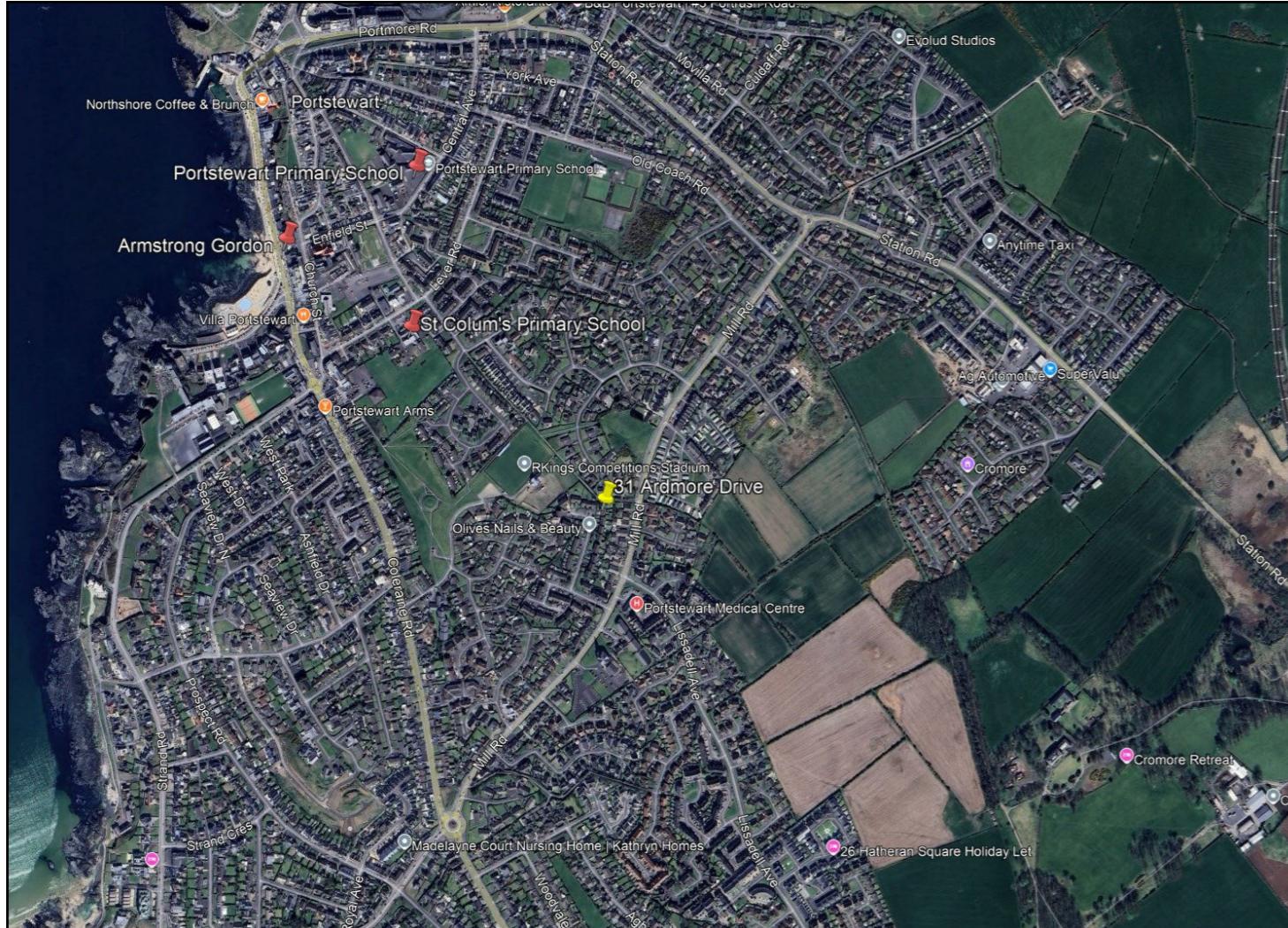




## FREE INDEPENDENT FINANCIAL ADVICE

**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

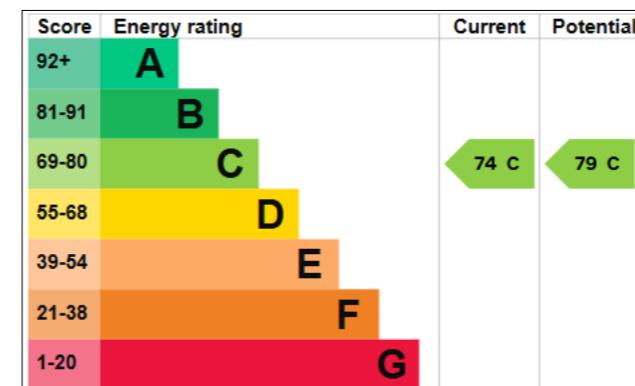


**ARMSTRONG GORDON** & Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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



