



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



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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

12 Castleton Park

BT55 7EJ

Offers Over £110,000

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

A good opportunity to acquire a two bedroom ground floor apartment located in the heart of Portstewart. The property itself offers ample living accommodation and enjoys private garden area and is also located close to most local amenities including award winning beaches, local schools and the main Promenade which features boutiques and eateries. In great order, this property is sure to generate interest with a wide range of potential purchasers including first time buyers looking to get into Portstewart.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and first right again onto Mullaghacall Road after St. Colum's Primary School. Take your first left into Castleton Park and No. 12 will be located on your right.

ACCOMMODATION COMPRISES:

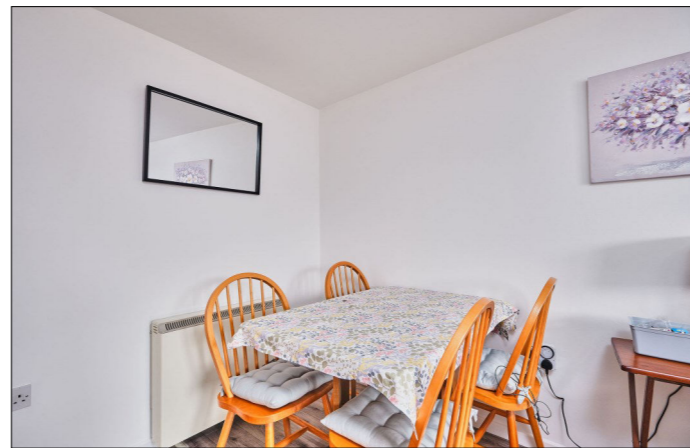
GROUND FLOOR:

Entrance Porch:

4'3 wide average

Lounge/Dining Area: 17'9 x 10'0

With Mahogany fireplace with tiled inset and hearth.



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, plumbing for automatic washing machine and drawer bank. 10'4 max x 7'8



Bedroom 1:

14'5 x 9'5



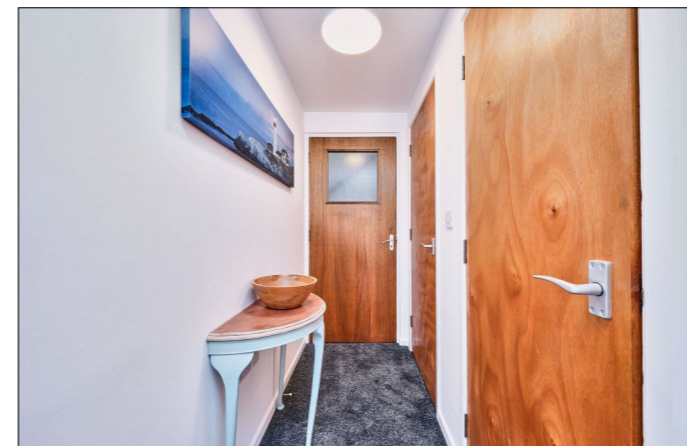
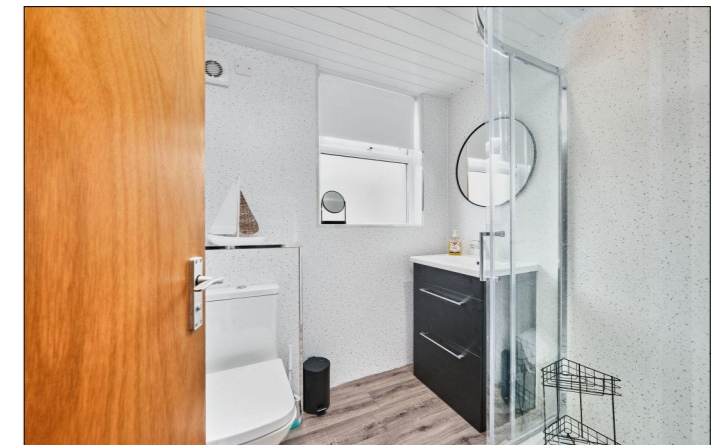
Bedroom 2:

10'6 x 7'5 average



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, PVC cladded walk in shower cubicle with electric shower, fully PVC cladded walls, PVC sheeted ceiling, heated towel rail, extractor fan and recessed lighting.



Rear Hallway:

With large walk in hot press, cloaks cupboard and door access to communal area.

EXTERIOR FEATURES:

Outside to front and side there is a garden laid in lawn and fully enclosed.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Suitable For All Types Of Buyers
- ** Garden To Front & Side
- ** New Bathroom Installed In March 24

TENURE:

Leasehold

CAPITAL VALUE:

£72,500 (Rates: £710.79 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. Annual Service Charge is £32.28 per month. (31.05.24)

