

APARTMENT 8
69 THE MONTAGU



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**Apartment 8 , 69 The Montagu
Portstewart**

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The Promenade, Portstewart, BT55 7AF

Offers over £674,950



GROUND FLOOR COMMUNAL ENTRANCE

Private pedestrian entrance accessed from Portstewart Promenade. This communal area is brimming with natural light and tastefully decorated with local artwork, wooden beams and feature driftwood wall pieces throughout, creating a spacious and inviting atmosphere.

Leading to lifts, stairwells, private parking, internal sports washing area and private secure storage units.

THIRD FLOOR APARTMENT

ENTRANCE HALL

22'5" x 3'7" (6.85 x 1.10)

Fully tiled throughout, recessed lighting, chrome sockets, leading to sleeping and living accommodation.

UTILITY ROOM

8'0" x 4'3" (2.45 x 1.3)

Spacious utility with plumbed provision for washing machine.

OPEN PLAN LIVING / KITCHEN / DINING

23'6" x 18'8" (7.16m x 5.69m)

Stunning designer Pronorm Y-Line handleless kitchen floor to ceiling with fully fitted extensive range of contemporary high and low level units, 50mm Montblanc Quartzite worktops, feature stone splash back between units, under lighting, integrated Siemens induction hob with Franke extractor fan, integrated eye level Siemens double combi oven/microwave, integrated Siemens fridge freezer.

Centre island feature with storage, Blanco single 500mm stainless steel undermount sink unit with Quooker Flex boil tap, integrated Siemens dishwasher, Montblanc Quartzite worktops and breakfast bar seating area.

Tiled throughout, recessed spot lighting, floor to ceiling

radiator, chrome sockets and re-cessed ceiling curtain tracks and triple glazed Bi-folding doors.

The living space benefits from a bespoke solid wood integrated media wall unit, recessed led lighting and feature Opti-V electric fire.

MASTER BEDROOM

14'2" x 9'4" (4.33 x 2.85)

Large super king size bedroom with luxurious Westex Silken Velvet Debonair carpet flooring throughout. Recessed spot lighting, chrome sockets, TV and Cat6 internet points, wooden shutter blinds and roman blinds, leading to ensuite.

EN-SUITE

7'10" x 6'0" (2.4 x 1.85)

Bathroom suite comprising of fully tiled walk-in mains fed 'rain fall' shower, vanity unit with wash hand basin, back to wall toilet, heated towel rail, recessed mirror with touch light, recessed spot lighting, fully tiled walls, tiled floor and 'Cosy Toes' underfloor heating system.

BEDROOM 2

9'10" x 10'9" (3.0 x 3.30)

Large double bedroom with bespoke solid wood built-in wardrobes including bevelled mirrors. Luxurious Westex Silken Velvet Debonair carpet flooring throughout. Recessed spot lighting, chrome sockets, TV and Cat6 internet points, with wooden shutter blinds and roman blinds.

MASTER BATHROOM

9'6" x 7'6" (2.90 x 2.30)

Bathroom suite comprising of large bath with tiled surround and over bath shower attachment. Fully tiled large walk-in mains fed 'rain fall' shower. Back to wall toilet

with recessed shelf and downlight. Vanity unit with wash hand basin, led mirror with touch light and heated towel rail.

EXTERIOR

- Secure private off street parking.
- Bespoke washing & drying area for sports / wetsuits.
- Private lockable ventilated storage units at basement for surf boards, bikes, golf clubs.
- Communal roof top garden with seating area to enjoy panoramic views.

ADDITIONAL FEATURES

- Carefully designed kitchen and seating layout to maximise uninterrupted sea views.
- Front facing living area features triple-glazed windows.
- Internal video intercom system.
- Raised ceiling and re-cessed ceiling curtain tracks.
- Hidden front door closer for a sleek appearance.
- Utility store and cloakroom with provision for washing machine.
- USB sockets for convenience.
- 5 amp circuit for ambient lighting.
- Large double bedrooms and a spacious main suite.

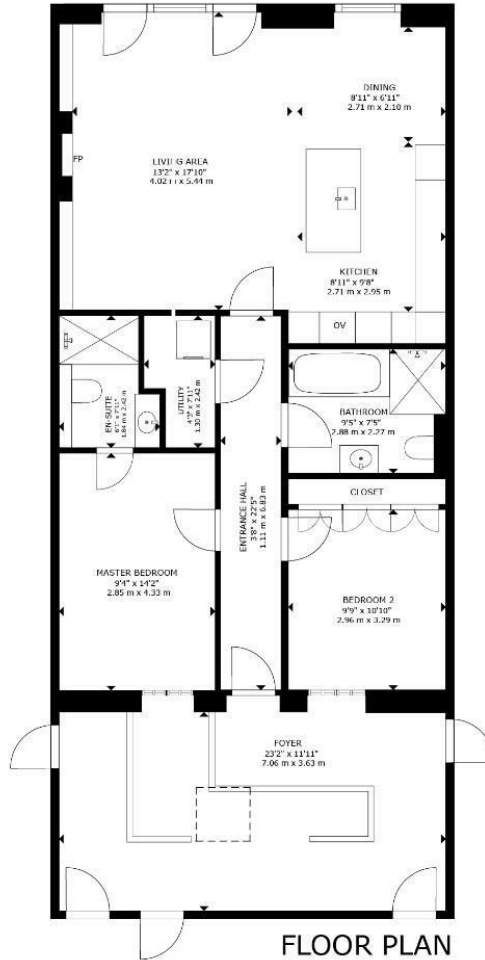
- Additional acoustic matting for reduced noise.
- Walk-in showers, fully tiled and tanked with no shower trays to avoid leaks.
- Underfloor heating with 'Cosy Toes' system in bathrooms for extra comfort.
- Internal heating with a 'pipe in pipe' system that allows for replacement without disturbing any tiled flooring .
- Smart home and wifi controlled heating system.
- Mechanical ventilation system with heat recovery (MVHR) ensures a constant supply of fresh air while retaining heat, balances room temperatures, and rapidly eliminates odours.

VIEWINGS

The Montagu Development is a blend of traditional features and modern design.

To fully appreciate the beauty of this stunning apartment, private viewings can be arranged on appointment by calling 028 7087 8084 or by emailing info@homepageonline.co.uk





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FLOOR PLAN

M THE MONTAGU

homepage
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Viewing

Please contact our Office on 028 7087 8084 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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