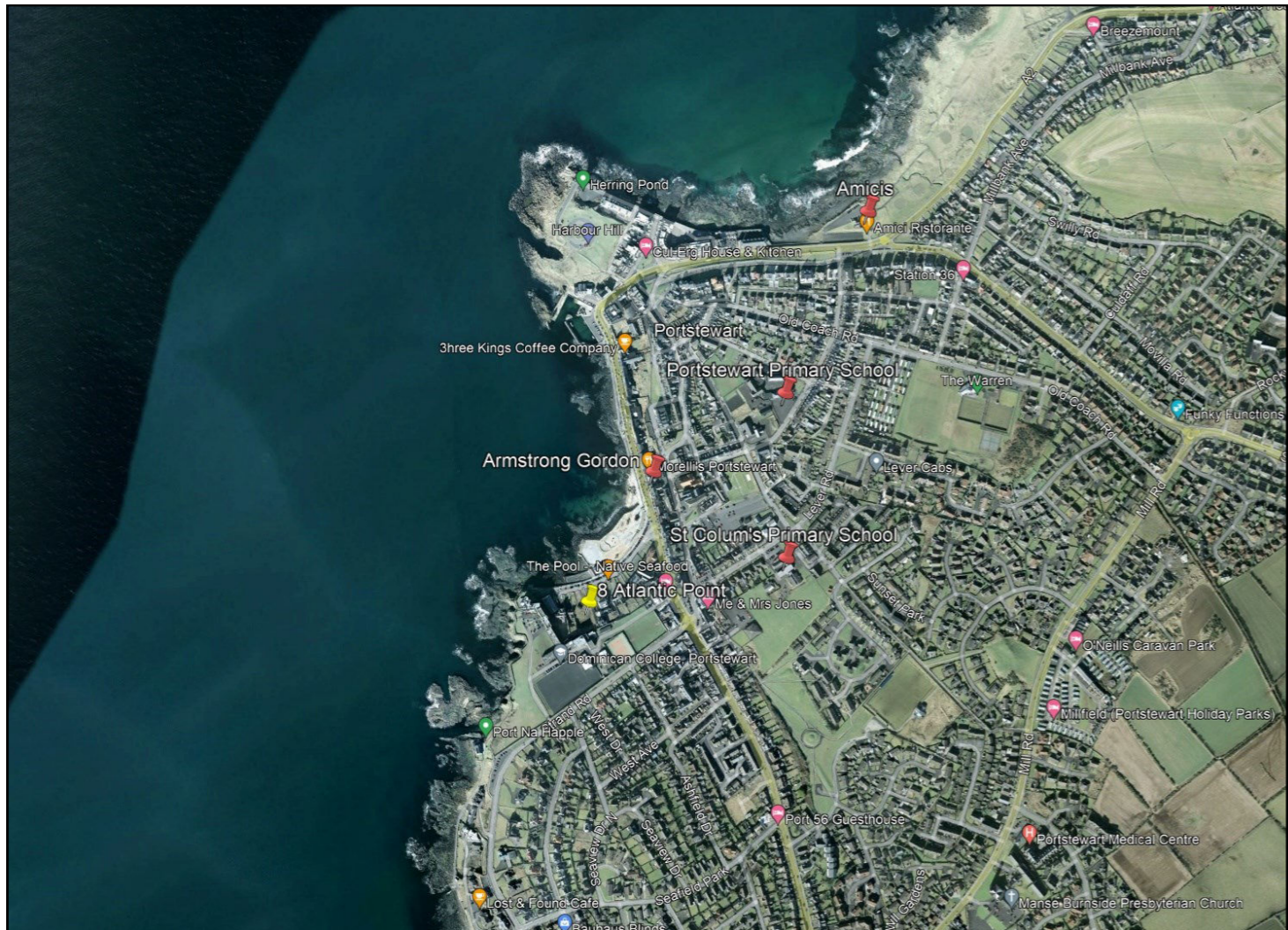




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Penthouse Apartment
8 Atlantic Point
12A The Crescent
BT55 7AB
Offers Over £795,000

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A fantastic opportunity to acquire a fabulous third floor three bedroom luxury penthouse apartment which has been finished to a great specification throughout. Situated within a building of only eight apartments, the property offers panoramic views across the Atlantic Ocean, Promenade, Donegal Headlands and across towards the harbour. Extending to 1070 sq ft (approx.) including large sit out balcony and constructed circa 2021, the interior offers a very contemporary atmosphere right through. Location wise, you are situated in the heart of Portstewart. On your doorstep you have The Promenade with an array of local amenities including shops, bars, restaurants and coffee houses. This really is a property which ticks all the right boxes in terms of size, design, location and style, so would therefore encourage those seeking this type of living.

