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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apt 4 Maritime Quay

72 The Promenade

BT55 7AF

Offers Over £595,000



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

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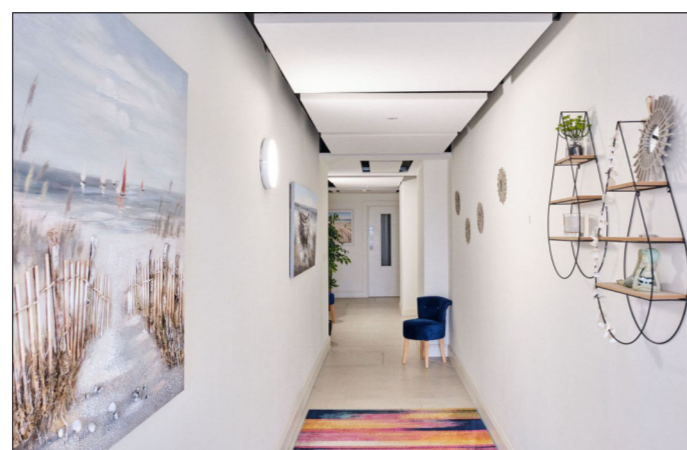
A breathtaking and truly magnificent three bedroom third floor apartment extending to circa 1408 square feet of comfortable living space and situated within a development of only six residential units which has a reputation synonymous with style and impeccable workmanship. Commanding panoramic views of the Atlantic Ocean, Strand Beach, the Barmouth, Donegal Headlands and the bay of Portstewart, the apartment was constructed circa 2018 by well renowned contractors Wilson & Mawhinney Ltd of Ballymena. Internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property benefits from vehicular access off Church Street into a private and secure parking area offering security and peace of mind. Practically on the doorstep of the North Coast, this elegant apartment lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments. Overall, this luxurious residence has been thoughtfully designed to provide complete elegance and luxury living, so is sure to impress even the most discerning of purchasers.

Approaching Portstewart on the Coleraine Road or from Portrush on the Portrush Road, you will come onto the Promenade. Maritime Quay apartments will be located on the Promenade overlooking the town hall and the entrance to The Crescent.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With recessed lighting, access to private storage unit, tiled floor and lift and stair access to all floors.



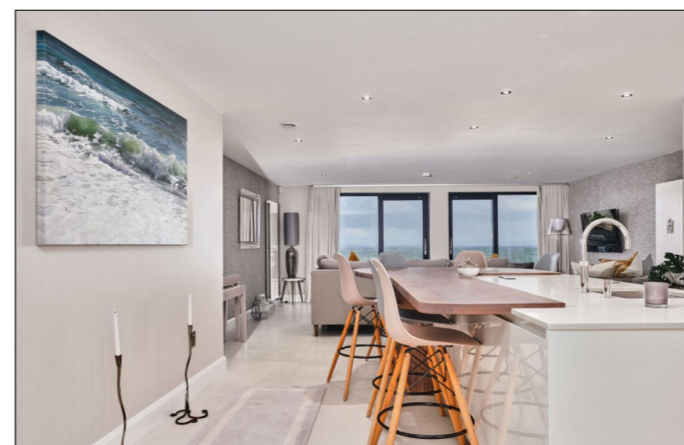
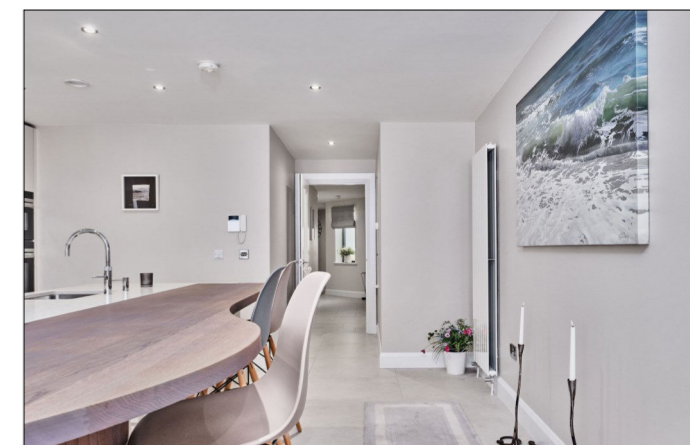
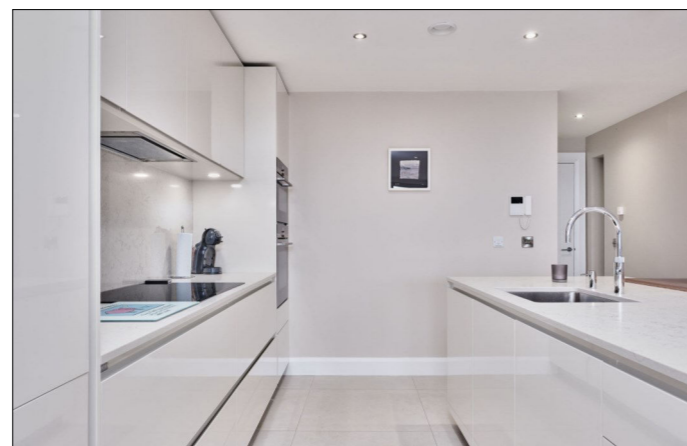
THIRD FLOOR:

