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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COLERAINE

3 Fortview
49 Portstewart Road
BT52 1RW
Offers Over £124,500

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

A delightful two bedroom first floor apartment situated in a development of only five individual units and surrounded by beautiful and well maintained gardens. In good order throughout, the property benefits from looking out towards Coleraine Marina and is located opposite the offices of Coleraine Borough Council. It is also located on the fringe of the University of Ulster Campus. The property itself is also situated beside a bus stop with ease of access into Coleraine and Portstewart. This property would be ideal for a first time buyer trying to get onto the property ladder or for a range of other uses.

Leaving Coleraine on the Portstewart Road heading towards Portstewart, Fortview will be on your right hand side opposite the entrances to Coleraine Marina and Coleraine Borough Council.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With stairs leading to:

FIRST FLOOR:

Landing:

Lounge:

With Mahogany surround fireplace with tiled inset and hearth. 19'4 x 11'10



Kitchen/Dining Area: 11'9 x 9'8

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, oven, extractor fan above, space for fridge, plumbed for automatic washing machine, drawer bank and recessed lighting.



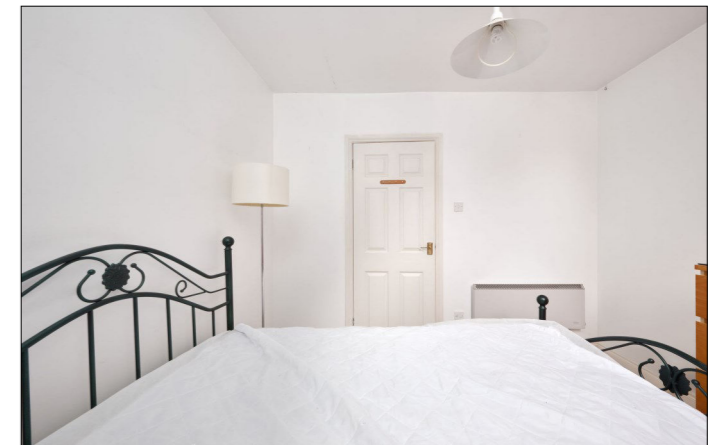
Bedroom 1:

With laminate wood floor. 13'0 x 9'9



Bedroom 2:

With laminate wood floor and 'Velux' window. 10'0 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over wood panelled bath, shaver point, hot press, part tiled walls and 'Velux' window.



EXTERIOR FEATURES:

Outside to front and side there are well maintained communal grass and garden areas with private parking.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Front
- ** Set In Pretty Leafy Surround

TENURE:

Leasehold

CAPITAL VALUE:

£95,000 (Rates: £883.98 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. Service charge is £890.00 per annum approx. (22.02.24)

PLEASE NOTE:

No domestic pets are permitted at this property.

