

**For Sale**

Apt 4 Ramore View, 1 Ramore Avenue, Portrush  
BT56 8GR

Offers Over **£350,000**



**Property Overview**

- First Floor Apartment
- 3 Bedrooms, 1 Reception Room
- Balcony with sea views
- Excellent decorative order throughout
- Oil Fired central heating
- uPVC double glazed windows
- Triple glazed patio doors
- Close to town centre
- Oak interior doors, skirting and architraves
- Designated car parking space
- Management Fee: The assessment for the year 2024 is £1300.00
- Rates: The assessment for the year 2024/2025 is £1470.60
- EPC Rating - TBC



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**Communal Entrance Hall:**

With lift facilities, tiled floor and staircase. Access to communal patio area at ground floor level. Designated store at first floor level: 5'0 x 4'0 with light and tiled floor.

**Entrance Hall:**

With intercom entry system, telephone point, storage cupboard, access to roofspace approached by wooden folding ladder.

**Open Plan Lounge / Dining Area / Kitchen:**

6.91m x 6.1m (22' 8" x 20' 0") (max) including box windows.

**Lounge / Dining Area:**

With Granite surround fireplace and raised hearth with gas fire, recess lighting, uPVC French doors leading to balcony: with sea and recreational area views.





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**Kitchen:**

With Beech low level units and blasted eye level unit, integrated fridge, integrated oven and hob, extractor fan, Granite worktop and upstand, inset oval wooden chopping board with carousel corner unit underneath, circular stainless steel sink unit, tiled floor, glass shelving with built-in lighting.



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**Bedroom (1):**

3.45m x 3.35m (11' 4" x 11' 0") with recess wardrobe with mirror fronted door. , television point.

**En-suite:**

Comprising fully tiled shower cubicle with mains shower fitting, hand basin with splashback, w.c., tiled floor, extractor fan, bathroom cabinet with mirror and lighting.





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**Bedroom (2):**

3.4m x 2.97m (11' 2" x 9' 9") with recess wardrobe with mirror fronted door.



**Bedroom (3):**

3.1m x 2.77m (10' 2" x 9' 1") with sea and recreational area views.



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**Shower Room:**

Comprising fully tiled double base shower cubicle with mains shower fitting, wash hand basin set in vanity unit, w.c., tiled floor, shaver point, extractor fan, bathroom mirror above wash hand basin with fitted shelving and lighting, shelving, recess lighting.





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## Exterior Features

Designated store at parking level: 10'1 x 9'2 with light and boiler.

Designated car parking space. Additional communal storage housing PVC oil tanks and bins.

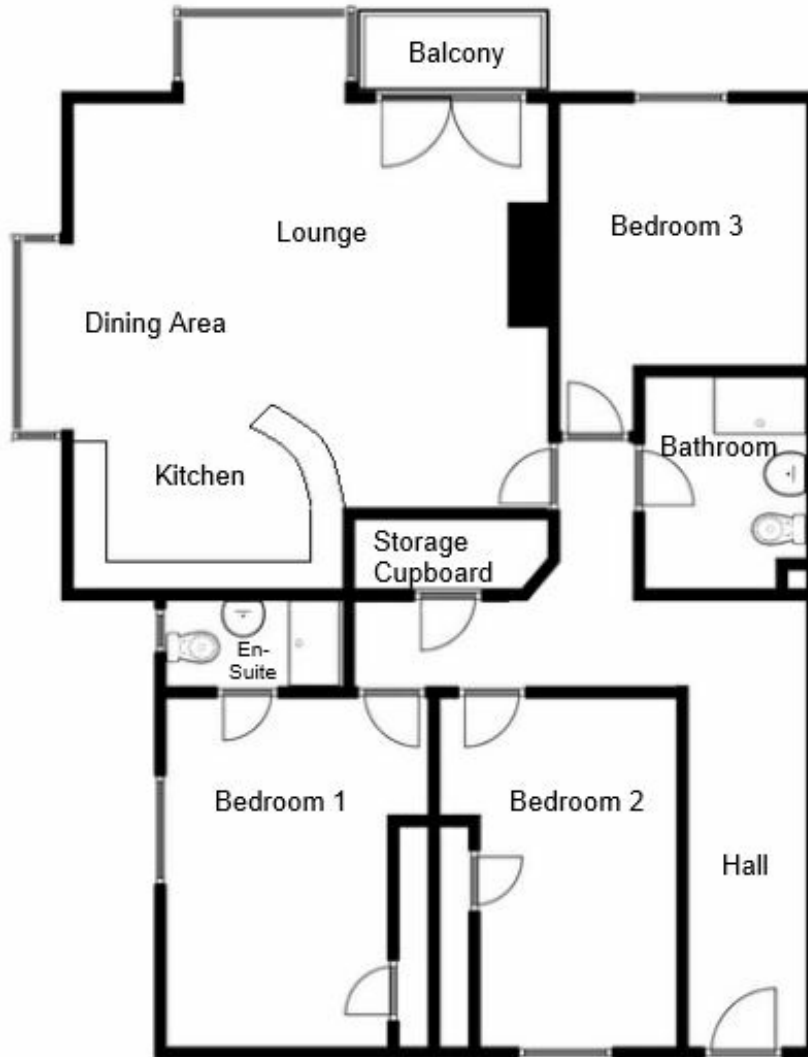


Please note that all purchasers will become shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.



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## FLOOR PLANS



FIRST 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.**

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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.
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5. Any areas, measurements or distances referred to herein are approximate only.
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**Property Location:**

On travelling along Kerr Street towards the harbour, at the end proceed up the hill and at the fork in the road turn left onto Ramore Street, then continue onto Ramore Avenue and Ramore View is situated on the right hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>	<b>EPC COMING SOON</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	
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](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

### PROPERTY REFERENCE

PST1485 240524/MH

### OUR OFFICE LOCATION



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- Life Cover
- Critical Illness Cover
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