



16 HATHERAN GARDENS, 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			
		83	83

OFFERS OVER £235,000

# 16 HATHERAN GARDENS, PORTSTEWART

This contemporary top floor apartment is located in the sought after Hatherans development, within a well maintained block of only six apartments. Featuring lift access and a desirable west-facing aspect, it enjoys views from the Juliet balcony overlooking the surrounding area. Completed in 2021, the property has been beautifully upgraded to a high specification throughout. The Hatherans, developed by O'Kane Homes, is ideally situated close to the town, beaches and the many attractions along the North Coast.

## FEATURES

- Mains gas central heating system with Nest smart thermostat.
- Double glazing in uPVC frames.
- Well maintained communal gardens.
- Off street car parking.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £833.34

ANNUAL SERVICE CHARGE: £1,500.00

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Well maintained communal entrance; secure intercom entry; communal store; lift access to all floors.

## SECOND FLOOR

### ENTRANCE HALL

Tiled floor; large storage cupboard.

### KITCHEN & DINING AREA

4.96 m x 3.28 m (16'3" x 10'9")

Modern, fitted kitchen; laminate work surfaces; Franke sink & drainer; electric oven & hob with extractor fan above; integrated fridge freezer, slimline dishwasher and washer/dryer; tiled flooring; spot lighting; dining area with patio door leading to a glazed 'Juliet' balcony; fitted vertical blinds; open plan to living area.

### LIVING AREA

4.10 m x 2.94 m (13'5" x 9'8")

Tiled flooring; TV aerial & satellite connections; velux window; fitted unit with gas boiler; fitted vertical blinds.

### BEDROOM 1

3.17 m x 3.37 m (10'5" x 11'1")

Double bedroom to the rear; TV aerial connection; fitted blinds.

### ENSUITE

0.93 m x 2.78 m (3'1" x 9'1")

Tiled shower cubicle with rainfall shower head; toilet; wash hand basin; tiled floor; extractor; spot lighting; velux window.

### BEDROOM 2

3.17 m x 3.02 m (10'5" x 9'11")

Double bedroom to the rear; fitted blinds.

### BATHROOM

1.96 m x 2.87 m (6'5" x 9'5")

Panel bath; tiled shower cubicle; toilet; vanity unit with wash hand basin; tiled floor; extractor fan; spot lighting; chrome towel radiator; velux window.

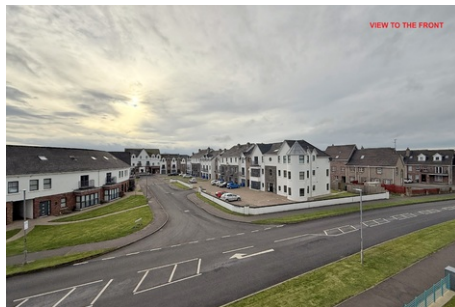
## EXTERIOR FEATURES

- Off street car parking.
- Well maintained communal gardens.

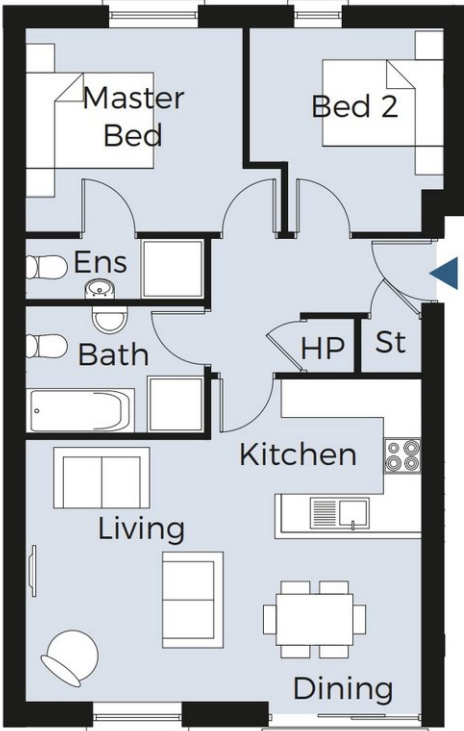


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# PHOTOS



# FLOORPLAN



**SECOND FLOOR**