



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

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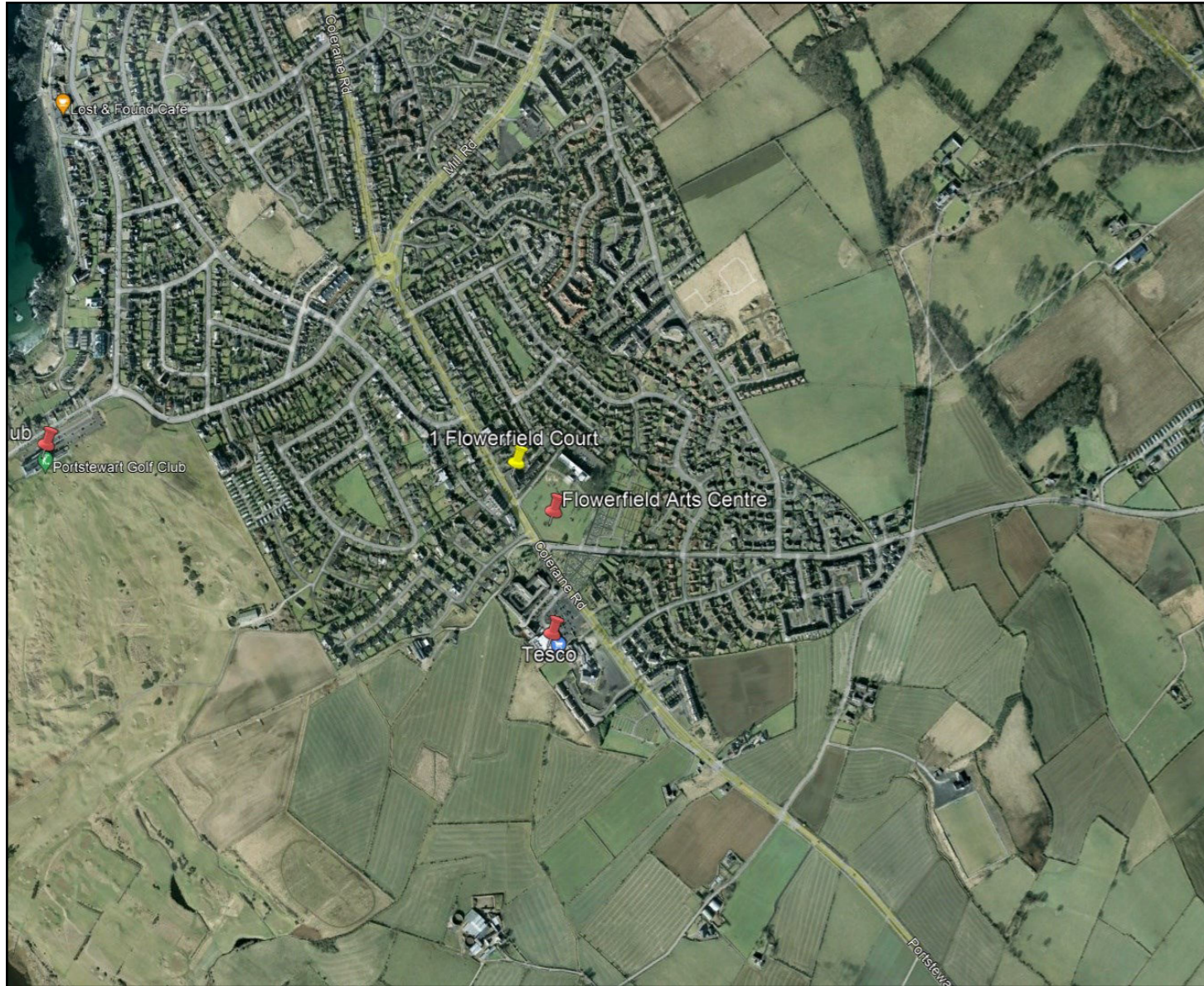
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- Mortgage Protection
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- Income Protection
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- Landlord Insurance



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	52 E
21-38	F		
1-20	G		

PORTSTEWART

1 Flowerfield Court

BT55 7RQ

Offers Over £275,000

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028 7083 2000
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A fantastic opportunity to acquire a beautiful 4 bedroom end terrace townhouse extending to approx. 1496 sq. ft of living space. Exclusive, stylish and innovative, this stunning home is both impressive and highly desirable and is situated on the main Coleraine Road approaching Portstewart. Flowerfield Court is in a development consisting of 17 units combining a mixture of apartments and townhouses. Both bright and spacious, the property is in excellent decorative order right through and no expense has been spared in the finish and specification. Externally the property looks out onto the main Coleraine Road and benefits from an easily maintained fully enclosed rear patio area. Within close proximity are a local Tesco store and filling station, convenience store and Flowerfield Arts Centre and play park.

Approaching Portstewart on the Coleraine Road, take your first right after Flowerfield Arts Centre and before the Texaco garage into Flowerfield Court. Drive straight into the development and No. 1 will be located straight in front of you.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

7'0 wide with walk in storage cupboard housing pressure system.

