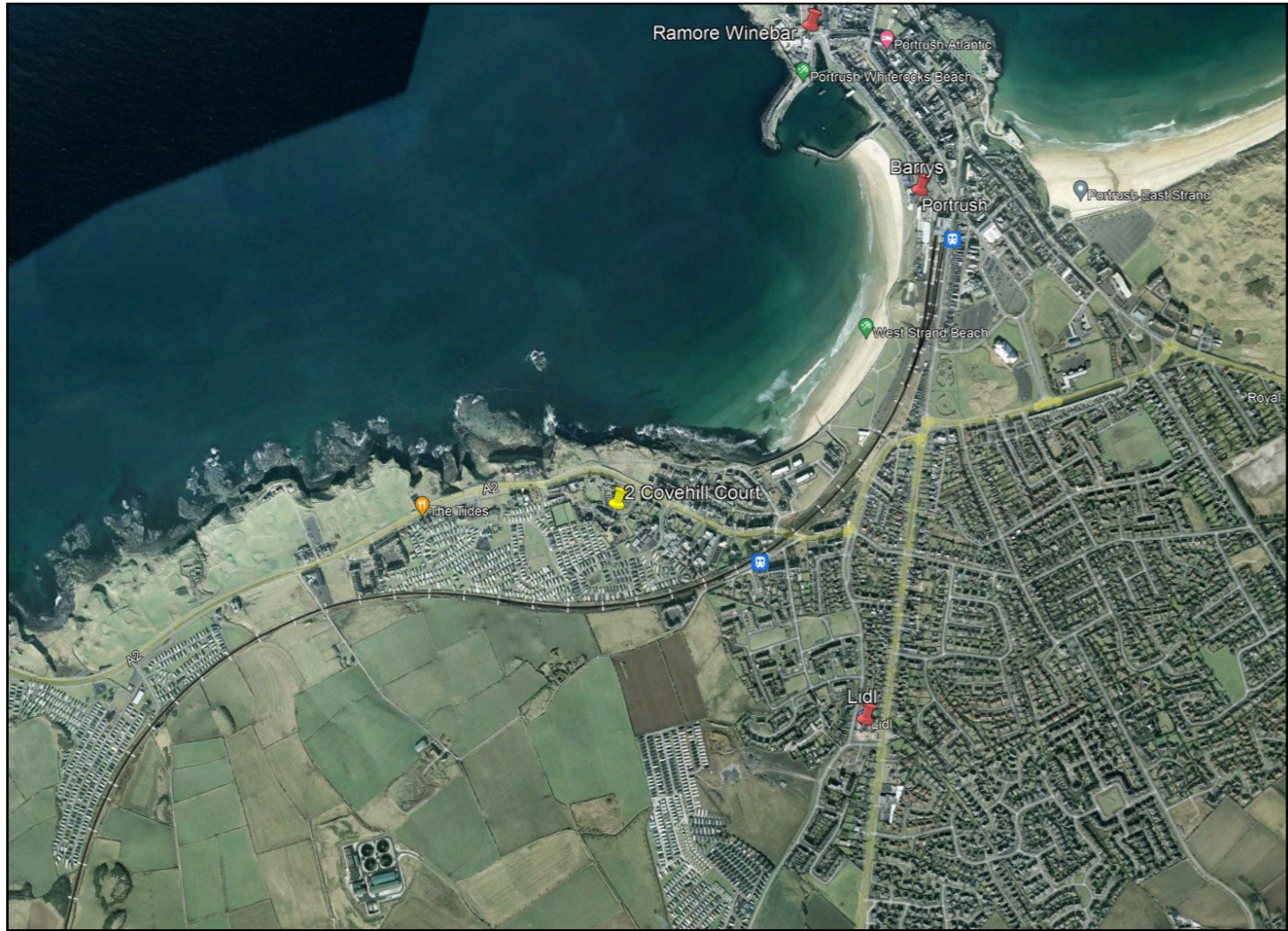




Fitzgerald Financial Solutions
 Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
 Income Protection - Buildings, Contents & Landlord Insurance
 Medical Insurance

