



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

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]



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	35 F
1-20	G		

PORTSTEWART

Apt. 1, 76 The Promenade

BT55 7AF

Offers Over £225,000

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are delighted to offer for sale these first, second and third floor apartments which are generously spacious and have been recently modernised to provide a contemporary interior including new kitchens, bathrooms, heating, tiling, flooring and décor. In excellent order throughout the property benefits from having stunning sea, crescent and Donegal headland views to the front of the building and private parking to the rear. Firmus gas has been installed in each unit . Perfectly situated in the charming, vibrant town of Portstewart, on your doorstep are cafes, bustling restaurants and shops. A management company will be established for the new purchasers.

This block of renovated apartments is located toward the diamond end of Portstewart promenade and is situated to the left hand side of Osbornes butchers, opposite Portstewart Crescent.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stained glass panels, intercom, tiled floor and stairs leading to upper floors.

FIRST FLOOR:

Entrance Hall:

3’0 wide with hot press and immersion heater.

Lounge:

With cast iron fireplace, tiled hearth and marble surround. Stunning views over sea, Donegal Headlands and Portstewart Crescent. 17’1 x 15’6



Kitchen:

With stainless steel sink unit, high and low level built in units with tiling between, stainless steel oven, ceramic hob with stainless steel extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, integrated washing machine and tumble dryer, tiled floor. 11’9 x 9’6



Bedroom 1:

14’4 x 12’4



Bathroom:

With w.c., wash hand basin, power shower and electric shower over bath, tiled above bath, extractor fan, tiled floor.



Please note that while the following is part of the apartment, it has its own access to rear and could be a separate unit.

Bedroom 2:

16’6 x 8’6



Shower Room:

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



Kitchen 2:

With stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, two ring ceramic hob with stainless steel extractor fan above, space for fridge, tiled floor. 8'1 x 6'2

**EXTERIOR FEATURES:**

Outside to rear there is private parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Stunning Views Across Sea & Donegal Headlands
- ** Private Parking
- ** Excellent Internal Decoration
- ** Rear Entrance To Apartment
- ** Furniture Available By Separate Negotiation

**CAPITAL VALUE:**

Not Assessed

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a newly established Management Company formed to provide buildings insurance and maintain communal areas etc.

