



# PAUL ROBINSON MORTGAGES

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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

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

Penthouse Apartment 10 Jura View  
11-13 Portmore Road  
BT55 7RL  
Offers Over £595,000

028 7083 2000  
www.armstronggordon.com

No. 10 Jura View promises to surpass expectations in terms of style and sheer luxury. This incredible 3 bedroom apartment is situated in the heart of Portstewart and commands breath taking views of the North Atlantic Ocean and Portstewart Old Town Golf Course. Constructed by well renowned local developers, PRH Construction, the property was finished in the summer of 2007 and finished to the highest of standards and luxurious specification throughout. Extending to approximately 1700 sq ft of space the property also benefits from access through electric glass roof onto a roof terrace which is shared with the penthouse next door only. Additionally there is two underground car parking space with storage room and lift access to the third floor. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches, shops, boutiques, Promenade and a wide choice of first class eating establishments. Rarely does a property like this come on the open market, so we therefore highly recommend early internal appraisal.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto the Portrush Road. Heading towards the Promenade on the Portmore Road, Jura View Apartments will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With tiled floor & lift access to third floor.

THIRD FLOOR

Entrance Hall:

4'10 wide with large cloaks cupboard/hotpress, wiring for wall lights, feature lower wall LCD lighting, recessed lighting & 'Wenge' Amtico flooring.

Utility Room:

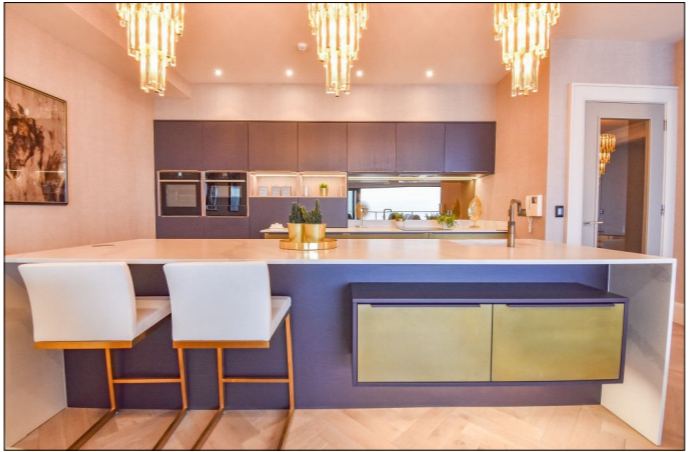
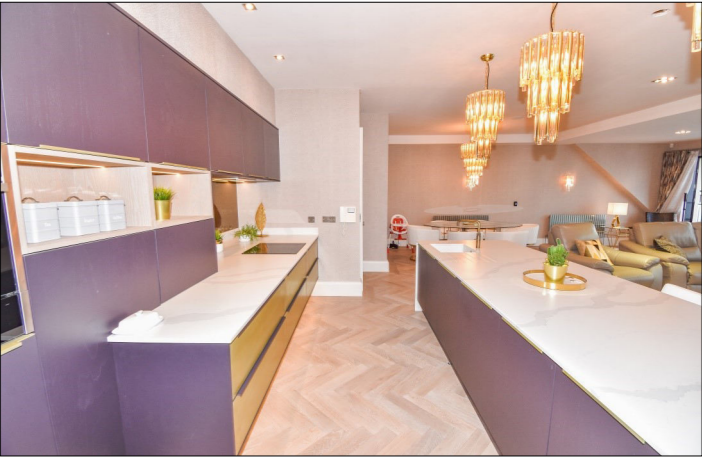
With large cloaks cupboard/hotpress, wiring for wall lights, feature lower wall LCD lighting, recessed lighting and 'Wenge' Amtico flooring. 7'10 x 5'1

Open Plan Lounge/Kitchen/Dining Area:

