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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

2 Atlantic View

BT55 7GP

Offers Over £295,000



64 The Promenade Portstewart BT55 7AF

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A terrific opportunity to acquire a delightful two bedroom first floor apartment with magnificent and panoramic views of the North Atlantic Ocean and the Old Town Course. One of only eleven units which were constructed circa 2004, the property is both bright and spacious and offers comfortable living space. This delightful apartment benefits from a sit out balcony area to the front. Suitable to a wide spectrum of potential purchasers, Atlantic View is convenient to the Promenade with its array of shops, coffee houses, boutiques, and an excellent choice of first class eating establishments. Situated in a prime location with superb views, this property should be seen at your earliest convenience. Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which follows on to the Portrush Road. Heading into Portstewart, take your first right after the Old Town Golf Course into Atlantic Circle. Turn left once you see the ocean onto Kinora Terrace and Atlantic View will be the second apartment building on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With access to all floors.

FIRST FLOOR:

Entrance Hall:

4'4 wide with cloaks cupboard and laminated wood floor.

Open Plan Lounge/Kitchen/Dining Area: 23'2 x 21'8

Kitchen/Dining:

With bowl half single drainer sink unit, range of high and low level units with tiling between, integrated gas hob, extractor fan above, double eye level oven, integrated microwave, plumbed for automatic washing machine and dishwasher, saucepan drawers, tiled floor and PVC French doors leading onto tiled balcony with panoramic Atlantic Oceans views towards Portrush.



Lounge:

With centrepiece and bay window with panoramic views across Atlantic Ocean towards Portrush.



Bedroom 1:

With double built in walk in wardrobe and laminate wood floor. 13'2 x 9'7



Bedroom 2:

With laminate wood floor. 12'1 x 8'5





**Bathroom:**

With white suite comprising W.C., wash hand basin, bath, PVC clad, walk in shower cubicle with mains shower, tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Car parking to rear of development.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Panoramic Views Across Atlantic Ocean, Old Town Golf Course and Portrush
- \*\* Walking Distance to Portstewart Promenade
- \*\* Burglar Alarm

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£145,000 (Rates: £1421.58 p/a.)

**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 £ 1,200.00 (09.05.25)**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.



