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INDEPENDENT FINANCIAL ADVICE AVAILABLE

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	60 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apt 5, 40 – 42 Church Street

BT55 7AH

Offers Over £145,000

028 7083 2000
www.armstronggordon.com

A fantastic opportunity to acquire a very affordable one bedroom second floor apartment with fantastic views of Atlantic Ocean and Donegal Headlands. Constructed circa 2005, the apartment is one of a block of six and is situated within the heart of Portstewart with practically all local amenities on your doorstep including shops, restaurants, coffee houses, small beaches and children's recreational facilities. Ideally situated towards a first time buyer or holiday home the property offers a excellent investment opportunity for those seeking a beautiful affordable home in this stunning part of the North Coast.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. No 40-42 will be located on your left before you reach Enfield Street.

GROUND FLOOR:

Communal Entrance Hall:

With stairs leading to second floor.

Entrance Hall:

3'9 wide with intercom system and tiled floor.

Open plan Lounge/Kitchen/Dining Area: 16'2 x 14'7

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units, stainless steel oven with ceramic hob with stainless steel splashback, stainless steel extractor fan above, integrated washing machine and fridge, under unit lighting, drawer bank, pendant lights, high vaulted ceilings with two Velux windows and tiled floor.



Lounge/Dining Area:

With storage cupboard, tiled floor and patio doors leading to balcony with partial sea views across Atlantic Ocean and Donegal Headlands.



ACCOMMODATION COMPRISES:



Bedroom 1:

With tiled floor. 12'3 x 10'2



Shower Room:

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

EXTERIOR FEATURES:

Outside to front there is an enclosed communal bin store.

SPECIAL FEATURES:

- ** Double Glazed Windows
- ** Balcony To Front Of Property
- ** Excellent Decorative Order
- ** Stunning Views Of Sea, Crescent & Donegal Headlands
- ** Prime Highly Sought After Town Centre Location
- ** Management Company In Operation For Communal Areas at £650.00 p/a approx.



TENURE:

To Be Confirmed

CAPITAL VALUE:

£60,000 approx. (Rates: £513. 78 p/a)

