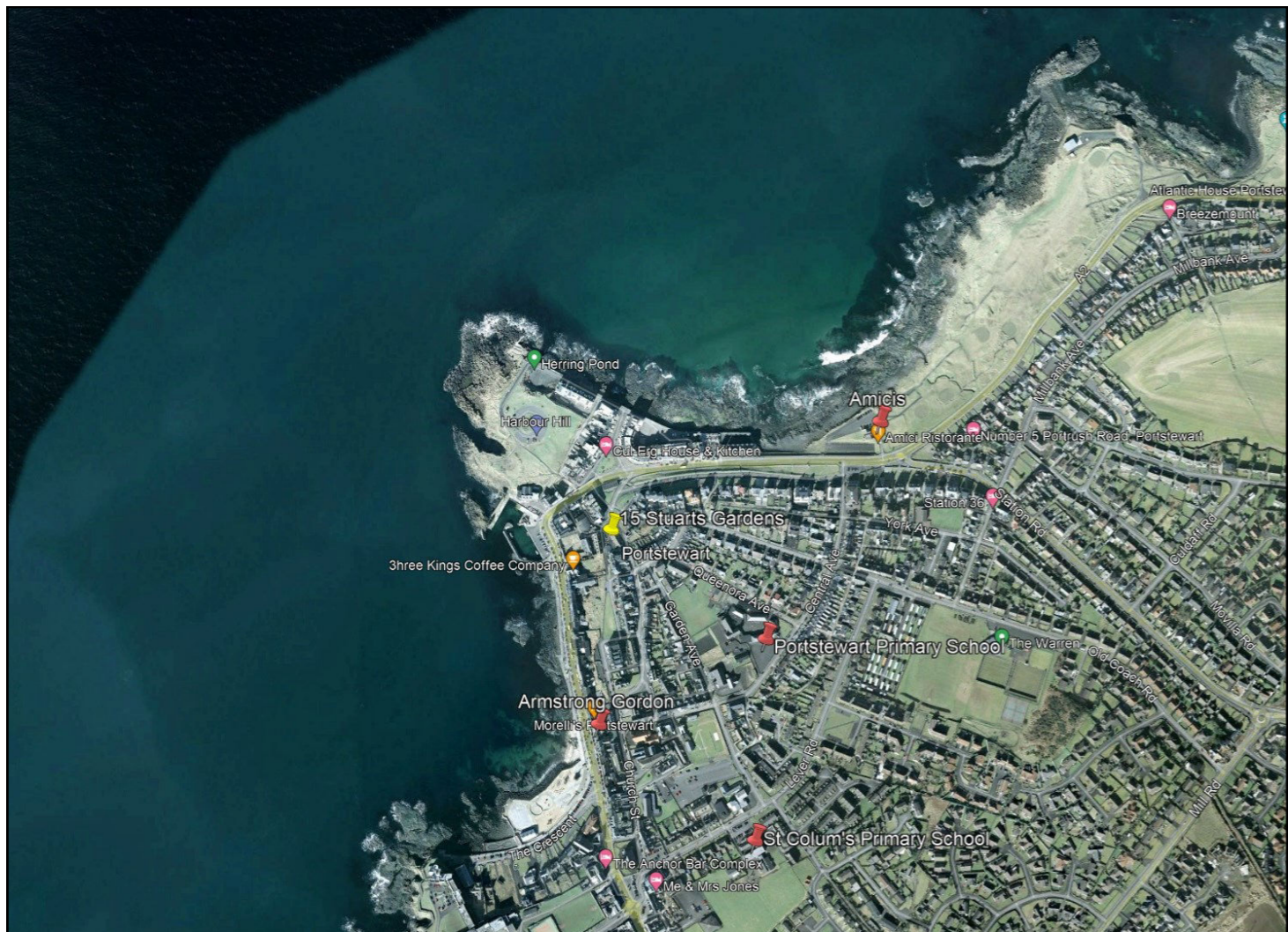




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

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		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

15 Stuart's Gardens

BT55 7AS

Offers Over £174,500

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A well laid out three bedroom ground floor apartment located within very close proximity to Portstewart Promenade and harbour. The property is situated within a development of eight apartments and forms part of a management company. Located in the heart of Portstewart, the property benefits from being on the doorstep of this seaside resorts many fine attractions including excellent golf courses, beaches and an excellent choice of well known restaurants. This property is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portstewart from either Coleraine or Portrush, drive past Amici Italian restaurant on the Portmore Road. Take your second left onto The Hill opposite Victoria Terrace. Take your second right into Stuarts Gardens then first left. The apartment block will be adjacent to the Promenade.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

