



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

39 Montague Court

BT55 7TE

Offers Over £189,500

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A spacious first floor three bedroom apartment extending to approximately 839 square feet of living space and located in the ever popular development of Montague Court. Constructed circa 2006 by well known contractors, O'Kane & Devine, the property and development have been finished to their usual and exacting standard. This particular property is an excellent investment opportunity for those seeking a first time buyer home, holiday home or indeed to rent out. The selling agent strongly recommends early internal inspection.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside roundabout onto Mill Road. Proceed along this road until you come to the Medical Centre on your right hand side. At this point turn right onto Lissadell Avenue and take your eighth right into Montague Court. Go through the archway at the bottom, turn right and No 39 will be located on your right hand side after the townhouses.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

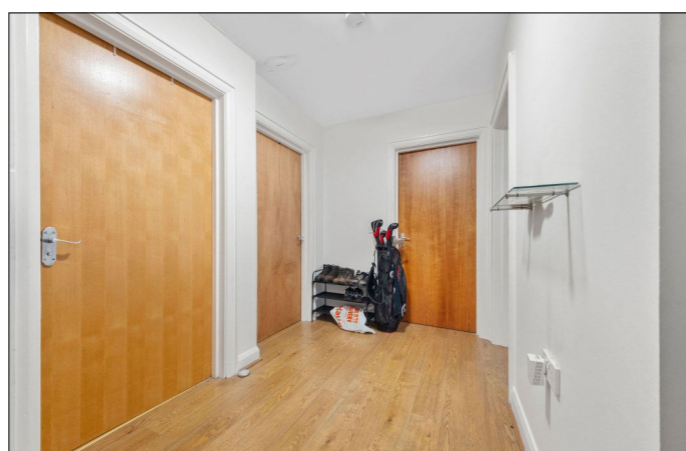
Communal Entrance Hall:

With tiled floor and steps leading to all floors.

SECOND FLOOR:

Entrance Hall:

5'6 wide with cupboard housing gas boiler, access to roof space and laminate wood floor.

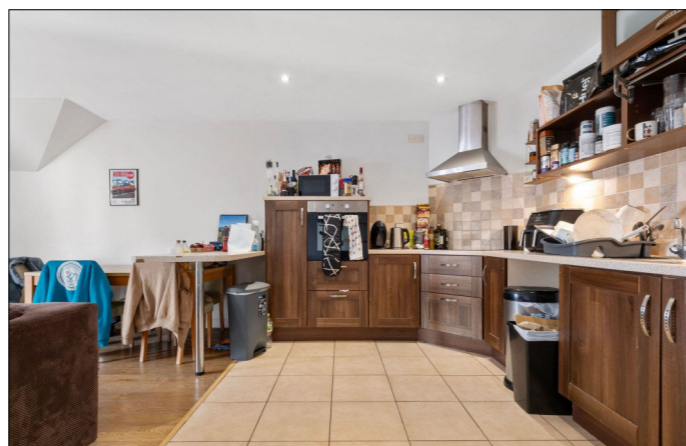
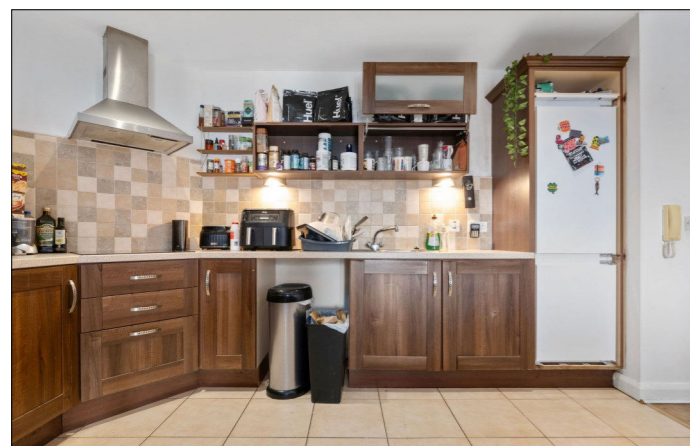
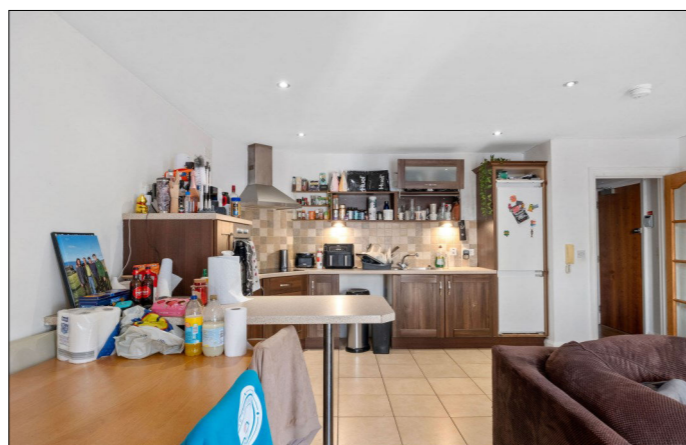


