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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	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

21 Montague Court

BT55 7TE

Offers Over £199,950

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

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a 1485 sq ft (approx), 4 bedroom mid-terrace house situated in the highly regarded and modern Montague Court development. Constructed circa 2006 by well known builders O’Kane & Devine Ltd, the property has a modern finish and offers both bright and spacious living accommodation. Located in a popular student catchment area, we are seeing an increasing amount of more purchasers buying as holiday home only or getting involved in the short term holiday home market. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

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 the 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. No.21 will be situated straight ahead of you to the right hand side of the arch.

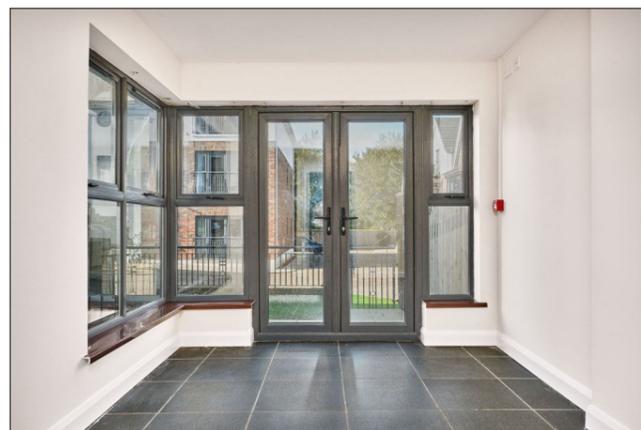
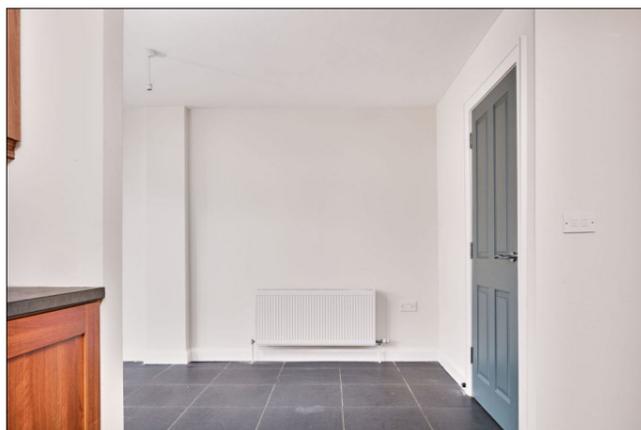
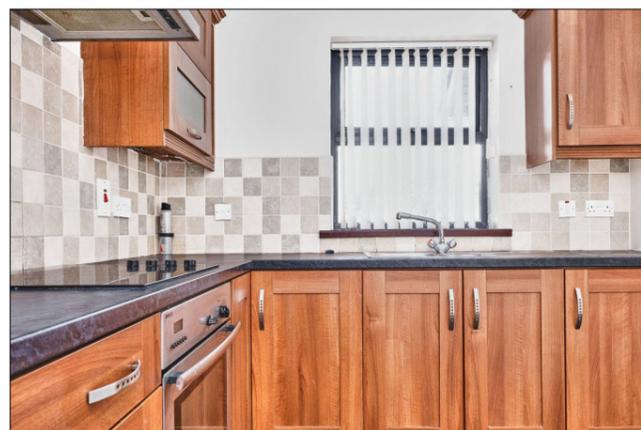
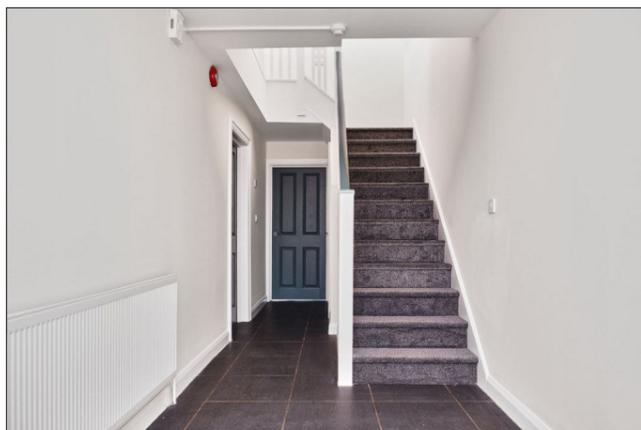
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6’5 wide with tiled floor and door leading to integral garage.

