



**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

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 ]

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

10 O'Hara Court

BT55 7TA

Offers Over £219,000

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

028 7083 2000  
 www.armstronggordon.com

An ideal opportunity to acquire a five bedroom first floor apartment, located in the heart of Portstewart and extremely convenient to an array of local amenities including shops, schools, churches, bars and restaurants. Constructed circa 2004 by McCloskey & O'Kane, the property is one of ten apartments which has been developed into two separate blocks. No.10 is situated in the rear block, accessed off Strand Road. Internally the property is spaciouly laid out and offers a very tasteful interior and this particular development has proved popular with students and would be an ideal investment for those seeking to derive a good rental income.

Approaching Portstewart on the Coleraine Road, O'Hara Court will be on your left hand side just before the Diamond Roundabout or alternatively accessed from Strand Road at the side of the Griddle bakery.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

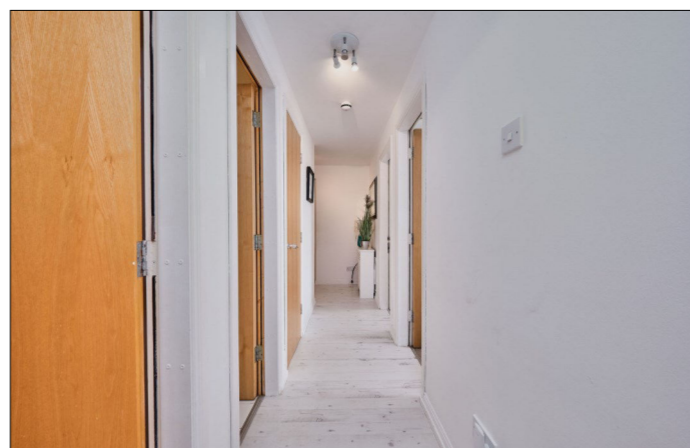
**Communal Entrance Hall:**

With stairs leading to first floor.

**FIRST FLOOR:**

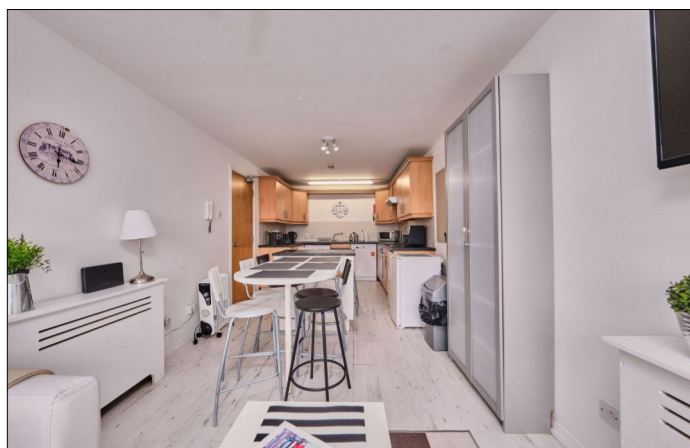
**Entrance Hall:**

With storage cupboard and hot press.



**Open Plan Kitchen/Lounge Area: 25'0 x 9'6**

With single drainer stainless steel sink unit, high and low level units with tiling between, drawer bank, integrated 'Ariston' hob and oven with extractor fan above, space for fridge, plumbed for automatic washing machine, strip lighting, intercom system and Chinese slate floor.



**Bedroom 1:**

13'3 x 10'1

**Ensuite Shower Room:**

Comprising w.c., wash hand basin, fully tiled walk in shower cubicle with 'Redring' shower fitting, extractor fan and tiled floor.

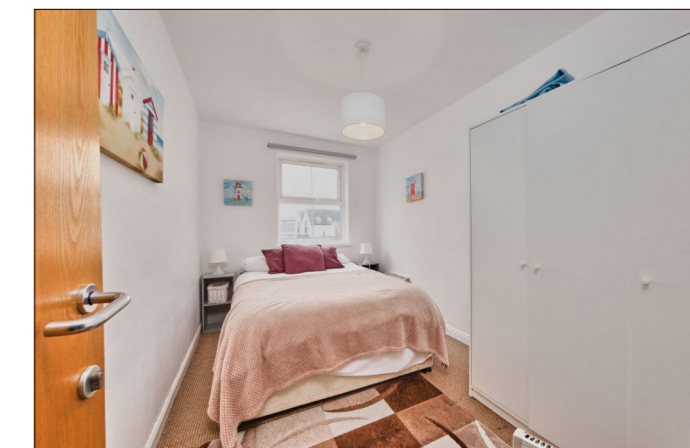


**Bedroom 2:**

11'9 x 7'7

**Bedroom 3:**

11'9 x 7'7



**Bedroom 4:**

11'9 x 7'3

**Bedroom 5:**

11'9 x 7'3

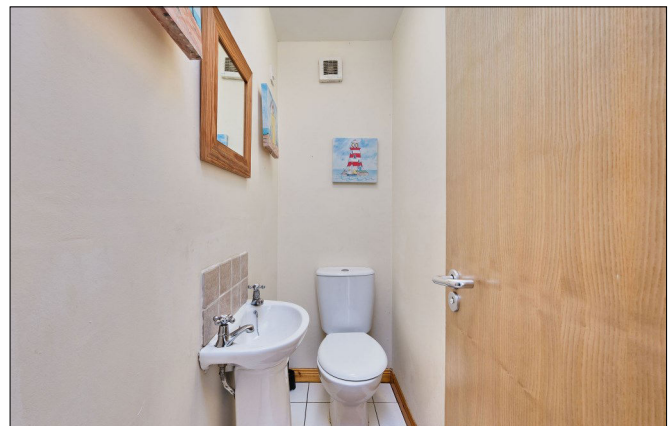


**Bathroom:**

With w.c., wash hand basin, 'Redring' shower fitting over bath, bath panel, 'Creda' wall heater, extractor fan, part tiled walls and tiled floor.

**Separate W.C.:**

With wash hand basin, w.c., extractor fan and tiled floor.



**EXTERIOR FEATURES:**

One allocated parking space.

**SPECIAL FEATURES:**

- \*\* Economy 7 Heating
- \*\* uPVC Double Glazed Windows
- \*\* Intercom Door Entry System
- \*\* Town Centre Location

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£130,000 (Rates: £1274.52 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 £960.00 per annum approx. (10.05.24)

