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PORTSTEWART

Apartment 3

17 The Promenade

BT55 7AH

Price £395,000

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Welcome to a truly exceptional one bedroom second floor apartment in a luxury development that seamlessly blends the timeless charm of Portstewart Promenade with the innovation, style and energy efficiency of contemporary design. Enjoy breathtaking, uninterrupted panoramic views stretching across Portstewart Promenade, the Atlantic Ocean, Donegal headlands, Portstewart Harbour and the iconic Dominican College – all from the comfort of your own living space. Designed with both comfort and convenience in mind, this stunning property features high quality finishes throughout, lift access to all floors, generous storage solutions and access to a private rear terrace perfect for relaxing or entertaining. Additional benefits include secure private parking, a 10-year structural warranty for peace of mind and an unbeatable location within walking distance to shops, cafés, restaurants and the beach. Ideal as a stylish primary residence, luxurious coastal retreat or investment opportunity, this apartment offers an unparalleled lifestyle in one of Northern Ireland’s most desirable seaside locations.

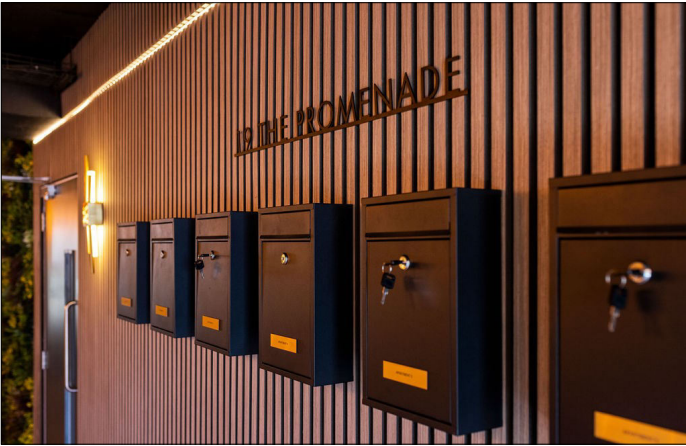
As you proceed along Portstewart Promenade toward the harbour, Six West is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With access to all three blocks, noise cancelling part panelled walls, decorative flower wall, feature wall lighting, storage units to rear and tiled floor.



SECOND FLOOR:

Entrance Hall:

3’0 wide with built in storage consisting of two floor to ceiling cupboards with shelving, wiring for wall lights, LED strip lighting along skirting, recessed lighting and tiled floor.

Kitchen/Dining Area: 16’10 x 12’1

Kitchen:

With ‘Schock’ sink unit set in granite worktops with upstands, high and low level units with tiling between, integrated ceramic hob, oven, concealed extractor fan above, integrated fridge freezer and dishwasher, integrated washing machine, saucepan drawers, built in corner dining seat, tiled floor and glass panel PVC pedestrian door leading out onto tiled balcony.



Lounge:

With box window with uninterrupted views of Atlantic Ocean, Dominican College, Portstewart Promenade, Donegal Headlands and Harbour. 22’2 into bay x 18’1 max



Bedroom 1:

With built in double wardrobes, wiring for wall lights, glass panel PVC door leading to tiled balcony. 13’3 x 10’10





### **Shower Room:**

With w.c., wash hand basin set in vanity unit with drawers below, tiled splashback, illuminated mirror above, fully tiled walk in shower area with mains rainfall shower head, additional telephone hand shower, storage cabinets, part tiled walls, recessed lighting, extractor fan and tiled floor.



### **EXTERIOR FEATURES**

Gated car parking with private parking.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating (Under Floor Heating)
- \*\* PVC Double Glazed Windows To Front
- \*\* Lift Access To All Floors
- \*\* 10 Year Structural Warranty Provided By Global Homes
- \*\* Panoramic Views Across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade And Harbour

### **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 to be confirmed.**

