



7 HEATHMOUNT HALL, PORTSTEWART



- GROUND FLOOR APARTMENT
- GAS HEATING
- SEA VIEWS
- 2 BEDROOMS
- 2 BATHROOMS
- FANTASTIC LOCATION

OFFERS OVER £249,950

		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Conveniently located 2 bedroom ground floor apartment situated above Portstewart Promenade close to all its amenities such as shops, restaurants and Portstewart Strand & Golf Club. The property enjoys stunning sea views with two brick paved patio areas, one to the front and one to the rear to enjoy the sunshine.

FEATURES

- 2 bedrooms, open plan kitchen, living and dining area.
- Sea views, front patio area.
- Gas heating.
- Double glazed in uPVC frames.
- Private rear patio area.
- Alarm system.

ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE:
Communal tiled entrance hall with intercom.

(028) 7083 5444

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ENTRANCE HALL:

With wooden flooring throughout; intercom handset; cloaks cupboard.

OPEN PLAN LIVING KITCHEN AND DINING AREA:**LIVING AREA:**

19'2 x 15'8

Having attractive fireplace with gas fire; French doors leading to enclosed paved patio area to front enjoying sea views. Wooden flooring throughout; Dining area.

KITCHEN:

9'10 x 8'0

Range of high and low level units; integrated fridge freezer; washing machine; hob; under oven; down lights and wooden flooring throughout.

BATHROOM:

Compromising bath; shower fitting to taps; Low flush WC; vanity unit and tiled flooring throughout.

BEDROOM (1):

14'5 x 10'1 at widest points.

Ensuite comprising fully tiled walk-in shower; low flush WC; vanity unit; heated wall towel rail.

BEDROOM (2):

14'5 x 9'4 at widest points.

Door leading to rear patio area.





Regulated by RICS



EXTERNAL FEATURES

- Spacious, paved South West patio area to front enclosed by wall.
- Enclosed spacious patio area to the rear with pedestrian gate and raised flower beds.
- Off street car parking.

DIRECTIONS

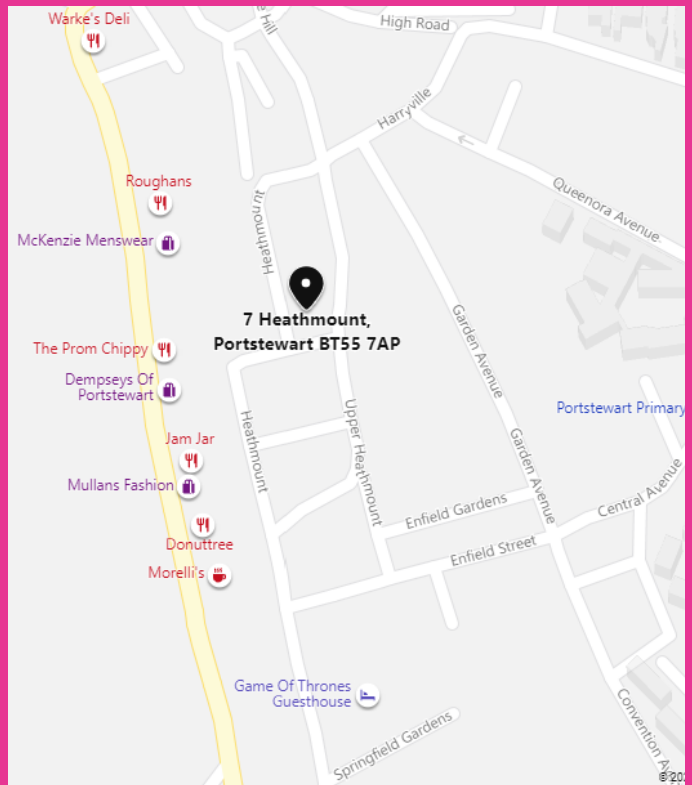
Approaching Portstewart on the Coleraine Road at the Diamond roundabout take 3rd exit; continue straight onto Church Street; Straight on at the fork in the road past the Methodist Church ; apartment will be situated on the right hand side.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1481.55

ANNUAL MANAGEMENT FEE: £975.00



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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