Entrance Hall:

8'1 wide with cupboard housing gas boiler, large cupboard with plumbing for automatic washing machine with tiled floor, double storage cupboard storage with railing and shelving, recessed lighting and tiled floor.

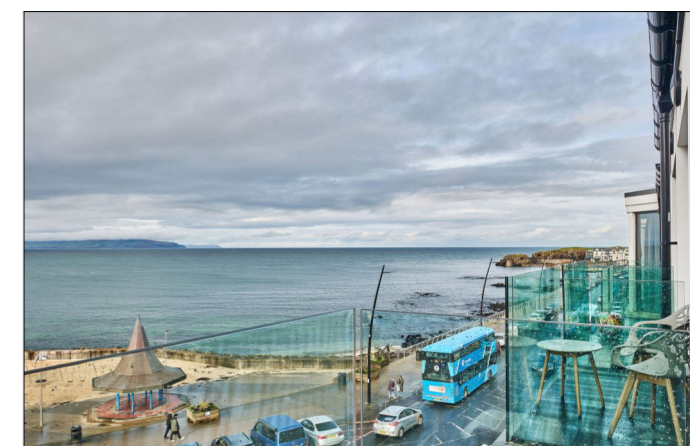
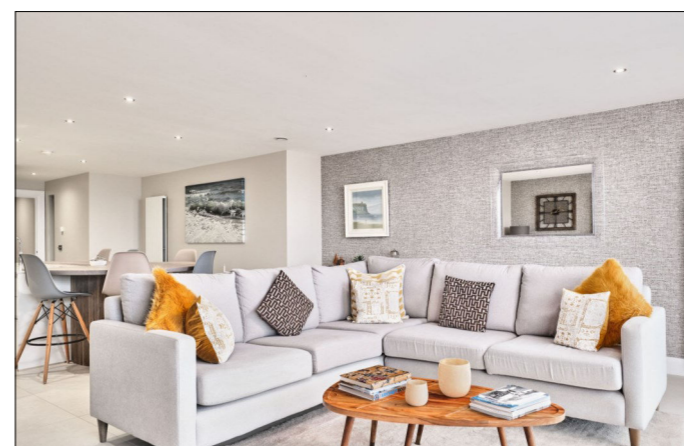
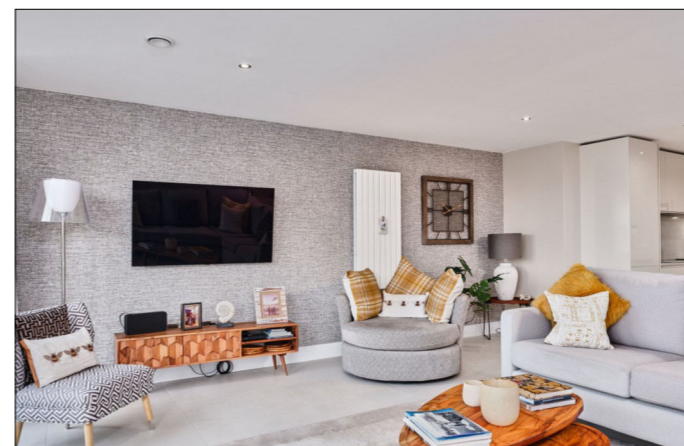
Open Plan Lounge/Kitchen/Dining Area: 32'5 x 19'9

With undermount 'Franke' stainless steel sink unit with 'Quooker' tap set in granite worktop with feature curved wood bench with seating for six people with additional storage cupboard and integrated dishwasher below, recycling bin system, drawers and saucepan drawers, additional granite worktop bench with granite splashback, high and low level built in units with under unit lighting, integrated 'Siemens' induction hob with built in cooker hood above, double 'Siemens' eye level ovens, integrated fridge freezer, additional saucepan drawers, dimmer control panel, intercom system, recessed lighting and tiled floor.



