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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

1 Atlantic Point

The Crescent

BT55 7AD

Offers Over £495,000

028 7083 2000  
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

Located in The Crescent at the heart of Portstewart, this apartment is a stunning ground floor three bedroom apartment, offering splendid views of the Atlantic Ocean, scenic Portstewart harbour and promenade. The apartment is characterised by spacious, modern architecture with bright and airy rooms to let the outside in. With a sit out balcony area to front and private path access to parking area, there is lift access to all floors, mains gas heating and secure private parking accessed through remote control gates. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. Situated at the start of the spectacular Atlantic Cliff Walk just under Dominican College, just a stone's throw away from Portstewart town centre and Portstewart Promenade, this apartment is also within easy reach of a variety of local recreational facilities, schools, cafés, restaurants and boutiques. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart from either Coleraine or Portrush, proceed onto the town's Promenade. Take a right into the crescent at the Town Hall and Atlantic Point will be the seventh building on your left hand side after the Town Hall. No 1 will be ground floor left.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With wall lights, tiled floor, lift and stair access to all floors.

**Entrance Hall:**

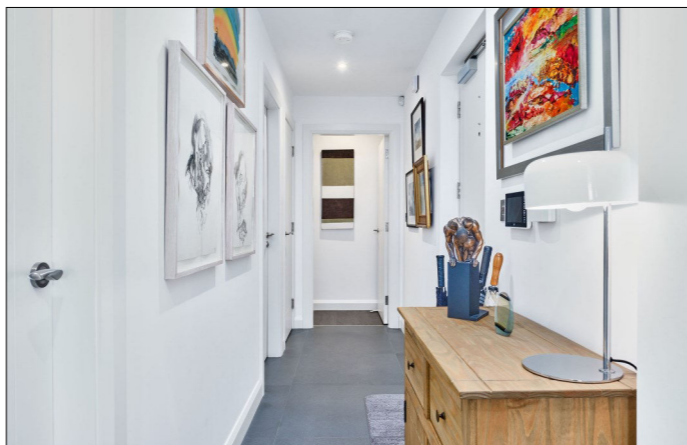
3'8 wide with storage cupboard plumbed for automatic washing machine, recessed lighting, tiled floor and additional double storage cupboard with tiled floor.

**Open Plan Lounge/Kitchen/Dining Area:**

19'7 x 19'1

**Kitchen:**

With 'Franke' stainless steel single drainer sink unit with 'Quooker' tap, high and low level units with granite worktops and splashback, under unit LED lighting, integrated fridge freezer, eye level 'Neff' oven and microwave, integrated dish washer, pull out shelved storage and cupboard housing gas boiler, island set in granite worktop, induction hob, ceiling extractor hood with light, wine cooler below, storage, saucepan drawers and seating for two people, in ceiling speakers, larder cupboard, recessed lighting and tiled floor.



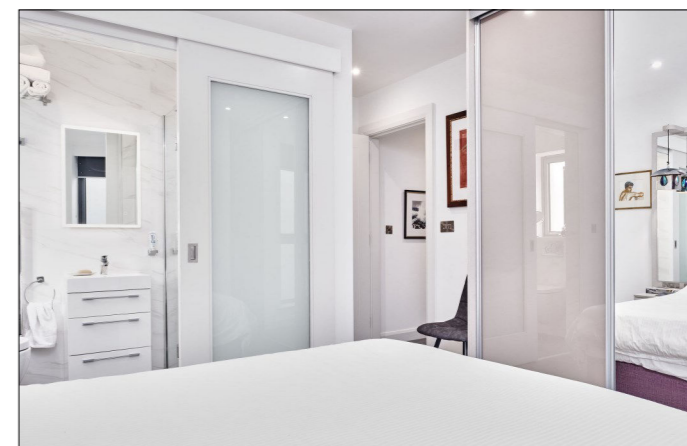
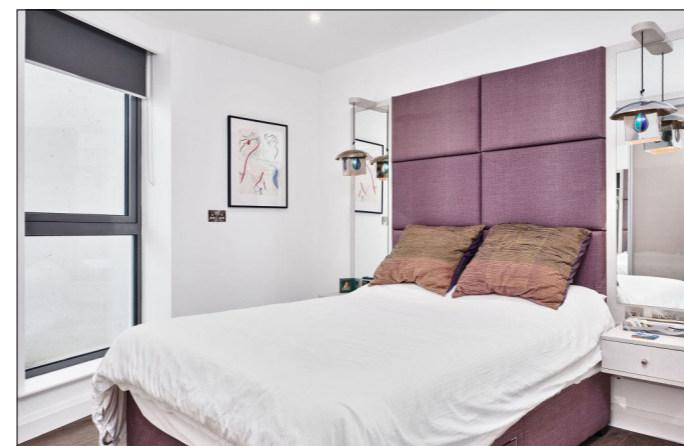
**Lounge/Dining Area:**

