



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





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ARMSTRONG
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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	56	69

PORTSTEWART

Apartment 4A Heathmount

BT55 7AP

Offers Over £285,000

028 7083 2000
www.armstronggordon.com

A wonderful opportunity to acquire a 3 bedroom ground floor residence within the Heathmount complex of 6 luxury apartments. Constructed circa 2004 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 collage, Portstewart Harbour, Strand Beach, Mussenden Temple and Donegal Headlands. Externally the property is accessed at the side on the ground floor with its own private entrance door. Internally the property is both bright and spacious and has the added benefit of enjoying access onto a spacious terrace paved area from the master bedroom and the main lounge. 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.

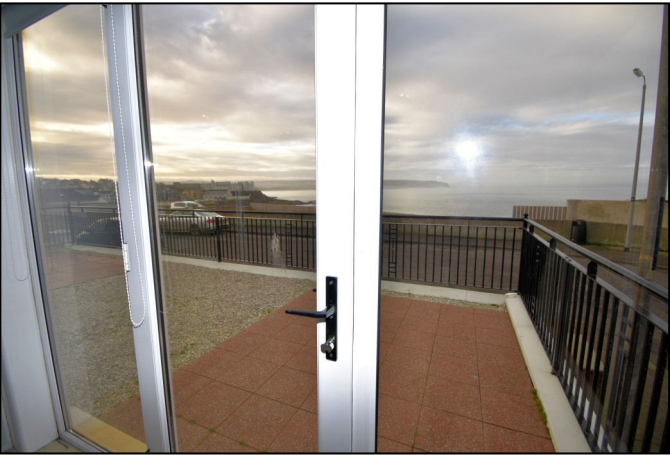
Approaching Portstewart on the Coleraine Road turn right at The Diamond roundabout onto Church Street. Continue along Church Street which leads onto Heathmount. No, 4a Heathmount will be the last building on your right hand side before the Green.

ACCOMMODATION COMPRISES

Entrance Hall:
6’2 wide with cloaks cupboard housing boiler and tiled floor.



Lounge:
With built in gas fire, slate hearth, recessed lighting and feature roof to floor corner window with privacy glass having stunning views of sea, beach and Donegal headlands. 18’3 x 13’1



Kitchen/Dining:
With bowl and a half stainless steel sink unit, high and low level built in units with granite worktops, integrated oven and ceramic hob with extractor fan above, integrated fridge freezer and dish washer, plumbed for automatic washing machine, drawer bank, corner glass display cupboard and recessed lighting.



Bedroom 1:
With patio door to front leading onto paved patio area. 16’2 x 14’1
Ensuite off with w.c, wash hand basin, fully tiled walk in shower cubicle, half tiled walls and tiled floor.



Bedroom 2:

11'11 x 10'4

**Bedroom 3:**

13'8 x 11'11

**Bathroom:**

With white suite comprising w.c, wash hand basin, fully tiled walk in shower cubicle, extractor fan, half tiled walls and tiled floor.

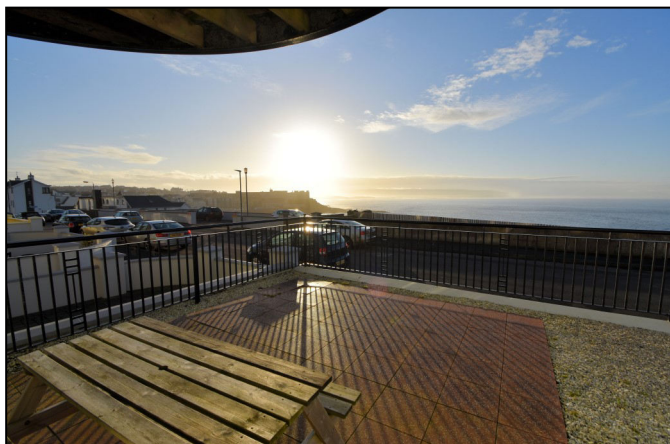
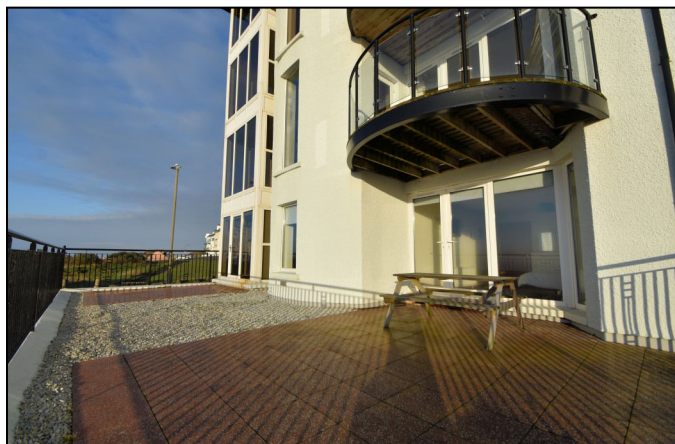
**EXTERIOR FEATURES:**

Outside to rear there is a private car park accessed by garage door and a communal bin area.

Outside to front there is an extremely large terrace for apartment 1 with two large paved patio areas.

SPECIAL FEATURES

- ** Gas Fired Central Heating & Gas Fire
- ** PVC Double Glazed Windows With Privacy Glass Installed In Main Lounge
- ** Large Sit Out Patio Area To Front
- ** Very Popular Residential Location
- ** Stunning Views Of Sea And Donegal Headlands
- ** Private Parking Area To Rear



CAPITAL VALUE

£280,000 (Rates: £2,294.60)

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. The current service charge is £1,000.00 per annum (28.01.2020).