



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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

2 Cromore Station

BT55 7GA

Offers Over £129,500

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028 7083 2000
www.armstronggordon.com

A delightful first floor 2 bedroom apartment located in a former Railway Station converted into this stylish courtyard complex of apartments and bungalows. Ideally suited as a holiday home, the property retains many of its original features and has an 'Old World' style feel about the place. These properties rarely come onto the open market and the selling agent strongly recommends early internal inspection.

Proceed along the Station Road past Trolan's Petrol Station heading towards Coleraine for approximately 1/2 a mile. Cromore Station will be located on your left hand side before the corner for Roselick Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With Velux window, tiled floor and stairs leading to first floor.

FIRST FLOOR:

Lounge/Dining Room:

With half panelled wood walls and solid wood floor. 17'1 x 13'2



Kitchen:

With bowl and half single drainer sink unit, high and low level built in units with tiling between, tiled worktop, integrated hob and oven with extractor fan above, space for fridge and freezer and tiled floor. 9'9 x 5'8



Rear Hallway:

With hot press, cloaks cupboard and solid wood floor.

Bedroom 1:

With solid wood floor. 9'8 x 8'9 average



Bedroom 2:

With access to roof space and solid wood floor. 9'9 x 8'3 average



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over partly tiled bath, half tiled walls, shaver point and tiled floor.



EXTERIOR FEATURES:

Electric operate gates leading to private car parking with Communal grass area around property.





SPECIAL FEATURES:

- ** Economy 7 Heating
- ** Electric Operated Gate
- ** Communal Grass Area
- ** Large Communal Parking Area

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates: £888.93 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 £900.00 per annum (05.05.2021)

