

For Sale

Apt 20 Gordonville, Lodge Road, Coleraine, BT52 1EF

Offers Over **£112,500**



Property Overview

- First Floor Apartment (No Lift)
- 2 Bedrooms, 1 Reception Room
- Electric heating (Mains Gas available within this development)
- Communal car parking and bin storage area
- Wooden double glazed windows
- Within a few minutes walking distance from Coleraine town centre
- Ideal for retirement home or investor buyer
- Rates: The assessment for the year 2024/2025 is £784.32
- Management Fee: The assessment for the year 2024/2025 is £980.00
- EPC Rating - TBC

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COMMUNAL HALL:

With tiled floor and staircase leading to:

ENTRANCE HALL:

With cloaks cupboard, hot press, storage heater, telephone point, intercom door entry phone.

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LOUNGE:

15' 9" x 13' 9" (4.80m x 4.20m) (MAX) With bay window, television point, glass panel door from hall, storage heater.

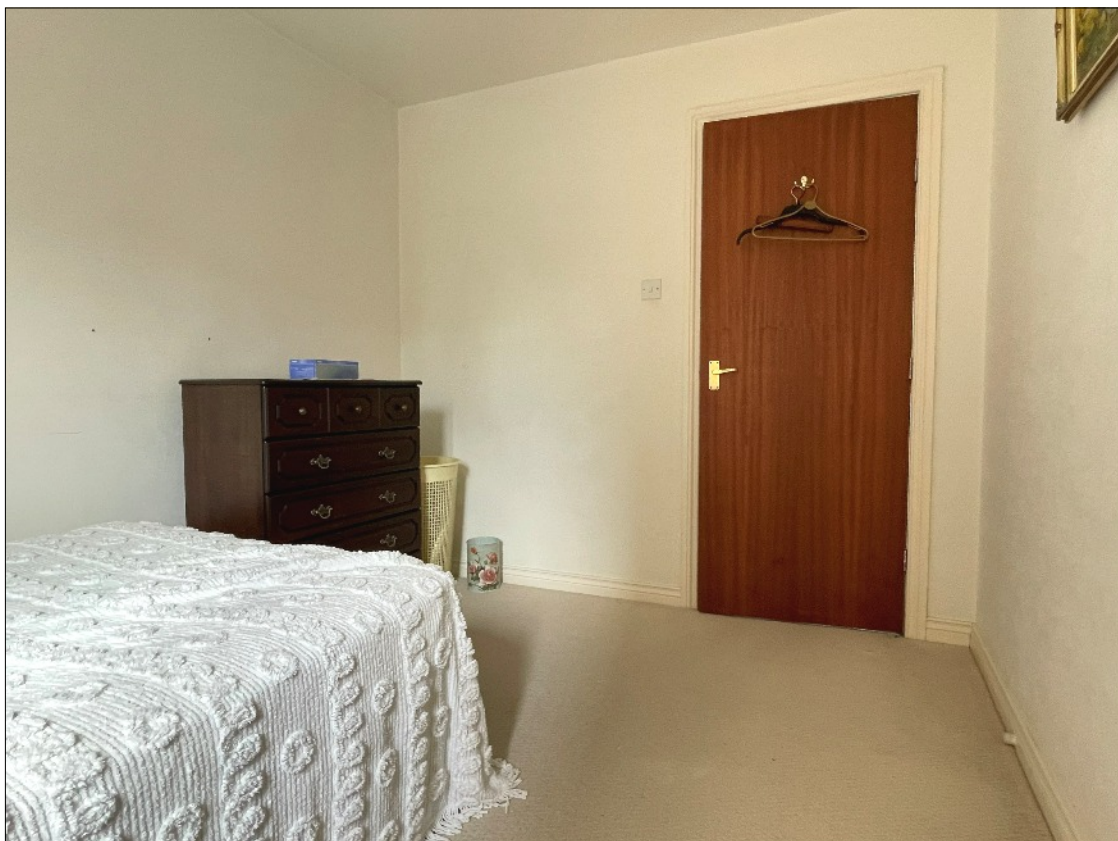
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KITCHEN:

8' 8" x 8' 7" (2.63m x 2.62m) With eye and low level units, single drainer stainless steel sink unit, Acorn extractor fan, tiled between units, plumbed for washing machine, space for fridge/freezer and cooker, walk-in larder cupboard.

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BEDROOM 1:
11' 11" x 8' 4" (3.62m x 2.54m) With wall heater.

