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To arrange an initial appointment please contact:

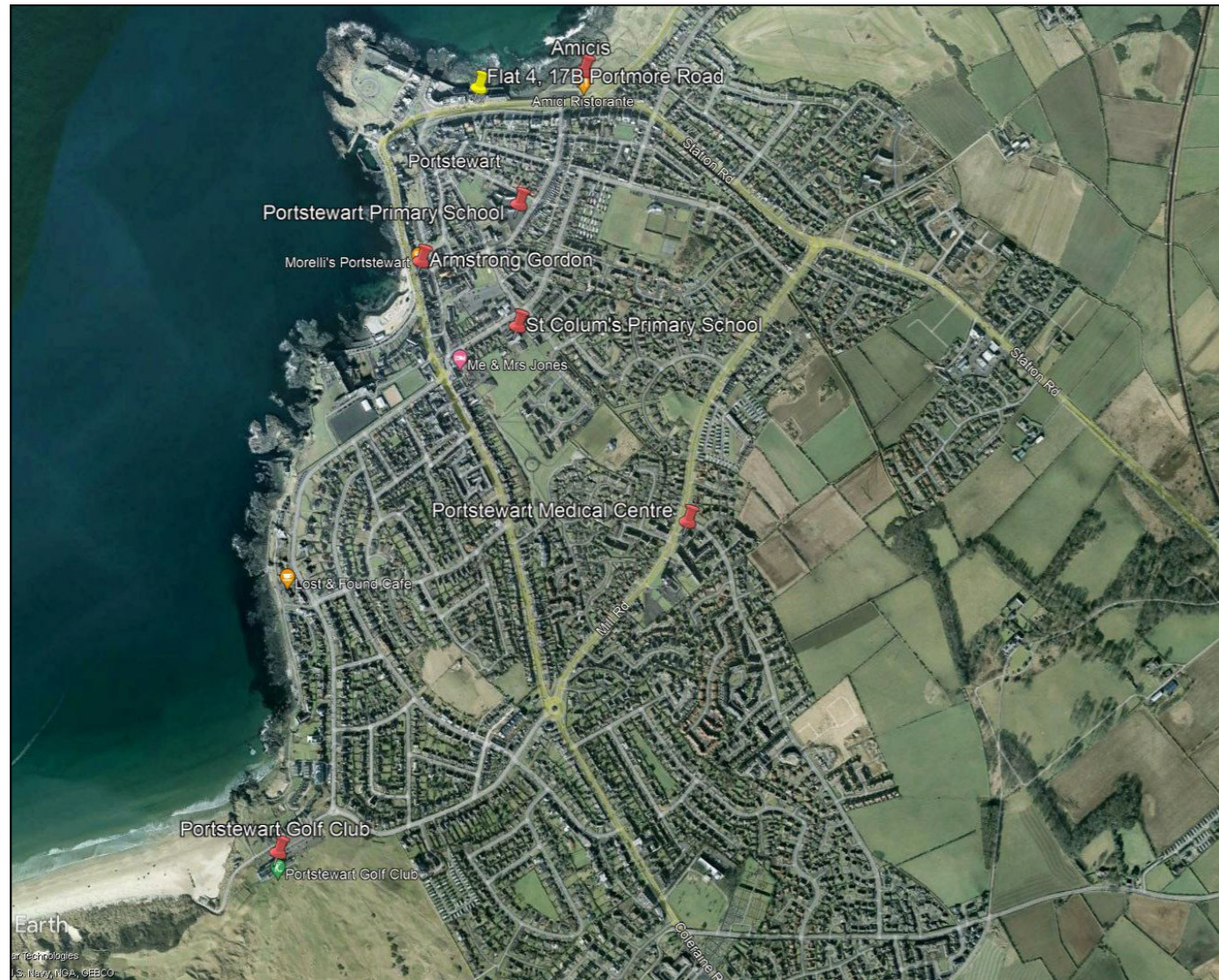
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



Flat 4, 17B Portmore Road



64 The Promenade Portstewart BT55 7AF

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

Flat 4, 17B Portmore Road

BT55 7BE

Offers Over £149,500

028 7083 2000  
www.armstronggordon.com

A superbly positioned 2 bedroom first floor apartment located in the heart of Portstewart. This is a compact apartment with open plan living with kitchen, lounge and dining area all mixed in together. This apartment has all the features for modern living. Located in the heart of Portstewart, the promenade and harbour are only a short walk away. Also at hand are many fine attractions including championship golf courses, Strand Beach, and many fine eating establishments. The selling agents strongly recommend early internal inspection of this beautiful apartment which would be ideal for a wide spectrum of potential purchasers.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which connects with the Portrush Road. No. 17B will be on your right hand side before the corner of Atlantic Circle and beside the Angel Wash Dry Cleaning Shop.

**ACCOMMODATION COMPRISES:**

**Communal Entrance Hall:**

**FIRST FLOOR:**

**Entrance Hall:**

**Kitchen:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for gas cooker, extractor fan above and plumbed for automatic washing machine. 11'1 x 9'6



**Lounge/Dining Area:**

18'10 x 12'1



**Bedroom 1:**

13'0 x 9'11



**Bedroom 2:**

10'5 x 8'8



**Shower Room:**

With w.c., wash hand basin with tiled splashback, fully cladded walk in shower cubicle, chrome towel rail, shaver point and light and extractor fan.



**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Central Location
- \*\* Presently Tenanted But Can Be Solid With Vacant Possession

**TENURE:**

Leasehold

**CAPITAL VALUE:**

Not Accessed

