mcafee PORTSTEWART

For Sale

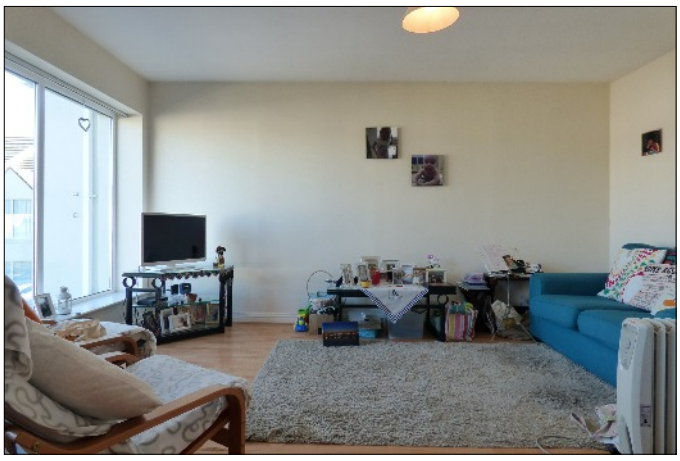
Apt 43 old Castle Court, Ballyreagh Road, Portrush, BT56

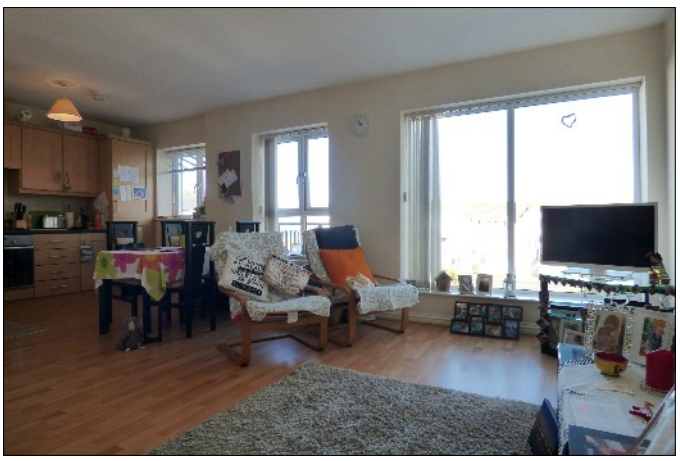
Offers Offer **£139,950**

Property Overview

- Second floor apartment
- 2 Bedrooms, 1 Reception Room
- Gas fired central heating
- uPVC double glazed windows
- Courtyard setting just off the main Coast Road
- Countryside views to rear
- Rates: The assessment for the year 2017/2018 is £774.50
- Management Fee: The assessment for the year 2017/2018 is £745.00
- EPC Rating - D62

Apt 43 old Castle Court, Ballyreagh Road, Portrush, BT56 8GR





ENTRANCE HALL:
With cloaks cupboard, smoke alarm, telephone point, access to roof space.

OPEN PLAN LOUNGE / DINING AREA / KITCHEN

LOUNGE:
4.78m x 3.35m (15' 8" x 11' 0") with laminate flooring, television and telephone points.

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KITCHEN / DINING AREA:
3.35m x 3.28m (11' 0" x 10' 9") with eye and low level units, single drainer stainless steel sink unit, tiled between units, extractor fan, Hotpoint Integrated oven, Hotpoint integrated hob, Hotpoint Integrated dishwasher, Hotpoint integrated fridge freezer, partial Sea Views.

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BEDROOM 1:
4.55m x 3.3m (14' 11" x 10' 10") with television and telephone points, built in wardrobe.

EN-SUITE:
Comprising w.c, wash hand basin, extractor fan, light with shaver point, fully tiled shower cubicle with Heatstore shower fitting.

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BEDROOM 2:
3.51m x 3.05m (11' 6" x 10' 0") with built in wardrobe housing gas boiler.

BATHROOM AND W.C. COMBINED:
Comprising w.c, wash hand basin, extractor fan, panel bath with telephone hand shower, tiled around bath.

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EXTERIOR FEATURES
Communal parking within a courtyard. Communal picnic area, screened and shrub area.

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

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FLOOR PLAN

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.

