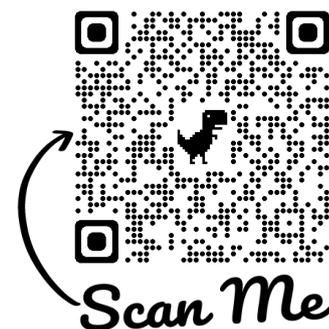


For Sale

Apt 24 Sunset Park, Portstewart BT55 7EH

Offers Over **£189,950**



Property Overview

- Ground floor apartment
- 2 Bedrooms, 1 Reception Room
- Gas central heating
- uPVC double glazed windows
- Designated car parking space
- Well maintained apartment throughout
- Garden paved to rear enclosed by fencing
- Management Fee: The assessment for the year 2023/2024 is £750.00
- Rates: The assessment for the year 2023/2024 is £860.71
- EPC Rating - C77

Apt 24 Sunset Park, Portstewart BT55 7EH

Entrance Hall:

With tiled floor, intercom door entry system. Storage cupboard.

Open plan Lounge / Dining Area / Kitchen:

7.5m x 6.6m (24' 7" x 21' 8") (Max) Lounge / Dining Area: with laminate flooring, television point, telephone point, uPVC sliding patio doors to rear.

Kitchen: with eye and low level units, upstand, gas integrated hob, tiled behind hob, electric integrated oven, plumbed for washing machine, integrated dishwasher, integrated fridge / freezer, 1 ½ bowl stainless steel sink unit, stainless steel extractor fan, tiled floor.



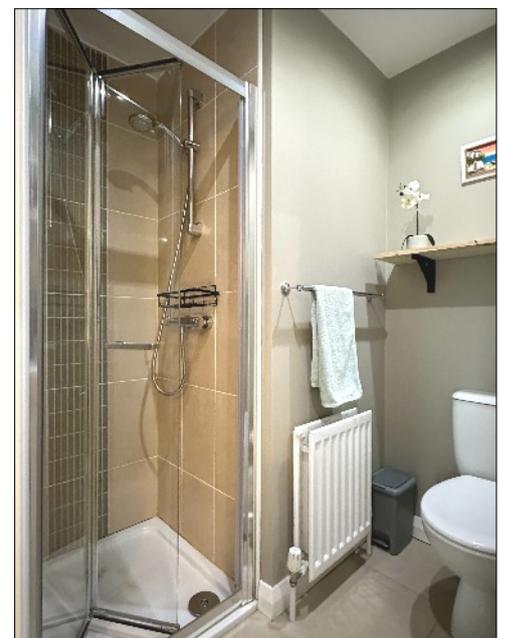
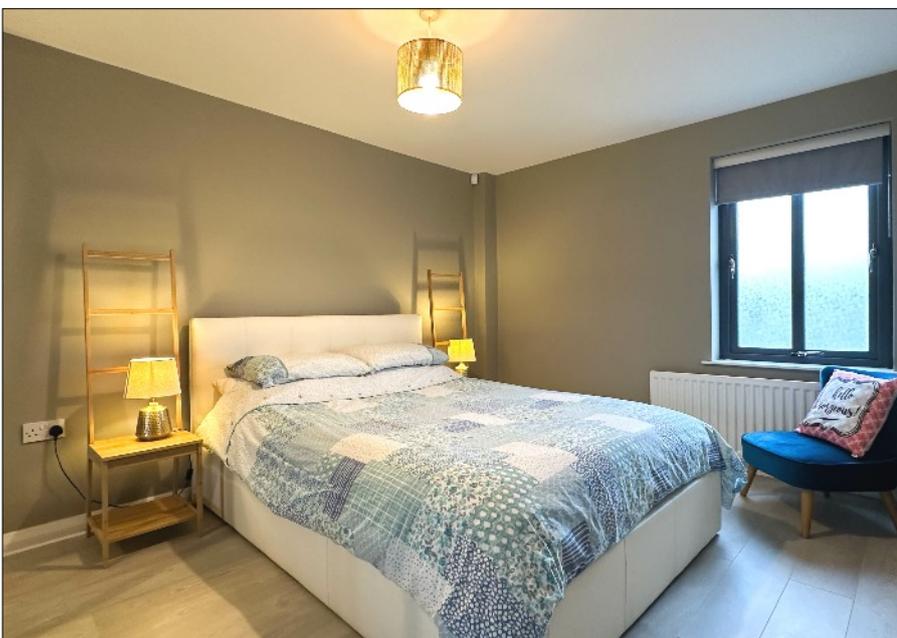
Apt 24 Sunset Park, Portstewart BT55 7EH

