



B5 THE EDGEWATER, PORTSTEWART



- SECOND FLOOR APARTMENT
- MAINS GAS CENTRAL HEATING
- PANORAMIC SEAVIEWS
- 2 BEDROOMS
- 1 RECEPTION ROOM
- 2 BATHROOMS

OFFERS AROUND £350,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A stunning second floor apartment situated within the exclusive gated Edgewater Development on the Strand Road. The property is finished to a high specification throughout and includes a contemporary kitchen, luxurious bathrooms and enjoys the most spectacular panoramic views from the living area and private balcony.

FEATURES

- 2 bedrooms (1 with ensuite), open plan kitchen with living & dining areas, bathroom.
- Mains gas central heating system.
- Double glazing in aluminium clad timber framed windows.
- Integrated vacuum system.
- Covered car parking and storage unit.
- Video entry system.
- Private west facing balcony with panoramic sea views.

ACCOMMODATION

COMMUNAL ENTRANCE:

Well maintained communal entrance; video entry system; lift access to all floors.

(028) 7083 5444

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SECOND FLOOR:

ENTRANCE HALL:

Alarm panel utility cupboard with gas boiler and washing machine.

OPEN PLAN KITCHEN, LIVING & DINING:

KITCHEN:

9'7 x 9'11

Range of contemporary high and low level units; granite work surfaces and breakfast bar; integrated fridge freezer; fitted oven and microwave; gas hob with extractor unit over; semi integrated drawer dishwasher; fitted wine cooler and tiled floor.

LIVING & DINING AREA:

16'3 x 19'1

Shelved media cabinet; TV; satellite and phone points; full width windows and patio doors leading to the sheltered balcony with panoramic sea views.



BEDROOM (1):

9'8 x 13'8

Double bedroom with box bay window; range of fitted furniture.

ENSUITE:

6'4 x 7'5

Tiled shower cubicle with wall jets and rainwater shower; wall mounted WC; corner vanity unit with wash hand basin; chrome towel radiator; tiled floor and part tiled walls.



BEDROOM (2):

10'4 x 9'10

Double bedroom to the rear.

BATHROOM:

6'11 x 9'5

Panel bath; tiled shower cubicle with rainwater shower; wall mounted WC; wall mounted vanity unit and wash hand basin; recessed TV; tiled walls; tiled floor and chrome towel radiator.





Regulated by RICS



EXTERNAL FEATURES

- Allocated covered car parking space.
- Secure store cupboard.
- Covered sit-out balcony with panoramic views.

DIRECTIONS

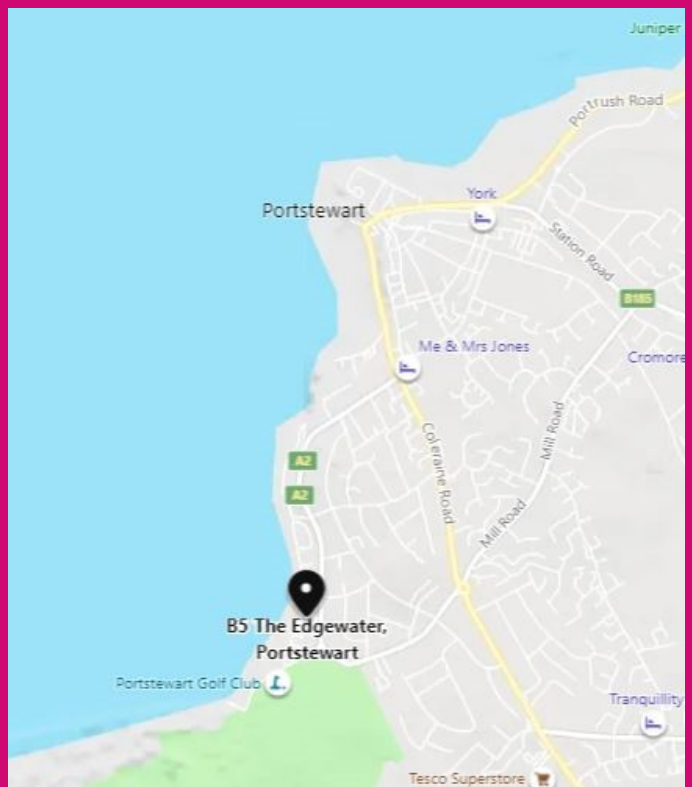
Approaching Portstewart on the Coleraine Road turn left at the Burnside roundabout towards Portstewart Golf Club and The Strand then turn right at the mini roundabout onto Strand Road where The Edgewater development will be situated on the left hand side.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1798.23

ANNUAL MANAGEMENT FEE: £1775.00



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

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