



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:

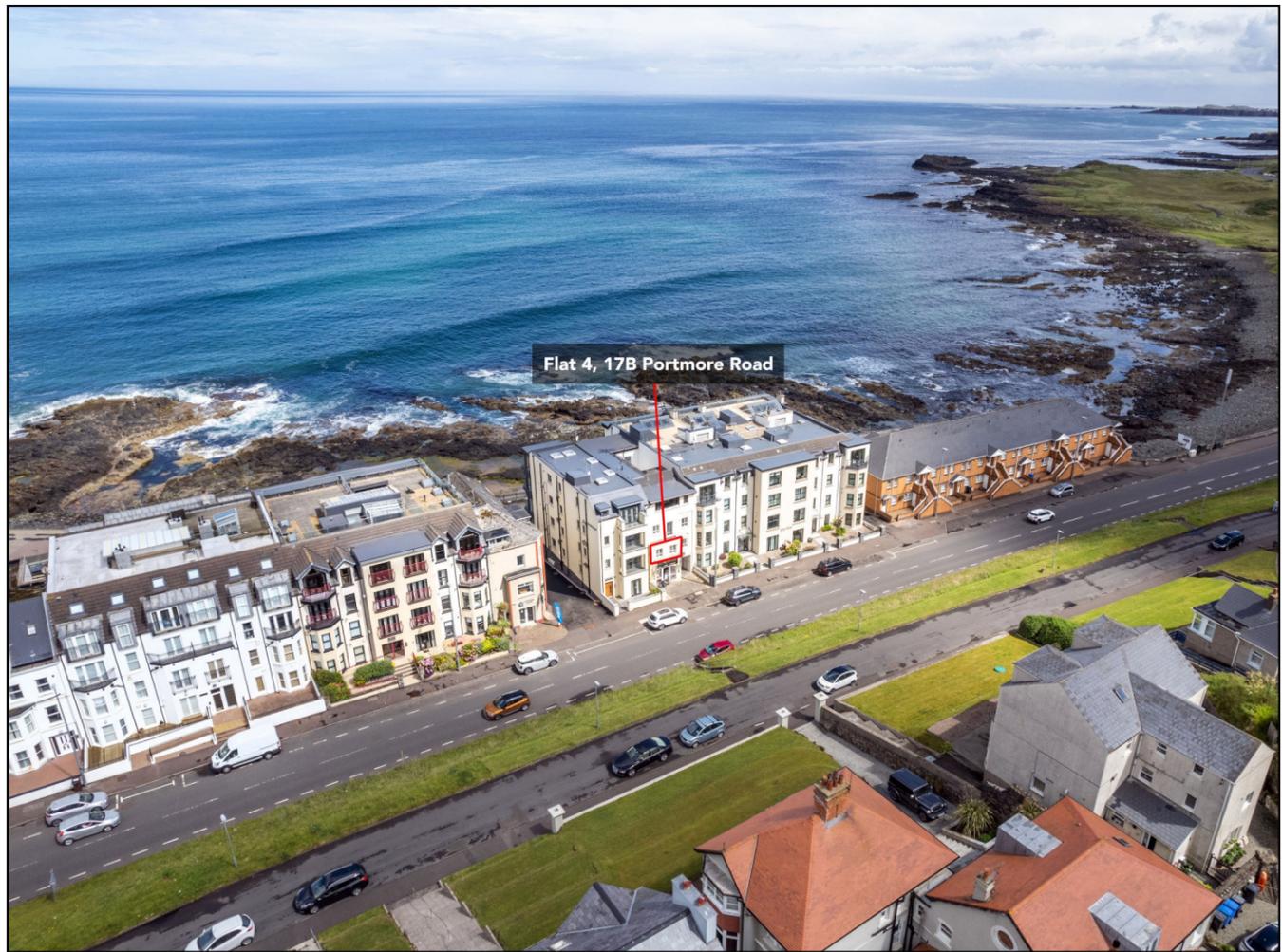
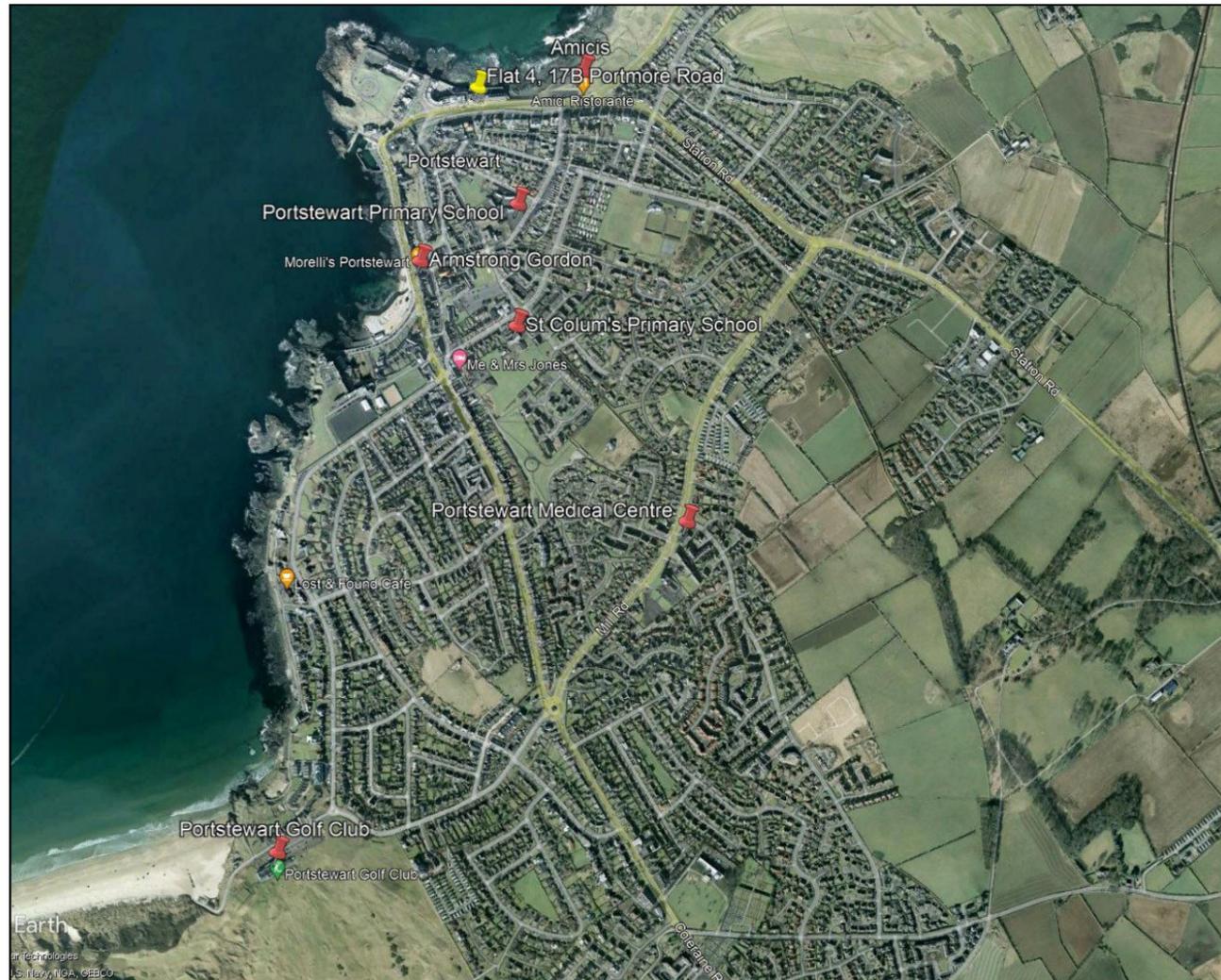
ARMSTRONG GORDON

