



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

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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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Apartment 5
18 The Promenade
BT55 7AD
Price £695,000

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Apartment 5 is a beautifully presented two bedroom second floor show apartment within the prestigious *Six West* development on Portstewart's iconic Promenade. Blending the timeless charm of the seafront with modern design, efficiency, and comfort, this property offers the ultimate in coastal living. The apartment features bright and spacious open-plan living with sliding doors that open directly onto the Promenade, framing uninterrupted views across the Atlantic Ocean, Donegal headlands, Portstewart Harbour and the Dominican Convent. The accommodation includes two well-proportioned bedrooms, with the master bedroom boasting a private ensuite. A high-quality specification runs throughout, with thoughtful design to maximise natural light and create a contemporary, welcoming atmosphere. Further benefits include: Private, secure parking – a rare and valuable feature in this location, lift access to all floors and private storage, a 10-year structural guarantee providing peace of mind and prime location within walking distance of beaches, golf courses, cafes, and restaurants.

As you proceed along Portstewart Promenade toward the harbour, 18 The Promenade is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

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

THIRD FLOOR:

Entrance Hall:

3'7 wide with storage cupboard with plumbing for automatic washing machine, space for tumble dryer with tiled floor, access to storage area in ceiling, thermostat controls and tiled floor.

Open Plan Kitchen/Dining/Living Area: 23'9 x 14'8

With 'Shock' sink unit with shower hose style tap set in Silestone worktops, high and low level units with Silestone splashbacks, feature strip under unit lighting, integrated fridge freezer, integrated 'Bosch' oven, 'Hotpoint' ceramic hob and stainless steel extractor fan above, integrated 'Hotpoint' coffee machine, integrated 'Bosch' eye level oven, integrated dishwasher, saucepan drawers, feature wall lights, recessed lighting, tiled floor and feature picture window and sliding patio doors leading to composite decked balcony with panoramic views across Atlantic Ocean, Crescent, Dominican Covent, Portstewart Promenade and Harbour.



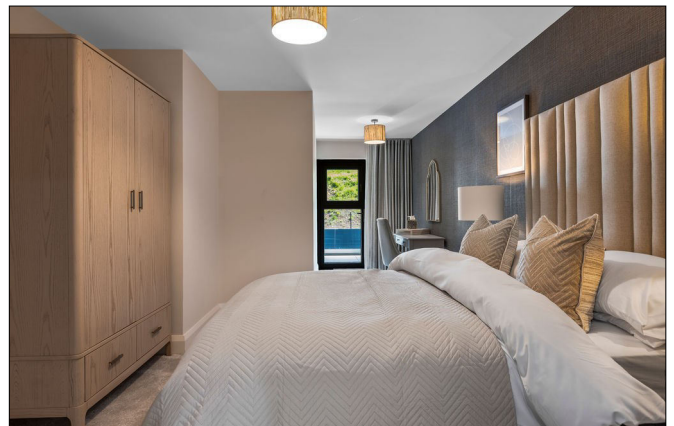
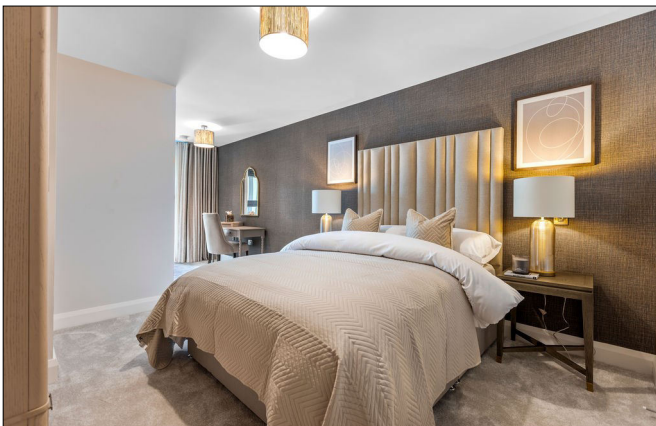
Shower Room:

With floating w.c. with brushed chrome flush plate, round countertop wash hand basin set in vanity unit with tiled splashback, illuminated mirror above, fully tiled walk in shower area with mains rainfall shower with additional telephone hand shower with chrome finish, low profile shower tray, high level units with recessed lights below, fully tiled walls, extractor fan, recessed lighting and tiled floor.



Bedroom 1:

With wiring for wall lights and pedestrian door leading to paved terrace with cupboard housing gas boiler. 11'1 max x 21'9 max



Ensuite off with floating w.c. with brushed chrome flush plate, round countertop wash hand basin set in vanity unit with illuminated mirror above and tiled splashback, fully tiled walk in shower cubicle with mains shower head and additional telephone hand shower, low profile shower tray, overhead storage units with recessed lights below, recessed shelving in tiled walls, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With wiring for wall lights and pedestrian door leading to paved terrace with cupboard housing gas boiler. 18'2 max x 9'2



Terrace:

Private tiled balcony with exterior lighting and cupboard housing gas boiler.

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
- ** Spacious Composite Decked Balcony With Panoramic Views Across Atlantic Ocean, Crescent, Dominican Covent, 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.

