



**8 THE MONTAGU, PORTSTEWART**



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		85	85

**OFFERS OVER £595,000**

# 8 THE MONTAGU, PORTSTEWART

A rare opportunity to own a luxurious 3rd floor apartment in the recently completed and highly exclusive The Montagu development, perfectly positioned on Portstewart's famous Promenade. Offering breathtaking west facing views over The Promenade towards The Strand, Mussenden Temple and the Donegal Headlands, this stunning property is finished to an exceptional standard, with premium upgrades enhancing the already high specification design.

Inside, the apartment boasts two spacious double bedrooms, including a sumptuous master suite with a sleek ensuite, alongside a beautifully appointed main bathroom. The open plan kitchen, complete with high end fixtures and fittings, is truly the heart of the home, designed for both style and functionality while maximising the spectacular coastal views.

Residents of The Montagu benefit from secure access, allocated underground parking, private storage room and exclusive use of the most prestigious roof terrace on the North Coast. Offering privacy, security, and unparalleled luxury in an unbeatable location, this is a property not to be missed.

## FEATURES

- Mains gas central heating.
- Thermal & acoustic glazing with triple glazing to the front elevation.
- MHVR heat recovery system.
- Secure video entry system for residents' peace of mind.
- Gated underground car parking with allocated space.
- Private storage room on Promenade level.
- Access to a communal roof terrace with panoramic sea views.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,911.78

ANNUAL SERVICE CHARGE: £2,070

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Well presented entrance hall; secure video entry system; lift access to all floors; individual letterboxes; private storage room.

## THIRD FLOOR

### ENTRANCE HALL

6.74 m x 1.09 m (22'1" x 3'7")

Tiled floor; motion activated spot lighting; access to the utility room.

### OPEN PLAN KITCHEN, LIVING & DINING

5.09 m x 7.03 m (16'8" x 23'1")

Tiled flooring & spot lighting throughout.

### KITCHEN WITH DINING AREA

Contemporary fitted units; 50mm mont blanc marble work surfaces; Siemens kitchen appliances to include integrated fridge freezer, dishwasher, fitted oven, microwave and induction hob; extractor fan unit over hob; centre island with 50mm mont blanc marble work surfaces, recessed sink with boiled water Quooker tap and breakfast bar seating; dining area with stunning sea views.

### LIVING AREA

Solid wood fitted media wall with contemporary fireplace & integrated shelving including downlighting; bi-fold doors leading to the Juliet balcony with stunning coastal views overlooking The Promenade & Harbour area.

### UTILITY ROOM

2.40 m x 1.26 m (7'10" x 4'2")

Plumbed for washing machine; tiled floor.

### BEDROOM 1

4.26 m x 2.85 m (14'0" x 9'4")

Double bedroom to the rear; spotlighting.

### ENSUITE

2.35 m x 1.45 m (7'9" x 4'9")

Wet room shower with rainfall head and glass panel; wall mounted toilet; fitted shelving with wash hand basin; back lit mirror; chrome towel radiator; tiled floor; tiled walls.

### BEDROOM 2

3.20 m x 2.87 m (10'6" x 9'5")

Double bedroom to the rear; full width fitted wardrobe.

### BATHROOM

2.21 m x 2.86 m (7'3" x 9'5")

Tiled bath with shower wand; wet room shower with rainfall head; wall mounted toilet; vanity unit with wash hand basin; back lit mirror; chrome towel radiator; tiled floor; tiled walls.

## EXTERIOR

### OUTSIDE FEATURES

- Communal roof terrace with panoramic sea views.
- Underground allocated parking space accessed via car lift.
- Private external store.

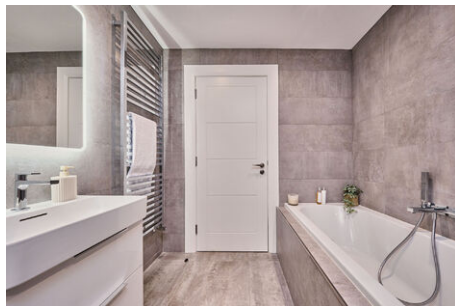
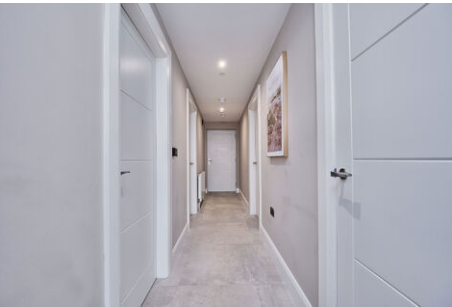
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# PHOTOS





# PHOTOS



# FLOORPLAN