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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

Flat 4, 17B Portmore Road

BT55 7BE

Offers Over £154,500

028 7083 2000
www.armstronggordon.com

A superbly positioned 2 bedroom first floor apartment located in the heart of Portstewart. This is a compact apartment with open plan living with kitchen, lounge and dining area all mixed in together. This apartment has all the features for modern living. Located in the heart of Portstewart, the promenade and harbour are only a short walk away. Also at hand are many fine attractions including championship golf courses, Strand Beach, and many fine eating establishments. The selling agents strongly recommend early internal inspection of this beautiful apartment which would be ideal for a wide spectrum of potential purchasers.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which connects with the Portrush Road. No. 17B will be on your right hand side before the corner of Atlantic Circle and beside the Angel Wash Dry Cleaning Shop.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

FIRST FLOOR:

Entrance Hall:

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for gas cooker, extractor fan above and plumbed for automatic washing machine. 11'1 x 9'6



Lounge/Dining Area:

18'10 x 12'1



Bedroom 1:

13'0 x 9'11



Bedroom 2:

10'5 x 8'8

Shower Room:

With w.c., wash hand basin with tiled splashback, fully clad walk in shower cubicle, chrome towel rail, shaver point and light and extractor fan.



SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Central Location
- ** Presently Tenanted But Can Be Solid With Vacant Possession

TENURE:

Leasehold

CAPITAL VALUE:

Not Accessed

