



37 WEST

PRINCESS STREET
PORTRUSH



4 SUPERB COASTAL APARTMENTS

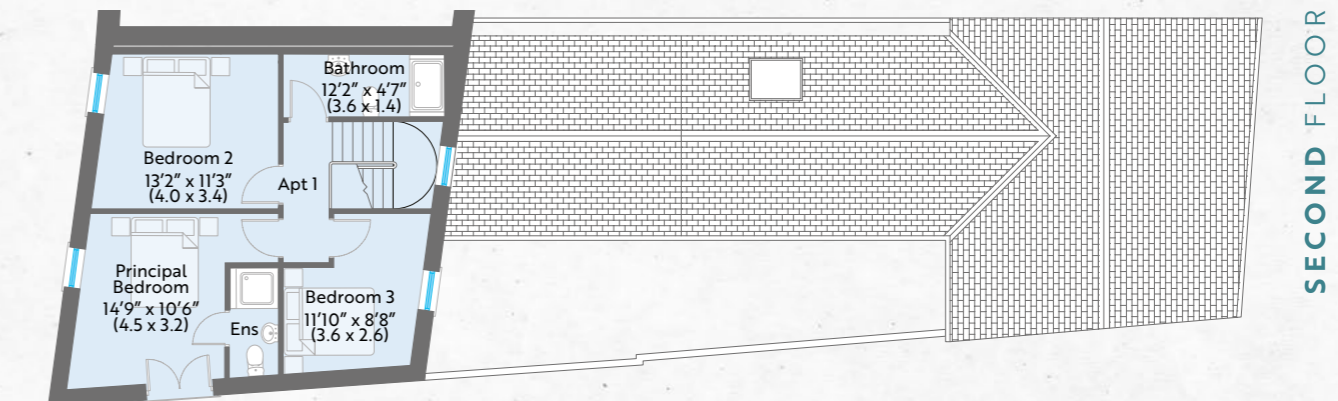
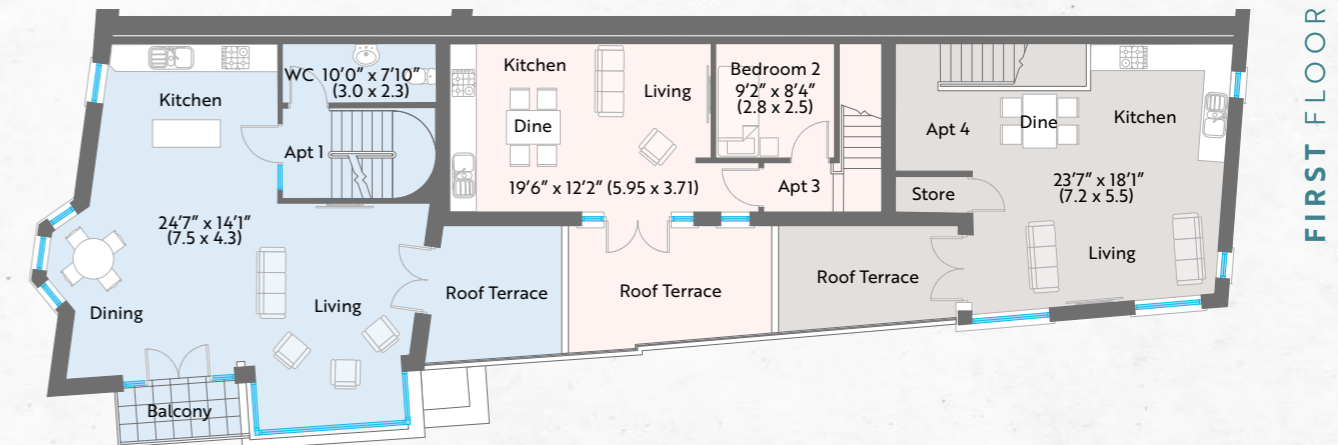
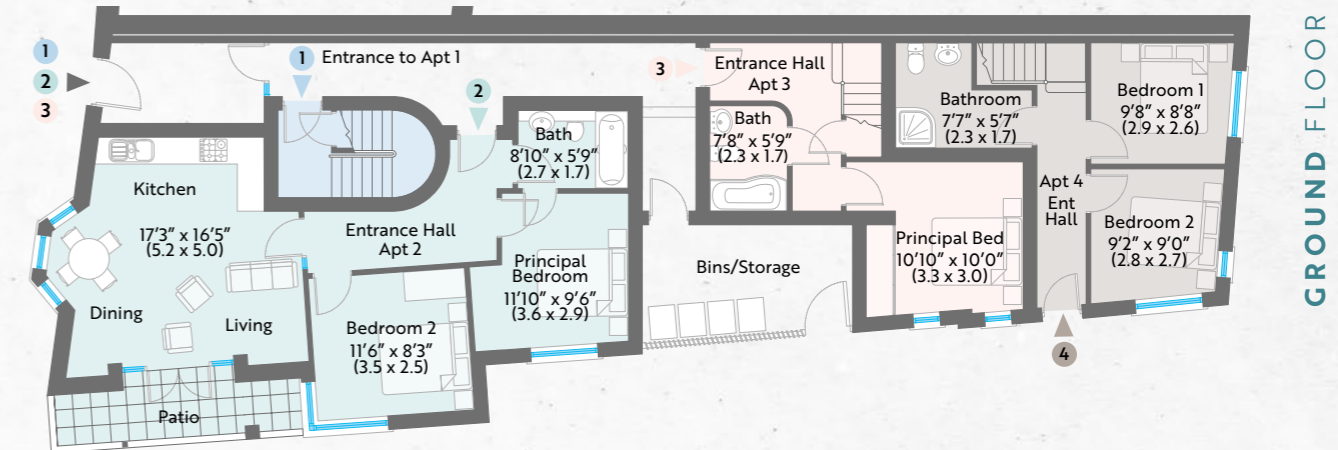
INTERNAL SPECIFICATION