Lounge:

With vertical radiators, recessed lighting, tiled floor and two separate sliding 'Sapa' doors leading to balcony with glass balustrades and composite decking with panoramic views across Dominican, College, Atlantic Ocean towards Castlerock, Donegal Headlands, The Crescent and Promenade.



Bedroom 1:

With wood panelled walls. 18'0 average x 10'9

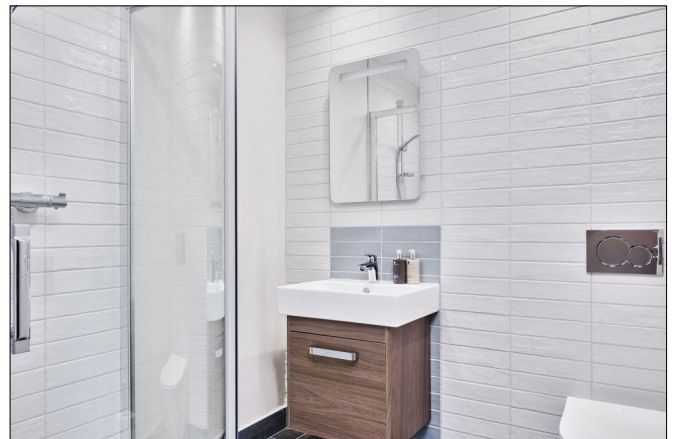
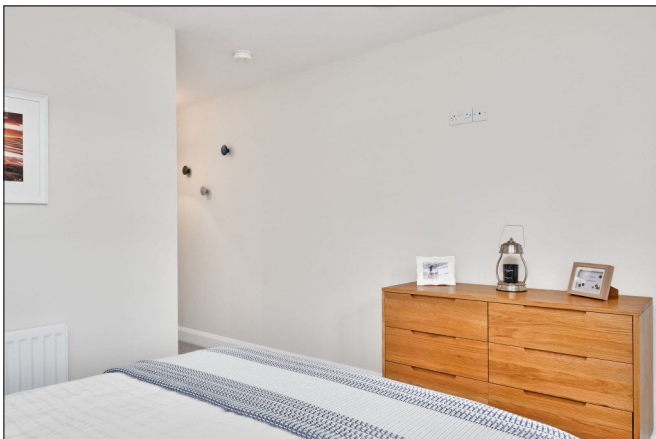
Ensuite off with wall hung w.c., wall hung wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower area with rainfall shower head and additional telephone hand shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

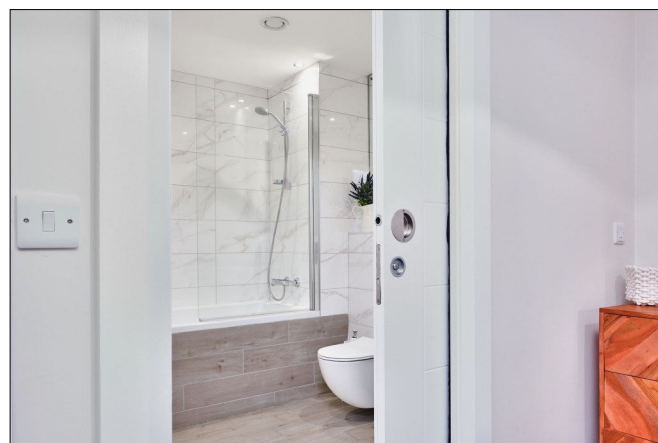
13'1 average x 11'3

Ensuite off with w.c., wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle, part tiled walls,



