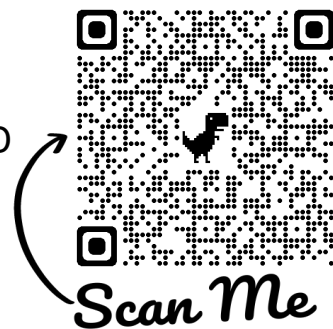


For Sale

Apt 2 Atlantic Circle, Portstewart, County Londonderry BT55 7BD

Offers Over **£345,000**



Property Overview

- Ground floor apartment
- 2 Bedrooms, 1 Reception Room
- Excellent sea and coastline views
- Town centre location only a short walk from the Promenade, Herring pond, coffee shops and restaurants
- Gas central heating
- uPVC double glazed windows
- Single private parking space
- Management Fee: The assessment for the year 2023 is £1100.00
- Rates: The assessment for the year 2023/2024 is £1020.00
- EPC Rating - TBC

Apt 2 Atlantic Circle, Portstewart BT55 7BD



Lounge:

mrafee

Apt 2 Atlantic Circle, Portstewart BT55 7BD

Entrance Hall:

With wooden effect flooring, access into cloaks closet housing the gas boiler, telecoms system.

Open Plan Lounge, Kitchen / Dining Area:

Lounge:

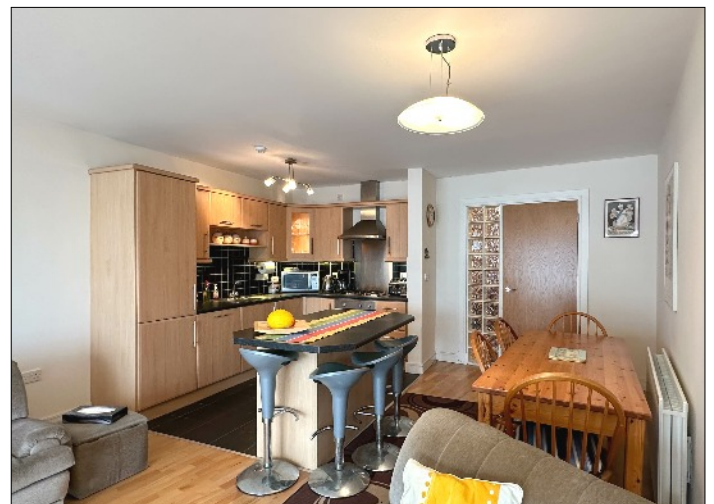
5.16m x 4.6m (16' 11" x 15' 1") (Max) with full length folding patio doors leading to Juliet balcony (glass in doors replaced in 2015), wooden effect flooring, television and telephone points. Sea and coastline views.



Apt 2 Atlantic Circle, Portstewart BT55 7BD

Kitchen / Dining Area:

4.42m x 2.96m (14' 6" x 9' 9") (Max) with eye and low level units, tiled between units, one and half bowl stainless steel sink unit with drainer, centre island with wine rack and undercounter storage space, tiled floor in kitchen area, wooden effect flooring in dining area, electric oven and gas hob with stainless steel splash back and overhead extractor fan, integrated fridge freezer, integrated dishwasher, integrated washer dryer.



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Bedroom (1):

4.6m x 3.1m (15' 1" x 10' 2") (Max) with television and telephone points, bay window with sea view.



En-Suite:

Comprising w.c. and wash hand basin, half height tiled wall behind, tiled floor, fully tiled corner shower cubicle with mains shower system, extractor fan.

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Bedroom (2):

4.8m x 3.1m (15' 9" x 10' 2") with sea view.



Bathroom:

Comprising w.c. and wash hand basin, tiled half height wall with shelving, tiled floor, panel bath with tiled splash back and shower head attachment, extractor fan.



Apt 2 Atlantic Circle, Portstewart BT55 7BD



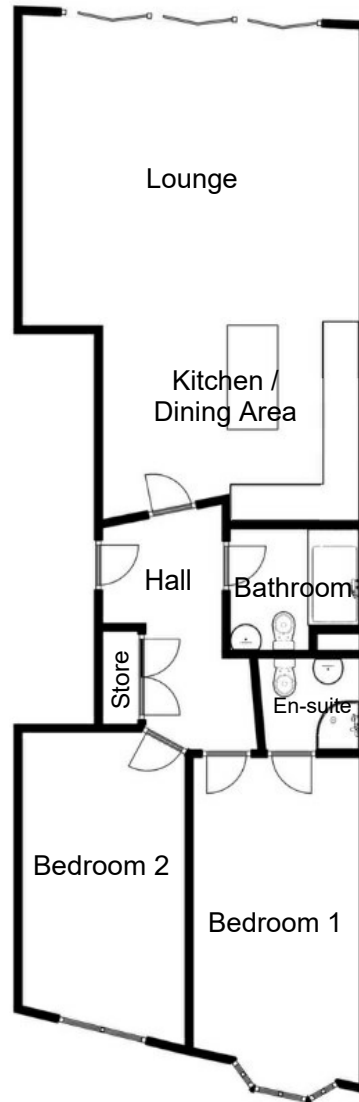
External Features:

Private enclosed area to the left of the entrance of the apartment, laid in stone and enclosed by boundary wall. One designated parking space..

All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

Apt 2 Atlantic Circle, Portstewart BT55 7BD

FLOOR PLANS



GROUND FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

Apt 2 Atlantic Circle, Portstewart BT55 7BD



Property Location:

On leaving Portstewart along the Portmore Road in the direction of Portrush, turn left into Atlantic Circle and Apartment 2 is located on the right hand side.

Apt 2 Atlantic Circle, Portstewart BT55 7BD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	EPC COMING SOON		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1463 160823/MH

OUR OFFICE LOCATION



Google maps



4 Coleraine Road
 Portstewart
 BT55 7JW



FOLLOW US
 ON FACEBOOK



Think

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