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ARMSTRONG GORDON



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PORTSTEWART

Unit 1
19 The Promenade
BT55 7AH
Price £525,000

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A luxury development mixing the traditional features of Portstewart Promenade with all the ingenuity, aesthetics and efficiency modern design has to offer. Unit 1 is a superbly finished show apartment with the option to purchase fully furnished to a 5 star finish. This property offers sliding doors opening straight onto Portstewart Promenade and views over the sea, Donegal headlands, Portstewart Harbour and Dominican Covent. There is private car parking and a 10 year guarantee along with lift access for all and storage.

As you proceed along Portstewart Promenade toward the Harbour, Six West is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

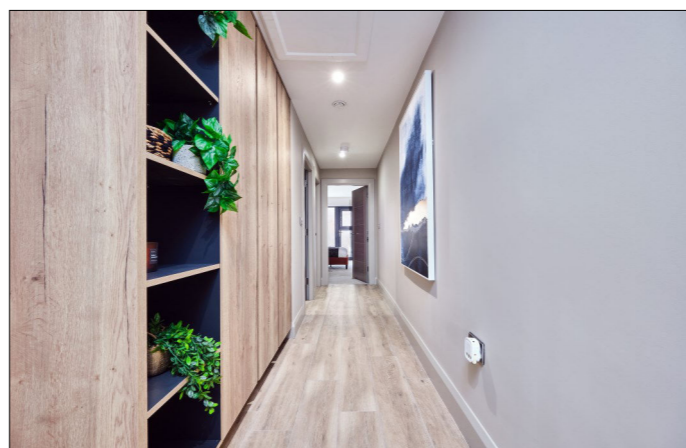
GROUND FLOOR:

Communal Entrance Hall:

With noise cancelling part panel walls, decorative flower wall, tiled floor, access to all three blocks, storage units to rear and feature wall lighting.

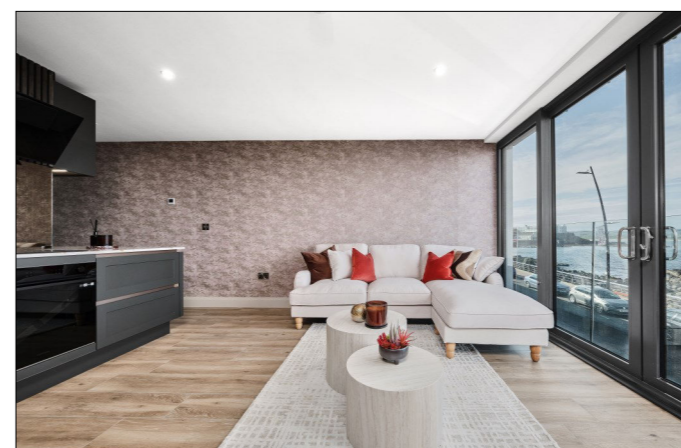
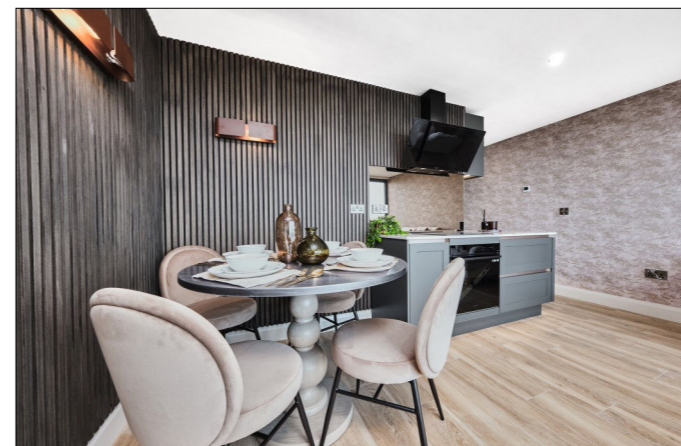
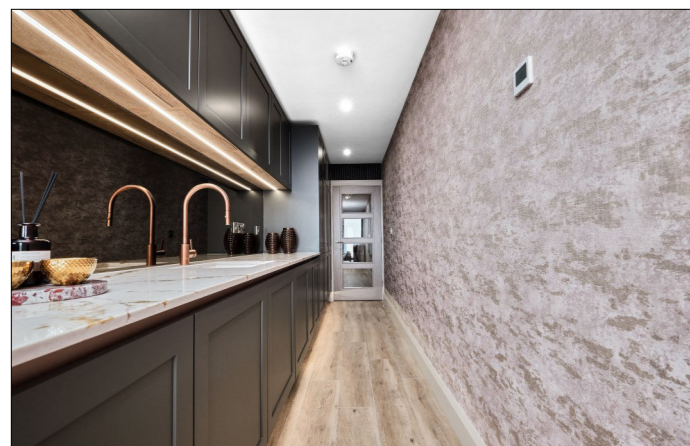
Entrance Hall:

5'0 wide with triple built in units with shelving, recessed lighting and tiled floor.



Open Plan Kitchen/Dining/Living Area: 29'1 max x 14'8 (L-Shaped)

With wrap around kitchen featuring 'Shock' sink unit set in Silestone worktops with brass tap, high and low level units with mirrored splashbacks, feature strip under unit lighting, integrated fridge freezer, integrated 'Samsung' oven, ceramic hob and 'Esto' angled black glass extractor fan, integrated dishwasher, saucepan drawers with pull out cutlery rack, additional high and low shelved units, recessed lighting, feature wall lights, thermostat controls, tiled floor and double sliding patio doors with glass panels to side with feature Juliette balconette with panoramic views across Atlantic Ocean, Crescent, Dominican Covent, Portstewart Promenade and Harbour.