28' 10 x 28' 7

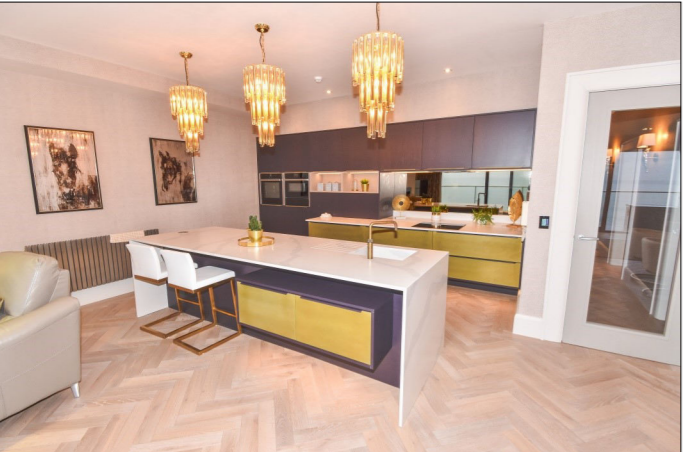
Kitchen Area:

With central island, benefitting from corian worktops, bowl & half sink unit, integrated 'Gaggeanu' appliances comprising of ceramic hob, downdraft extractor fan, 'Neff' dishwasher & saucepan drawers. Integrated microwave oven, steam oven, eye level roast oven & coffee machine, 'Leiberr' double fridge freezer, saucepan drawers, double cupboard, drawers, stainless steel high output radiators.



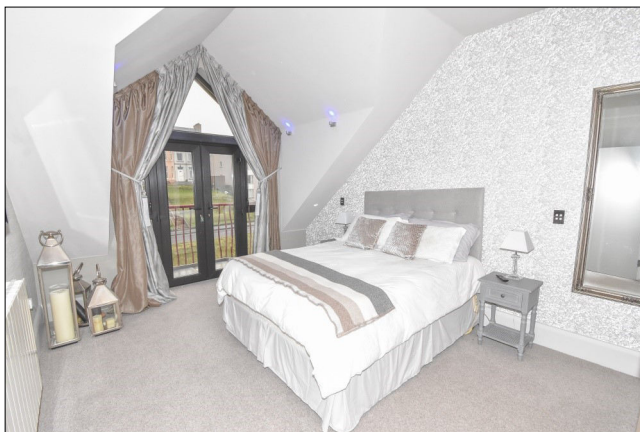
Lounge:

With solid wood burner recessed fire & raised granite hearth, wiring for wall lights, recessed lighting, sliding doors onto spacious decked balcony & benefitting from feature exterior lighting.



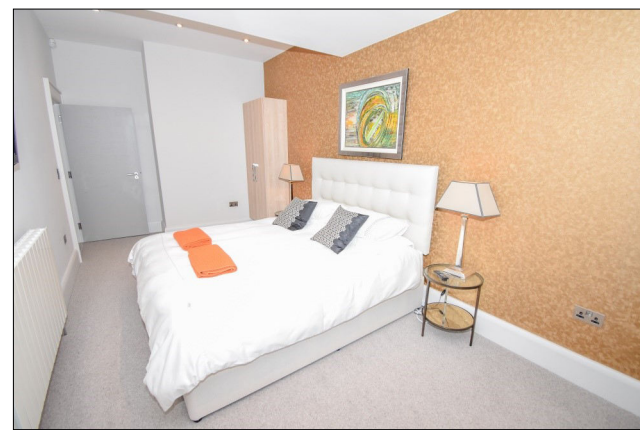
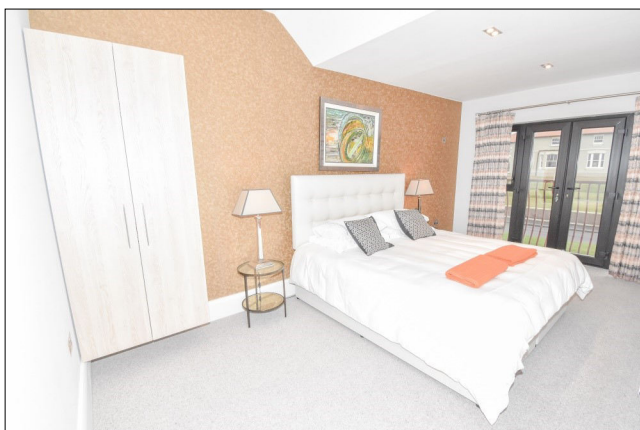
### Bedroom 1:

