

Lisney

FOR SALE:

Modern, Two Bedroom,
Ground Floor Apartment

2 FAIRVIEW APARTMENTS, 28 NORTH STREET,
BALLYCASTLE, BT54 6BN



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

DETAILS

- Sought after location in seaside town.
- Well kept, quiet apartment development
- Offering peace and quiet within minutes of the promenade
- Current lack of apartments to let in Ballycastle, making for an ideal investment purchase
- Ground floor apartment
- Vacant possession

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LOCATION

The property is situated in Ballycastle, a small seaside town located 18 miles east of Portrush and Coleraine and 26 miles north of Ballymena.

Fairview Apartments is a small development of nine apartments, constructed around 2007. The complex is modern and well maintained with code access gates leading through to a secured tarmaced parking area, storage sheds and a bin store at the rear.

Apartments in this development very rarely come to the market and we understand when on the market sell quickly.

DESCRIPTION

Apartment 2 comprises of a ground floor, two bedroom apartment with access onto North Street.

The apartment has been fitted out to a high standard with wooden floors, solid wooden doors and skirting and PVC double glazing. All rooms are well proportioned.

ACCOMMODATION

GROUND FLOOR LEVEL

Porch 1.26m x 1.77m

Kitchen/Lounge

Kitchen Area 4.71m x 2.55m

Oak coloured fitted kitchen with light marble look countertops. Tiled floor with part tiled, part painted walls and spotlighting. A dining area adjoins the kitchen and lounge.

Lounge Area 4.42m x 4.70m

Well proportioned lounge benefitting from a bay window and feature fireplace. Wooden floors with painted walls and spot lighting.

Bathroom 1.86m x 2.22m

W.C., bath with overhead shower and wash hand basin.

Bedroom 1 3.59m x 2.96m

Main bedroom at the rear of the apartment ensuite bathroom. Painted walls and ceilings with wooden floor.

Ensuite 2.54m x 0.90m

Includes an ensuite bathroom containing W.C., shower and wash hand basin. Tiled floor with part tiled, part painted walls.

Bedroom 2 3.13m x 3.57m

Large second bedroom at the rear of the house with wooden floors and painted walls and ceilings. Access to rear courtyard and parking.



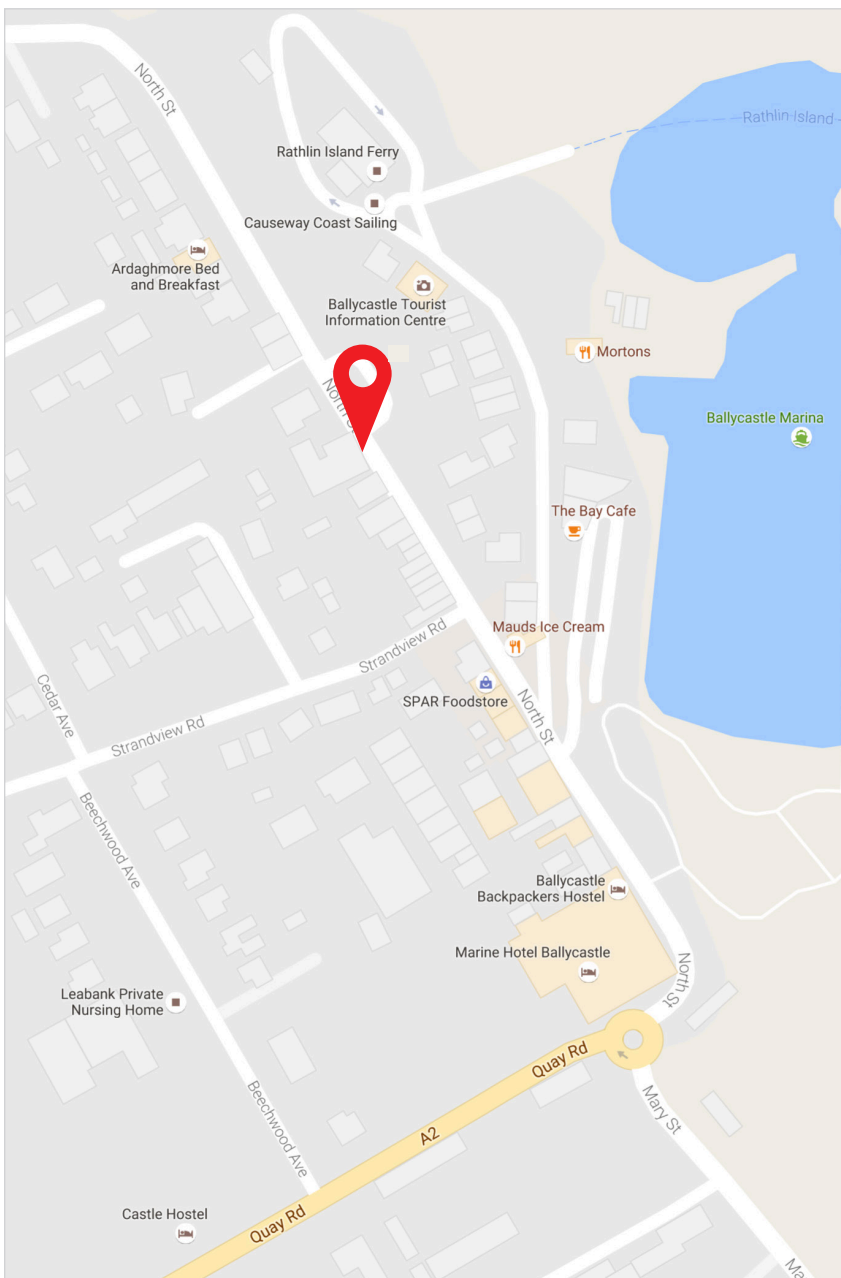
FEATURES

- Gas fired central heating
- Parking to the front of the property
- PVC windows
- Convenient location just metres from Ballycastle promenade

SERVICE CHARGE

A service charge of approximately £570 per annum is payable to the managing agents to cover window cleaning, and upkeep of common areas amongst other costs.

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of C69:

Energy Performance Certificate Northern Ireland

| | | |
|---|--|--|
| 2 Fairview Apartments North Street BALLYCASTLE BT54 6BW | Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure: | 08 February 2015 08 February 2015 9135-0522-6590-8911-1902 RdSAP, existing dwelling Eimhuist Energy Systems Ltd Mr. Peter Woodhead EES005334 McAfee Professional Services River House Business Centre Castle Lane, Londonderry, Coleraine, BT51 3DR No related party |
|---|--|--|

Energy Efficiency Rating

| | Current | Potential |
|------------------|---------|-----------|
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | 69 | 71 |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The full certificate can be made available upon request.

RATES

| | |
|------------------------------|------------------|
| NAV | £95,000 |
| Rates Payable (16/17) | £730 P.A. |

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £85,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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