

For Sale

Apt 7 Carrig Na Cule, Portstewart, BT55 7TD

Offers Over **£215,000**



Property Overview

- Ground Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Town centre location overlooking the harbour
- Gas central heating
- Aluminium double glazed windows
- Underground car parking space
- Sea and coastline views including Mussenden Temple, Downhill and beyond to Donegal
- Rates: The assessment for the year 2020/2021 is £1354.56
- Management Fee: The assessment for the year 2020/2021 is TBC
- EPC Rating - D63

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Entrance Hall:

On two levels, tiled floor, wooden front door, cloaks cupboard, store housing boiler.



Open Plan Lounge / Dining Area / Kitchen:

6.17m x 5.53m (20' 3" x 18' 2") plus kitchen recess, with feature corner window, cornice, television point, recess lighting, tiled floor, telephone point, intercom door entry system, door to:

Balcony:

2.4m x 1.29m (7' 10" x 4' 3")



Kitchen:

With eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, granite worktop, Smeg oven and 5 ring gas hob, plumbed for automatic washing machine, stainless steel extractor fan, recess lighting, tiled floor.

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Bedroom (1):

4.99m x 2.95m (16' 4" x 9' 8") with cornice, recess lighting, television point.

En-suite:

Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., fully tiled walls, tiled floor, recess lighting, extractor fan, shaver point.



Bedroom (2):

3.93m x 2.9m (12' 11" x 9' 6") (Max) with television point.

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Bathroom and w.c. combined:

Comprising panel Jacuzzi bath with telephone hand shower and shower screen above, wash hand basin, w.c., recess lighting, extractor fan, tiled floor, shaver point. No window.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On travelling along the Promenade, at the harbour end turn right onto Harbour Road and Apartment 7 Carrig Na Cule is situated on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1327 070820/RT

OUR OFFICE LOCATION



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