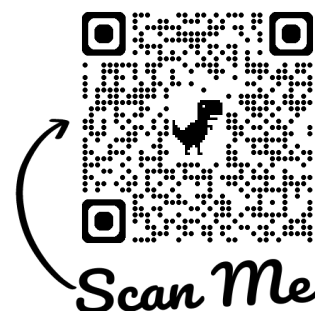


For Sale

Apt B, 48 The Promenade, Portstewart BT55 7AE

Offers Over **£235,000**



Property Overview

- Second Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Economy 7 heating
- uPVC double glazed windows
- Town centre location
- Panoramic sea and coastline views
- There is also the opportunity to purchase the ground floor retail unit. For further details contact O'Connor, Kennedy & Turtle, Coleraine on 028 7034 4244
- EPC Rating - F31

Apt B, 48 The Promenade, Portstewart BT55 7AE

Communal Hall:

With staircase leading to First Floor.

Entrance Hall:

With staircase leading to second floor, dado rail.

Steps leading to:

Landing:

With access to roofspace. dado rail.



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Open Plan Lounge / Kitchen/ Dining Area:

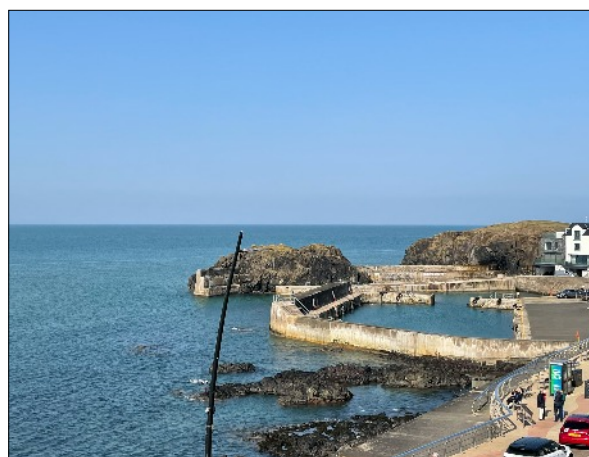
5.1m x 4.3m (16' 9" x 14' 1") with sea views to The Strand Beach, Mussenden Temple and beyond to Donegal.

Lounge / Dining Area:

With television point, recess lighting.

Kitchen:

With eye and low levels units, single drainer stainless steel sink unit, tiled between units, space for cooker, space for undercounter fridge, extractor fan, plumbed for washing machine, telephone point, television point.



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Bedroom 1:

3.6m x 3.4m (11' 10" x 11' 2") (max)



Bedroom 2 / Study:

2.5m x 2.4m (8' 2" x 7' 10") (max) with dimmer switch.



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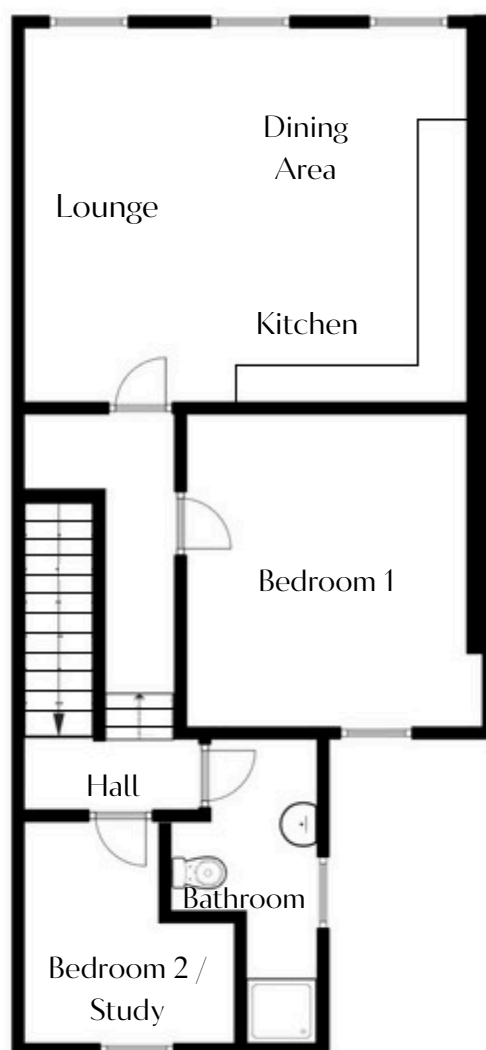
Bathroom and w.c. Combined:

Comprising wash hand basin, tiled splashback, w.c., PVC panelled shower cubicle with electric shower fitting, access to roofspace.



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FLOOR PLANS



SECOND FLOOR

For illustrative purposes only. Not to scale.

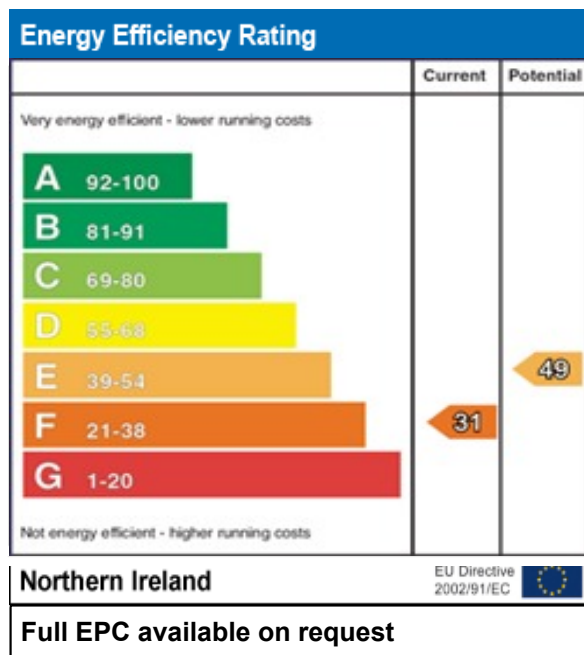
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

Rates 2024 / 2025: £1078.44
Tenure: TBC

Apt B, 48 The Promenade, Portstewart BT55 7AE



OFFICE OPENING HOURS

Monday	09:00	-	17:00
Tuesday	09:00	-	17:00
Wednesday	09:00	-	17:00
Thursday	09:00	-	17:00
Friday	09:00	-	17:00
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1511 180225/MH

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