



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apt 6, 40 - 42 Church Street

BT55 7AH

Offers Over £145,000



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

028 7083 2000
www.armstronggordon.com

A terrific opportunity to acquire a very affordable one bedroom second floor apartment offering partial 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 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, the property offers comfortable living space within a very convenient location.

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

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs leading to all floors.

SECOND FLOOR:

Entrance Hall:

3'8 wide

Open Plan Lounge/Kitchen/Dining Area: 17'3 x 14'5

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, oven and stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine and tiled floor.

Lounge/Dining Area:

With two 'Velux' windows, wired for wall lights, hot press and PVC French doors leading to small feature Balcony with sea views across Atlantic Ocean, Convent, Crescent, Mussenden Temple and Donegal Headlands.



Bedroom 1:

With feature window. 12'6 x 10'2



Shower Room:

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



EXTERIOR FEATURES:

Outside to front there is a communal bin store.

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Intercom System
- ** Sea Views Across Atlantic Ocean, Convent, Crescent, Mussenden Temple & Donegal Headlands

TENURE:

To Be Confirmed

CAPITAL VALUE:

To Be Confirmed

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 £790.00 per annum. (02.01.23)