- Fully finished painted walls in client's choice of colour
- Fully finished skirting, architraves, and solid internal doors
- Designer vertical and horizontal radiators chosen specifically to add feature and design
- Spotlights, pendant lighting, and mood lighting
- Brushed aluminium sockets and light switches throughout with smart technology
- Comprehensive supply of electrical points including CAT6 wiring throughout for connectivity with USB charging points throughout your home and each bedroom fitted with tv points
- Wiring to communal satellite
- Mains supply Smoke and Carbon Monoxide detectors
- Choice of high quality kitchen with appliances
- Worktops to be quartz or granite or alternative of the same standard
- Fully integrated kitchen appliances to include (but not limited to) fridge, freezer, oven or double oven, induction hob and dishwasher, all by suppliers such as Indesit, Hotpoint, Bosch, Miele
- Kitchen to include splashback and wall finishes
- Fully tiled kitchen floor with choice of tiling
- Flooring to be tiled and carpet where applicable
- Floor to ceiling tiled bathrooms and en-suites throughout
- Fully fitted bathrooms including all sanitary ware and anti-steam mirrors
- Bathrooms with selection of baths, or shower areas, or both
- Designer towel rails



EXTERNAL SPECIFICATION

- All properties have extensive terraces overlooking sea and Ramore recreation grounds
- Secure access system to main entrance doors
- Intelligent lighting to entrance lobby and staircase
- Laminated double glazing to front facing windows
- Communal bin area
- Fully managed by appointed management company for the benefit and comfort of all residents within the building



LOCATION MAP



ROYAL PORTRUSH
GOLF COURSE

EAST STRAND

KELLYS COMPLEX

ELEPHANT ROCK

55 NORTH

TROGGS SURF SCHOOL

TOWN CENTRE

NEPTUNE & PRAWN
RESTAURANT

WEST STRAND

PORTRUSH HARBOUR

HARBOUR BAR
RAMORE REST
BASALT REST



JOINT SELLING AGENTS:



028 7083 2000
armstronggordon.com



028 9095 8888
cps-property.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

BLOCK
creative property marketing