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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



PORTSTEWART

10 Atlantic Circle

BT55 7BD

Offers Over £225,000



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A delightful 2 bedroom ground floor apartment offering views out to the North Atlantic Ocean and the Old Town Golf Course. The apartment itself offers well laid out and spacious accommodation right through. Located in the heart of Portstewart, the Promenade and harbour are only minutes walk away. Also at hand are many fine attractions including championship golf courses, Strand Beach and many fine eating establishments and coffee houses. The selling agent strongly recommends early internal inspection.

Approaching Portstewart from Coleraine on the Station Road, turn left at the very bottom onto Portmore Road. Travel past the New York restaurant heading towards the Promenade and Atlantic Circle will be located on your right hand side before the corner at Victoria Terrace.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With lift and stair access to all floors.

Entrance Hall:

6'2 wide with storage cupboard, solid wood floor and glass blocks looking into:

Open Plan Lounge/Kitchen/Dining Area: 26'3 x 16'4 average

Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, integrated gas hob and oven with stainless steel extractor fan above and stainless steel splashback, plumbed for automatic dish washer and washing machine, under unit lighting, glass display cabinet, shelving, saucepan drawer and tiled floor.



Lounge/Dining Area:

With sun fold doors, storage cupboard to match kitchen units housing gas boiler, solid wood floor and views across Atlantic Ocean towards the Old Golf Course and Portrush town.



Bedroom 1:

16'4 into bay x 12'3 average

Ensuite off with w.c., wash hand basin set in tiled surround, fully tiled walk in shower cubicle with mains shower, shaver light and power, extractor fan and tiled floor.



Bedroom 2:

19'2 into bay x 10'1



Bathroom:

With white suite comprising w.c., wash hand basin set in tiled surround, telephone hand shower over bath, extractor fan and tiled floor.



EXTERIOR FEATURES:

Outside there is parking to the rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** With Uninterrupted Views Across Atlantic Ocean, Old Town Golf Course & Portrush Town

TENURE:

To Be Confirmed

CAPITAL VALUE:

£130,000 (Rates: £1113. 19 p/a approx.)

