

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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

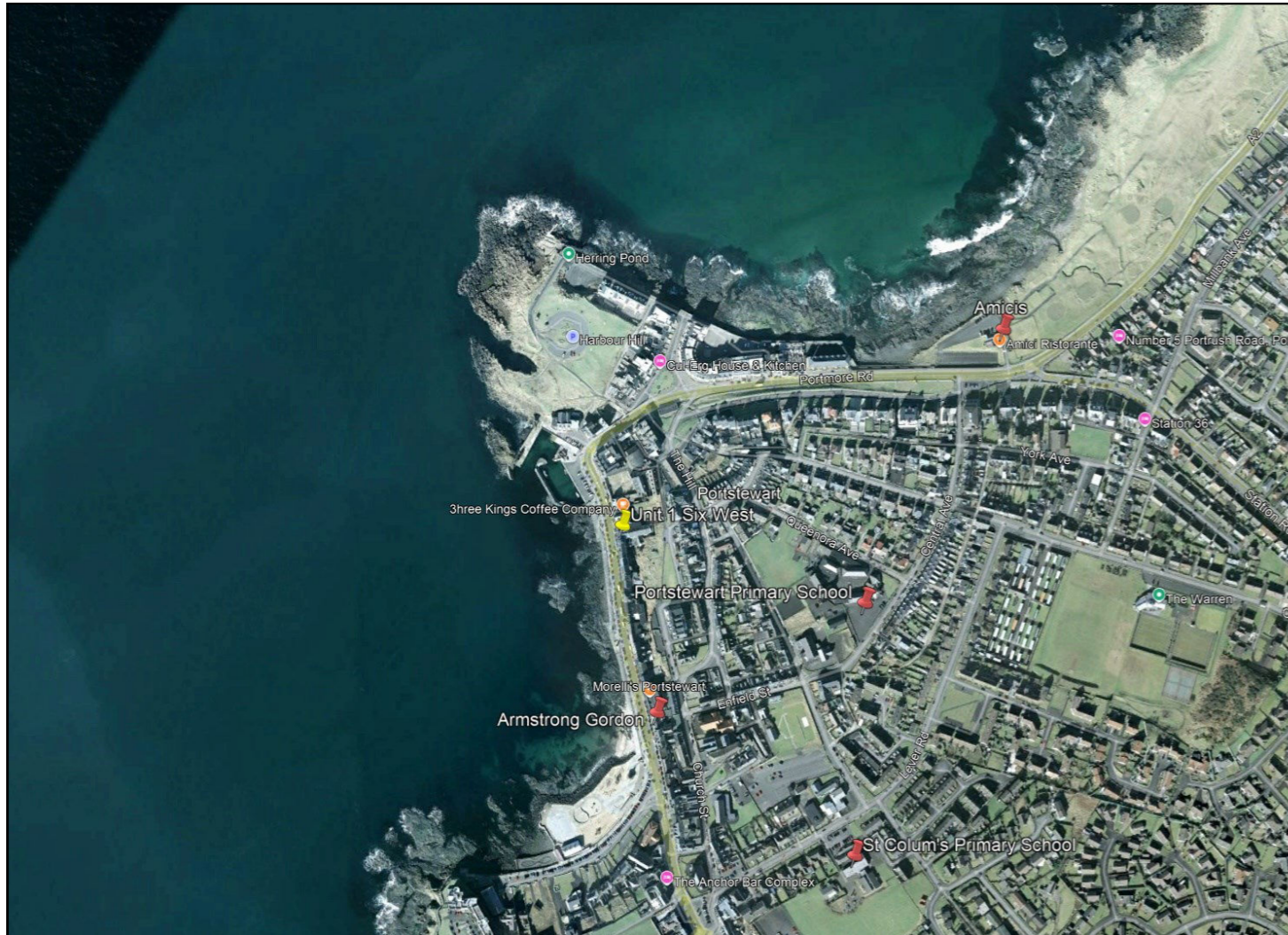
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON




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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

2 Six West (Apt 2)

17 The Promenade

BT55 7AD

Price £365,000

028 7083 2000
www.armstronggordon.com

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A truly exceptional one bedroom first floor apartment in a landmark luxury development that fuses the timeless charm of Portstewart Promenade with the elegance and efficiency of contemporary design. From the comfort of your living space, sliding patio doors open onto a private balcony, showcasing uninterrupted panoramic views over Portstewart Promenade, Atlantic Ocean, Donegal Headlands, Portstewart Harbour and the iconic Dominican College. Finished to an outstanding standard, this apartment offers bright open plan living, generous storage, high quality finishes throughout, lift access to all floors and a private rear terrace—perfect for relaxing or entertaining. Additional benefits include secure private parking, a 10 year structural warranty, and a location just moments from boutique shops, cafés, award winning restaurants and the golden sands of Portstewart Strand. *Photos displayed are of apartment 8*