Separate W.C.:

With w.c., wash hand basin with tiled splashback, extractor fan and tiled floor.

Lounge: 16'8 x 11'5

With gas fire with wood surround fireplace with cast iron inset and tiled hearth, wired for satellite, laminate wood floor and French doors leading to:



Kitchen/Dining Area:

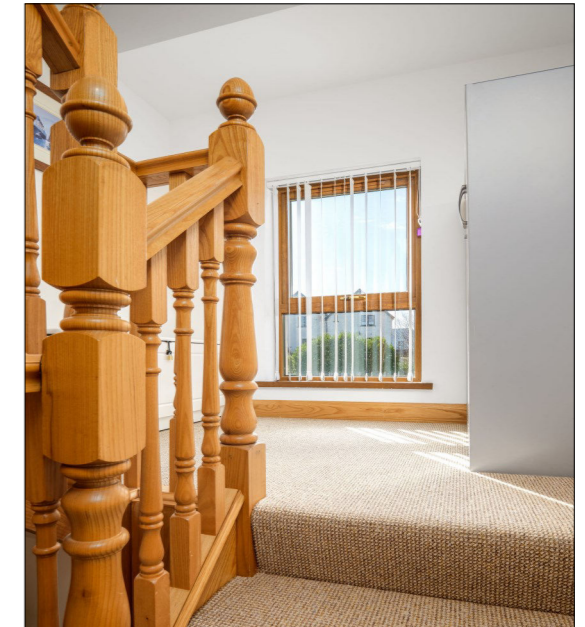
With single drainer stainless steel sink unit, high and low level built in units with under unit lighting, integrated gas hob, 'Indesit' oven and stainless steel extractor fan above, integrated fridge freezer and dishwasher, integrated washer dryer, drawer bank, saucepan drawer, recessed lighting, free standing condenser dryer, tiled floor and French doors leading to rear garden. 11'0 x 11'5



FIRST FLOOR:

Landing:

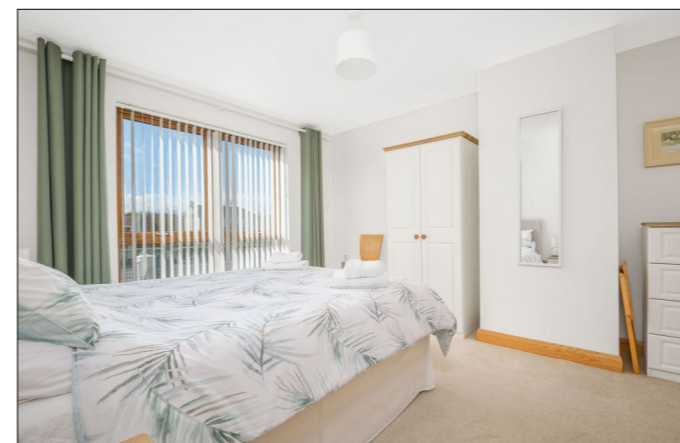
With hot press.



Bedroom 1:

12'10 x 10'5

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, heated towel rail, extractor fan and tiled floor. (The electric shower sources hot water from the hot tank).



Bedroom 2:

10'10 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, half tiled walls, heated towel rail, extractor fan and tiled floor.



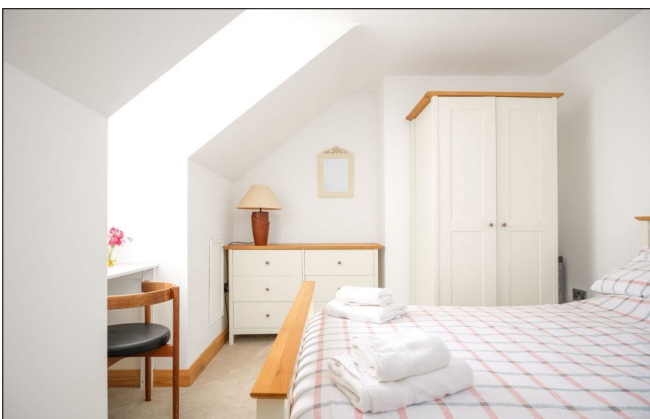
SECOND FLOOR:

Landing:

With access to roof space. (The attic houses the insulated water tank and has had lighting installed).

Bedroom 3:

15'2 x 9'3



Bedroom 4:

11'9 x 10'4



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, half tiled walls, heated towel rail, extractor fan and tiled floor.

EXTERIOR FEATURES:

Car parking to front which includes generous additional visitor parking spaces apart from dedicated parking for individual property owners. Garden to rear is laid in lawn and fully enclosed with 6'0 fence with screened pathway and an enclosed communal bin area is located in the corner of the rear of Flowerfield Court development. An outside double electric socket, access to meter box, external insulated water tap and retractable clothes line.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** uPVC Woodgrain Double Glazed Windows
- ** Oak Finished Doors, Architraves & Skirtings
- ** Burglar Alarm
- ** Excellent Decorative Order Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£160,000 (Rates: £1392. 32 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £660.00 per annum approx. (18.03.26)**

No restrictions on short or long term lets.

No restrictions on domestic pets.



