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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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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	75	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTSTEWART

11 Atlantic Bay

BT55 7GF

Offers Over £149,000

028 7083 2000
www.armstronggordon.com

A wonderful opportunity to acquire a 2 bedroom ground floor apartment with partial views across the Atlantic Ocean. The apartment has an efficient layout and benefits from open plan lounge and kitchen area and en-suite off main bedroom. Located in the heart of Portstewart, the Promenade and Harbour are within very close proximity. Also at hand are many fine attractions including championship golf courses, Strand Beach, shops and coffee houses. Early internal inspection is highly recommended.

Approaching Portstewart from Coleraine on the Coleraine Road, proceed straight through the Burnside roundabout and again straight through the Diamond roundabout onto the Promenade. At the Harbour end of the Promenade follow the road as it turns right onto Portmore Road. Take your first left into Atlantic Circle and Atlantic Bay will be on your right hand side at the corner looking onto the sea.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With tiled floor.

Entrance Hall:

With intercom, large storage cupboard and tiled floor.

Open Plan Kitchen / Lounge / Dining:

24'1 x 15'6 (into bay)



Kitchen Area:

With single drainer bowl and a half sink unit, range of high and low level units with tiling between and under unit lighting, integrated oven and hob with extractor fan above, integrated fridge freezer and washing machine, drawer bank, leaded glass display cupboard, corner shelving, breakfast bar, tiled floor.



Lounge/ Dining Area:

With wood flooring and partial sea view from bay window with tilt and turn window opening onto free standing decking area which is a pleasant sun trap in the summer months.



Bedroom 1:

With built in wardrobe. 11'1 x 8'11



Ensuite:

Comprising w.c., wash hand basin set in vanity unit with storage below, walk in shower cubicle, full wall cladding, extractor fan.

Bedroom 2:

9'7 x 9'3 plus alcove.

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splash back, shower above bath, tiled above bath, glass shower screen, tiled floor, extractor fan.

EXTERIOR FEATURES:

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

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Good Decorative Order Throughout
- ** Car Parking To Rear
- ** Partial Sea View

TENURE:

Leasehold

CAPITAL VALUE:

£120,000 (Rates: £983.40)

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 £1100.00 per annum. 20/02/2020.