Approaching Portstewart from either Coleraine or Portrush, proceed onto the Promenade. Turn into the Crescent at the Town Hall and Atlantic Point will be the seventh building on your left hand side after the Star of the Sea Chapel.

ACCOMMODATION COMPRISES:

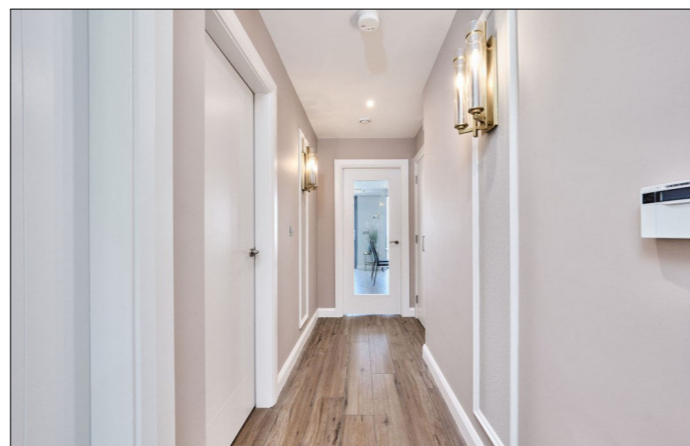
Communal Entrance Hall:

With tiled floor, RV Astley wall lights, pelmets, Luxaflex® blinds and lift and stair access to upper floors.

THIRD FLOOR:

Entrance Hall:

3'8 wide with large storage cupboard, utility cupboard with plumbing for automatic washing machine and condenser tumble dryer, recessed light, RV Astley wall lights surrounded by wallpaper panels and wood effect tiled floor. Video camera access control and Intruder alarm.



Open Plan Kitchen/Lounge/Dining Area:

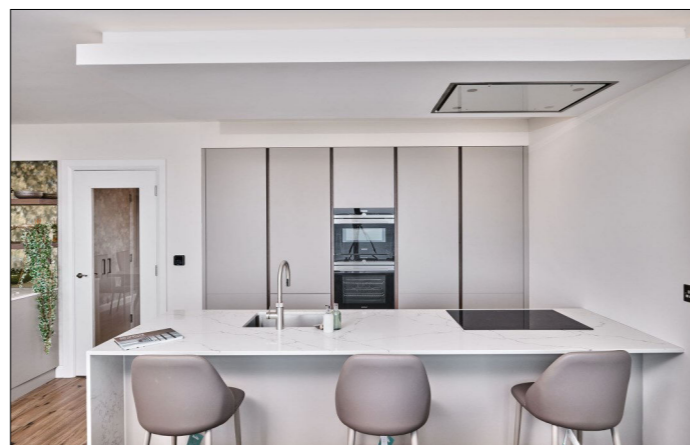
19'9 x 18'3

Modern contemporary handle less Springhill kitchen by Ballycastle Homecare.

Kitchen Area:

'Blanco' stainless steel sink unit with 'Quooker' tap set in granite island with induction hob and 'Gutman' extractor fan. Range of high and low level units with integrated fridge freezer, double eye level 'Siemens' oven and microwave, 'Siemens' dishwasher, saucepan and cutlery drawers. Additional units with wine cooler and matching granite worktop with shelving above and antique mirror feature wall. Fitted with Luxaflex® automated blinds. Painted with Zoffany paints and feature wallpaper wall.

Smart heating system that can be controlled remotely using Honeywell T6 App.



Lounge / Dining Area:

With suspended ceiling having feature recessed lights, recessed light in main ceiling, wood effect tiled floors, feature floor to ceiling sliding doors leading to paved balcony area (16'9 x 7'11) with panoramic views across Portstewart bay from convent and full views of Portstewart Promenade. Piped gas supply for barbeque and fitted with an electric heater.



