



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		
55-68	D		
39-54	E	44 E	51 E
21-38	F		
1-20	G		

**PORTSTEWART**

18 Montague Court

BT55 7NT

Offers Over £194,500

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A spacious three bedroom mid terrace townhouse located in the ever popular development of Montague Court. Constructed circa 2006 by well known contractors, O'Kane & Devine, the property and development has been finished to their usual and exacting standard. The property is currently let out to two students until the end of May 2025. The selling agent strongly recommends early internal inspection. Please also note there are new HMO regulations in place and all purchasers are advised to check these out prior to purchase.

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. Turn right onto Lissadell Avenue and take your eighth right into Montague Court. No 18 will be located straight in front of you to the left of the arch.

#### ACCOMMODATION COMPRISES:

##### Entrance Hall:

5'8 wide with tiled floor.



##### Utility Room:

With single drainer stainless steel sink unit, low level built in units with tiling above, plumbed for automatic washing machine, space for tumble dryer, extractor fan and tiled floor. 9'7 x 4'2



##### Separate W.C.:

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

#### FIRST FLOOR

##### Lounge:

With storage cupboard and steps leading to:



#### Kitchen/Dining Area: 20'3 x 12'2

##### Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated hob, integrated 'Beko' oven, stainless steel extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, recessed lighting and tiled floor. 13'2 x 13'0



##### Dining Area:

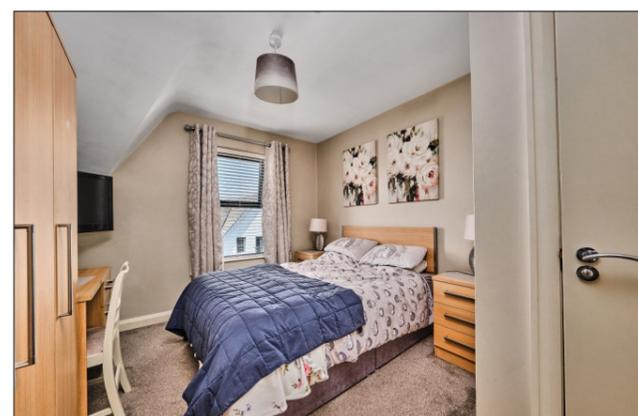
With tiled step leading to PVC French doors onto feature balcony.



#### SECOND FLOOR

##### Bedroom 1:

13'0 x 10'2

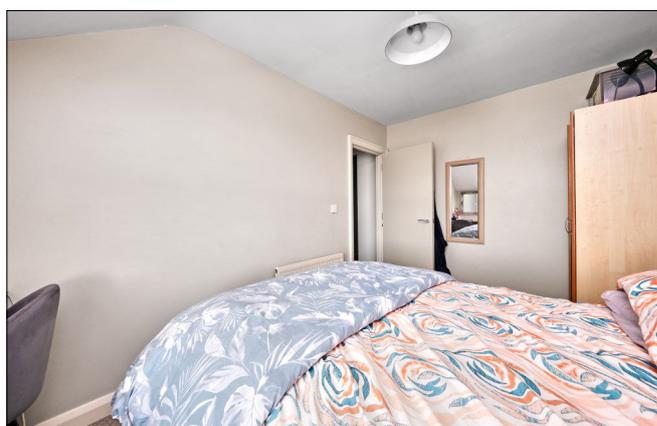


**Ensuite off** with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, shaver light and point, extractor fan and tiled floor.



**Bedroom 2:**

13'0 x 8'2



**Bedroom 3:**

9'2 x 6'5



**Bathroom:**

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

## **EXTERIOR FEATURES**

Garden to front is laid in lawn with paved path and surrounding hedging. Storage cupboard housing gas boiler.

## **SPECIAL FEATURES**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Parking To Front
- \*\* Popular Rental Location

## **NAV:**

£2150.00 (Rates: £1258.79 p/a approx.)

## **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. Details of the annual Service Charge and full management services are available on request. **Current Service charge is £565.00 p/a approx. (09.05.25)**