Bedroom (1):

4.2m x 3.9m (13' 9" x 12' 10") (Max) with television point, built-in sliding wardrobes, laminate flooring.

En-suite:

Comprising w.c., wash hand basin with storage cupboard below, tiled splashback, tiled shower cubicle with mains shower fitting, recessed lighting, extractor fan, tiled floor.



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Bedroom (2):

2.7m x 2.7m (8' 10" x 8' 10") with telephone point, television point, laminate flooring.



Bathroom & w.c.combined:

Comprising panel bath with tiling around with mains shower fitting, wash hand basin with storage cupboard below, tiled splashback, w.c., extractor fan, recessed lighting, tiled floor.



Apt 24 Sunset Park, Portstewart BT55 7EH



EXTERIOR FEATURES

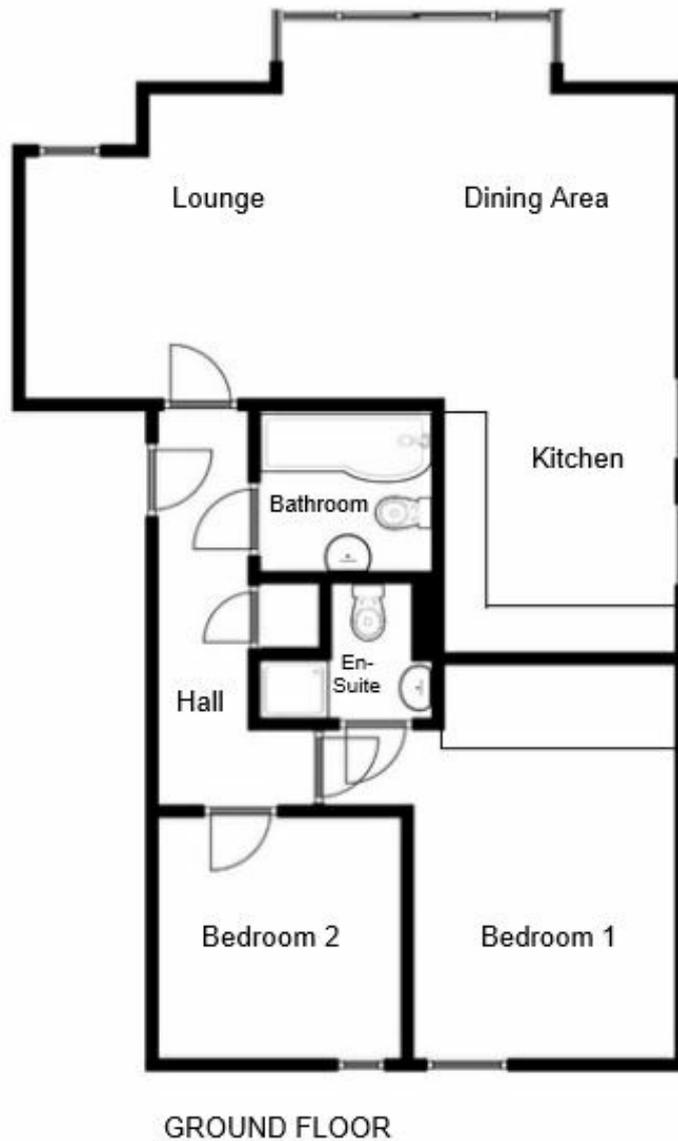
One designated car parking space. Rear garden laid in paving enclosed by fencing, garden shed.

