



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



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apartment 3

17 The Promenade

BT55 7AH

Price £395,000

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

Welcome to a truly exceptional one bedroom second floor apartment in a luxury development that seamlessly blends the timeless charm of Portstewart Promenade with the innovation, style and energy efficiency of contemporary design. Enjoy breathtaking, uninterrupted panoramic views stretching across Portstewart Promenade, the Atlantic Ocean, Donegal headlands, Portstewart Harbour and the iconic Dominican College – all from the comfort of your own living space. Designed with both comfort and convenience in mind, this stunning property features high quality finishes throughout, lift access to all floors, generous storage solutions and access to a private rear terrace perfect for relaxing or entertaining. Additional benefits include secure private parking, a 10-year structural warranty for peace of mind and an unbeatable location within walking distance to shops, cafés, restaurants and the beach. Ideal as a stylish primary residence, luxurious coastal retreat or investment opportunity, this apartment offers an unparalleled lifestyle in one of Northern Ireland’s most desirable seaside locations.

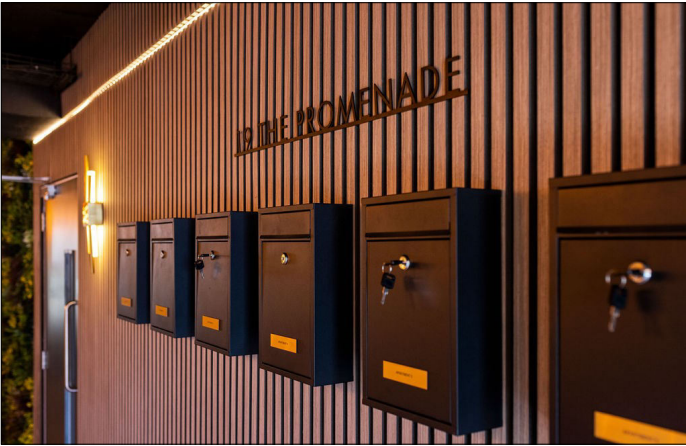
As you proceed along Portstewart Promenade toward the harbour, Six West is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With access to all three blocks, noise cancelling part panelled walls, decorative flower wall, feature wall lighting, storage units to rear and tiled floor.



SECOND FLOOR:

Entrance Hall:

3’0 wide with built in storage consisting of two floor to ceiling cupboards with shelving, wiring for wall lights, LED strip lighting along skirting, recessed lighting and tiled floor.

Kitchen/Dining Area: 16’10 x 12’1

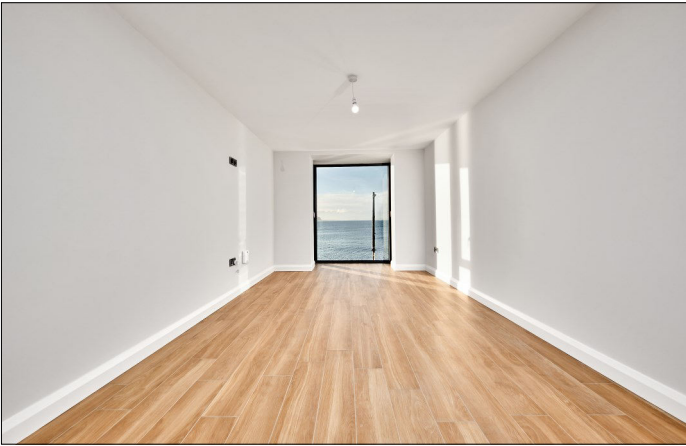
Kitchen:

With ‘Schock’ sink unit set in granite worktops with upstands, high and low level units with tiling between, integrated ceramic hob, oven, concealed extractor fan above, integrated fridge freezer and dishwasher, integrated washing machine, saucepan drawers, built in corner dining seat, tiled floor and glass panel PVC pedestrian door leading out onto tiled balcony.



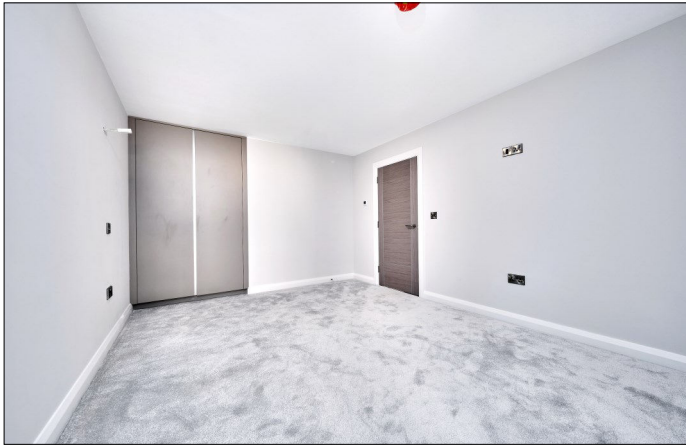
Lounge:

With box window with uninterrupted views of Atlantic Ocean, Dominican College, Portstewart Promenade, Donegal Headlands and Harbour. 22’2 into bay x 18’1 max



Bedroom 1: 13’3 x 10’10

With built in double wardrobes, wiring for wall lights, glass panel PVC door leading to tiled terrace area.



Shower Room:

With w.c., wash hand basin set in vanity unit with drawers below, tiled splashback, illuminated mirror above, fully tiled walk in shower area with mains rainfall shower head, additional telephone hand shower, storage cabinets, part tiled walls, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES

Gated car parking with private parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Under Floor Heating)
- ** PVC Double Glazed Windows To Front
- ** Lift Access To All Floors
- ** 10 Year Structural Warranty Provided By Global Homes
- ** Panoramic Views Across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade And Harbour

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 to be confirmed.**

Ground Rent of £200.00 is also charged annually.