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shownIn the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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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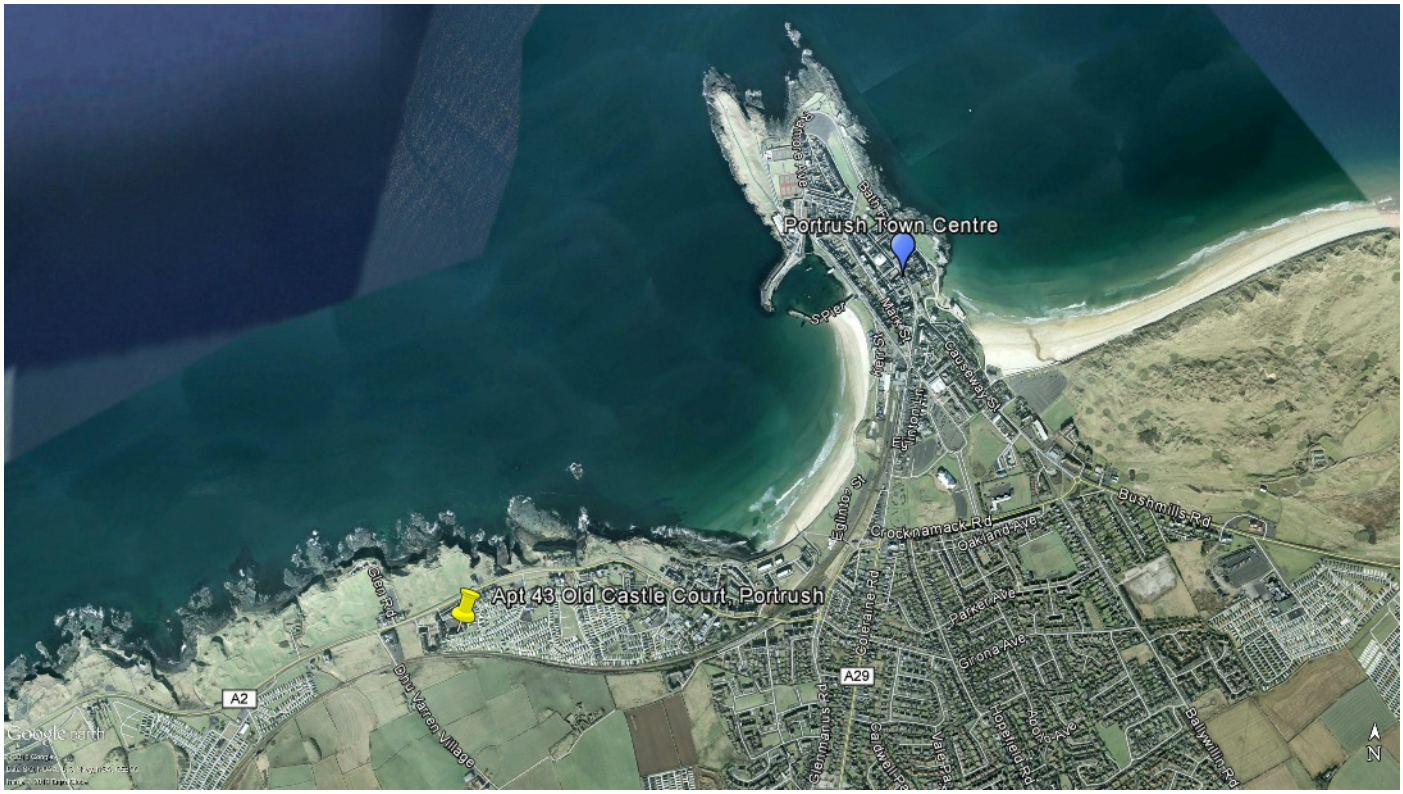

Property Location:
On travelling from Portrush along the coast road, turn left just before Ballyreagh Mews onto Old Castle Court, Number 43 is situated at the rear of the development.

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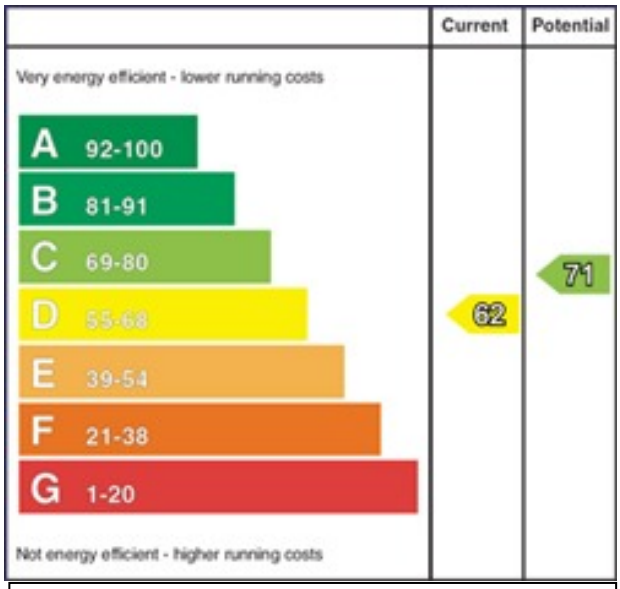

Full EPC available on request

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
www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
PST1205 050418/SH

OUR OFFICE LOCATION

FOLLOW US ON FACEBOOK

The Property Ombudsman