access to Coleraine town centre and beyond.

Driving along Lodge Road, go past the police and fire stations. The Gordonville development will be on your right hand side between Adelaide Avenue and Nursery Avenue. No. 16 will be located on your right hand side as you drive into the development.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Entrance Hall:

3'4 wide with cloaks cupboard, cupboard housing boiler, cornicing, dado rail and laminate wood floor.



##### Lounge:

With cornicing and laminate wood floor. 16'1 x 13'9



##### Kitchen: 8'6 x 8'5

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for fridge, space for cooker, extractor fan above, plumbed for automatic washing machine, drawer bank and tiled floor.



##### Bedroom 1:

With cornicing and laminate wood floor. 12'2 x 7'10



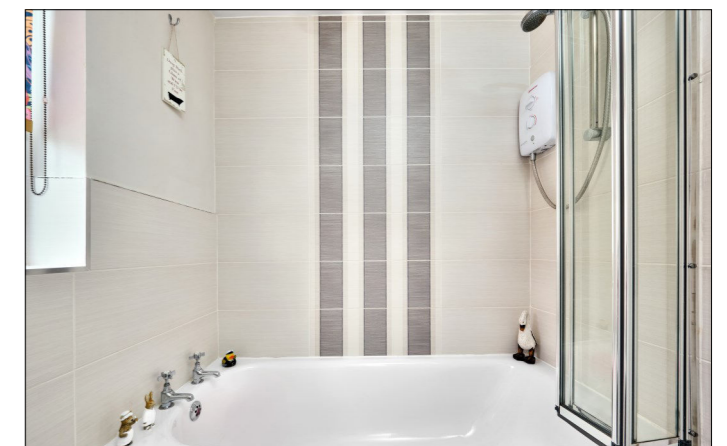
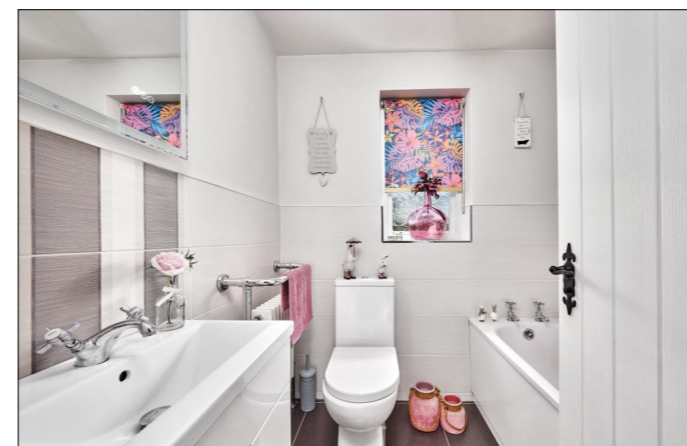
##### Bedroom 2:

With cornicing and laminate wood floor. 8'5 x 8'4



##### Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, electric shower over bath with tiled surround, half tiled walls and tiled floor.



**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* Hardwood Double Glazed Windows
- \*\* Private Car Park To Rear
- \*\* Excellent Decorative Order
- \*\* Current Tenant Willing To Stay As New Tenant If Purchaser Wishes

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£80,000 (Rates: £784.32 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. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £980.00 per annum (27.03.25)**