



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

ARMSTRONG GORDON

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



Google Earth

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64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apt 4, 6 The Crescent

BT55 7AB

Offers Over £475,000

028 7083 2000
www.armstronggordon.com

A fantastic opportunity to acquire a fabulous first floor 3 bedroom luxury apartment which has been finished to a great specification throughout. Situated within a building of only 7 apartments, the property also offers panoramic views across the Atlantic Ocean, Promenade, Donegal Headlands and over towards the harbour. Constructed circa 2016, the interior offers a very contemporary atmosphere right through. Location wise, you are situated practically in the heart of Portstewart. On your doorstep you have The Promenade with an array of local amenities including shops, bars, restaurants and coffee houses. This really is a property which ticks all the right boxes in terms of size, design, location and style, so would therefore encourage those seeking this type of living environment to contact ourselves for early internal appraisal.

Approaching Portstewart from either Coleraine or Portrush, proceed onto the town's Promenade. Take a right into the Crescent at the Town Hall and 6 The Crescent will be the third building on your left hand side after the Star of the Sea Chapel.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With large storage cupboard, tiled floor and lift to first floor.

FIRST FLOOR:

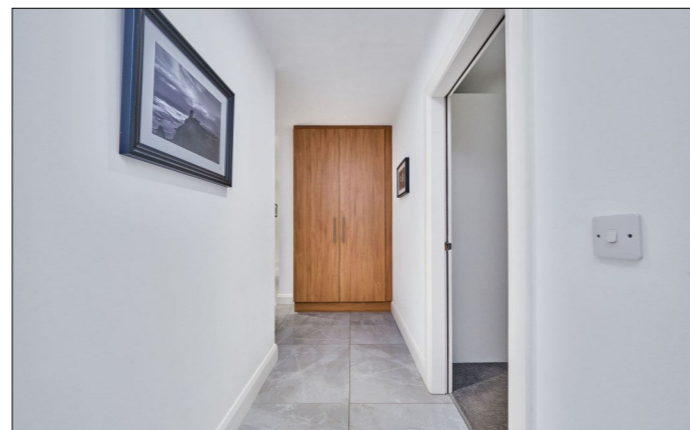
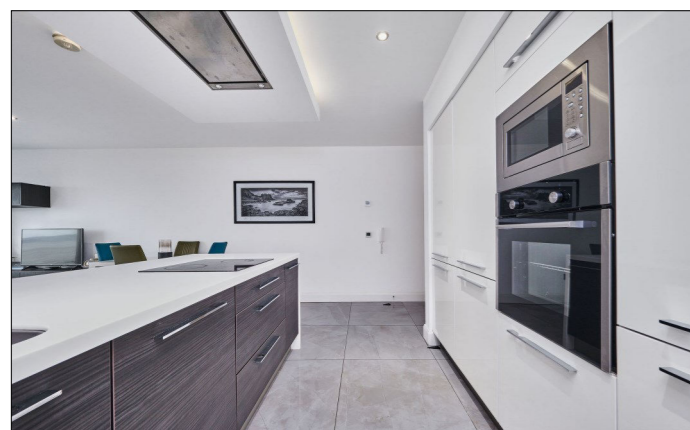
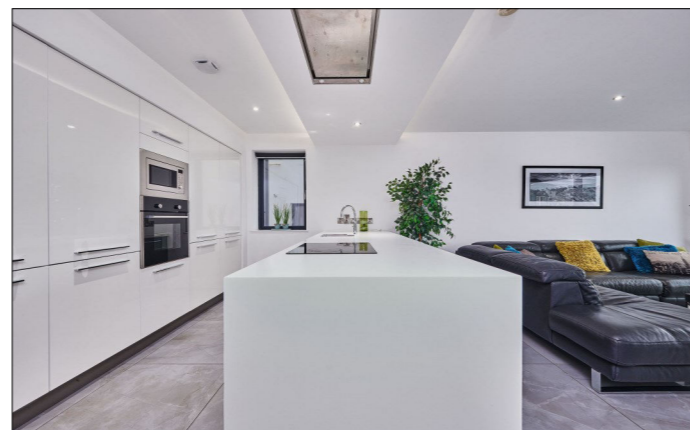
Entrance Hall:

