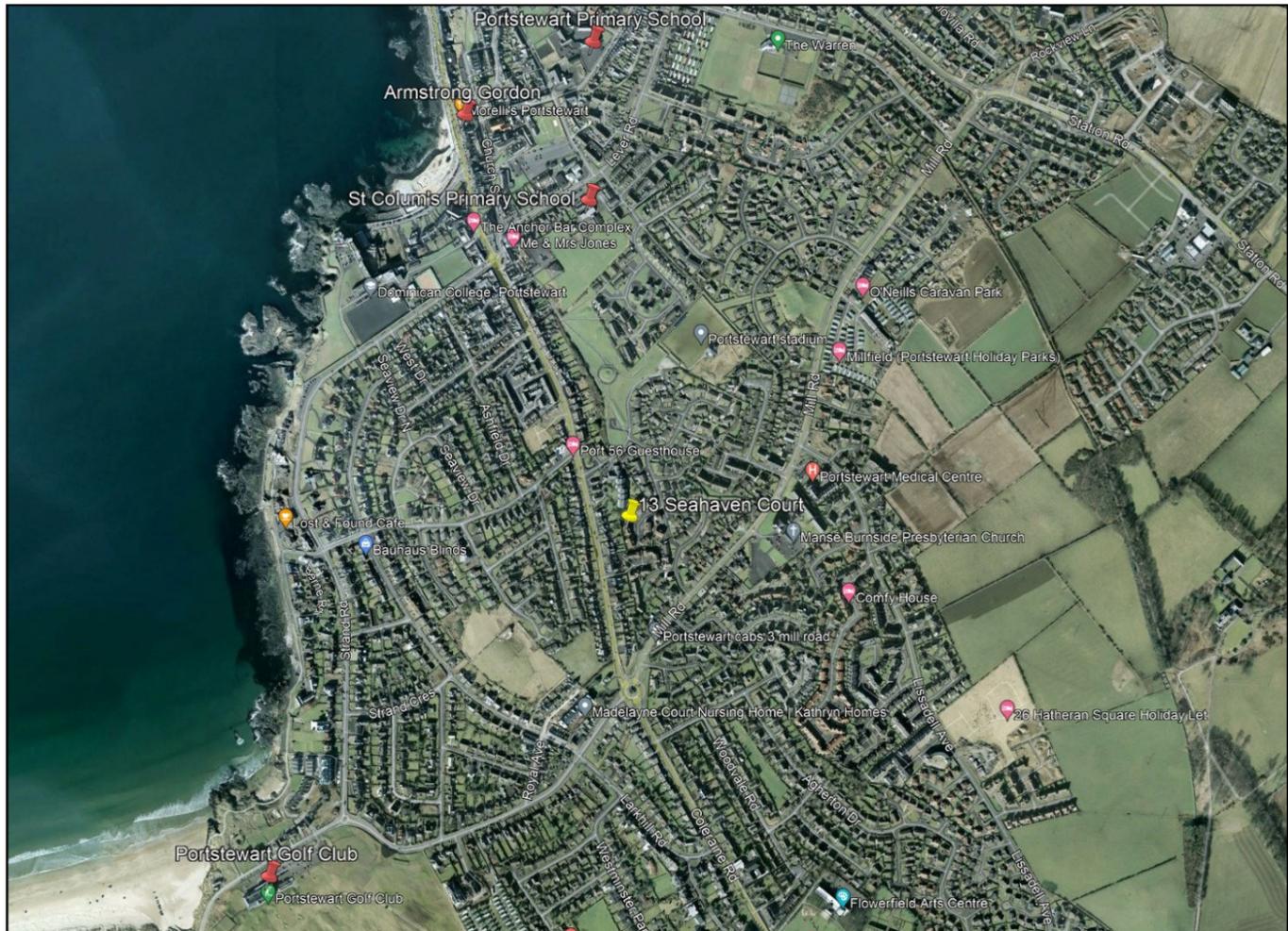




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON
 & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

13 Seahaven Court

BT55 7DS

Offers Over £124,500

028 7083 2000
 www.armstronggordon.com

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A very delightful 2 bedroom ground floor apartment ideally situated in a popular residential environment and within quite close proximity to the Promenade which offers a wide selection of shops, restaurants and coffee houses. The property itself is extremely low maintenance and in good decorative order throughout offering very comfortable living right through. This apartment would be suitable to a wide range of potential purchasers ranging from first time buyers, those wishing to retire or indeed as a holiday home.

Approaching Portstewart on the Coleraine Road take your second right after the Burnside roundabout into St. Johns Close. Take your first right into Seahaven park, first right again and first right going into Seahaven Court. No. 13 will be the property directly looking at you as you enter the park on your ground floor right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With hot press.

Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, plumbed for automatic washing machine, space for dishwasher, integrated double oven, integrated fridge, strip lighting and drawer bank. 8'7 x 10'0



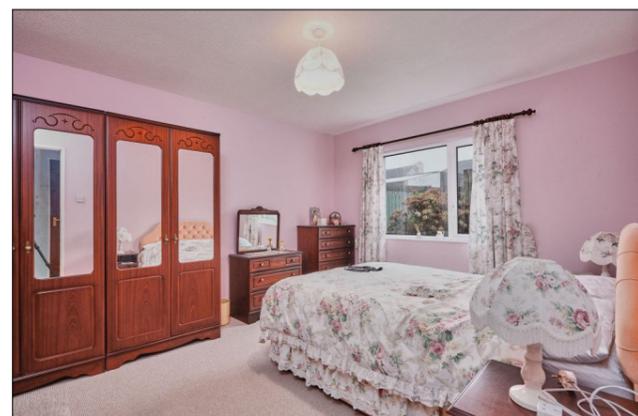
Living Room:

With Marble surround fireplace and hearth with recesses for ornament display with wooden mantle and sliding door leading to patio doors leading to paved patio area to front. 11'4 x 14'7



Bedroom 1:

13'4 x 10'8



Bedroom 2:

7'9 x 13'0



Bathroom:

With coloured suite comprising w.c., wash hand basin, fully tiled walls and electric shower over bath.

**EXTERIOR FEATURES:**

With storage cupboard and paved patio to front of property.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Outside Store
- ** Close To Portstewart Promenade
- ** Private Parking

TENURE:

Leasehold

CAPITAL VALUE:

£90,000 (Rates: £837.45 p/a approx.)

PLEASE NOTE:

All mortgage customers will be required to seek Lender approval prior to bidding due to Seahaven Court's title deed tenure status—Leasehold Apartment With No Management Company.