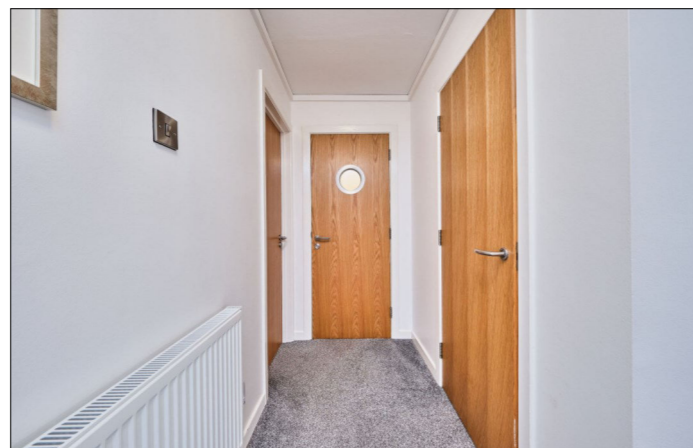
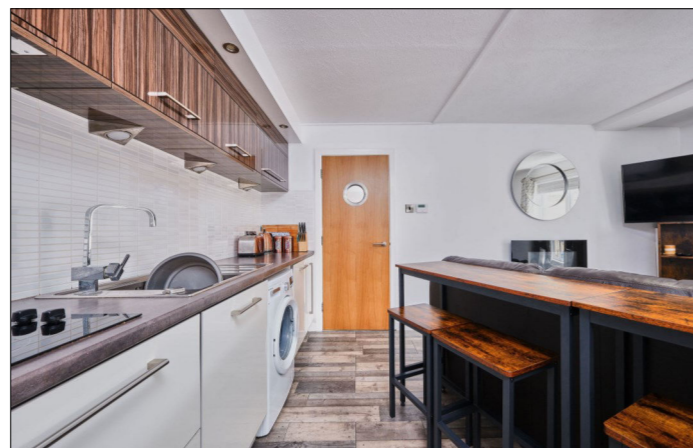
Entrance Hall:

3'6 wide with large under stairs storage cupboard.

Open Plan Lounge/Kitchen/Dining Area:

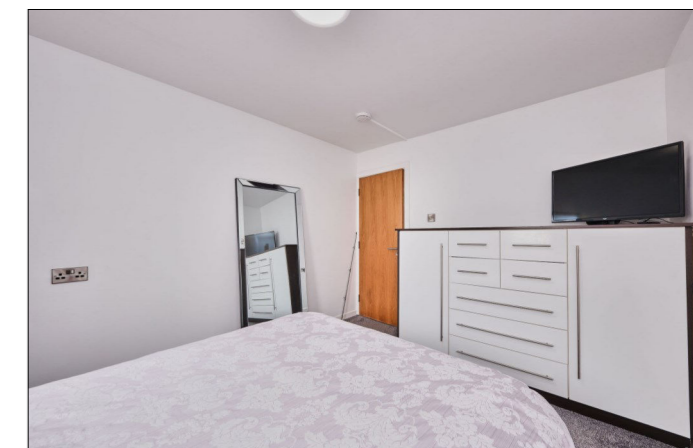
16'2 x 12'1

With single drainer stainless steel sink unit, high and low level built in units with tiling between, stainless steel oven, ceramic hob, integrated fridge, space for freezer, plumbed for automatic washing machine, saucepan drawers, recessed lighting in pelmets and laminate wood floor.



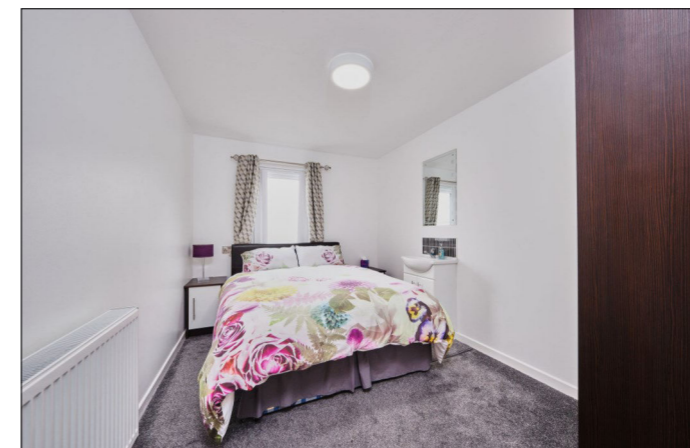
Bedroom 1:

12'4 x 9'8



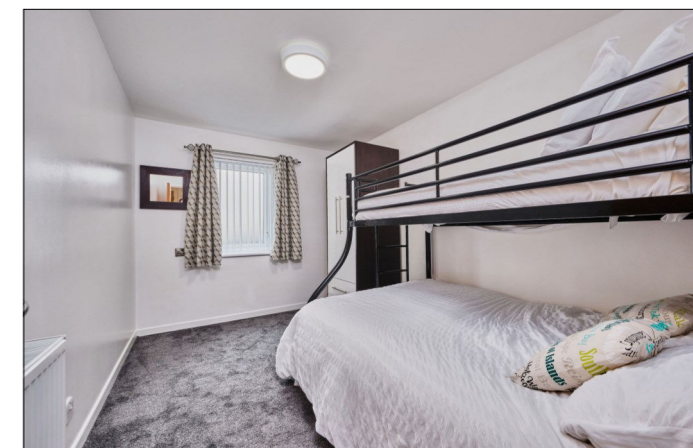
Bedroom 2:

With wash hand basin with storage below and tiled splashback. 12'1 x 8'5



Bedroom 3:

12'4 x 8'4



Separate W.C.:

With wash hand basin with tiled splashback and storage below, PVC cladded ceiling and extractor fan.

Shower Room:

With white suite comprising w.c., fully tiled walk in shower cubicle with electric shower, heated towel rail, part tiled walls, PVC cladded ceiling and extractor fan.

**EXTERIOR FEATURES:**

Outside to front there is a large parking area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Close To Portstewart Promenade
- ** Recently Renovated

TENURE:

Leasehold

CAPITAL VALUE:

£90,000 (Rates: £882.36 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 £775.00 per annum. (05.06.24)