5'5 wide

Lounge/Kitchen/Dining Area: 26'2 x 15'7

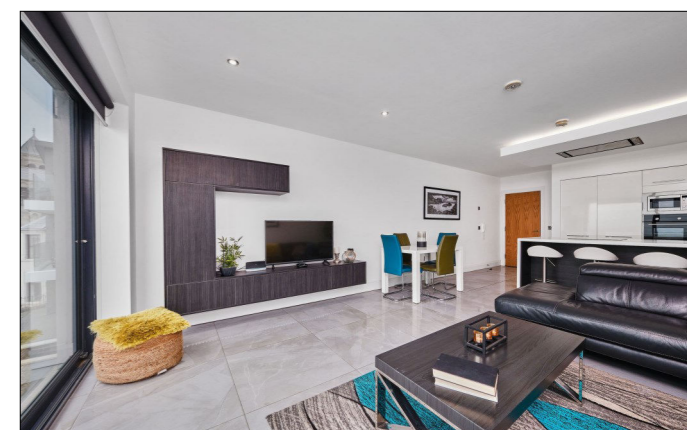
Kitchen:

With bowl and half stainless steel sink unit with Quooker tap, full wall built in units, Carian worktop, breakfast bar with storage below, integrated stainless steel oven, ceramic worktop with Faber extraction hood above, ceramic hob, integrated microwave, fridge freezer, dish washer and washing machine, drawer bank, saucepan drawer, overhead storage, recessed lighting in lowered feature ceiling and tiled floor.



Lounge/Dining Area:

With integrated television unit and cupboard, satellite T.V points, intercom system, glass screen, recessed lighting, tiled floor and full wall sliding door with views across Atlantic Ocean, Promenade and Harbour.



Bedroom 1:

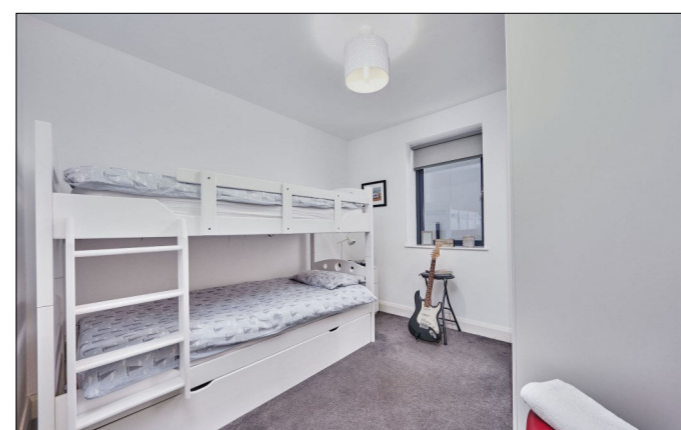
With recessed lighting. 13'11 x 10'11

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

9'11 x 9'10



Bedroom 3:

9'11 x 9'7



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, double fully tiled walk in shower cubicle with rainfall shower head, hot press, immersion heater, extractor fan,



EXTERIOR FEATURES:

Outside to rear on the right there is a large communal garden area where it is due to be extensively landscaped by the management company shortly. (Full details from Armstrong Gordon management company). Outside to front there is a private parking space and visitor parking.

SPECIAL FEATURES:

- ** Air Source Heat Pump
- ** PVC Double Glazed Windows & Doors
- ** Stunning Sea & Portstewart Harbour Views
- ** Private Parking To Front
- ** Remote Neosense Heating & Water System Installed

TENURE:

Leasehold

CAPITAL VALUE:

£230,000 (Rates: £1969. 49 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Current service charge is £1750.00 per annum. (20.12.23)