Lounge/Dining Area Continued:



Bedroom 1:

With built in slide robes by Rooms of Garvagh, recessed lights, bespoke headboard with fitted wall lights and curtains and voiles from Tracey Jane Interior Design, Kilrea. 11'7 x 11'4

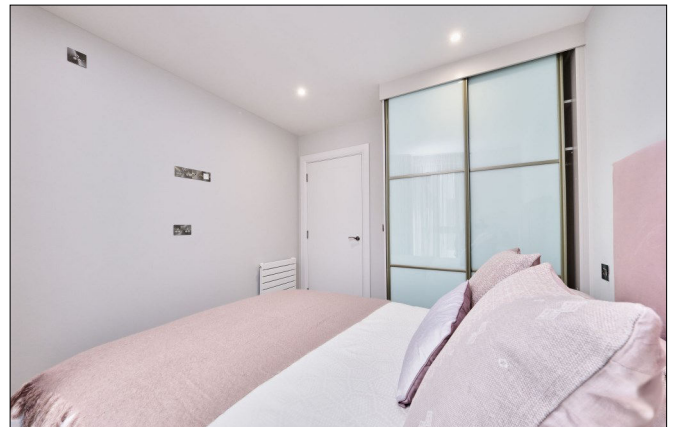
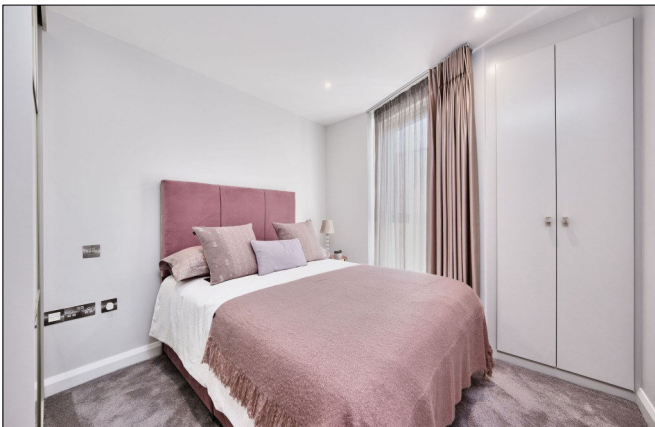


Ensuite by Ballycastle Homecare with w.c., wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower fitting and additional hand shower, heated towel rail, recessed light, extractor and tiled floor.



Bedroom 2:

With built in storage comprising of rail, shelving, drawers and mirror, recessed lights by Rooms of Garvagh. Curtains and voiles from Tracey Jane Interior Design, Kilrea. 10'11 x 9'3



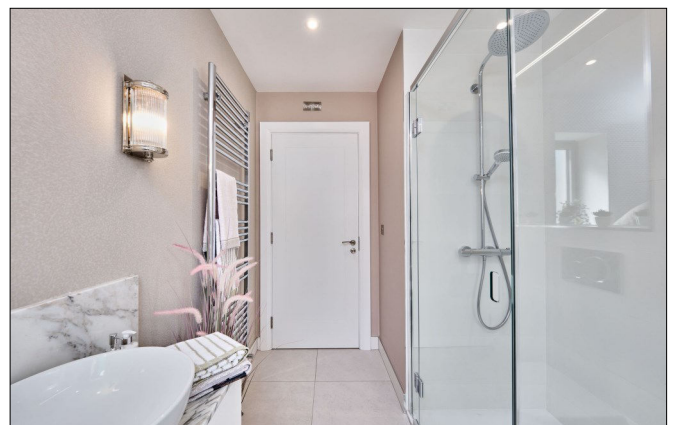
Bedroom 3:

With built in shelving. Curtains and voiles from Tracey Jane Interior Design, Kilrea. 10'6 x 7'10



Bathroom:

With contemporary white suite from Ballycastle Homecare comprising w.c., wash hand basin set in granite vanity unit with storage below, fully tiled walk in shower cubicle with rainfall shower fitting and additional hand shower, free standing bath with mixer tap and telephone hand shower, part tiled walls, wallpaper feature wall, heated towel rail, tiled floor, recessed lighting, wall lights and extractor fan.



EXTERIOR FEATURES:

Secure private parking accessed by electric gates with landscaped gardens. Private exterior storage unit. Communal electric car charging point.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** Aluminium Double Glazed Windows
- ** Large Balcony To Front With Views Across Atlantic Ocean, Harbour & Portstewart Promenade
- ** Outside Storage Cupboard
- ** Landscaped Communal Garden
- ** Security Access Systems With Video To Main Entrance Doors

TENURE:

Leasehold

CAPITAL VALUE:

£180,000 (Rates: £1,764.72 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. Current service charge is £1,290.00 per annum (06.06.24)

