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

PORTSTEWART

32 Atlantic Circle

BT55 7BD

Offers Over £325,000

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A delightful two bedroom second floor apartment which is beautifully presented throughout and offers fantastic views of the North Atlantic Ocean and the Old Town Golf Course. The apartment itself offers bright and spacious accommodation right through and benefits from a contemporary atmosphere. Accessed by elevator to the second floor, this property has all the features for modern and contemporary living. Located in the heart of Portstewart, the Promenade and harbour are close by. Also at hand are many fine attractions including championship golf courses, Strand Beach and many fine eating establishments and coffee houses. The selling agents strongly recommend early internal inspection.

Approaching Portstewart from Coleraine on the Station Road, turn left at the very bottom onto Portmore Road. Travel past Amici Restaurant heading towards the Promenade and Atlantic Circle will be located on your right hand side before the corner at Victoria Terrace.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stairs and lift access to all floors and tiled floor.

SECOND FLOOR

Entrance Hall:

6'5 wide with cloaks cupboard and solid wood floor.



Open Plan Lounge/Kitchen/Dining Area:

25'5 x 15'6

Lounge/Dining Area:

With built in storage housing gas boiler, additional cupboards to side with shelving, solid wood floor and sun fold PVC patio doors leading to paved balcony with views across Atlantic Ocean over Old Town Golf Course, Coast Road and towards Portrush.



Kitchen:

With single drainer bowl and half 'Franke' stainless steel sink unit set in granite worktops with upstands, integrated ceramic hob, integrated oven, stainless steel extractor fan above, integrated fridge/freezer and dishwasher, washing machine, glass display cabinet, recessed lighting and tiled floor.



Bedroom 1:

With Atlantic Ocean views across to Portstewart Strand. 16'0 x 10'6



Ensuite off with w.c., fully tiled walk in shower cubicle with mains shower, wash hand basin set in tiled surround, shaver point, extractor fan and tiled floor.





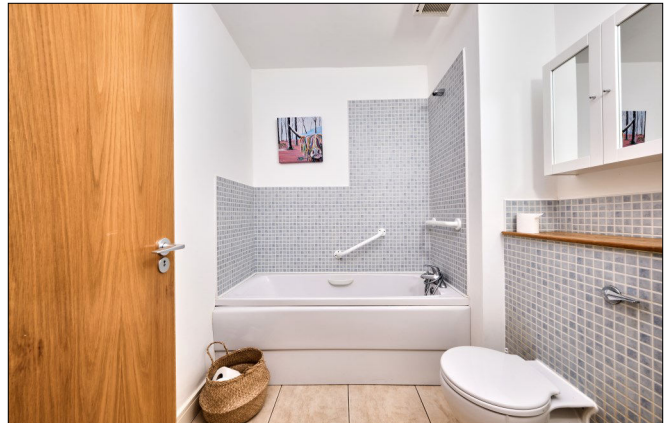
### **Bedroom 2:**

With large storage cupboard with shelving and Atlantic Ocean views across to Portstewart Strand.  
12'8 x 12'3



### **Bathroom:**

With white suite comprising w.c., wash hand basin set in tiled surround, telephone hand shower over bath, part tiled walls, shaver point, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Private parking to rear of property.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Uninterrupted Atlantic Ocean Views Across Old Town Golf Course, Coast Road & Towards Portrush
- \*\* Private Parking To Rear

### **CAPITAL VALUE:**

£145,000 (Rates: £1483.35 p/a approx.)

### **TENURE:**

Leasehold

### **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 is £1230.00 per annum (September 2024)**

