

Asking Price
£85,000



Apt 10 Fountain Court, Circular Road, Coleraine, BT52 1GT



- Ground Floor 1 Bedroom Apartment
- Town Centre Location
- High Specification Finish
- Electric Heating
- Double Glazed Windows



DESCRIPTION

This excellent 1 bedroom ground floor apartment located within minutes walking distance to Coleraine town centre, Anderson Park, shops and public transport has been finished to the highest of specification throughout. Sure to attract a high level of interest early viewing is recommended.

Ground Floor Apartment

Open Plan Lounge & Kitchen

18'07 x 11'02 average (5.66m x 3.40m average)

Fully fitted kitchen comprising range of eye and low level units with tiling between, stainless steel sink unit, integrated hob and oven with feature tiled splash back, extractor fan, freestanding breakfast bar, electric fire, recessed lights, tiled floor.

Utility

5'01 x 4'10 (1.55m x 1.47m)

With worktops, extractor fan, tiled floor.

Bedroom

10'01 x 8'10 (3.07m x 2.69m)

With TV point, recessed lights.

Shower Room

With suite comprising PVC clad walk in shower cubicle with electric shower, vanity unit wash hand basin with tiled splash back, light with shaver point, tiled floor.

Rear Porch

Tiled floor.

Estimated Domestic Rates Bill £511.78

Tenure To Be Confirmed

Management Fee Approx £38 per month



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.