

## For Sale

Apt 5 The Ebb, The Promenade, Portstewart, BT55 7AD

Offers Over **£499,950**



### Property Overview

- Fifth Floor Apartment with lift facilities
- 3 Bedrooms, 1 Reception Room
- Excellent condition throughout, situated along the Promenade with easy access to shops, cafes and restaurants
- Underfloor gas heating
- Triple glazed uPVC windows and double glazed sky light and feature balcony windows
- Designated car parking space within private car park, shared storage space
- Panoramic sea and coastline views including Portstewart Promenade and harbour, Portstewart, Castlerock, Downhill and Benone strand beaches, Mussenden Temple and beyond to Donegal headlands
- Rates: The assessment for the year 2020/2021 is £2328.15
- Management Fee: The assessment for the year 2020/2021 is £1000.00 (Approx)
- EPC Rating - B87



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**Entrance Porch:**

With tiled floor, display recess, recess lighting, glass panel door to:

**Entrance Hall:**

With tiled floor, telephone point, feature wall lights, recess lighting.

**Utility Cupboard:**

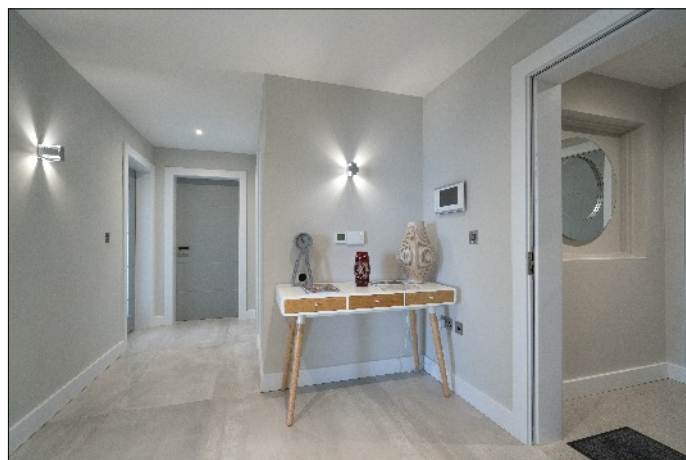
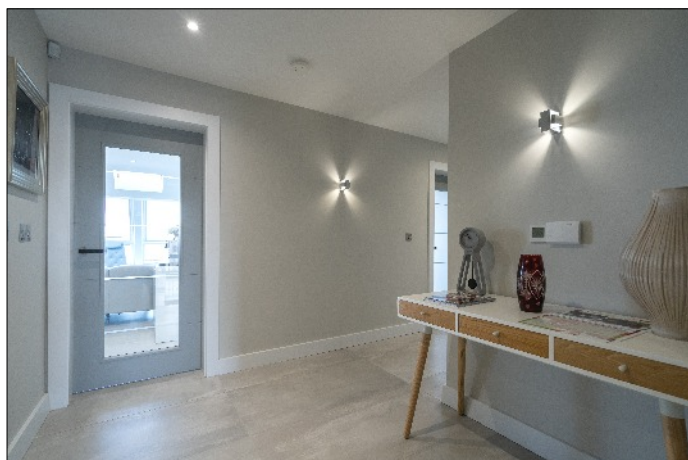
With plumbing for automatic washing machine, Beam Axco mechanical ventilation and heat recovery unit.

**Cloakroom:**

Comprising wash hand basin set in vanity unit, w.c., wall mounted touch sensor mirror, recess lighting, tiled floor.



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**Open plan Lounge / Dining Area / Kitchen:**

7.18m x 6.17m (23' 7" x 20' 3") (max – to widest point) with 2 large Velux twin roof windows each with fold out balcony, 2 Keylite skylight windows (electronically controlled), television / satellite points, telephone point, lamp power points, feature wall mirrors with concealed lighting, tiled floor, recess lighting. Kitchen with eye level glass display units and low level units including saucepan and cutlery drawers, feature trim lighting, Neff integrated dishwasher, Zanussi integrated fridge / freezer, Neff oven, Neff combi oven / microwave, Neff induction 5 ring hob, Franke ducted extractor fan, Franke single bowl stainless steel sink unit, granite tiles between units.