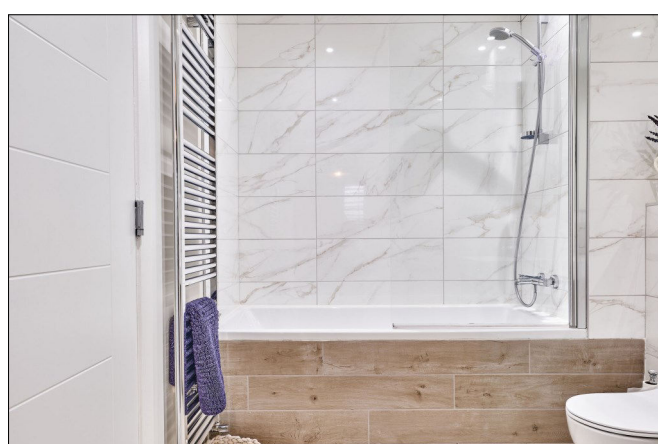
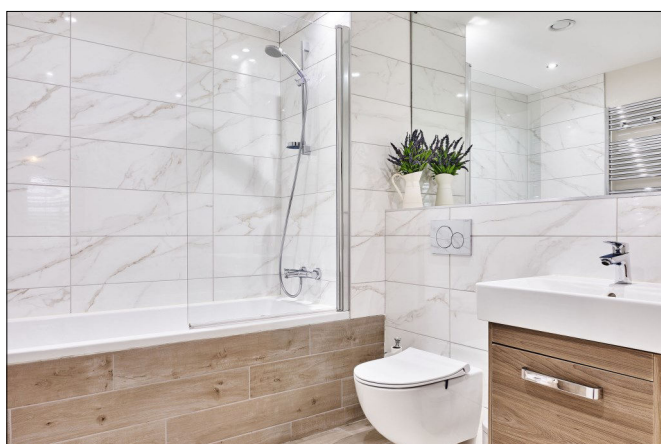
Bedroom 3:

With shared bathroom. 12'9 x 10'8



Bathroom:

With white suite comprising wall hung w.c., wall hung wash hand basin with storage below and large mirror above, telephone hand shower over panelled bath, part tiled walls, heated towel rail, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Private and secure parking area to rear accessed via Church Street. Private storage room 6'9 x 3'5 with light and power points.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** Double Glazed Windows with Aluminium Frame
- ** Beam Vacuum System
- ** Boost Ventilation System
- ** Burglar Alarm
- ** Video Entry System
- ** Private Secure Parking
- ** Private Balcony With Panoramic Views
- ** Window Shutters In All Bedrooms

TENURE:

Leasehold

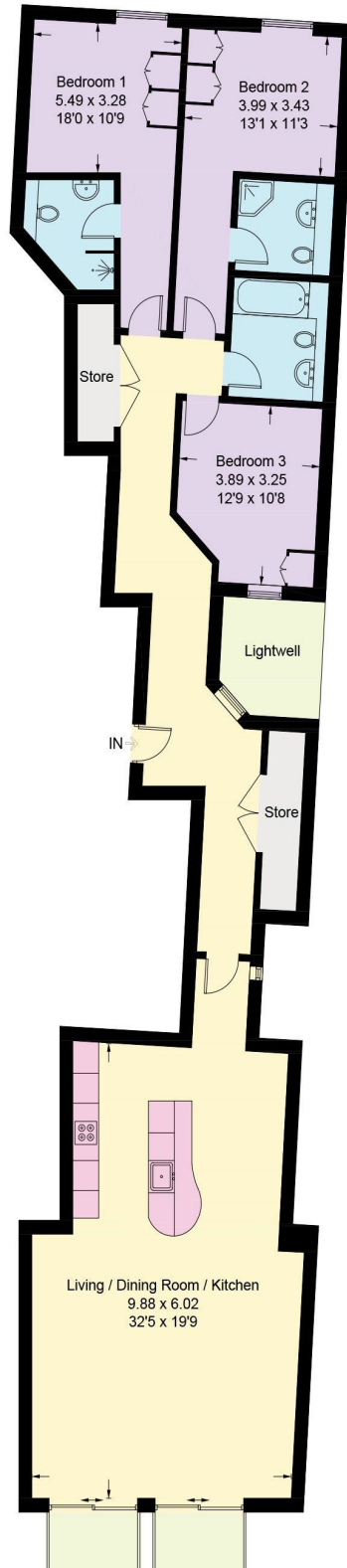
CAPITAL VALUE:

£235,000 (Rates: £2186.68 p/a approx.)



Apartment 4/D Maritime Quay

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft



Third Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1025360)