



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

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

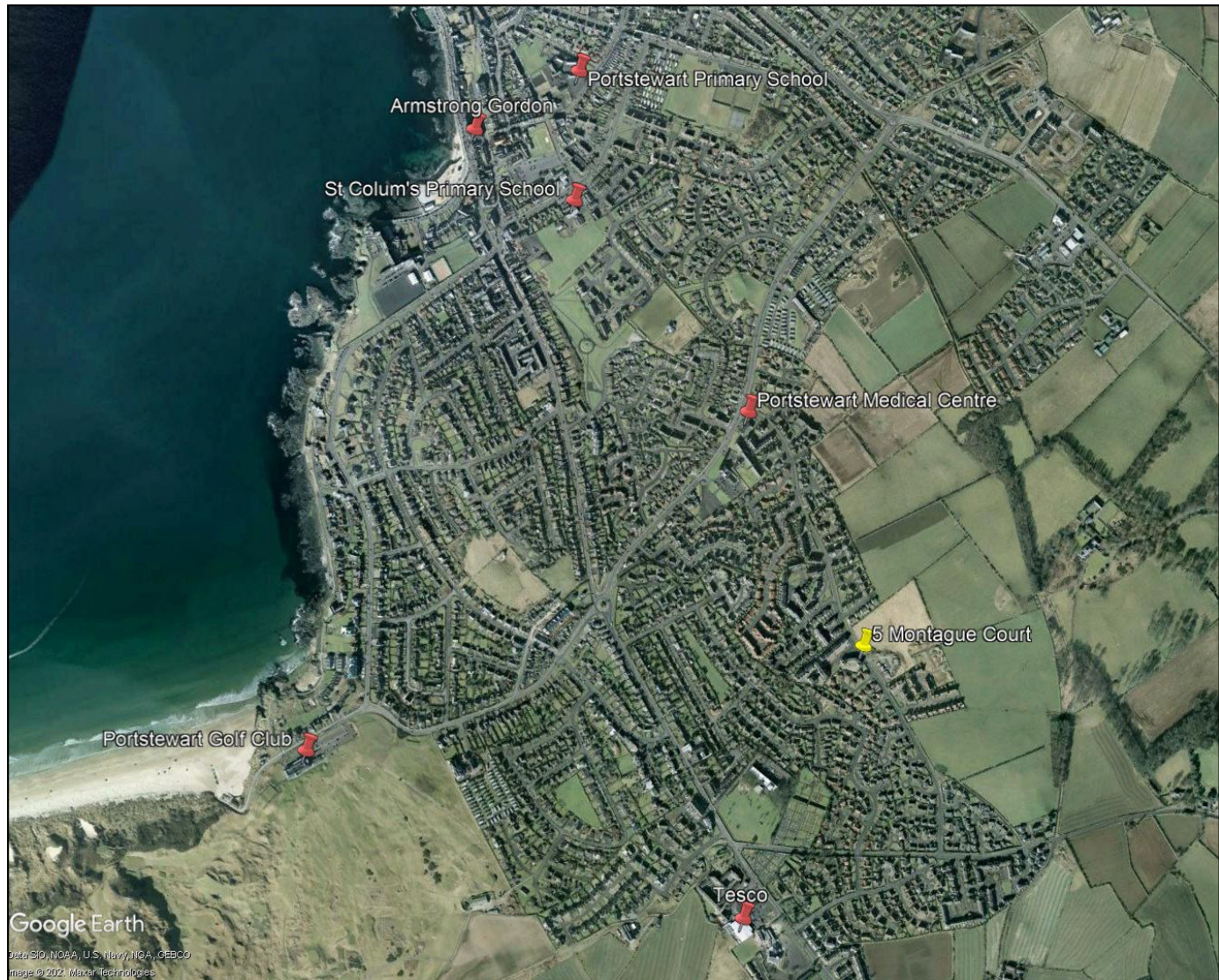
To arrange an initial appointment please contact:

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	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

5 Montague Court

BT55 7TE

Offers Over £147,500

028 7083 2000
www.armstronggordon.com

Currently let to 2 Students from Sept 2021 to May 2022 at £600 per month (approx) through North Coast Property Management. This is a compact 2 bedroom duplex apartment located in the ever popular development of Montague Court. Constructed in 2006 by well known contractors, O’Kane & Devine Limited, the property and development has been finished to their usual and exacting standard as expected. The property is an excellent investment opportunity for those seeking to derive a rental income as it is located in a popular catchment area. The selling agent strongly recommends early internal inspection.

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 Portstewart 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. Take your first left into the Crescent and No. 5 will be situated on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4’8 wide with laminate wood floor.

Lounge/Dining Area:

With laminate wood floor and patio doors leading to private balconette. 20’6 x 13’0



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, ‘BEKO’ stainless steel oven and hob with stainless steel extractor fan, integrated fridge freezer, plumbed for automatic washing machine, drawer bank, saucepan drawer, recessed lights, under stairs storage cupboard and tiled floor. 10’10 x 8’4



Bedroom 2:

12’1 x 10’2

Ensuite off with w.c., wash hand basin with tiled splashback, ‘P’ shaped bath with tiled surround, recessed lights, extractor fan and tiled floor.



Bedroom 1:

18’1 x 14’9

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



EXTERIOR FEATURES:

Outside to rear there is a private car parking area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Rear
- ** Duplex Apartment Over Two Floors
- ** Currently Let To Two Students To May 2022
- For £600.00 Per Month



TENURE:

Leasehold

CAPITAL VALUE:

£140,000 (Rates: £1198.82 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas etc. Annual Service Charge is £620.00 per annum. 31.08.21

