



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

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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



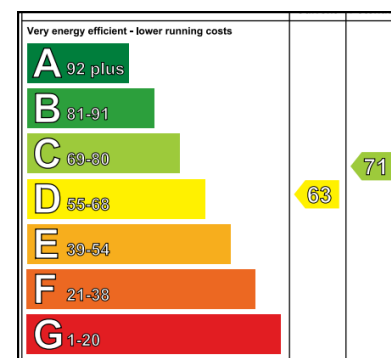
ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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PORTSTEWART

11 Millbank Court

BT55 7SN

Offers Over £149,500

028 7083 2000
www.armstronggordon.com

An extremely attractive 2 bedroom ground floor apartment in excellent decorative order throughout and offering some partial views of the Old Town Golf Course and Atlantic Ocean. Constructed circa mid 1990's by well renowned builders, The Patton Group, this apartment is one of 16 units. Externally the property benefits from parking and communal garden areas which are very well maintained. Situated just off the coast road between Portstewart and Portrush, this property is on the doorstep of some of the North Coasts most famous attractions including award winning beaches, championship golf courses and a host of well known eating establishments.

Approaching Portstewart from Coleraine on the Station Road, take your second right after the Mill Road roundabout onto Millbank Avenue. Millbank Court will be located on your right hand side on the corner of Swilly Road. No.11 will be the ground floor apartment on the right hand side of the building.

ACCOMMODATION COMPRISES:

Ground Floor:

Communal Entrance Hall:
With stairs to first floor and door leading to rear.

Entrance Hall:
6'8 wide with storage cupboard, additional cloaks cupboard and tiled floor.

Lounge/Dining: 16'5 x 18'1
Accessed by 8 pane glass French doors with feature electric fire and wiring for wall lights.



Kitchen Area:
With single drainer stainless steel sink unit, range of high and low level units with under unit lighting, integrated ceramic hob, stainless steel oven with stainless steel extractor fan above, integrated fridge freezer, integrated washing machine, saucepan drawers and tiled floor. 9'2 x 9'2



Bedroom 1:
With wiring for wall lights. 11'7 x 10'5



Bedroom 2:
With wiring for wall lights. 10'5 x 10'0



Shower Room:

With w.c, wash hand basin, fully tiled walk in Shower cubicle with electric shower, half tiled walls and tiled floor.

**EXTERIOR FEATURES:**

Outside to front there is a private carpark for residents with communal bin area and further landscaped areas having selection of shrubs and plants.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows
- ** Private Parking
- ** Burglar Alarm

TENURE:

Leasehold

CAPITAL VALUE:

£95,000 (Rates:£778.52 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. Current Service Charge is £660.00 PA Approx