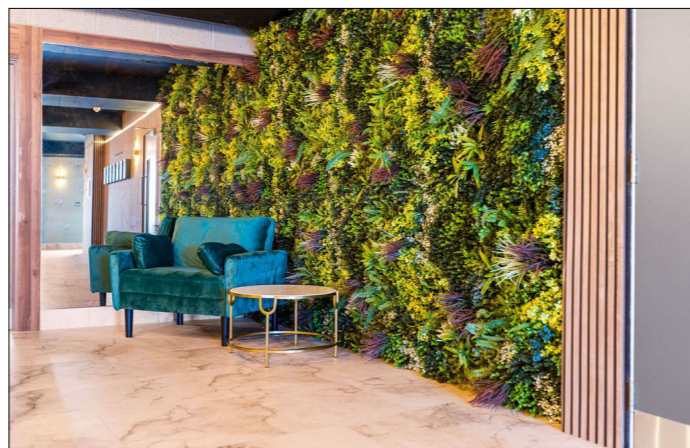
As you proceed along Portstewart Promenade toward the harbour, 17 The Promenade is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

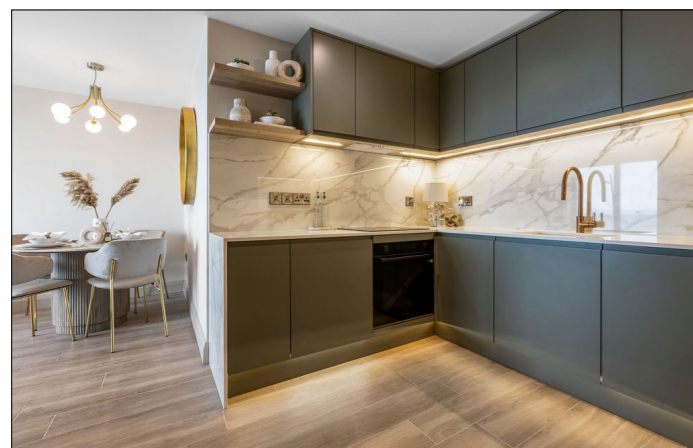
With access to all three blocks, noise cancelling part panelled walls, decorative flower wall, feature wall lighting, storage units to rear and tiled floor.



Open Plan Lounge/Kitchen/Dining Area:

Kitchen:

With 'Shock' sink unit set in Silestone worktops and splashback, high and low level units, integrated fridge freezer, ceramic hob, integrated oven, extractor fan above, integrated dishwasher, corner shelving and tiled floor. 9'5 x 9'3



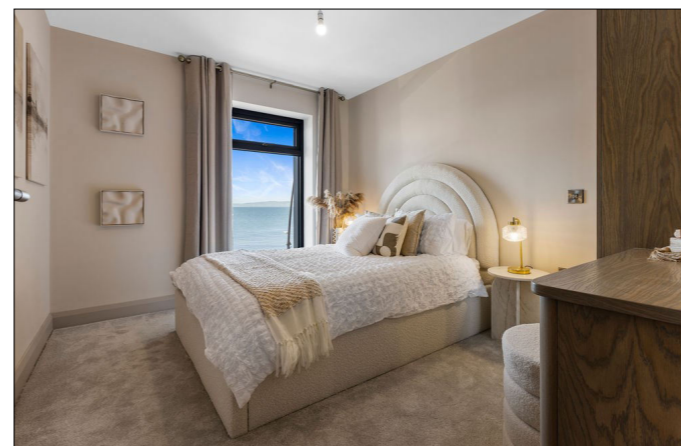
Lounge/Dining Area:

With built in furniture consisting of drawers, cupboard housing gas boiler, recessed lighting and sliding patio doors leading to large composite balcony with glass balustrades with uninterrupted views of Atlantic Ocean, Dominican Covert, Portstewart Promenade, Donegal Headlands and Harbour. 14'0 x 11'0



Bedroom 1:

With built in furniture consisting of a double and single wardrobe with access to large composite balcony with views across Atlantic Ocean, Dominican Covert, Portstewart Promenade, Donegal Headlands and Harbour. 11'5 x 9'5



Shower Room

With floating w.c., with brushed brass flush plate, floating wash hand basin, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower with brass finishes, recessed tiled shelf, mirrored units with under unit lighting, part tiled walls, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Gated car parking with private parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Under Floor Heating)
- ** PVC Double Glazed Windows To Front
- ** Lift Access To All Floors
- ** 10 Year Structural Warranty Provided By Global Homes

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Current Service Charge is to be confirmed. Ground Rent of £200.00 is also charged annually.

