



Fitzgerald Financial Solutions
 Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
 Income Protection - Buildings, Contents & Landlord Insurance
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

5 O'Hara Court
BT55 7TA
Offers Over £149,500

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 wonderful opportunity to acquire a 3 bedroom second floor apartment, located in the heart of Portstewart and extremely convenient to an array of local amenities including shops, schools, churches, bars and restaurants. Constructed circa 2004 by McCloskey & O’Kane, the property is one of 10 apartments which has been developed into two separate blocks. No.5 is situated in the front block, accessed off Strand Road. Internally the property is well laid out and offers a very spacious interior. This particular block is very popular with students and has the potential to derive a good rental income from students and summer lets with the advantage of private parking.

Approaching Portstewart on the Coleraine Road, O’Hara Court will be on your left hand side just before the Diamond Roundabout.

ACCOMMDATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stairs leading to second floor.

SECOND FLOOR:

Entrance Hall:

6’6 wide with hot press, cloaks cupboard and access to roof space.

Open Plan Lounge/Kitchen/Dining Area: 26’6 x 10’9

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated hob, oven, extractor fan above, space for fridge, space for freezer, plumbed for automatic washing machine, drawer bank, intercom system, strip lighting and tiled floor.



Bedroom 1:

10’5 x 9’5



Bedroom 2:

10’9 x 9’5



Bedroom 3:

13’6 x 6’7



Bathroom:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower area with electric shower, fully tiled walls, heated towel rail, extractor fan and recessed lighting.

**EXTERIOR FEATURES:**

Allocated car parking space to rear. Communal bin storage.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows
- ** Very Close To Portstewart Promenade
- ** Private Parking To Rear

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and communal areas. Service charge is available upon request. Current service charge is £960.00 per annum. (21.12.23)

