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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		
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

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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.