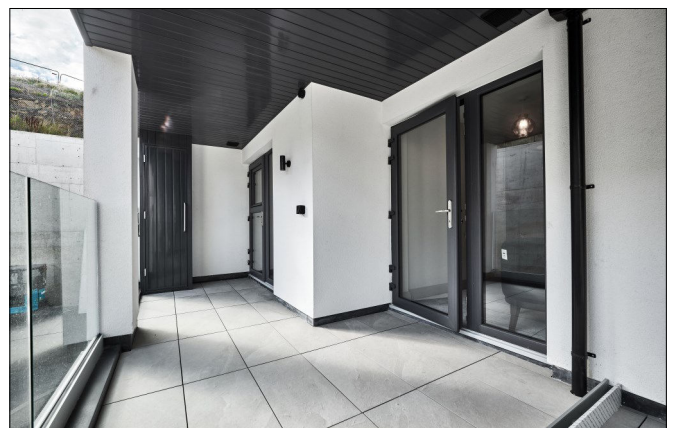
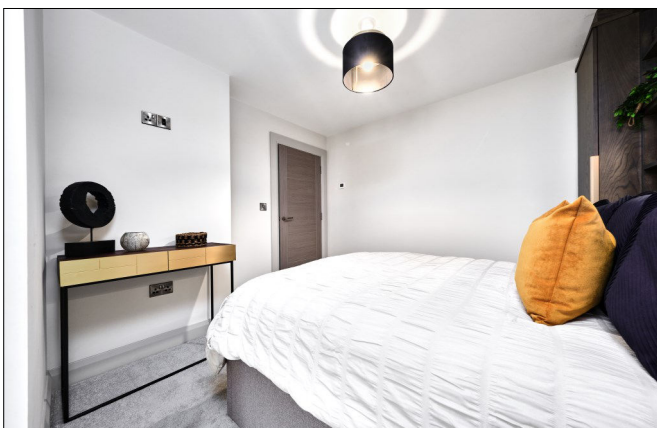
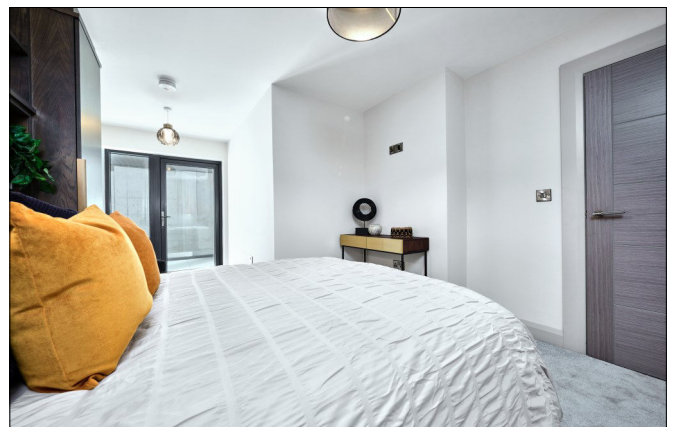
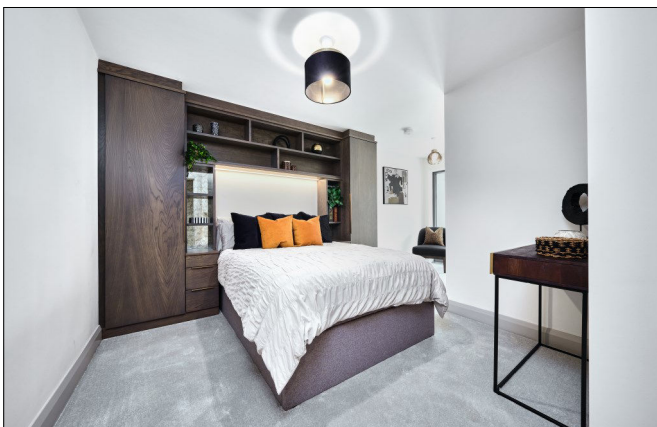
Shower Room:

With w.c., round countertop wash hand basin set in vanity unit with storage below, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower, illuminated wall mounted units, tiled recessed shelf, additional utility cupboard with plumbing for automatic washing machine, space for tumble dryer with storage above, extractor fan, recessed lighting and tiled floor.



Bedroom 1:

With built in furniture consisting of two built in wardrobes, overhead storage, bedside shelf with additional shelving and drawers below, feature strip lighting and PVC door leading to private tiled terrace with glass balustrades. 17'8 max x 10'8 max (L-Shaped)



Bedroom 2:

With built in double wardrobe with railings and shelving, part panel walls, dressing table with mirror above and PVC pedestrian door leading to private tiled terrace. 16'4 max x 8'8



Terrace:

Private tiled balcony with exterior lighting and cupboard housing gas boiler. 15'5 max x 8'7 max

EXTERIOR FEATURES:

Gated car parking with private parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Under Floor Heating)
- ** PVC Double Glazed Windows To Front
- ** Lift Access To All Floors
- ** 10 Year Structural Warranty Provided By Global Homes
- ** Panoramic Views Across Atlantic Ocean, Crescent, Dominican Covert, Portstewart Promenade and Harbour
- ** Furniture Included In The Sale

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become a member of a management company. Service Charge is to be agreed. Ground Rent of £200.00 is also charged annually.

