



# 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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

4 Millfield Village

BT55 7PQ

Offers Over £129,500

028 7083 2000  
www.armstronggordon.com

An attractive ground floor apartment which was constructed circa 1999. Having been well maintained over the years, this apartment block of only 12 units is situated within the Mill Road caravan park and offers a very holiday style and relaxed atmosphere all year long. This property is ideal for those looking for an investment or holiday home, we highly recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road, take your third left onto Mill Road at the Burnside roundabout. Millfield Village will be your sixth right and No. 4 will be located in the middle block of apartments on the ground floor right.

**ACCOMMODATION COMPRISES:**

**Communal Entrance Hall:**

With stairs leading to above floor.

**Entrance Hall:**

3'4 wide with small cloaks cupboard, storage cupboard and laminate wood floor.

**Open Plan Lounge/Kitchen/Dining Area:**

15'7 x 14'3

**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated ceramic hob, oven and extractor fan above, integrated fridge, plumbed for automatic washing machine, drawer bank and tiled floor.



**Lounge Area:**

With intercom system and laminate wood floor.



**Bedroom 1:**

With built in furniture consisting of 2 large mirrored slide robes with corner shelving and laminate wood floor. 12'7 x 10'5 (Including built in furniture)



**Bedroom 2:**

11'4 x 6'10



**Bathroom:**

With white suite, w.c., wash hand basin, electric shower over bath, partly tiled walls, shaver light and point, extractor fan and tiled floor.

**EXTERIOR FEATURES**

Parking spaces to front of property.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Parking To Front
- \*\* Good Decorative Order

**CAPITAL VALUE:**

£80,000 (Rates: £784.32 p/a approx.)

**TENURE:**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. Current Service charge is £630.00 per annum approx. (19.04.24)

**PLEASE NOTE:**

No pets/animals are permitted at this development as per the communal lease agreement.

