



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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**ARMSTRONG GORDON**



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

**PORTSTEWART**

34 Sunset Park

BT55 7EH

Offers Over £219,500

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028 7083 2000  
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A delightful two bedroom second floor apartment offering good accommodation throughout and in close proximity to Portstewart Promenade and most local amenities. Constructed circa 2015, the apartment still has a new feel and is in immaculate condition throughout offering superb views across Atlantic Ocean, Mussenden Temple and Donegal Headlands. Offering well laid out accommodation and most importantly convenience, this splendid apartment is suitable to a wide spectrum of potential purchasers and we therefore highly recommend early internal inspection.

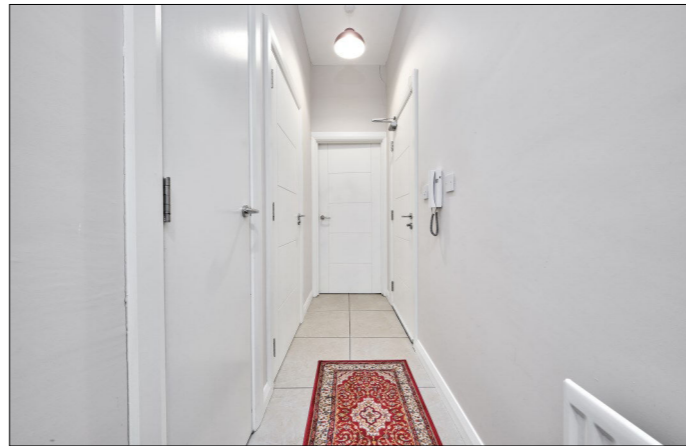
Approaching Portstewart on the Coleraine Road, take your third exit at the Diamond roundabout onto Church Street. Take your first right onto Lever Road then your first right after St. Colum's Primary School onto Mullaghacall Road. Take your third left onto Sunset Ridge and first right onto Sunset Park. No 34 will be situated top floor left hand side.

**ACCOMMODATION COMPRISES:**

**SECOND FLOOR:**

**Entrance Hall:**

With storage cupboard and tiled floor.



**Open Plan Lounge/Kitchen/Dining Area: 23'4 x 21'7**

**Kitchen:**

With bowl and half stainless steel sink unit, high and low level built in units with under unit lighting, gas hob with glass splashback, stainless steel oven and stainless steel extractor fan above, integrated fridge freezer, saucepan drawers, recessed lighting and tiled floor.



**Lounge/Dining Area:**

With sliding patio doors leading to paved balcony with views across Atlantic Ocean, Mussenden Temple and Donegal Headlands.



**Bedroom 1:**

13'9 x 9'7

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



**Bedroom 2:**

8'9 x 8'7



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, mains telephone hand shower over bath, extractor fan, recessed lighting and tiled floor.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Intercom System
- \*\* Views Across Atlantic Ocean, Mussenden Temple & Donegal Headlands
- \*\* Allocated Parking Space

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£97,500 (Rates: £955.89 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 etc. Details of the annual Service Charge and full management services are available on request. Current Service Charge is £1,171.87 per annum. (02.09.24)