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BEDROOM 2:

10' 8" x 10' 5" (3.25m x 3.17m)



BATHROOM:

Comprising panel bath with tiling around and Redring electric shower fitting over, wash hand basin, w.c., half tiled walls, wall light with shaver point, wall fan heater.



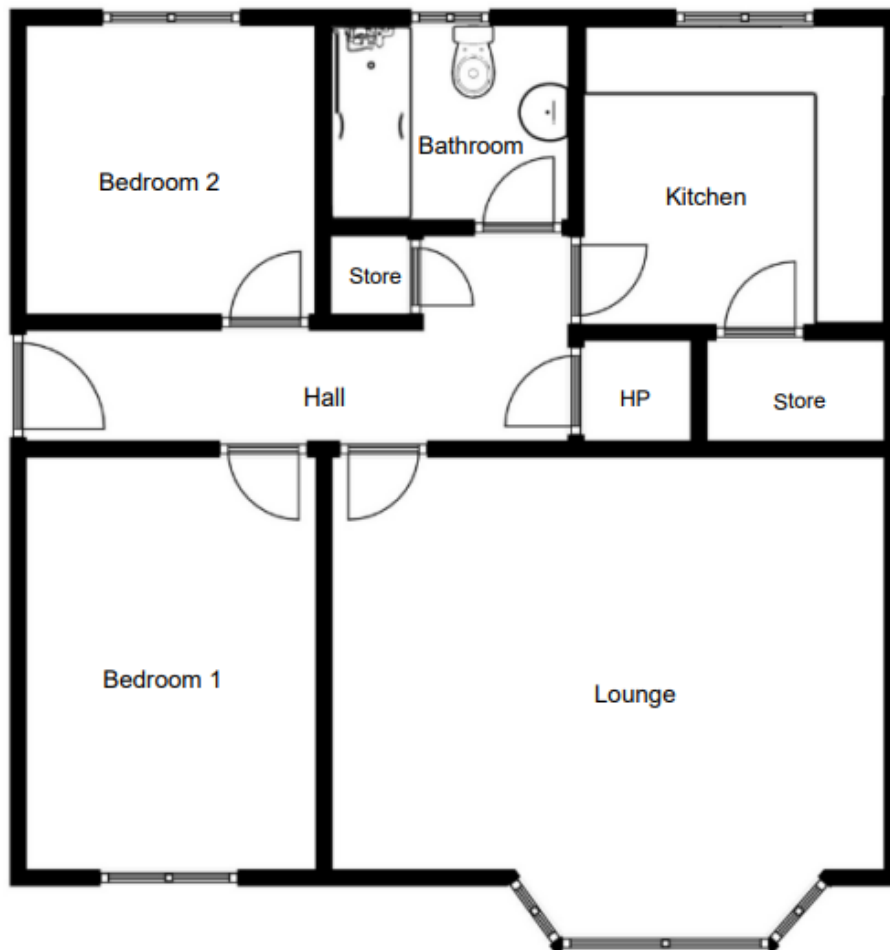
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All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

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FLOOR PLANS



GROUND FLOOR

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 Sales, 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 shown in 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 Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

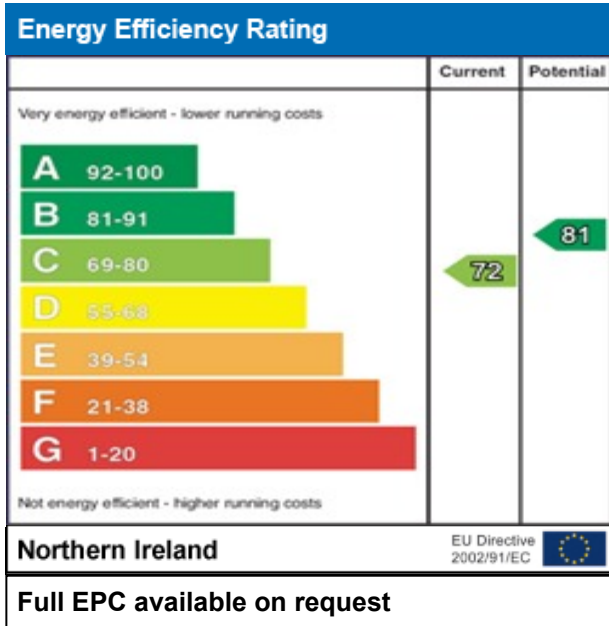
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Property Location:

On leaving Coleraine town centre along the Lodge Road, Gordonville complex is situated on the right hand side just after Coleraine Fire Station.

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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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0255 140624/JM

OUR OFFICE LOCATION



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 Coleraine
 BT52 1AF



Think

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