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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

2 Covehill Court
BT56 8GL
Offers Over £235,000

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028 7083 2000
 www.armstronggordon.com

A fabulous opportunity to acquire a delightful two bedroom ground floor apartment in the ever popular 'Covehill' development located within a development of 47 units. Situated in the front row you will be able to take advantage of good views of Ramore Head and West Strand Beach. The property itself has the benefit of access through its own entrance and front garden area. Internally the apartment has been well maintained and offers compact and well laid out accommodation. Nearby is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Winebar. We highly recommend this apartment to those seeking an apartment in an amazing location. For early internal inspection please contact us at your earliest opportunity.

Leaving Portrush heading towards Portstewart, take your third left after the Dhu Varren railway bridge into Covehill Court. Drive into the development and No 2 will be located in the main block on your left hand side.

ACCOMMODATION COMPRISES:

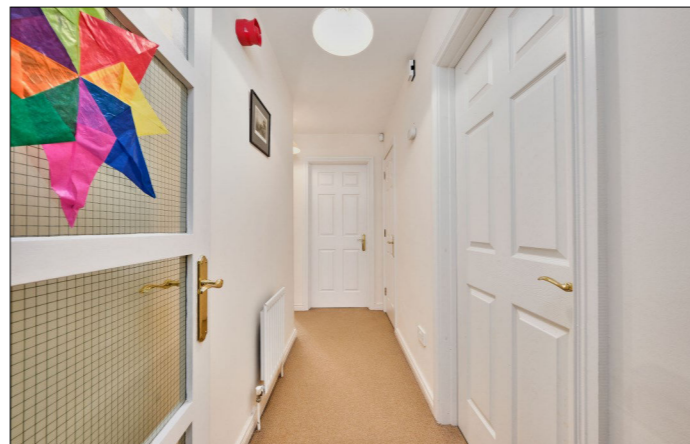
GROUND FLOOR:

Entrance Porch:

With cloaks cupboard.

Lounge/Dining Area:

With pine surround fireplace with cast iron inset with tiled hearth and corncing. 22'11 max x 20'4 into bay



Kitchen:

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated fridge freezer, hob, oven with stainless steel extractor fan above, plumbed for automatic washing machine, recessed lighting and tiled floor. 8'11 x 7'8



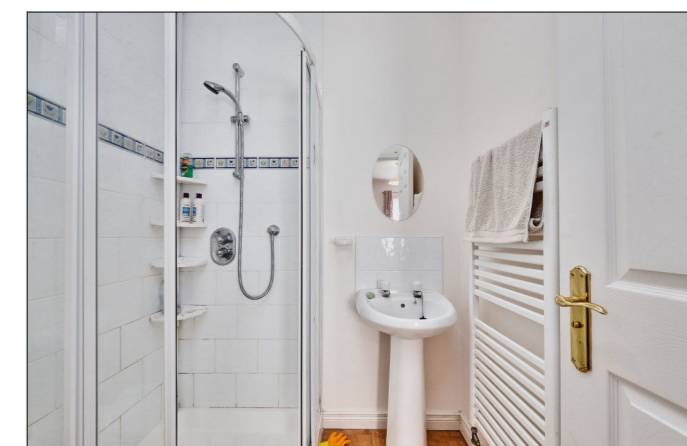
Rear Hallway:

With storage cupboard and additional large cupboard housing gas boiler.

Bedroom 1:

12'5 x 10'0

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail and extractor fan.



Bedroom 2:

With built in slide robes. 11'5 x 9'8



Bathroom:

With white suite comprising w.c., wash hand basin telephone hand shower over pine panel bath, half tiled walls, shelved cupboard, heated towel rail, recessed lighting and extractor fan.

EXTERIOR FEATURES:

Paved patio area to front of property.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Walking Distance To West Strand Beach & Local Amenities

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1078.44 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. Current service charge is £1245.00 per annum approx. (13.05.24)

