



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

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Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



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# ARMSTRONG GORDON



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	73	75
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## PORTSTEWART

7 Morelli Plaza

BT55 7TF

Offers Over £250,000

028 7083 2000  
www.armstronggordon.com



A wonderful opportunity to acquire a 3 bedroom first floor apartment which is in good order throughout and is situated within the Morelli Plaza complex of 14 luxury apartments. Constructed circa 2002 by the Kennedy Group, the building is situated in the heart of Portstewart and enjoys easy convenience to all of the Promenades' amenities and commands panoramic and breath taking views of the Atlantic Ocean, Crescent, Dominican School, Harbour, Strand Beach, Mussenden Temple and Donegal Headlands. Externally the property is accessed at the rear through an electronically operated remote controlled gate and the apartment is accessed from ground floor level to the rear of the building leading downstairs. Internally the property is very well laid out and benefits from a neutral decor right through. Combining both fantastic views and excellent location, this is an outstanding opportunity for those wishing to acquire a luxury holiday home on this beautiful part of the North Coast.

Approaching the Promenade from either the Coleraine Road or Portrush, opposite the Anchor Bar, turn onto Church Pass and then left onto Church Street. The entrance to Morelli Plaza will be situated on your left hand side opposite Portstewart Methodist Church.

ACCOMMODATION COMPRISES:

THIRD FLOOR

Communal Entrance Hall: With stair access to all floors.

FIRST FLOOR

Entrance Hall: With solid wood floor, shelved cloaks cupboard. 12' wide Feature glass block wall looking into;



Open Plan Lounge Kitchen/ Dining Area: 27'4 max x 15'5

Kitchen: With bowl and half single drainer sink unit, range of high and low level units, granite worktop, integrated ceramic hob, oven, extractor fan, fridge freezer, washing machine, dishwasher and tiled floor.



Lounge/Dining: With feature corner window, pedestrian door leading to feature balconette with views across Atlantic Ocean towards Mussenden Temple, Dominican Convent and Donegal Headlands.



Bedroom 1: 15'7 x 8'7 Ensuite with fully tiled walk in shower cubicle with electric shower, wc, whb with tiled splashback, heated towel rail, shaver light, point and extractor fan.



Bedroom 2: 14'8 x 8'4





**Bedroom 3:**

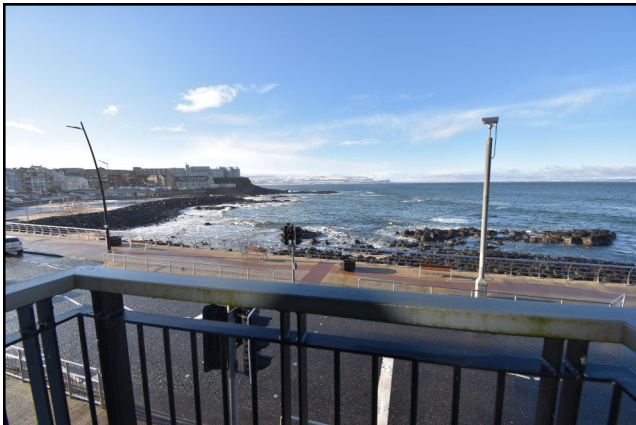
11'6 max x 6'9

**Bathroom & Wc:**

With white suite, wc, whb, 'Jacuzzi' style bath, half pine panelled walls, partly tiled walls, tiled floor, shaver point, light and extractor fan.

**EXTERIOR FEATURES**

Car park space in secure parking area accessed by electronically operated vehicle gate.



### **SPECIAL FEATURES**

- \*\* Gas Fired Central Heating
- \*\* Aluminium Double Glazed Windows
- \*\* Intercom System
- \*\* Views Across Atlantic Ocean Toward Mussenden Temple, Dominican Convent And Donegal Headlands

### **CAPITAL VALUE**

£190,000 (Rates: £1507.27 PA Approx)

### **TENURE**

Leasehold



### **Management Company**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current Service Charge £937.00 PA Approx