Open Plan Lounge/Kitchen/Dining Area:

20'10 x 17'5

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, eye level oven, stainless steel extractor fan, integrated fridge freezer, breakfast bar, plumbed for automatic washing machine, recessed lighting and tiled floor.



Lounge/Dining Area:

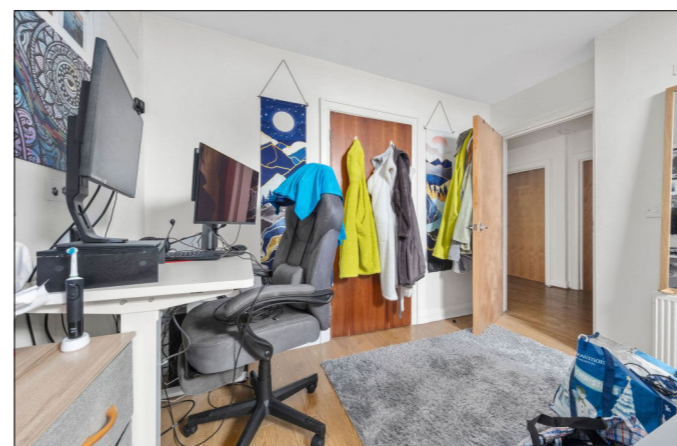
With laminate wood floor and PVC French doors leading to small balcony.



Bedroom 1:

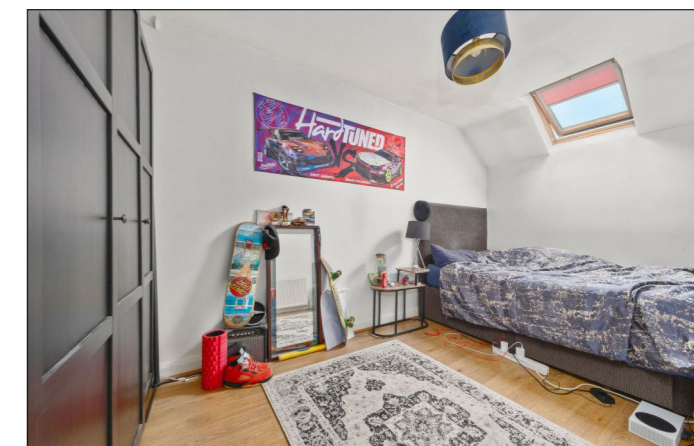
With laminate wood floor and 'Velux' window. 13'11 x 9'11

Ensuite off with w.c., wash hand basin with storage below, PVC cladding, walk in shower cubicle with mains shower, extractor fan and tiled floor.



Bedroom 2:

With laminate wood floor and 'Velux' window. 14.8 x 8'2



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, tiled around bath, recessed lighting, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Car parking to side of building and communal garden area to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Popular Student Rental Area
- ** Priced Within The Co-Ownership Limit

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates: £1119.00 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 £1152.00 (30.04.26)**

Domestic pets are permitted providing said pets do not cause a nuisance and are kept under proper control at all times. Long term lets permitted.