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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		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

46 Montague Court

BT55 7TE

Offers Over £195,000

028 7083 2000

www.armstronggordon.com

A wonderful opportunity to acquire a 1500 sq ft (approx), 4 bedroom mid-terrace house situated in the highly regarded and modern Montague Court development. Constructed circa 2006 by well known builders O’Kane & Devine Ltd, the property has been well finished and offers both bright and spacious living accommodation. Located in a very popular holiday home and student catchment rental area, the property has the potential to derive a rental income of £920 per month (approx) between September and May if granted an HMO Licence. It would also have the potential to derive £550 per week (approx) over July and August through summer bookings. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside roundabout onto Mill Road. Proceed along this road until you come to the Medical Centre on your right hand side. At this point turn right onto Lissadell Avenue and take your 8th turn on the right into Montague Court. No.46 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’8 wide with under stairs w.c., wash hand basin with tiled floor.

Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, stainless steel oven and hob, integrated fridge freezer, drawer bank, recessed lighting and tiled floor. 9’9 x 8’7



Dining Area:

With tiled floor and French doors to rear.
13’9 x 8’9



Bedroom 1: 11’1 x 12’1 overall

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



FIRST FLOOR:

Lounge:

With cast iron fireplace with tiled hearth, tiled floor and French doors to balcony. 21’4 x 17’3



Bedroom 2:

13’7 x 8’5



Bedroom 3:

15’4 x 9’8



Bedroom 4:

10'6 x 7'0

**Bathroom:**

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

EXTERIOR FEATURES:

Garden to rear is fully enclosed and laid in lawn with paved patio area. Outside to front there is a paved driveway extending to garage with PVC roller door. 21'9 x 9'6

Utility Area (Located in Garage):

With stainless steel sink unit, low level units with tiling between, plumbed for automatic washing machine and tumble dryer.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Integral Garage
- ** Good Decorative Order

TENURE:

Leasehold

CAPITAL VALUE:

£175,000 (Rates:£1481. 55 p/a)

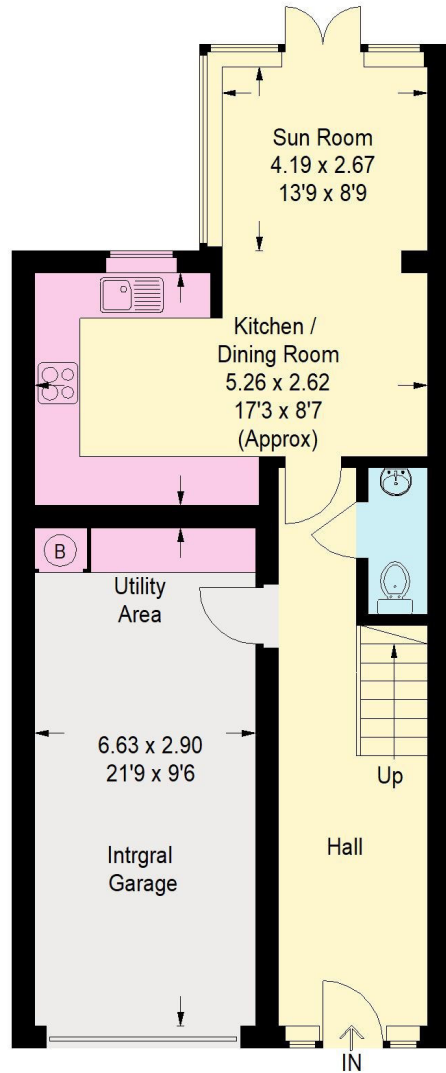
MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas etc. Annual Service Charge is available upon request.

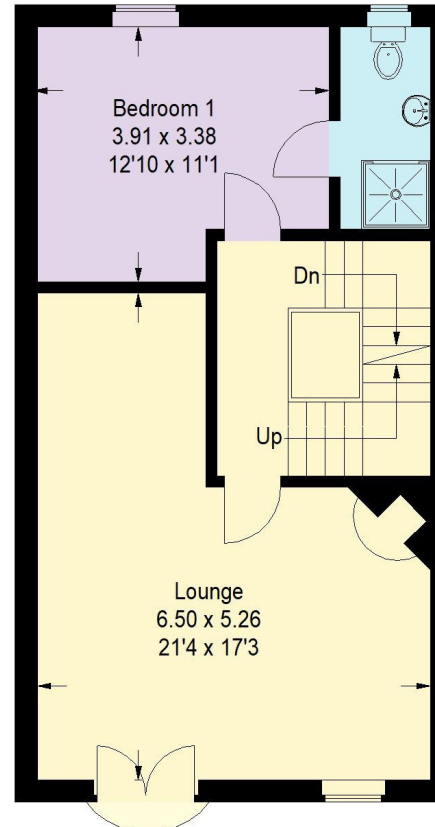


46 Montague Court

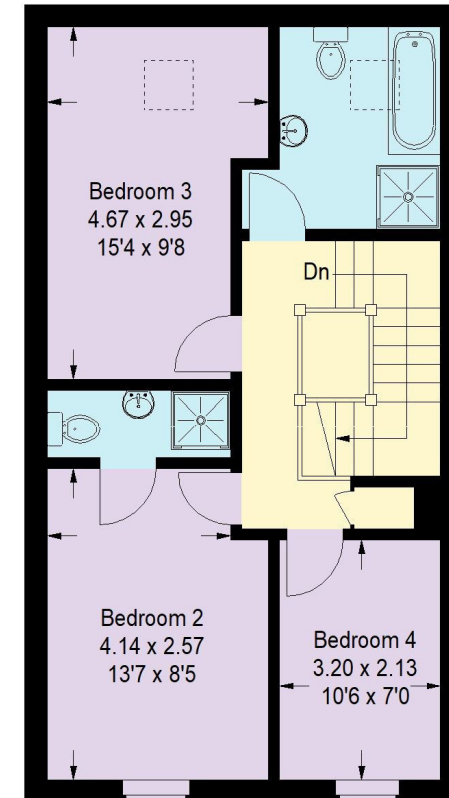
Approximate Gross Internal Area
140.6 sq m / 1513 sq ft



Ground Floor



First Floor



Top Floor

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