



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

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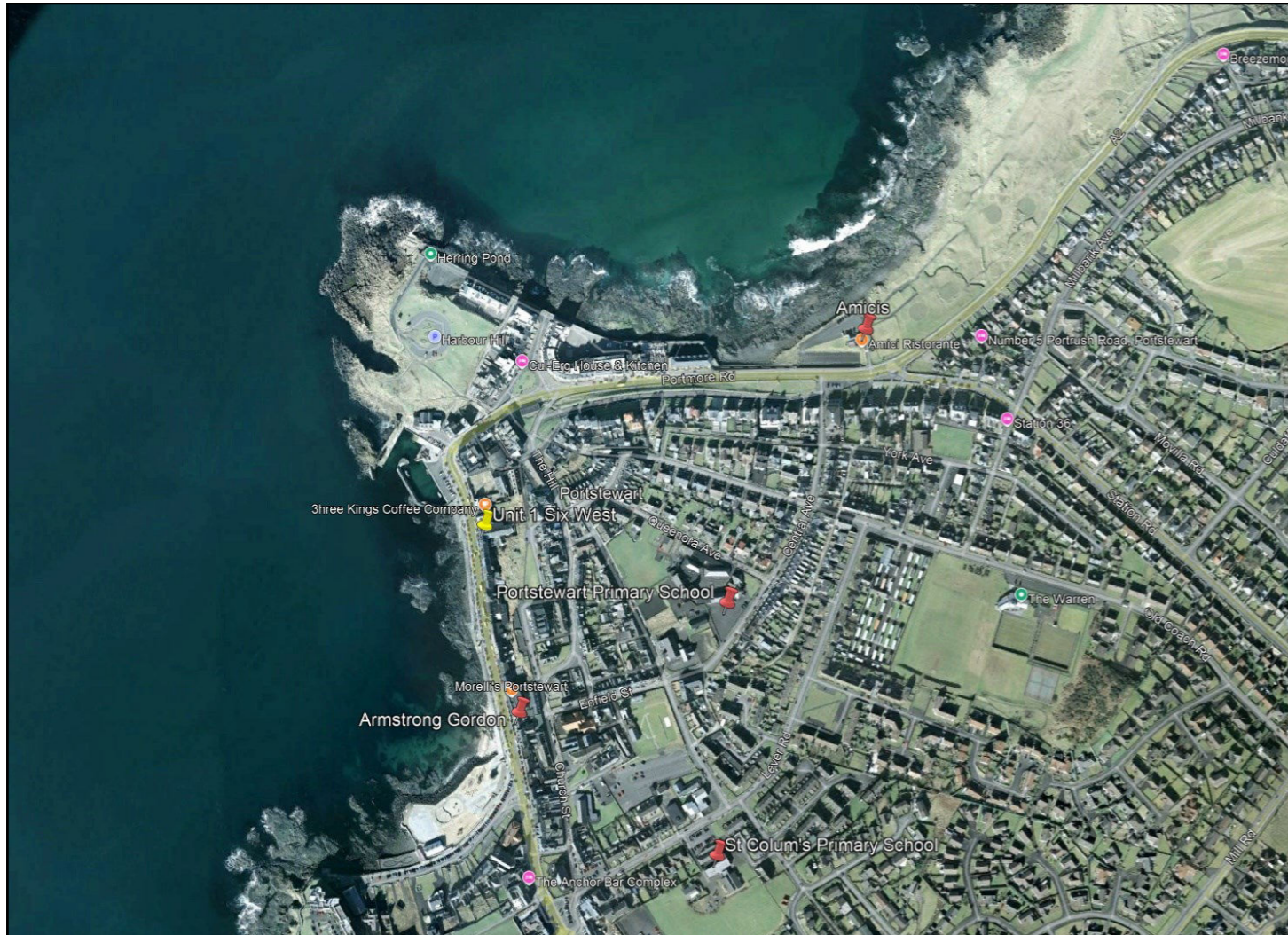
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# ARMSTRONG GORDON



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## PORTSTEWART

Apartment 5

18 The Promenade

BT55 7AD

Offers Over £645,000

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Apartment 5, 18 the promenade is situated on the second floor of this luxury development mixing the traditional features of Portstewart Promenade with all the ingenuity, aesthetics and efficiency modern design has to offer. Apartment 5 is a superbly finished show apartment. This property offers sliding doors opening straight onto Portstewart Promenade and views over the sea, Donegal headlands, Portstewart Harbour and Dominican Convent. 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:

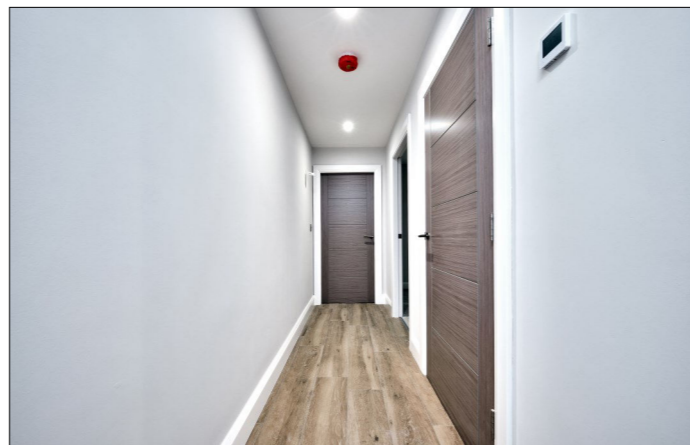
###### Communal Entrance Hall:

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

##### THIRD FLOOR:

###### Entrance Hall:

3'7 wide with storage cupboard with plumbing for automatic washing machine, space for tumble dryer with tiled floor, access to storage area in ceiling, thermostat controls and tiled floor.



###### Open Plan Kitchen/Dining/Living Area: 23'9 x 14'8

With 'Shock' sink unit with shower hose style tap set in Silestone worktops, high and low level units with Silestone splashbacks, feature strip under unit lighting, integrated fridge freezer, integrated 'Bosch' oven, 'Hotpoint' ceramic hob and stainless steel extractor fan above, integrated 'Hotpoint' coffee machine, integrated 'Bosch' eye level oven, integrated dishwasher, saucepan drawers, feature wall lights, recessed lighting, tiled floor and feature picture window and sliding patio doors leading to composite decked balcony with panoramic views across Atlantic Ocean, Crescent, Dominican Convent, Portstewart Promenade and Harbour.





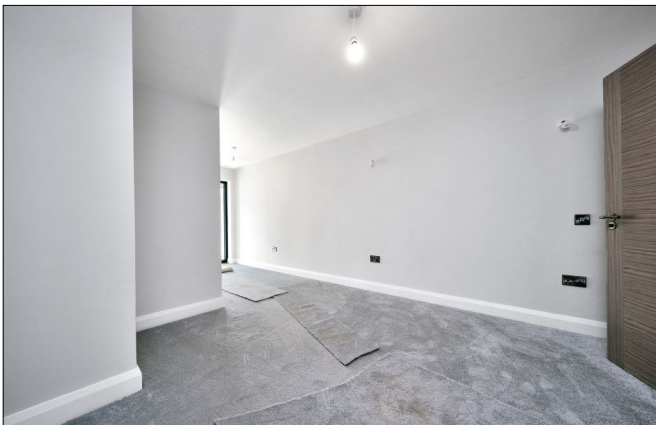
### Shower Room:

With floating w.c. with brushed chrome flush plate, round countertop wash hand basin set in vanity unit with tiled splashback, illuminated mirror above, fully tiled walk in shower area with mains rainfall shower with additional telephone hand shower with chrome finish, low profile shower tray, high level units with recessed lights below, fully tiled walls, extractor fan, recessed lighting and tiled floor.



### Bedroom 1:

With wiring for wall lights and pedestrian door leading to paved terrace with cupboard housing gas boiler. 11'1 max x 21'9 max



**Ensuite** off with floating w.c. with brushed chrome flush plate, round countertop wash hand basin set in vanity unit with illuminated mirror above and tiled splashback, fully tiled walk in shower cubicle with mains shower head and additional telephone hand shower, low profile shower tray, overhead storage units with recessed lights below, recessed shelving in tiled walls, extractor fan, recessed lighting and tiled floor.



## Bedroom 2:

With wiring for wall lights and pedestrian door leading to paved terrace with cupboard housing gas boiler. 18'2 max x 9'2



## Terrace:

Private tiled balcony with exterior lighting and cupboard housing gas boiler.

## 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
- \*\* Spacious Composite Decked Balcony With Panoramic Views Across Atlantic Ocean, Crescent, Dominican Covert, Portstewart Promenade and Harbour

## 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.