Separate W.C.:
With w.c., wash hand basin, extractor fan and tiled floor.

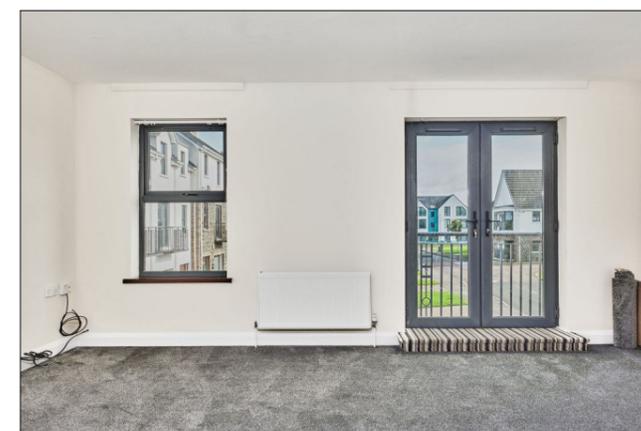
Kitchen / Dining Area:
With bowl and a half single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated ceramic hob, oven, stainless steel extractor fan above, integrated fridge freezer, saucepan drawer, wine rack, tiled floor, recessed lights and French doors leading to rear garden. 17’2 x 16’8



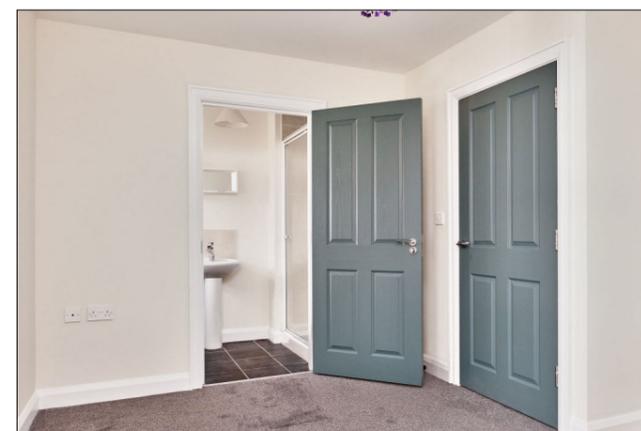
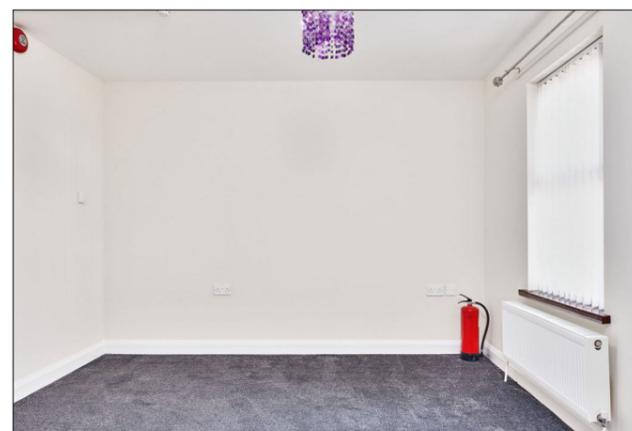
FIRST FLOOR:

Landing:

Lounge:
With PVC French doors leading to balcony.
21’0 x 17’2 (L-shaped)



Bedroom 1:
12’9 x 11’6



Ensuite:
With w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan and tiled floor.



SECOND FLOOR:

Landing:

Bedroom 2:

14'8 x 9'7

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



Bedroom 3:

With 'Velux' window. 13'6 x 7'10



Bedroom 4:

10'7 (average) x 7'11



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, tiled over bath, 'Velux' window, recessed lights, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is laid in lawn and has a paved patio area. Paviour parking space to front leading to integral garage 19'2 x 9'5 with utility cupboard with plumbing for automatic washing machine, space for tumble dryer, light, power points and roller door.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Private Parking

TENURE:

Leasehold

CAPITAL VALUE:

£215,000 (Rates: £1,870.93)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service charge are available upon request. Current service charge is £564.00 p/a (19.12.2023)

