



4 ATLANTIC POINT, PORTSTEWART



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £625,000

# 4 ATLANTIC POINT, PORTSTEWART

Situated within the prestigious Atlantic Point development, this luxurious 3 bedroom first floor apartment offers the perfect blend of comfort, style and convenience. Located just steps from the bustling Promenade in Portstewart, residents can enjoy easy access to an array of boutiques, eateries and coffee houses, all while relishing the tranquil atmosphere of a secure, exclusive community.

The apartment itself is finished to an exceptionally high standard, with particular attention given to the sleek, modern kitchen and beautifully designed bathrooms. Large windows allow for an abundance of natural light, while the spacious living areas provide stunning views over the Atlantic Ocean, The Promenade and the picturesque Harbour.

With secure parking, external storage and an enviable location, this apartment is ideal for those seeking a luxurious main residence or an elegant holiday home in a breath taking coastal setting.

## FEATURES

- Mains gas central heating with smart controls that can be operated remotely.
- Powder coated aluminium framed double glazed windows with sliding patio door to the balcony.
- Comprehensive range of electrical sockets, switches, TV and telephone points plus CAT6 wiring to the main areas.
- Security alarm and video entry system.
- Secure allocated car parking with remote controlled entrance gates and lighting.
- 10 year NHBC builders warranty from date of construction.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,764.72

ANNUAL SERVICE CHARGE: £1,950

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Well maintained communal entrance; secure entry system; individual letterboxes; lift access to all floors.

## FIRST FLOOR

### ENTRANCE HALL

8.09 m x 1.18 m (26'7" x 3'10")

Touchscreen entry system; cloaks cupboard; utility cupboard plumbed for washing machine; tiled floor; spotlighting.

### OPEN PLAN KITCHEN/LIVING/DINING

5.83 m x 6.00 m (19'2" x 19'8")

Tiled floor & spotlighting throughout.

### KITCHEN AREA

Range of contemporary fitted units; Quartz work surfaces & splashback; recessed sink; integrated fridge freezer & dishwasher; Neff appliances to include fitted oven & microwave; induction hob with extractor unit over; island with breakfast bar seating, wine fridge and pendant lighting.

### LIVING & DINING AREA

Electric blinds; sliding patio door leading to the balcony.

### BALCONY

1.55 m x 3.51 m (5'1" x 11'6")

Panoramic sea views; electric heater; external power point & light.

### BEDROOM 1

3.45 m x 3.34 m (11'4" x 10'11")

Double bedroom to the rear; built in wardrobe; engineered wood floor; spotlighting.

### ENSUITE

2.13 m x 1.13 m (7'0" x 3'8")

Large tiled shower cubicle; wall mounted vanity unit with wash hand basin; wall mounted toilet; back lit mirror; chrome towel radiator; fully tiled walls; tiled floor; spot lighting; extractor fan.

### BEDROOM 2

2.81 m x 3.29 m (9'3" x 10'10")

Double to the side; built in wardrobe; engineered wood floor; spotlighting.

### BEDROOM 3

2.40 m x 3.16 m (7'10" x 10'4")

Double bedroom to the side; engineered wood floor; spotlighting.

### BATHROOM

1.87 m x 3.27 m (6'2" x 10'9")

Free standing bath with shower wand; large tiled shower cubicle; wall mounted vanity unit with wash hand basin; wall mounted toilet; back lit mirror; chrome towel radiator; part tiled walls; tiled floor; spot lighting; extractor fan.

### EXTERNAL STORE

1.70 m x 1.75 m (5'7" x 5'9")

Secure storage with lighting.

### OUTSIDE FEATURES

- Secure parking area to the front with electric gates.
- Guest car parking.
- Communal bin store.
- External hose, light & tap.
- Communal EV charger.

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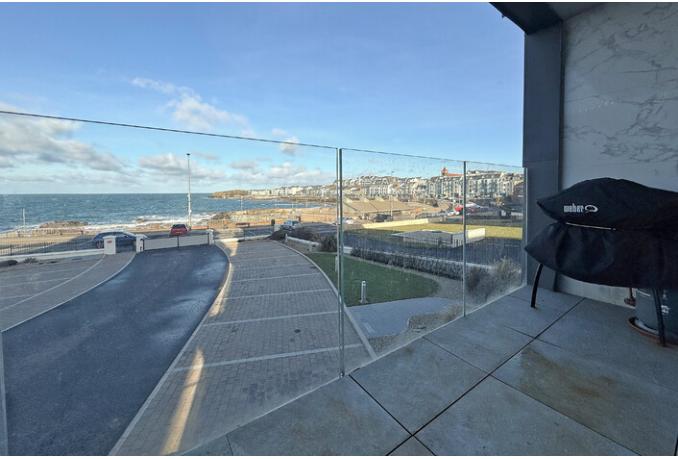
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