For Sale

Apt 24 Carrig-na-Rone, Bath Street, Portrush, BT56 8FF

Offers Offer **£280,000**

Property Overview

- Superb penthouse apartment approximately 1234 Sq ft
- 3 Bedrooms, 1 Reception Room
- Gas fired central heating
- Beautiful uninterrupted views of East Strand Beach, White Rocks, Skerries & Beyond
- Allocated underground parking space & store, lift to all floors
- Aluminium double glazed windows
- Communal roof terrace
- Rates: The assessment for the year 2017/2018 is £1316.65
- Management Fee: The assessment for the year 2017/2018 is £1730.00
- EPC Rating - C74

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Views From Lounge / Dining / Kitchen / Balcony Area

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Entrance Hall:
With wooden floor, door entry intercom telephone, cornice, smoke alarm, recess lighting, linen cupboard housing boiler, utility cupboard with plumbing for automatic washing machine.

Open plan lounge / Dining Area / Kitchen:
35'1 x 20'5 (10.69m x 6.22m) (max)

Lounge / Dining Area:
with wooden flooring, feature corner window, television and satellite points, recess and eyeball spot lightning, telephone point, door leading to:

Balcony:
18'5 x 6'1 (5.61m x 1.85m) with paved base and power point.

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Kitchen:
with eye and low level units including saucepan drawers, Neff 5 ring gas hob and oven, Elica stainless steel extractor fan, integrated Teka fridge / freezer, integrated Hotpoint dishwasher, granite worktops, Franke one and a half bowl stainless steel sink unit, eye ball spot lightning, wooden flooring, breakfast bar.

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Bedroom (1):
14'2 x 12'0 (4.32m x 3.66m) (Max) with cornice, recess lightning, television point, access to eaves storage.

En-suite:
Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c, fully tiled walls, tiled floor, extractor fan, recess lightning, heated towel rail.

Bedroom (2):
18'8 x 9'0 (5.69m x 2.74m) (Max) with television point, tilt and turn door looking into a light well with safety screen, recess lightning.

Bedroom (3):
14'2 x 8'2 (4.32m x 2.49m) with television point, tilt and turn door looking into a light well with safety screen, recess lightning.

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Bathroom and w.c combined:
Comprising Jacuzzi bath with shower enclosure above, wash hand basin, w.c, recess lightning, extractor fan, heated towel rail, tiled floor, fully tiled walls.

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EXTERIOR FEATURES
Allocated underground parking space with storage area, communal roof terrace for all owners.

All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

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FLOOR PLANS

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:
Travelling along Main Street turn left at the former Northern Bank onto Church Pass. At the end of the street turn left where you will find Carrig Na Rone apartments situated on the corner.

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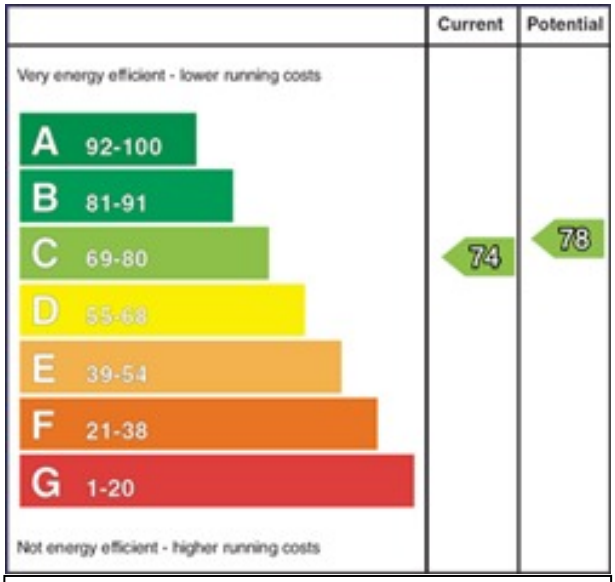

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL
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PROPERTY REFERENCE
PST1190 020118/SH

OUR OFFICE LOCATION

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The Property Ombudsman