



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

| Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
| 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



ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

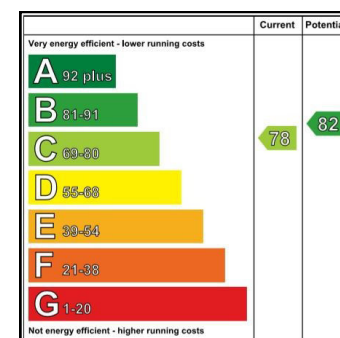


64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



PORTSTEWART

3 Atlantic Circle

BT55 7BD

Offers Over £198,000

028 7083 2000
www.armstronggordon.com

A delightful 3 bedroom first floor apartment offering views of the North Atlantic Ocean and the Old Town Golf Course with spacious sit out balcony accessed through bi-fold doors. The apartment itself offers well laid out and spacious accommodation right through. Located in the heart of Portstewart, the Promenade and harbour are only minutes walk away. Also at hand are many fine attractions including championship golf courses, Strand Beach and many fine eating establishments and coffee houses. The selling agents strongly recommend early internal inspection.

Approaching Portstewart from Coleraine on the Station Road, turn left at the very bottom onto Portmore Road. Travel past the New York restaurant heading towards the Promenade and Atlantic Circle will be located on your right hand side before the corner at Victoria Terrace.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

Lift and stairs to first floor.

FIRST FLOOR:

Entrance Hall:

With wood floor, intercom and storage cupboard with boiler.

Lounge/Kitchen/Dining:

With sea and golf course views. 25'9 x 18'5



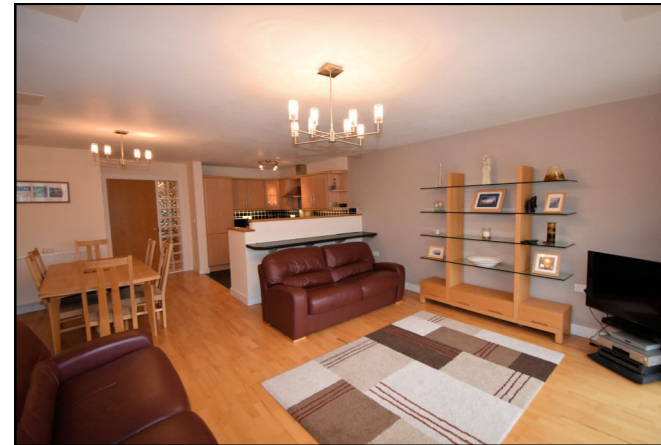
Kitchen:

With stainless steel sink unit, high and low level units with tiling between, integrated oven and hob with extractor fan above, integrated fridge freezer and washing machine, drawer bank and tiled floor.



Lounge/Dining:

With full wall sliding doors to sit out balcony and wood floor.



Bedroom 1:

With sea views from window. 13'0 x 10'3

Ensuite off with w.c, wash hand basin, fully tiled walk in shower cubicle with tiling above and tiled floor.



Bedroom 2:

13'6 x 7'8



Bedroom 3:

12'2 x 7'0



EXTERIOR FEATURES:

Outside to rear there is a private car park and bin area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Very Close To Promenade & Scenic Walks

TENURE:

Leasehold

CAPITAL VALUE:

£155,000 (Rates:£1270.22 p/a)



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 from Armstrong Gordon. Current Service Charge £940.00 P/A Approx.