



## C6 THE EDGEWATER, PORTSTEWART



X 3



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>	84	84
(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			

**OFFERS OVER £650,000**

# C6 THE EDGEWATER, PORTSTEWART

This exceptional second floor apartment is situated within the exclusive Edgewater development on Strand Road - one of Portstewart's most desirable coastal addresses.

Offering panoramic sea views from both the elegant open-plan living area (with private balcony) and the luxurious principal bedroom suite, this three bedroom apartment is finished to an impeccable standard throughout. The property features a sleek, contemporary kitchen, beautifully appointed bathrooms and high-end finishes that reflect quality and style at every turn. Secure underground parking is also included.

Edgewater residents enjoy direct access to the scenic cliff path, offering a short stroll to The Strand beach in one direction and the vibrant Promenade with its cafes and shops in the other - making this a rare opportunity to enjoy coastal living at its finest.

## 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.
- Underground car parking and store.
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## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,557.50

ANNUAL SERVICE CHARGE: £3,674.56

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

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

## SECOND FLOOR

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## ENTRANCE HALL

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

## OPEN PLAN KITCHEN, LIVING & DINING

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## KITCHEN AREA

2.82 m x 3.92 m (9'3" x 12'10")

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

## LIVING AREA

4.47 m x 7.33 m (14'8" x 24'1")

Stunning sea & coastal views; double doors leading to the balcony; electric remote controlled blinds; space for dining; fitted shelving; recessed lighting.

## BALCONY

2.18 m x 5.64 m (7'2" x 18'6")

Panoramic sea & coastal views; glass balustrade; paved floor; power & light.

## BEDROOM 1

4.23 m x 6.46 m (13'11" x 21'2")

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

## ENSUITE

1.68 m x 2.35 m (5'6" x 7'9")

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

## BEDROOM 2

4.64 m x 3.76 m (15'3" x 12'4")

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

## BEDROOM 3

2.59 m x 2.79 m (8'6" x 9'2")

Double bedroom to the front; recessed lighting.

## BATHROOM

2.54 m x 4.75 m (8'4" x 15'7")

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

## EXTERIOR

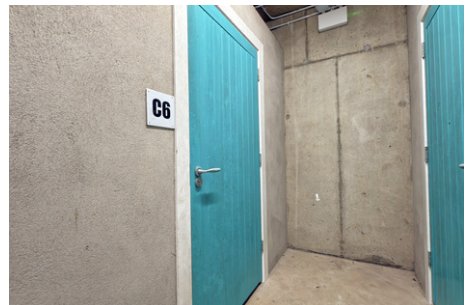
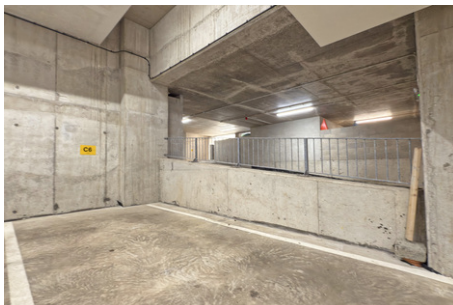
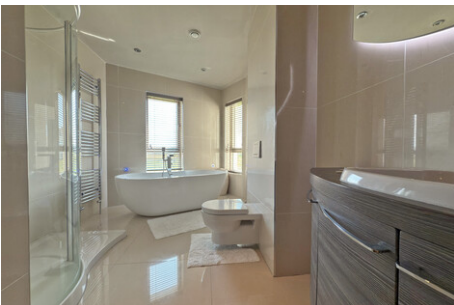
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# PHOTOS



## PHOTOS