With feature balconette accessed by French doors & recessed lighting. **Ensuite** with fully tiled walk in shower cubicle with mains double headed shower, wc, designer style wash hand basin, fitted cupboard, illuminated recessed display cabinet, heated chrome towel rail & tiled floor. 14'2 x 11'5



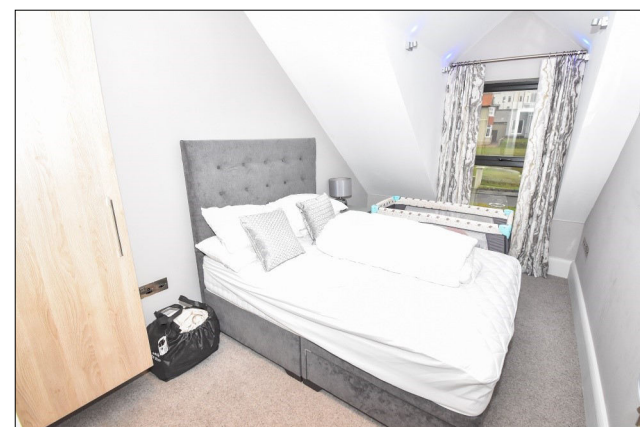
### Bedroom 2:

With French doors leading onto feature balconette & recessed lighting. 17'10 x 9'1



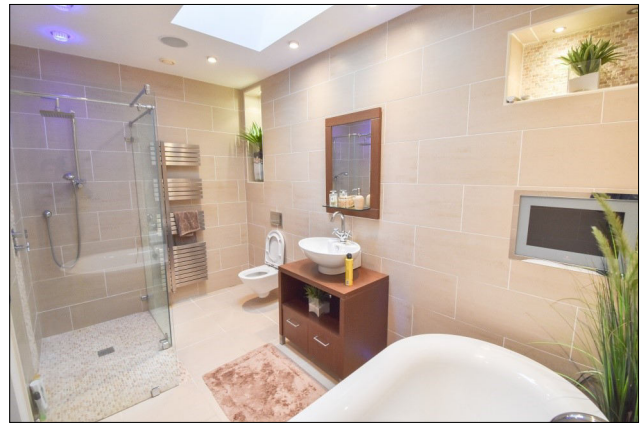
### Bedroom 3:

12' 0 x 8' 2



**Bathroom:**

With white suite, wc, designer style wash hand basin set into vanity unit with fitted matching mirror & shelf above, drawers & storage below. Fully tiled walk in shower cubicle with double headed mains shower, freestanding bath, heated chrome towel rail, fully tiled walls with 'Tile Vision' television inset above bath, tiled recessed illuminated display shelf, 'Velux' window, recessed lighting & tiled floor with sunken recessed light.

**EXTERIOR FEATURES:**

Large sit out balcony accessed off lounge with spectacular sea views. Access to roof garden through electrically operated roof, fully paved with screened surround and panoramic views across Atlantic Ocean. Secure under ground car parking facility accessed by electric remote controlled door with 2 allocated spaces and large store.



**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating With Text Facility
- \*\* PVC Double Glazed Window
- \*\* Surround Sound In Hall, Lounge & Bathroom
- \*\* Mood Lighting Throughout
- \*\* Video Camera Intercom System
- \*\* 2 Underground Car Parking Space With Large Store
- \*\* Roof Top Garden
- \*\* 'Wenge' Amtico Skirtings, Architraves & Doors
- \*\* Burglar Alarm

**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 £1,150.00 per annum (14.12.2020).

**CAPITAL VALUE:**

£260,000 (Rates: £2,201.16)

**TENURE:**

Leasehold

