



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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Mortgage Services:

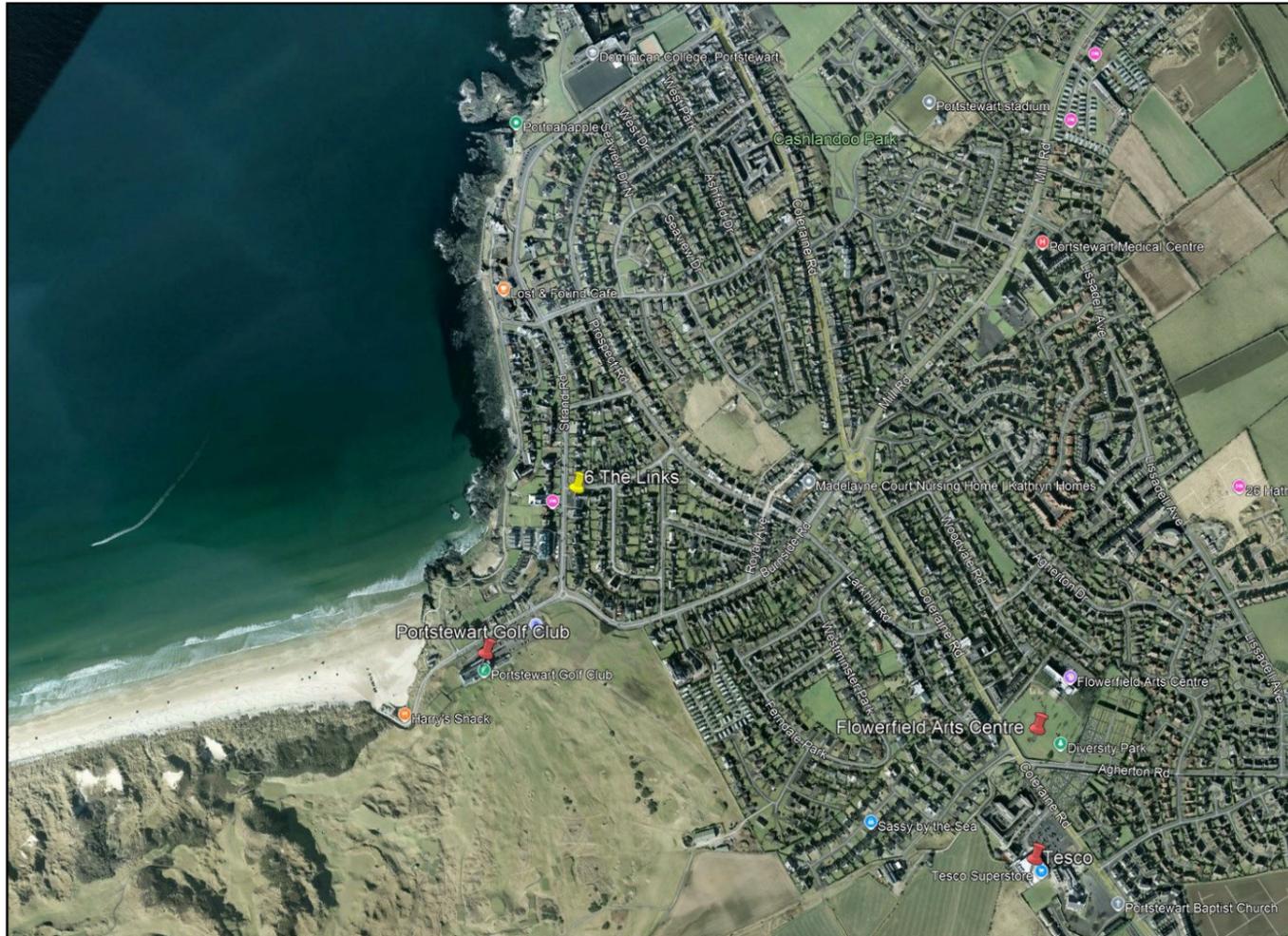
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- Home Movers
- Remortgaging
- Holiday/ Second Homes
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- Buy To Let
- Co-Ownership

Other Financial Services:

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- Critical Illness Cover
- Income Protection
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- Landlord Insurance



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

6 The Links
Strand Road
BT55 7FF

Offers Over £325,000

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028 7083 2000
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A fantastic opportunity to acquire a two first floor apartment situated in the Links development in the heart of Portstewart. Constructed circa 1996, the property enjoys proportioned accommodation and benefits from partial views across the Atlantic Ocean and Strand Beach. With a tasteful neutral decor throughout, the property has been well maintained over the years. In such a wonderful location, 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 range of recreational facilities.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto the Burnside Road. Proceed to the end of this road and turn right at the mini roundabout onto the Strand Road. The Links development will be on your right hand side on the corner of Strand Crescent.

ACCOMMODATION COMPRISES:

GROUND FLOOR

Entrance Hall:

FIRST FLOOR:

Entrance Hall:

6'6 wide with hot press.

Open Plan Lounge/Kitchen/Dining Area:

27'5 x 16'1

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob and oven, extractor fan above, integrated fridge, integrated washing machine, glass display cabinets, drawer bank and tiled floor.



Lounge/Dining Area:

With PVC French doors leading to decked balcony with partial views across Atlantic Ocean and Portstewart Strand.



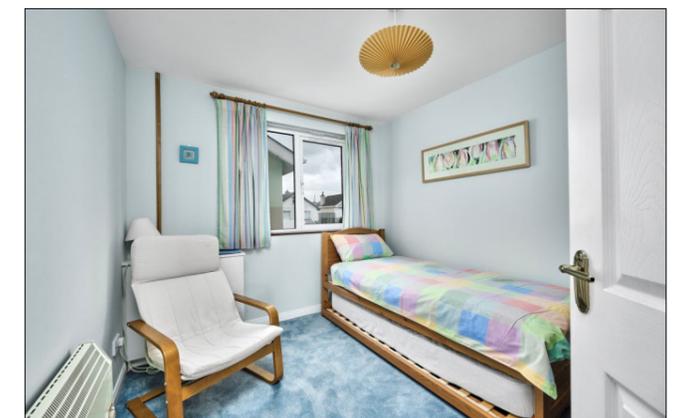
Bedroom 1:

With partial views across Atlantic Ocean and Portstewart Strand. 13'7 into bay x 11'1



Bedroom 2:

10'1 x 8'9



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, part tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Private parking to front. Communal garden to rear with bin enclosure.

SPECIAL FEATURES:

- ** Electric Heating With Updated Radiators
- ** PVC Double Glazed Windows
- ** Partial Views Across Atlantic Ocean & Portstewart Strand
- ** Within Proximity To Golf Club & Strand Beach

TENURE:

Leasehold

CAPITAL VALUE:

£130,000 (Rates: £1,329.90 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 is £1,040 per annum approx. (05.09.25– assessed annually)**

Domestic pets are permitted with permission from the Management Company providing said pets do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents.

