



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART
C1 Prospect Court
BT55 7SF
Offers Over £225,000

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A delightful ground floor two bedroom apartment located on the ever popular and very established Prospect Road. In need of modernisation, internally the property itself offers compact living accommodation. Of particular note is the access from lounge area directly onto patio area in front of the property. Extending to approximately 796 square feet of living space the property was constructed circa mid 1980's by well renowned local builders Seahaven Homes Ltd. The selling agent strongly recommends early internal inspection for those looking to acquire a property with a relaxing living environment within peaceful surroundings.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto Burnside Road. Take the first right onto Prospect Road and Prospect Court will be on your right hand side opposite Prospect Avenue.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

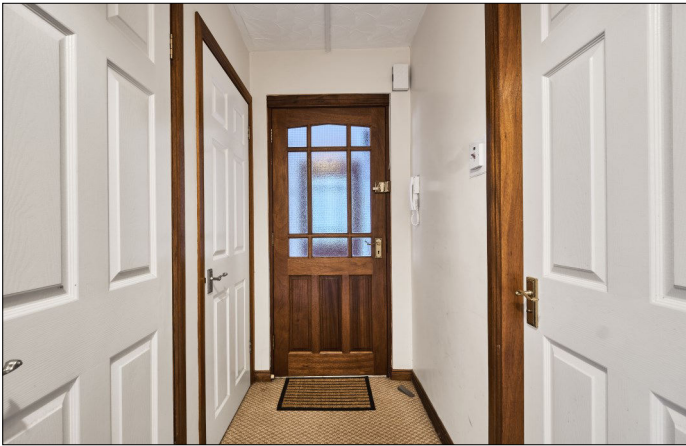
With stair access and tiled floor.

Entrance Hall:

3'9 wide with storage cupboard, hot press, cloaks cupboard and additional shelved storage cupboard.

Lounge:

With PVC sliding patio doors to paved patio. 16'6 x 12'4



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated hob and oven, extractor fan, plumbed for automatic washing machine, integrated fridge and dishwasher, shelving and leaded glass display cabinets. 18'3 x 7'9



Bedroom 1:

13'8 x 10'10



Bedroom 2:

With built in wardrobes. 10'0 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin, fully PVC clad walk in shower cubicle with electric shower, half tiled walls, extractor fan and tiled floor.



EXTERIOR FEATURES:

Parking to rear of property and communal lawned gardens to front.

SPECIAL FEATURES:

- ** Economy 7 Heating
- ** PVC Double Glazed Windows
- ** Popular Location Walking Distance To The Cliff Walk
- ** Private Parking

TENURE:

Leasehold

CAPITAL VALUE:

£120,000 (Rates: £1227.60 p/a approx.)

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 £1,068 p/a approx.**

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