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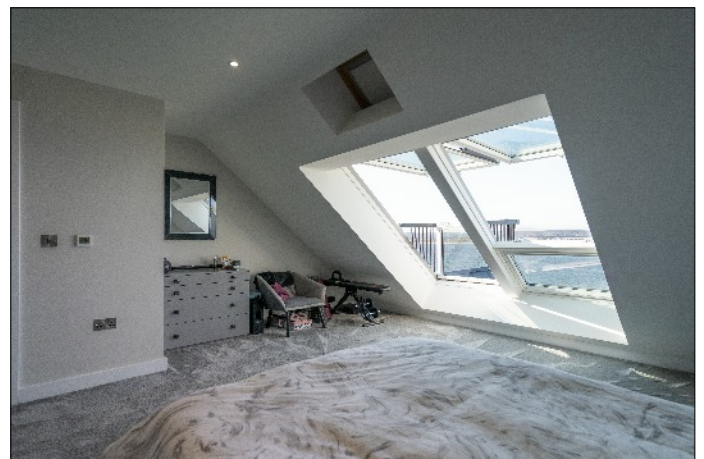


**Master Bedroom:**

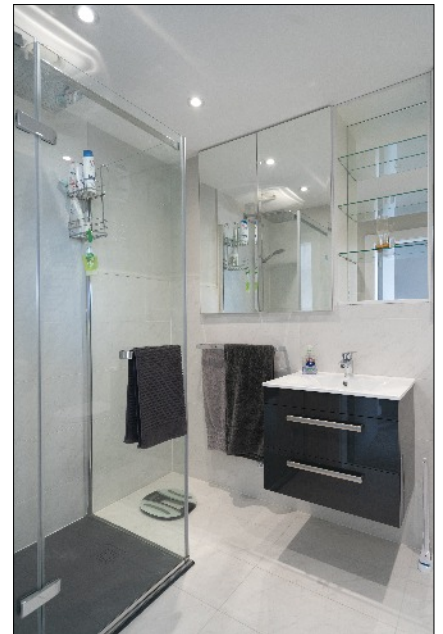
6.17m x 5.1m (20' 3" x 16' 9") (max – to widest point) with 1 large Velux twin roof window with fold out balcony, 1 Keylite skylight window (electronically controlled), recess lighting, frosted glass panelled door from hall, 2 double and 1 single built in wardrobes.

**En-suite:**

Comprising glass shower enclosure with tiled walls, rainwater and body shower fittings, wash hand basin set in vanity unit, wall mounted w.c., half tiled walls, tiled floor, recess lighting, recess mirrored bathroom cabinets and recess display shelves.



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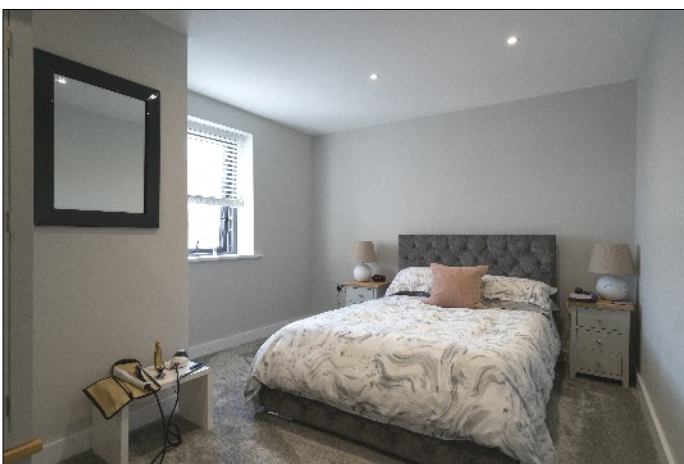


**Bedroom (2):**

4.73m x 3.25m (15' 6" x 10' 8") (max) with recess lighting, television point.

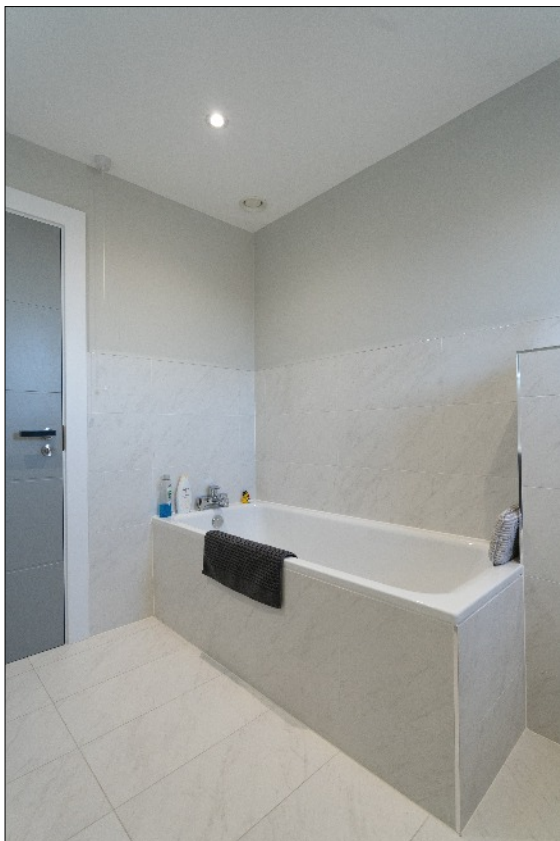
**Bedroom (3):**

4.13m x 2.74m (13' 7" x 9' 0") with recess lighting, built in storage cupboard housing Glowworm gas boiler.