## PORTSTEWART

10 O'Hara Court

BT55 7TA

Offers Over £235,000

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 excellent opportunity to acquire a spacious five bedroom first floor apartment in the heart of Portstewart, close to shops, schools, bars and restaurants. Built circa 2004 by McCloskey & O'Kane, the development comprises ten apartments in two blocks. No.10 is located in the private rear block and offers well presented accommodation, making it an ideal investment with strong rental potential. This popular development has consistently attracted strong demand from students, making the property an ideal investment opportunity for purchasers seeking an attractive and reliable rental return. The property is currently rented out to two students until May 2026 generating a rental income of £980.00 per month net.

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 COMPRISSES:**

**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.

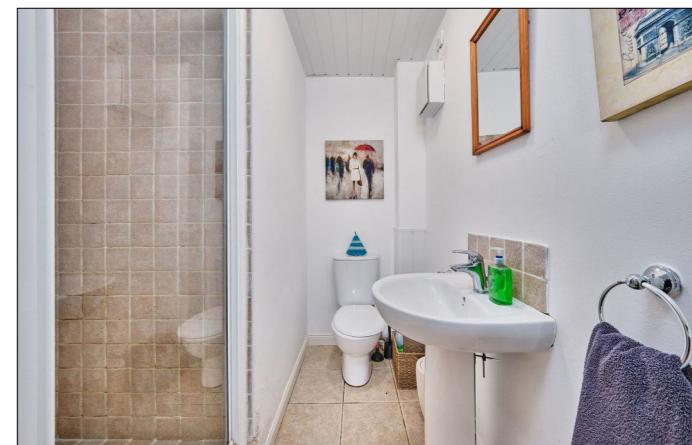


**Bedroom 1:**

13'3 x 10'1

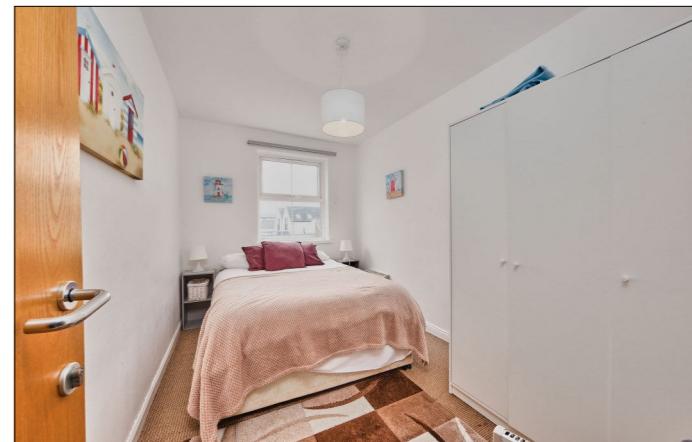
**Ensuite Shower Room:**

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 4:**

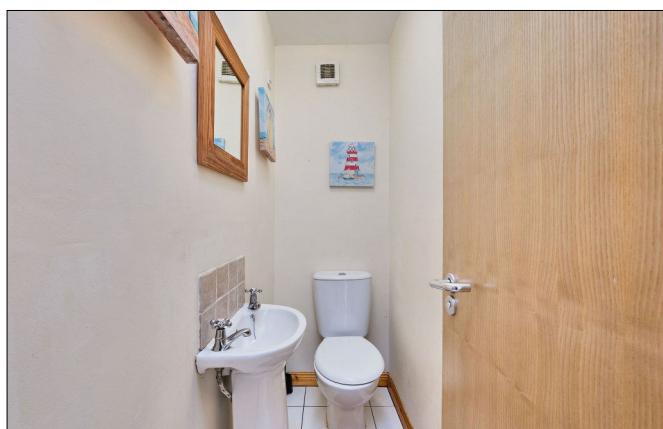
11'9 x 7'3

**Bedroom 5:**

11'9 x 7'3

**Bathroom:**

With white suite comprising 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 w.c., wash hand basin with tiled splashback, 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: £1,329.90 p/a approx.)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1100.00 per annum approx. (21.01.26)**



We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.