



**C3 THE EDGEWATER, PORTSTEWART, PORTSTEWART**



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		84	84

**OFFERS OVER £325,000**

# C3 THE EDGEWATER, PORTSTEWART, PORTSTEWART

A stunning first floor apartment located within the prestigious, gated Edgewater development on Strand Road. This stunning development boasts a high end finish throughout, featuring a modern contemporary kitchen, elegantly designed bathrooms, and breath taking views from both the spacious living area and private balcony.

## FEATURES

- Private balcony with panoramic sea views.
- Mains gas central heating.
- Double glazing in aluminium clad timber framed windows.
- Security alarm and video entry system.
- Integrated vacuum system.
- Allocated car parking.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,862.76

ANNUAL SERVICE CHARGE: £3,474.56

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### COMMUNAL ENTRANCE

Well presented communal entrance; tiled floor, individual mailboxes, secure intercom system, lift access to all floors; access to underground car park & external store.

### ENTRANCE HALL

Utility cupboard with plumbing for washing machine; recessed lighting.

## OPEN PLAN KITCHEN LIVING DINING AREA

### KITCHEN AREA

3.60 m x 2.94 m (11'10" x 9'8")

Range of fitted units; granite work surfaces, splashback & breakfast bar; integrated fridge freezer & Bosch dishwasher; Neff appliances to include fitted oven, microwave, electric hob & extractor unit; built in wine fridge; recessed lighting; tiled floor; open to living area.

### LIVING DINING AREA

6.47 m x 5.06 m (21'3" x 16'7")

Stunning sea views; fitted shelved storage cupboard; intercom system; double patio doors leading to the balcony; open to kitchen area.

### BALCONY

2.18 m x 4.89 m (7'2" x 16'1")

Paved flooring; glass balustrade; power & light.

### BEDROOM 1

4.77 m x 2.96 m (15'8" x 9'9")

Double bedroom with box bay window to the rear; fitted furniture; recessed lighting.

### ENSUITE

1.39 m x 1.94 m (4'7" x 6'4")

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

### BEDROOM 2

2.98 m x 2.13 m (9'9" x 7'0")

Double bedroom to the rear; fitted wardrobe; recessed lightings.

### BATHROOM

2.52 m x 2.07 m (8'3" x 6'9")

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

## EXTERIOR

### OUTSIDE FEATURES

- Stunning sea views of Portstewart Strand.
- External underground storage room.
- Gated allocated parking.
- Guest car parking.
- Gated pedestrian access to Portstewart Strand.



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# FLOORPLAN



# PHOTOS



# PHOTOS

