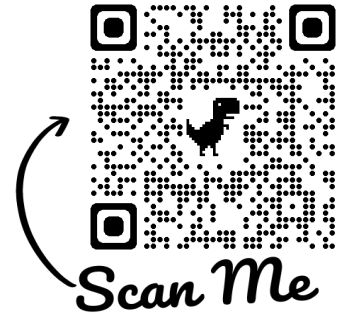


For Sale

Apt 41 Lever Park, Portstewart, BT55 7ES

Offers Over **£109,950**



Property Overview

- First Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Electric heating
- uPVC double glazed windows
- Within walking distance to The Promenade
- Partial sea views from rear of property
- One parking space to front of property
- Enclosed rear garden
- Rates: The assessment for the year 2023/2024 is £604.83
- EPC Rating - D56

Apt 41 Lever Park, Portstewart BT55 7ES

Entrance Hall:

With uPVC entrance door.

First Floor

Landing:

With access to roof space, telephone point.

Lounge:

4m x 3.5m (13' 1" x 11' 6") with wall mounted electric fire, storage cupboard.



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Kitchen:

3.6m x 3.1m (11' 10" x 10' 2") (Max) with eye and low level units, tiled between units, stainless steel sink unit with drainer, space for cooker, extractor fan, plumbed for washing machine, sea views.



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Bedroom (1):

3.5m x 3m (11' 6" x 9' 10") with storage cupboard.



Bedroom (2):

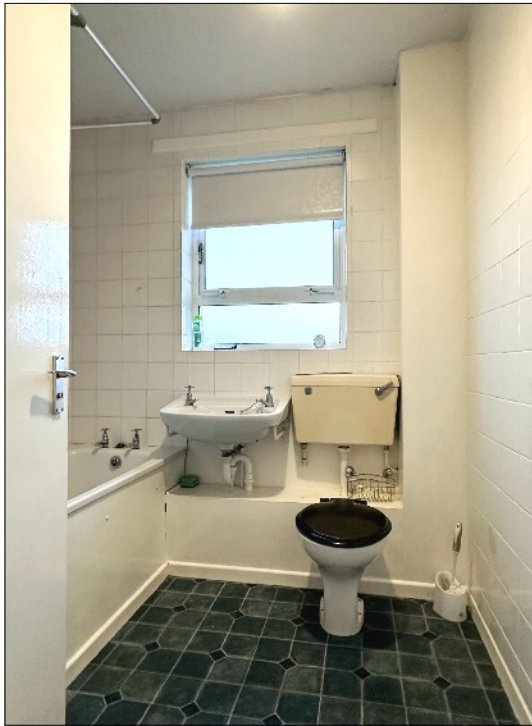
3.1m x 2.3m (10' 2" x 7' 7") with sea views.



Apt 41 Lever Park, Portstewart BT55 7ES

Bathroom:

Comprising w.c., wash hand basin, thermostatic shower over bath, panel bath, tiled walls.



EXTERIOR FEATURES

With one parking space to front of property. Enclosed rear garden laid in lawn. Garden shed.

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



Apt 41 Lever Park, Portstewart BT55 7ES

FLOOR PLANS



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 41 Lever Park, Portstewart BT55 7ES



Property Location:

On approaching Portstewart along the Coleraine Road, turn right at the Diamond roundabout onto Church Street, then first right onto Lever Road, then take the third right onto Lever Park and Number 41 is situated on the left hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		77
D 55-68	56	
E 39-54		
F 21-38		
G 1-20		
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
 PST1473 121223/MH

OUR OFFICE LOCATION



Google maps



Think

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