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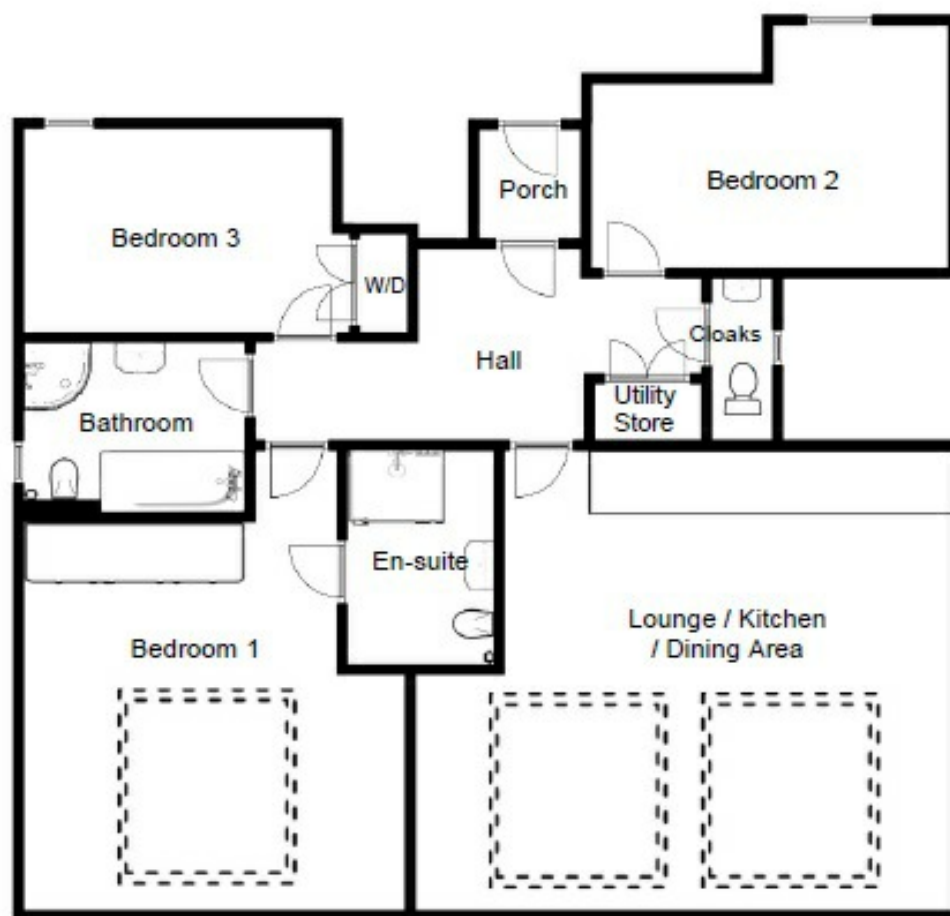
**Bathroom:**

Comprising panel bath, tiled shower cubicle with rainwater and body shower fittings, wash hand basin set in vanity unit, wall mounted w.c., half tiled walls, tiled floor, recess lighting, wall mounted touch sensor and heated mirror.

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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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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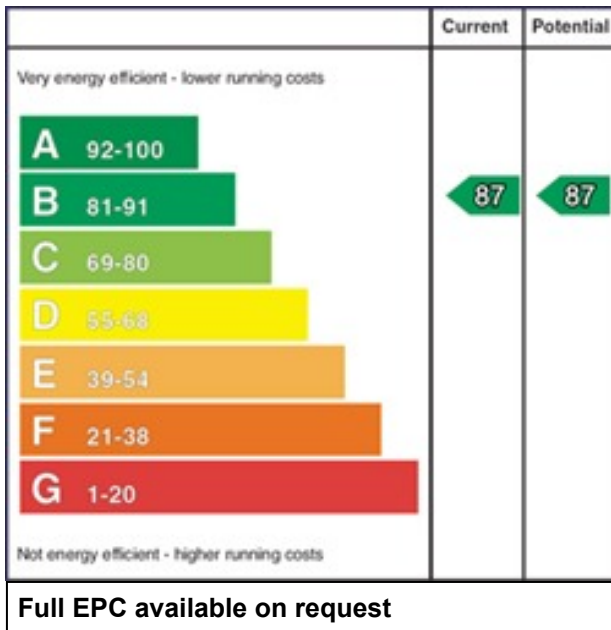


### Property Location:

On travelling along the Promenade towards the harbour, The Ebb apartments are situated opposite the harbour on the right hand side.



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#### 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](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 PST1334 170920/RT

#### OUR OFFICE LOCATION



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