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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	69 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CASTLEROCK

9 Tunnel Brae

Main Street

BT51 4EW

Offers Over £325,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A delightfully presented and well maintained two bedroom first floor apartment situated within a stone's throw of Castlerock beach and having incredibly good views of the North Atlantic Ocean, Donegal headlands and Portstewart. The apartment is located within a complex of fourteen units and benefits from open plan living accommodation with well proportioned rooms and secure parking accessed by remote controlled electric gates. Located in the quiet town of Castlerock this property is also easily accessible to Coleraine and surrounding areas.

Proceed into Castlerock along Sea Road. Take your first left after the railway crossing onto Main Street. Proceed along this road and Tunnel Brae will be the last development situated on your left hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With solid oak floor and stair access to all floors.

FIRST FLOOR:

Entrance Hall:

3'7 wide with storage cupboard, recessed lighting, tiled floor and glass panelled French doors leading to:

Open Plan Lounge/Kitchen/Dining Area:

21'2 max x 18'0 max

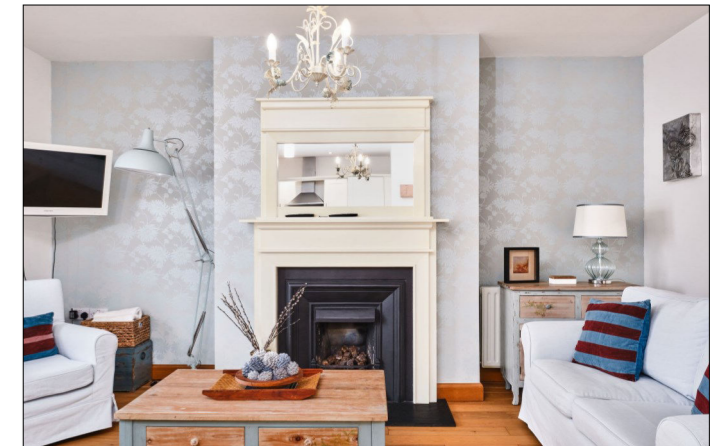
Kitchen Area:

With bowl and half single drainer stainless steel sink unit set in granite worktops with upstands, integrated induction hob, stainless steel oven and with stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, plumbed for automatic washing machine, breakfast bar with seating for four people, under unit lighting, recessed lighting in pelmets, double wine rack, glass display cabinets, recessed lighting and tiled floor.



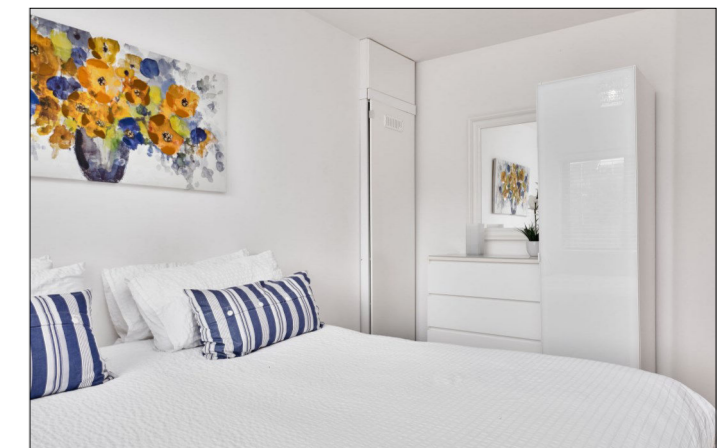
Lounge/Dining Area:

With wood surround fireplace with cast iron inset and tiled hearth with recessed LED lighting, solid oak wood floor, PVC woodgrain French door leading to balcony with views across Castlerock Beach, Atlantic ocean and Donegal Headlands.



Bedroom 1:

With cupboard housing gas boiler and solid oak wood floor. 13'0 x 9'0



Bedroom 2:

With solid oak wood floor. 8'11 x 7'11



Bathroom:

With white suite comprising w.c., wash hand basin with tiled surround, steam shower cubicle with rainfall shower head with additional telephone hand shower, steam junction with jets, bath with tiled surround, extractor fan, recessed lighting, tiled skirting and tiled floor.

**EXTERIOR FEATURES:**

Outside to rear there is secure private car parking.

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Atlantic Ocean Views From Lounge/Kitchen/Dining
- ** Secure Private Parking Accessed With Electrical Operated Gates
- ** Rental Income of £28,000 Approx. Annual Occupancy Rate Is 73%. Over 300 Reviews & Average Rating of 4.9

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1078.44 p/a)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Annual Service Charge is £850.00 per annum (25.07.2024)

CUSTOMER NOTICE:

Please be aware that the vendor of this property will not consider offers less than the asking price.