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

# ARMSTRONG GORDON



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

## PORTSTEWART

4 Barview House Apartments

11 Church Street

BT55 7RP

Offers Over £249,500

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A delightful two-bedroom second-floor apartment featuring a spacious west-facing balcony. The apartment offers well designed, neutral themed accommodation in excellent condition. With secure private parking via remote gates, it's centrally located in Portstewart, near the Promenade, Harbour and local attractions like Strand Beach, championship golf courses and popular dining spots. Early internal inspection is highly recommended.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. Barview Apartments will be located on your right hand side just before you reach the turn off for Enfield Street.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Communal Entrance Hall:**

With lift and stair access to all floors.

**SECOND FLOOR:**

**Entrance Hall:**

4'11 wide with storage cupboard, intercom system and tiled floor.

**Open Plan Lounge/Kitchen/Dining Area:**

20'9 average x 19'7

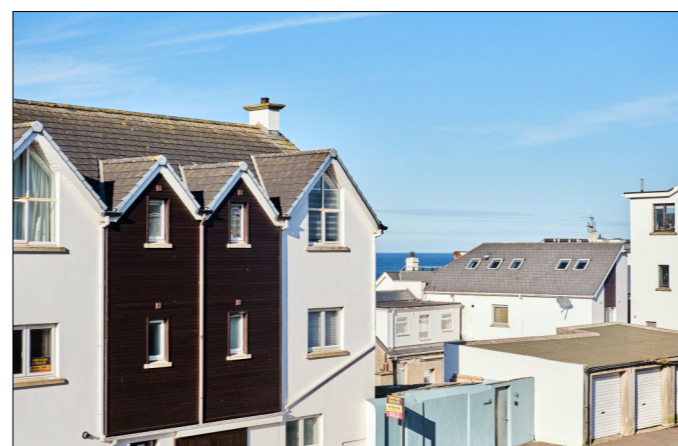
**Kitchen:**

With undermount single drainer stainless steel sink unit, high and low level built in units, integrated 4 ring gas hob with tiled splashback, integrated stainless steel 'Neff' oven and stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher and washing machine, curved breakfast bar with seating for four people, cupboard housing gas boiler, saucepan drawers and tiled floor.



**Lounge/Dining Area:**

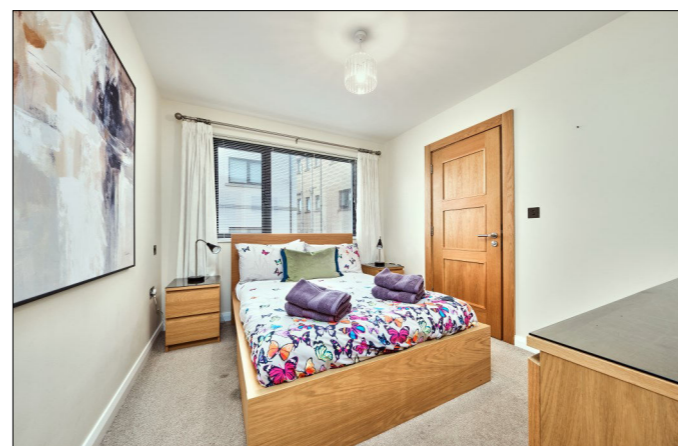
With tiled floor and sun fold doors leading to balcony with glass balustrades.



**Bedroom 1:**

12'10 x 9'2

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

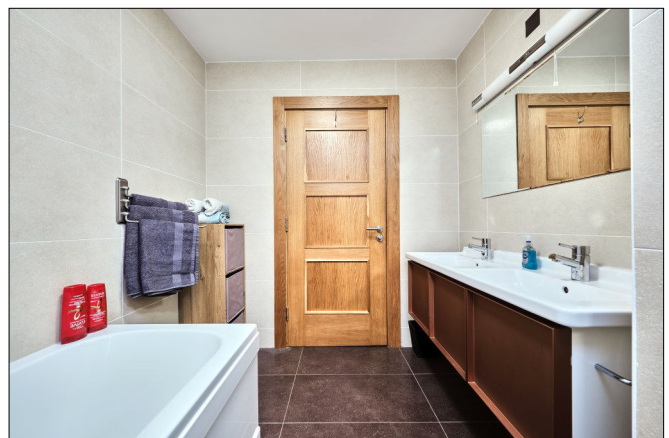


**Bedroom 2:**

12'4 x 7'3

**Bathroom:**

With white suite comprising w.c., his and hers wash hand basin set in vanity unit with illuminated mirror above, mains shower over P shaped bath, fully tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Private secure parking accessed by remote controlled gate with one car parking space per apartment and private store area.

**SPECIAL FEATURES:**

- \*\* 'Heatmiser' Gas Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Intercom System
- \*\* Private Secure Parking
- \*\* Sit Out Westerly Facing Balcony

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£120,000 (Rates: £1176.48 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 £1250.00 per annum. (06.03.24)

