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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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

PORTSTEWART

4 Barview House Apartments

11 Church Street

BT55 7RP

Offers Over £245,000

028 7083 2000
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A delightful two bedroom second floor apartment with a generous sized sit out balcony area to front with westerly facing position. The apartment itself offers well laid out and spacious accommodation right through and is in excellent condition offering a neutral theme right through. Externally the apartment benefits from private secure parking accessed through remote control gates. Located in the heart of Portstewart directly behind the Promenade, the Promenade and harbour are a short distance away. Also at hand are many fine attractions including championship golf courses, Strand Beach and many fine eating establishments and coffee houses. The selling agents strongly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. Barview Apartments will be located on your right hand side just before you reach the turn off for Enfield Street.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With lift and stair access to all floors.

SECOND FLOOR:

Entrance Hall:

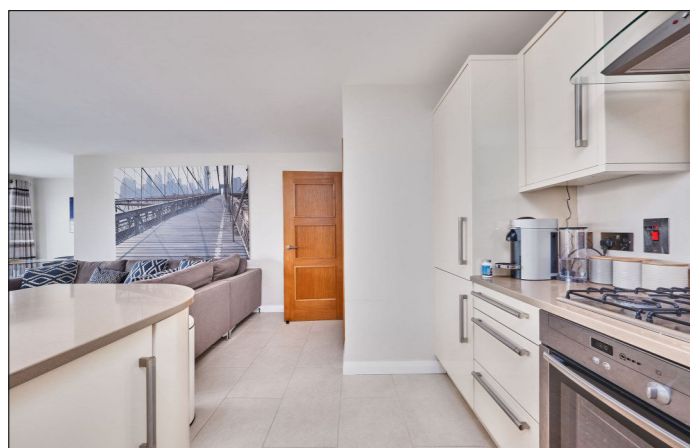
4'11 wide with storage cupboard, intercom system and tiled floor.

Open Plan Lounge/Kitchen/Dining Area:

20'9 average x 19'7

Kitchen:

With undermount single drainer stainless steel sink unit, high and low level built in units, integrated gas hob with tiled splashback and stainless steel extractor fan above, stainless steel 'Neff' oven, integrated fridge freezer, integrated dishwasher and washing machine, breakfast bar with seating for four people, cupboard housing boiler, saucepan drawers and tiled floor.



Lounge/Dining Area:

With tiled floor and sun fold doors leading to balcony with glass balustrades.

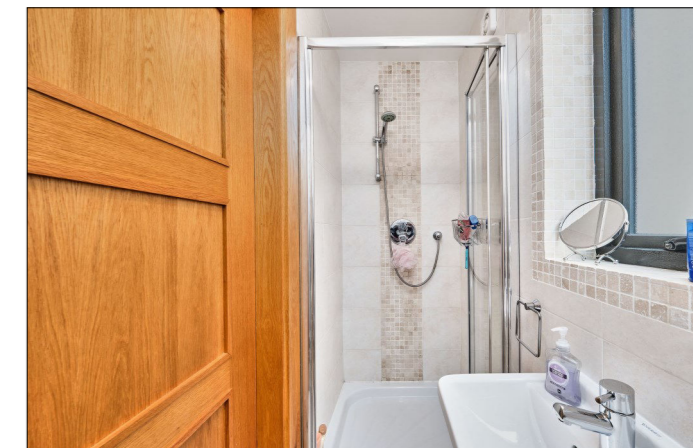


Bedroom 1:

12'10 x 9'2



Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, fully tiled walls, extractor fan and tiled floor.



Bedroom 2:

12'4 x 7'3

**Bathroom:**

With white suite comprising w.c., his and hers wash hand basin set in vanity unit with illuminated mirror above, mains shower over P shaped bath, fully tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Private secure parking accessed by remote controlled gate with one car parking space per apartment and private store area.

SPECIAL FEATURES:

- ** 'Heatmiser' Gas Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Intercom System
- ** Private Secure Parking
- ** Sit Out Westerly Facing Balcony

TENURE:

Leasehold

CAPITAL VALUE:

£120,000 (Rates: £1116.60 p/ approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Current Service Charge is £1250.00 per annum. (06.03.24)

