



10 PORTMORE COURT, PORTSTEWART



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80

OFFERS OVER £275,000

10 PORTMORE COURT, PORTSTEWART

This exceptional mews style apartment boasts the most breath taking sea views and is ideally situated next to The Promenade, with its vibrant selection of shops, restaurants and cafes. The accommodation features an open plan kitchen with living & dining areas, a private balcony overlooking the coastline, two bedrooms and a family bathroom. Additionally, there is off street car parking to the rear, along with a large private garage, further enhancing the property's appeal.

FEATURES

- Economy 7 with potential to install mains gas.
- Double glazed windows in uPVC frames.
- Panoramic sea views.
- Off street communal parking.
- Large private garage with electric door.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,421.58

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Tiled floor; cloaks cupboard; shelved hot press; access to the roof space.

OPEN PLAN KITCHEN/LIVING/DINING

DINING KITCHEN

6.38 m x 2.39 m (20'11" x 7'10")

Range of fitted units; laminate work surfaces; sink & drainer; integrated fridge freezer; electric oven with extractor unit over; plumbed for dishwasher; breakfast bar seating; open to dining area; tiled floor.

LIVING AREA

5.30 m x 3.97 m (17'5" x 13'0")

Laminate floor; sliding patio door leading to the balcony.

BALCONY

0.96 m x 3.15 m (3'2" x 10'4")

Panoramic sea views.

BEDROOM 1

3.99 m x 2.98 m (13'1" x 9'9")

Double bedroom to the front; vinyl floor.

BEDROOM 2

2.97 m x 2.37 m (9'9" x 7'9")

Double bedroom to the front; vinyl floor.

BATHROOM

1.85 m x 2.96 m (6'1" x 9'9")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor; extractor fan.

EXTERIOR

GARAGE

12.33 m x 3.20 m (40'5" x 10'6")

Electric up & over door; concrete floor; tap; power & light.

OUTSIDE FEATURES

- Balcony with stunning coastal views.
- Communal off street car park to the rear.
- External under stair storage cupboard.



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PHOTOS



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