



# 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





## ARMSTRONG GORDON

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# PORTSTEWART

Apt. 3 Hallview  
40 - 42 Church Street  
BT55 7AH  
Offers Over £140,000

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 fantastic opportunity to acquire a very affordable one bedroom first floor apartment with fantastic views. Constructed circa 2005, the apartment is one of a block of six and is situated within the heart of Portstewart with practically 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 superb views across Portstewart Crescent, Dominican College, Atlantic Ocean and Donegal Headlands.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street and Apt.3, 40-42 will be located on your left hand side before you approach Enfield Street.

ACCOMMODATION COMPRISES:

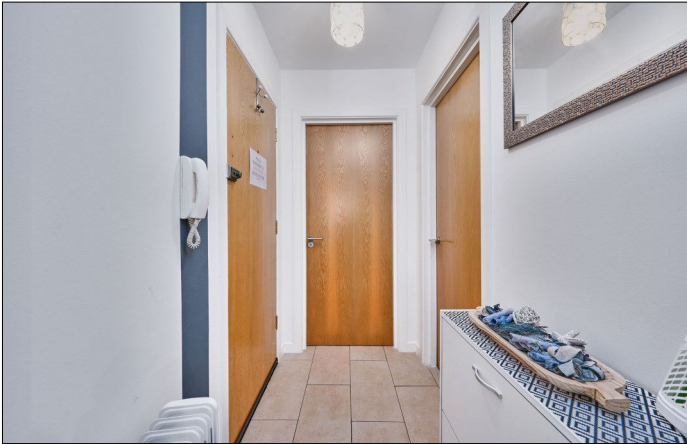
GROUND FLOOR:

**Communal Entrance Hall:**  
With stairs leading to all floors.

FIRST FLOOR:

**Entrance Hall:**  
3'10 wide with intercom system and tiled floor.

**Open Plan Kitchen / Dining / Lounge Area:**  
With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated oven, ceramic hob and stainless steel extractor fan above, integrated fridge and washing machine, drawer bank, cupboard housing water tank, tiled floor, PVC French doors leading to balconette with views across Atlantic Ocean.  
16'1 x 14'0



**Bedroom 1:**  
With tiled floor. 11'11 x 10'4



**Shower Room:**  
With w.c., wash hand basin, light with shaver point, fully tiled walk in shower cubicle with mains shower, part tiled walls, extractor fan and tiled floor.





**SPECIAL FEATURES:**

- \*\* Electric Heating
- \*\* PVC Double Glazed Windows
- \*\* Sea Views Towards Donegal Headlands
- \*\* Intercom System
- \*\* Furniture Available By Separate Negotiation

**CAPITAL VALUE:**

Not Assessed

**TENURE:**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become a Shareholder in a management company formed to provide buildings insurance and maintain communal areas. Full details are available on request. Current service charge is £790.00 p/a (21.02.2024).

