



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		

PORTSTEWART

3A Harbour Place

BT55 7AY

Offers Over £159,500

028 7083 2000
www.armstronggordon.com

An interesting ground floor one bedroom apartment located within a building of only two units and in need of refurbishment and modernisation. The apartment offers partial views to the front of the harbour and Atlantic Ocean. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches, shops, boutiques, Promenade and a wide choice of first class eating establishments. Rarely does a property like this come on the open market in such a unique location, so we therefore recommend early internal appraisal.

Cash Buyers Only

Travelling along Portstewart Promenade from the Diamond roundabout, proceed to the end and pass the harbour on your left. Take the first left into the small car park. No. 3a Harbour Place will be located on your right hand side adjacent to the steps leading up to Harbour Hill.

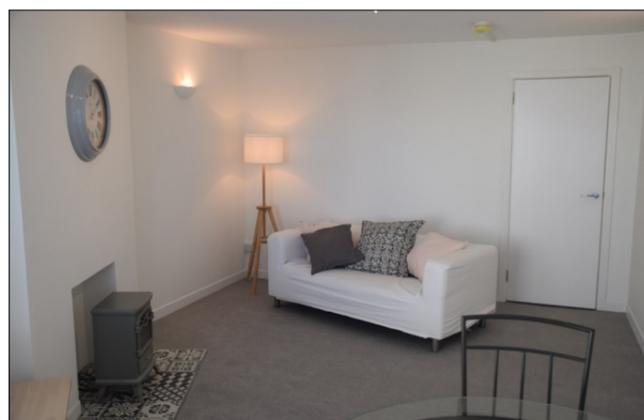
ACCOMMODATION COMPRISES:

Communal Entrance Hall:

6'1 wide with hot press, cloaks cupboard and tiled floor.

Lounge/Dining Area:

With recess for wood burner with tiled hearth, wired for wall lights and French PVC pedestrian door leading to front of property. 18'0 x 12'2



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel 'Indesit' oven with stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine, saucepan drawers, strip lighting and tiled floor. 9'0 x 8'5



Bedroom 1:

With access to roof space.
9'0 average x 8'8



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, bath with tiled surround with mains telephone hand shower, heated towel rail and tiled floor.

SPECIAL FEATURES:

- ** PVC Double Glazed Windows
- ** Partial Sea Views To Front
- ** Absolutely Stunning Location
- ** Cash Buyers Only

TENURE:

Leasehold

CAPITAL VALUE:

£95,000 (Rates: £883.98 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a management company.

