

For Sale

Apt 27C Lever Park, Portstewart, BT55 7ES

Offers Over **£99,500**



Property Overview

- First Floor Apartment
- 1 Bedroom, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Close to town centre, shops and leisure facilities
- Pine interior doors
- Tenure: Leasehold (awaiting details)
- Ideal for first time buyer / investor / holiday home / retirement home
- On street parking
- Small garden area to the front
- Rates: The assessment for the year 2022/2023 is £496.01
- EPC Rating - E52

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Entrance Hall:

With laminate flooring, telephone point.



Lounge:

3.83m x 3.79m (12' 7" x 12' 5") with pine surround fireplace and granite hearth, laminate flooring, television point, dimmer switch lighting, hot press, door to:

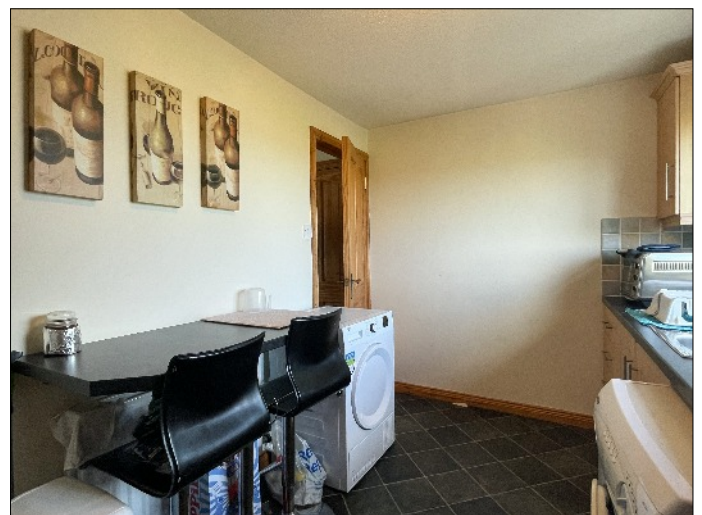


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Kitchen:

3.79m x 2.33m (12' 5" x 7' 8") with eye and low level units, tiled between units, single drainer stainless steel sink unit, space for fridge / freezer, plumbed for washing machine, hob, Whirlpool oven. Views overlooking The Warren recreational grounds and partial sea views beyond.



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Bedroom (1):
4.08m x 2.87m (13' 5" x 9' 5") with walk-in wardrobe with railings and shelving, cloaks cupboard.



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Bathroom:

Comprising panel bath with Mira electric shower fitting over bath, wash hand basin, w.c., tiled walls around amenities.



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EXTERIOR FEATURES

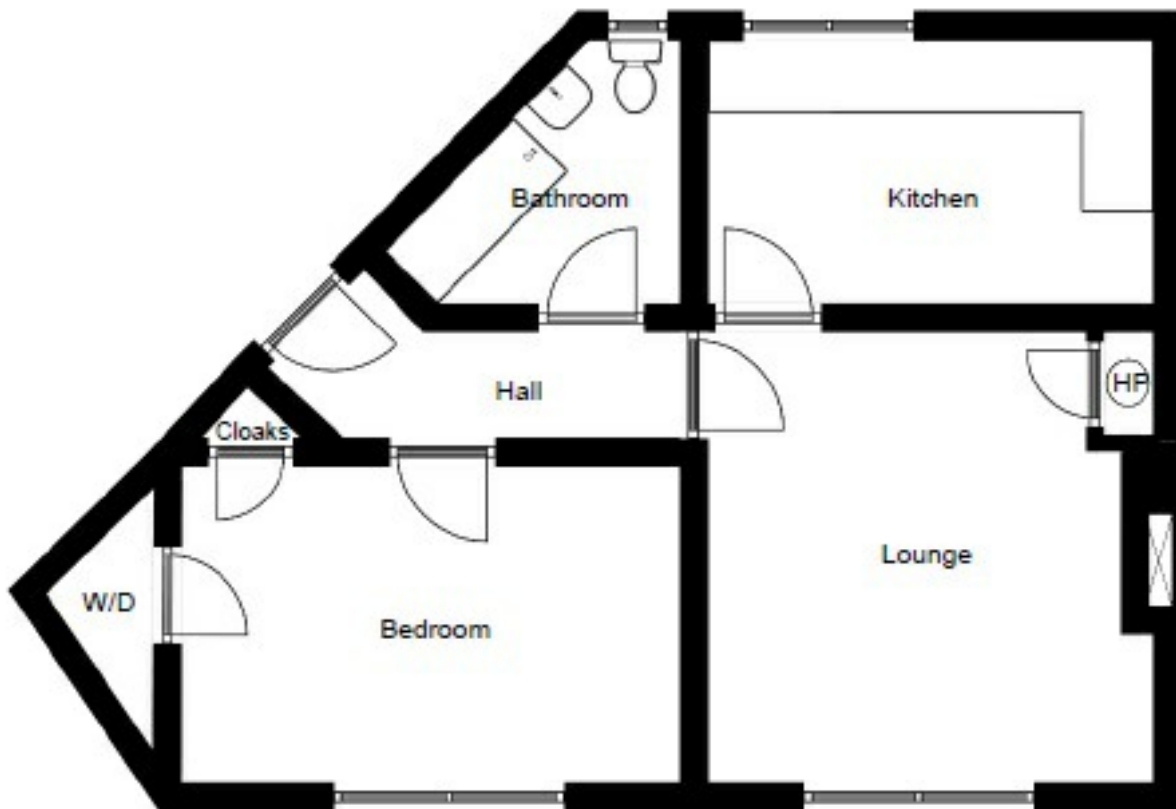
Small garden laid in lawn to the front and spared concrete pedestrian path. Communal yard to the rear with PVC oil tank and exterior store housing boiler. Communal parking on Lever Park.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.



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FLOOR PLANS



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

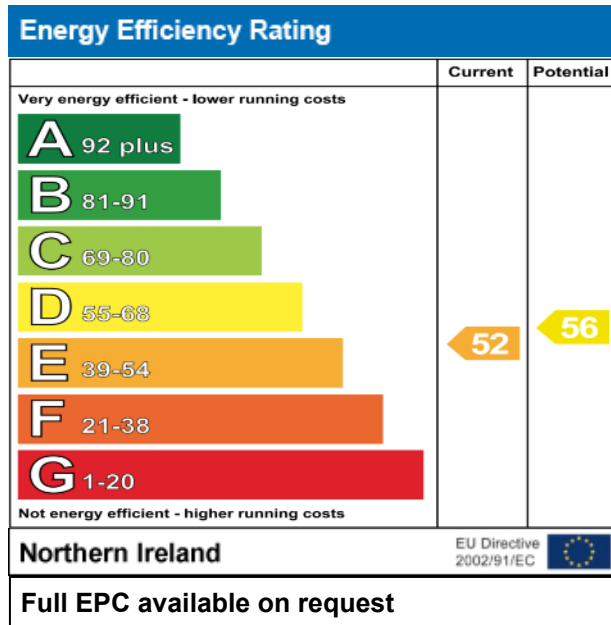
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Property Location:

On approaching Portstewart along the Coleraine Road, turn right at the Diamond roundabout onto Church Street, then first right onto Lever Road, then take the third right onto Lever Park and Number 27C is situated on the left hand side.

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1410 150622/RT PC100822

OUR OFFICE LOCATION



Think

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