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APT 1, 80 THE PROMENADE, PORTSTEWART

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80 THE PROMENADE

OFFERS OVER £315,000

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FIRST FLOOR APARTMENT - 2 BEDROOMS - 780 SQ FT

Welcome to 80 The Promenade - an exclusive collection of four stunning coastal properties in the heart of Portstewart. This boutique development comprises three seafront apartments with captivating coastal views, each benefiting from private entrances and the penthouse features a stunning seafront roof terrace; a stylish, low maintenance townhouse completes the development to the rear.

Designed to seamlessly blend coastal charm with modern living, these exceptional homes are perfectly positioned in the heart of this ever popular seaside resort, renowned for its high end restaurants, cosy coffee shops and charming boutiques.

SPECIFICATION

KITCHEN
- Modern kitchen with integrated appliances, including an electric hob with extractor hood, fitted oven, fridge freezer, dishwasher and washer-dryer.

BATHROOMS
- Contemporary white suites with premium sanitary ware.
- Heated towel radiators for added comfort.

FLOORING
- Tiled flooring in the kitchen, living areas, hallway and bathrooms.
- Carpeted bedrooms for added warmth and comfort.

HEATING & ENERGY SYSTEMS
- Energy-efficient mains gas central heating.
- Double-glazed windows in uPVC frames.
- Individual solar panels for enhanced energy efficiency.

ELECTRICAL
- Integrated mains-powered smoke, fire and carbon monoxide detectors.
- Comprehensive range of sockets, TV and telephone points.
- High speed fibre-optic internet connection.

INTERNAL FINISHES
- Tasteful decoration throughout.
- Modern internal doors with contemporary fittings.

COMMUNAL AREAS
- Secure entry system for peace of mind.
- Low-maintenance communal spaces.
- Exterior lighting for enhanced security and ambiance.

MANAGEMENT COMPANY
- A management company will be established to oversee maintenance and insurance for the building and communal areas.

WARRANTY
- Global Home Warranties

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: TBC

ANNUAL SERVICE CHARGE: TBC

ENTRANCE HALL
Storage cupboard with gas boiler; utility cupboard plumbed for washing machine; engineered wood floor.

OPEN PLAN KITCHEN LIVING & DINING
6.50 m x 5.61 m (21'4" x 18'5")
Recessed lighting; engineered wood floor.

KITCHEN AREA
3.28 m x 2.37 m (10'9" x 7'9")
Range of contemporary fitted units; Quartz work surfaces; recessed sink; integrated fridge freezer & dishwasher; electric oven & hob with extractor unit over; engineered wood floor; open to living area.

LIVING AREA
3.21 m x 5.77 m (10'6" x 18'11")
Sea views; engineered wood floor; recessed lighting; open to the kitchen.

BEDROOM 1
3.56 m x 2.77 m (11'8" x 9'1")
Double bedroom to the rear.

ENSUITE
2.53 m x 0.88 m (8'4" x 2'11")
Tiled shower cubicle; toilet; wall mounted wash hand basin; towel radiator; fully tiled walls & floor; recessed lighting; sliding pocket door.

BEDROOM 2
2.56 m x 3.43 m (8'5" x 11'3")
Double bedroom to the rear.

BATHROOM
2.05 m x 1.83 m (6'9" x 6'0")
Large tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; towel radiator; fully tiled walls & floor; recessed lighting.

SCAN THE QR CODE BELOW FOR FULL DETAILS

VIEWING & FURTHER QUERIES

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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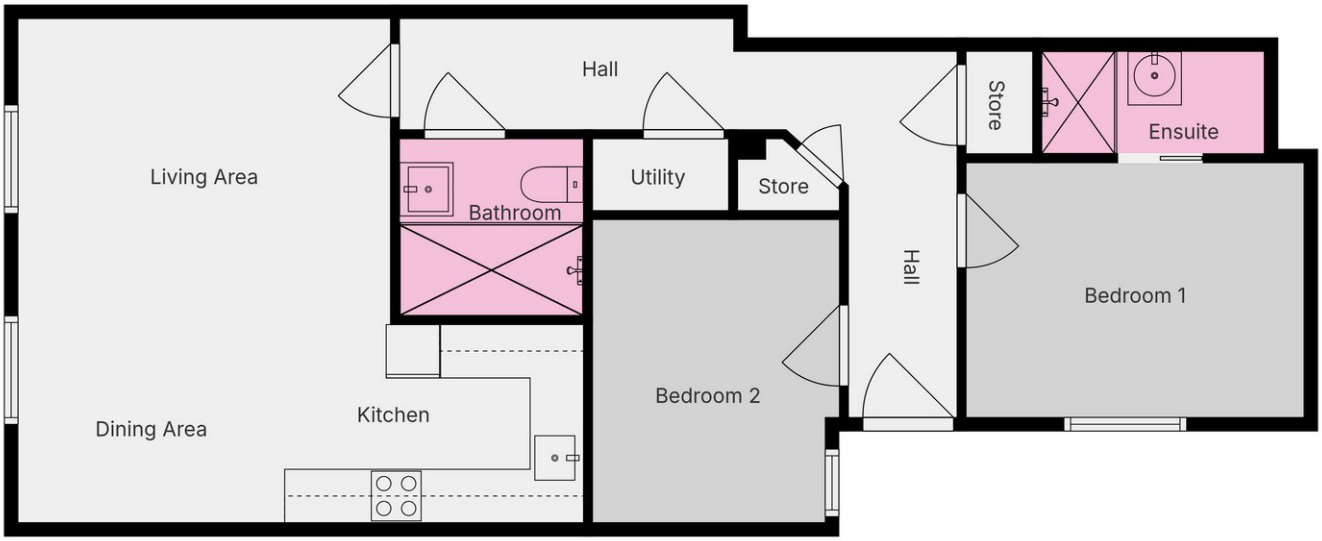
FLOORPLAN



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PHOTOS

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