



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

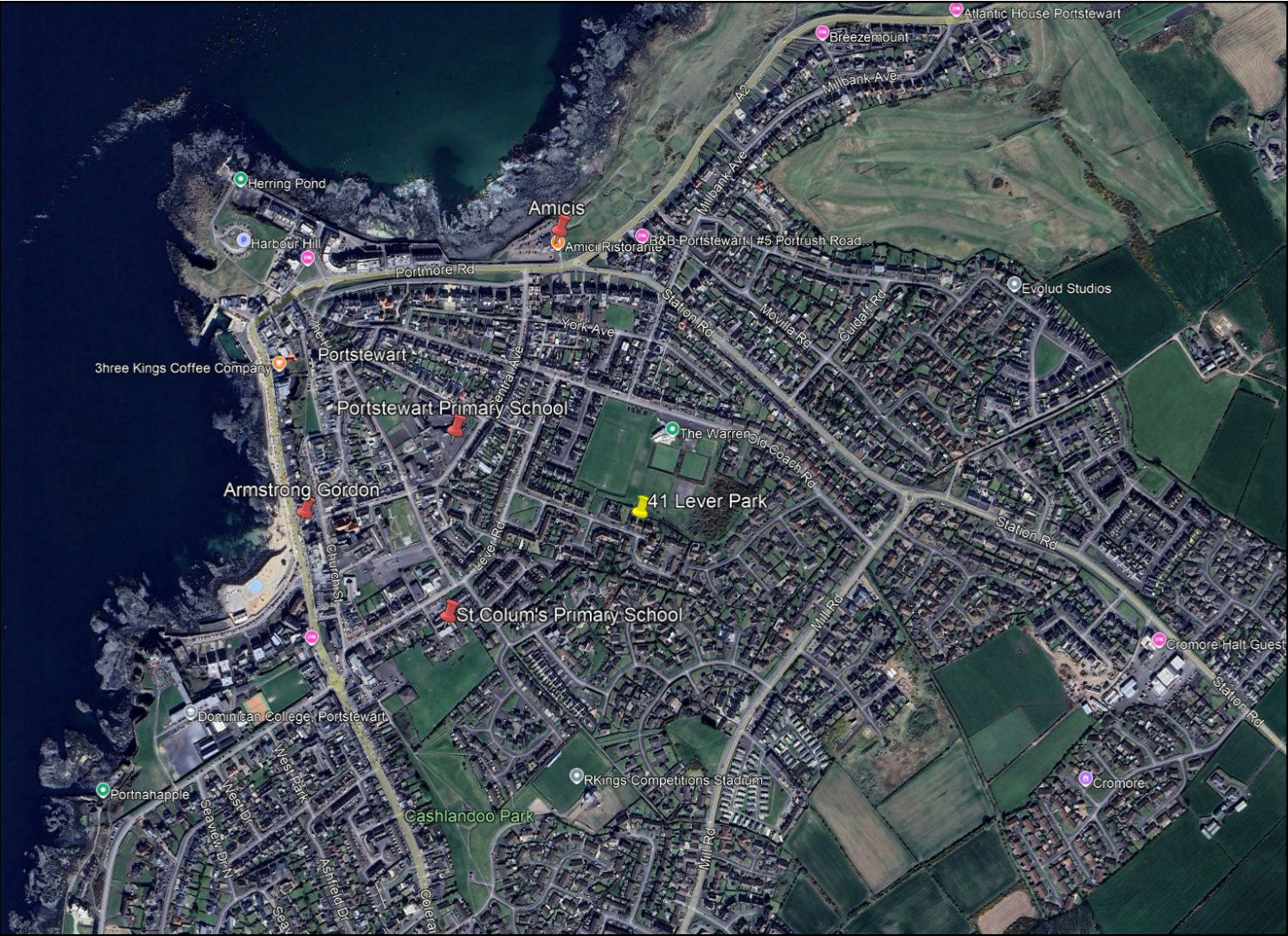
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

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



ARMSTRONG GORDON



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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART
41 Lever Park
BT55 7ES
Offers Over £119,500

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028 7083 2000
www.armstronggordon.com

A delightful two bedroom first floor apartment located in a popular affordable residential area of Portstewart. Internally the property will require modernisation offering a blank canvas to those wishing to make their own mark. Of particular note are the fantastic views from rear of the Warren playing fields, park and tennis courts. Externally the property benefits from a spacious, fully enclosed rear garden. The property itself is ideal for a first time buyer or investment buyer looking for a renovation project. The property also has the additional benefit of being situated within proximity to two excellent primary schools, churches, doctors surgery and of course the Promenade with its excellent array of shops, bars, restaurants and coffee houses.

Approaching Portstewart on the Coleraine Road, take your third exit at the Diamond roundabout then first right onto Lever Road. Take your second right after St Colum's Primary School into Lever Park and No 41 will be located on the left hand side after the open green area.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

2'11 wide with stairs leading to;

FIRST FLOOR:

Entrance Hall:

6'6 wide with hotpress and access to roof space.

Kitchen:

11'8 x 10'0



Lounge:

With storage cupboard. 13'0 x 11'4

Bedroom 1:

With built in double wardrobe. 11'4 9'11



Bedroom 2:

10'2 x 7'6



Bathroom:

With white suite comprising w.c., wash hand basin, mains shower over bath and fully tiled walls.

EXTERIOR FEATURES:

Fully enclosed garden area to rear which is laid in lawn, accessed via side of property and located on your right overlooking playing fields.

SPECIAL FEATURES:

- ** Private Parking Space To Front Of Property
- ** Ideal For First Time Buyer Or Investor
- ** PVC Double Glazed Windows
- ** Economy 7
- ** Views Of Playing Fields To Rear

TENURE:

Leasehold

CAPITAL VALUE:

£65,000 (Rates: £664.95 p/a approx.)

MANAGEMENT COMPANY:

Service charge is through the NIHE. The charge for April 25 – March 26 is £315.96.00 per annum approx. (15.08.25)

