



C2 THE EDGEWATER, PORTSTEWART



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 81 | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

OFFERS OVER £440,000

C2 THE EDGEWATER, PORTSTEWART

Situated within a secure, established gated development, this impressive three-bedroom ground-floor apartment combines contemporary design with coastal charm. The bright, open-plan living and dining area opens onto a private balcony with partial sea views, creating the perfect space for relaxing or entertaining. The modern fitted kitchen is well-equipped with high-quality appliances and ample storage.

The master bedroom features built-in wardrobes and an ensuite bathroom, while two further bedrooms share a stylish family bathroom. The apartment also benefits from an allocated parking space and an external storage room. Residents enjoy direct access from the development to the scenic coastal path, leading to the stunning Portstewart Strand in one direction and the lively promenade in the other.

FEATURES

- Private balcony with partial sea views
- Mains gas central heating
- Aluminium-clad timber-framed double-glazed windows.
- Security alarm and video entry system
- Integrated vacuum system
- Allocated parking space and external storage room

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,046

ANNUAL SERVICE CHARGE: £3,674.56

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Well presented communal entrance; tiled floor; individual mailboxes; secure intercom system; lift access to all floors.

ENTRANCE HALL

Recessed lighting; utility cupboard plumbed for a washing machine; gas boiler.

OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN AREA

3.19 m x 3.93 m (10'6" x 12'11")

Range of fitted units; quartz work surfaces; recessed sink & drainer; integrated Bosch appliances to include fridge freezer & dishwasher; Neff appliances include fitted oven & microwave, electric hob with extractor unit over; central island with integrated wine fridge & breakfast bar seating; tiled floor; recessed lighting; open to living & dining area.

LIVING & DINING AREA

4.17 m x 7.31 m (13'8" x 24'0")

Partial sea views from feature window; double doors leading to the private balcony; intercom system; space for dining.

BALCONY

2.21 m x 4.95 m (7'3" x 16'3")

Partial sea views; glass balustrade; paved flooring; power & light.

BEDROOM 1

4.22 m x 6.46 m (13'10" x 21'2")

Double bedroom to the rear with partial sea views; range of fitted bedroom furniture; recessed lighting.

ENSUITE

1.70 m x 2.37 m (5'7" x 7'9")

Large tiled shower cubicle; wall mounted toilet & vanity unit with wash hand basin; chrome towel radiator; back lit mirror; recessed lighting; tiled floor; part tiled walls.

BEDROOM 2

4.83 m x 3.78 m (15'10" x 12'5")

Double bedroom to the front; feature curved corner window; recessed lighting.

BEDROOM 3

2.66 m x 2.79 m (8'9" x 9'2")

Double bedroom to the front; recessed lighting.

BATHROOM

2.53 m x 4.73 m (8'4" x 15'6")

Free standing bath with shower attachment; large tiled shower cubicle with rainfall head; wall mounted toilet & vanity unit with wash hand basin; chrome towel radiator; back lit mirror; recessed lighting; tiled floor & walls.

EXTERIOR FEATURES

- Partial sea views from private balcony.
- External storage room within basement.
- Gated development with allocated and guest parking.
- Gated pedestrian access to cliff walk.



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FLOORPLAN



Original Floorplan - For Guidance Only
Layout has been altered slightly

PHOTOS



PHOTOS