With feature corner window and feature floor to ceiling windows, recessed lighting, tiled floor and sliding doors leading to large tiled patio area with views across Atlantic Ocean, Donegal Headlands and Portstewart Promenade. Additional built in storage consisting of drop down bar area, cupboards above and drawers below.



**Master Bedroom:**

With built in part mirrored slide robes, feature hanging bedside pendant lights, two wall mounted bedside cabinets, recessed lighting and solid wood floor. 12'3 average x 11'2



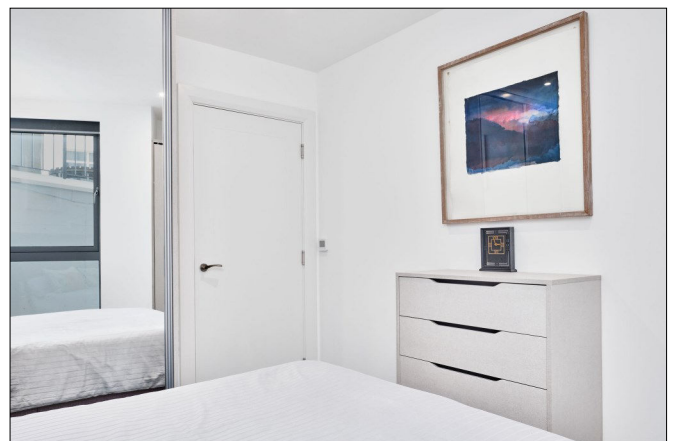
**Ensuite Shower Room:**

With w.c., wash hand basin with storage below and illuminated mirror above, large fully tiled walk in shower cubicle with rainfall shower, mains fitting with additional telephone hand shower, fully tiled walls, heated towel rail, recessed lighting, extractor fan and tiled floor.



**Bedroom 2: 9'8 x 9'2**

With built in part mirrored slide robes, double wardrobe. chest of drawers, recessed lighting and solid wood floor.



**Bedroom 3: (Currently used as a study)**

With built in furniture consisting of desk with cupboard and drawers below. Cupboards above, single wardrobe, wall bed, recessed lighting and solid wood floor. 10'4 average x 7'8



## **Bathroom:**

With white suite comprising w.c., wash hand basin with storage below and illuminated mirror above, freestanding bath with telephone hand shower, fully tiled walk in shower cubicle with mains shower head and additional telephone hand shower, fully tiled walls with recess for large mirror, heated towel rail, wired for wall lights, recessed lighting, extractor fan and tiled floor.



## **EXTERIOR FEATURES:**

Secure private parking accessed through electric gate. Individual outside stores situated to the rear of the development.

## **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating (Under Floor Heating)
- \*\* Aluminium Framed Double Glazed Windows
- \*\* Excellent Decorative Order Throughout
- \*\* Views Across Atlantic Ocean, Harbour & Portstewart Promenade
- \*\* Secure Allocated Car Parking With Automated Entrance Gates & Lighting
- \*\* Video Intercom System
- \*\* Burglar Alarm

## **TENURE:**

Leasehold

## **CAPITAL VALUE:**

£180,000 (Rates: £1674.90 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. Details of the annual Service Charge and full management services are available on request. Current service charge £1,210.00 per annum approx. (28.09.23)