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



Apt 24 Sunset Park, Portstewart BT55 7EH

FLOOR PLANS



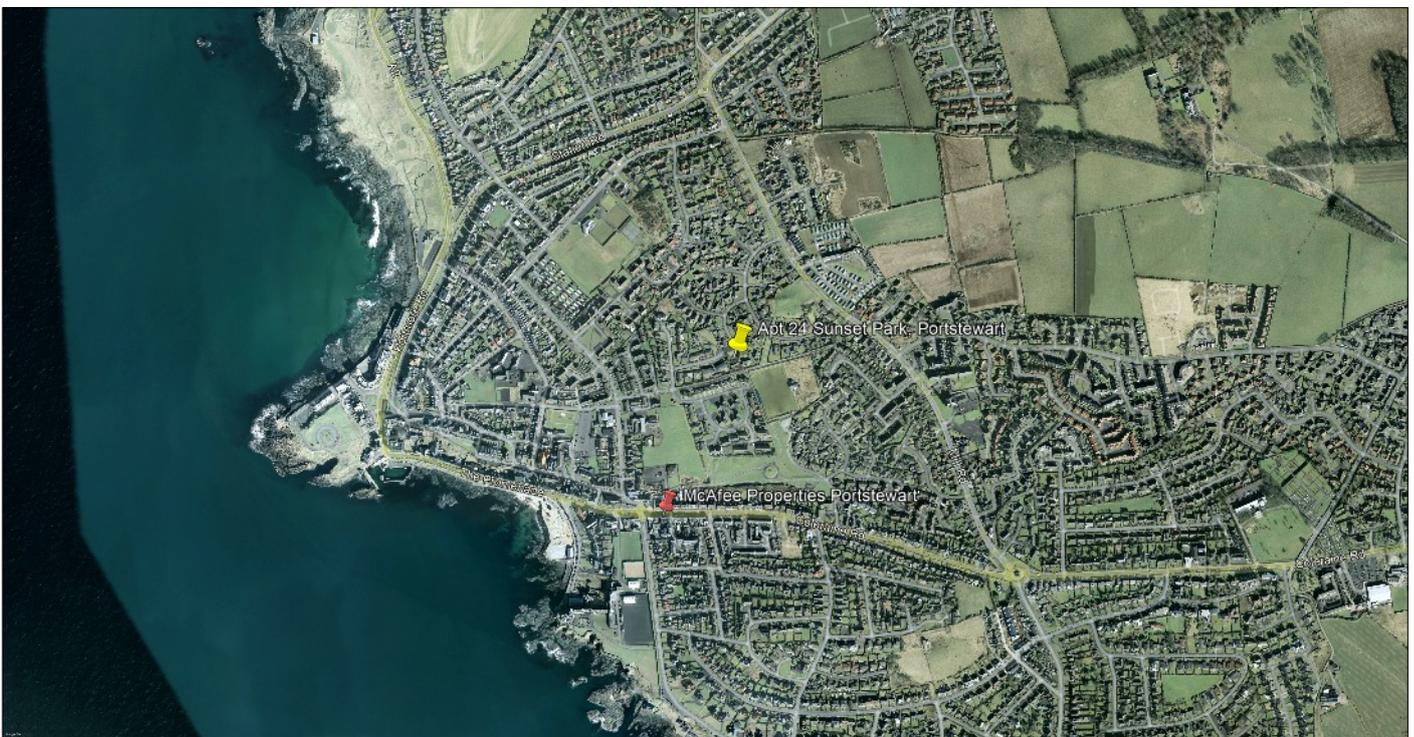
For illustrative purposes only. Not to scale.

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.

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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 24 Sunset Park, Portstewart BT55 7EH



Property Location:

On approaching Portstewart along the Coleraine Road, turn right at The Diamond roundabout onto Church Street, then immediate right onto Lever Road, continue along Lever Road and just past St Colum's Primary School turn right onto Mullaghacall Road then second left onto Sunset Ridge, then first left onto Sunset Park and Apartment 24 is located on the right hand side.

Apt 24 Sunset Park, Portstewart BT55 7EH

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

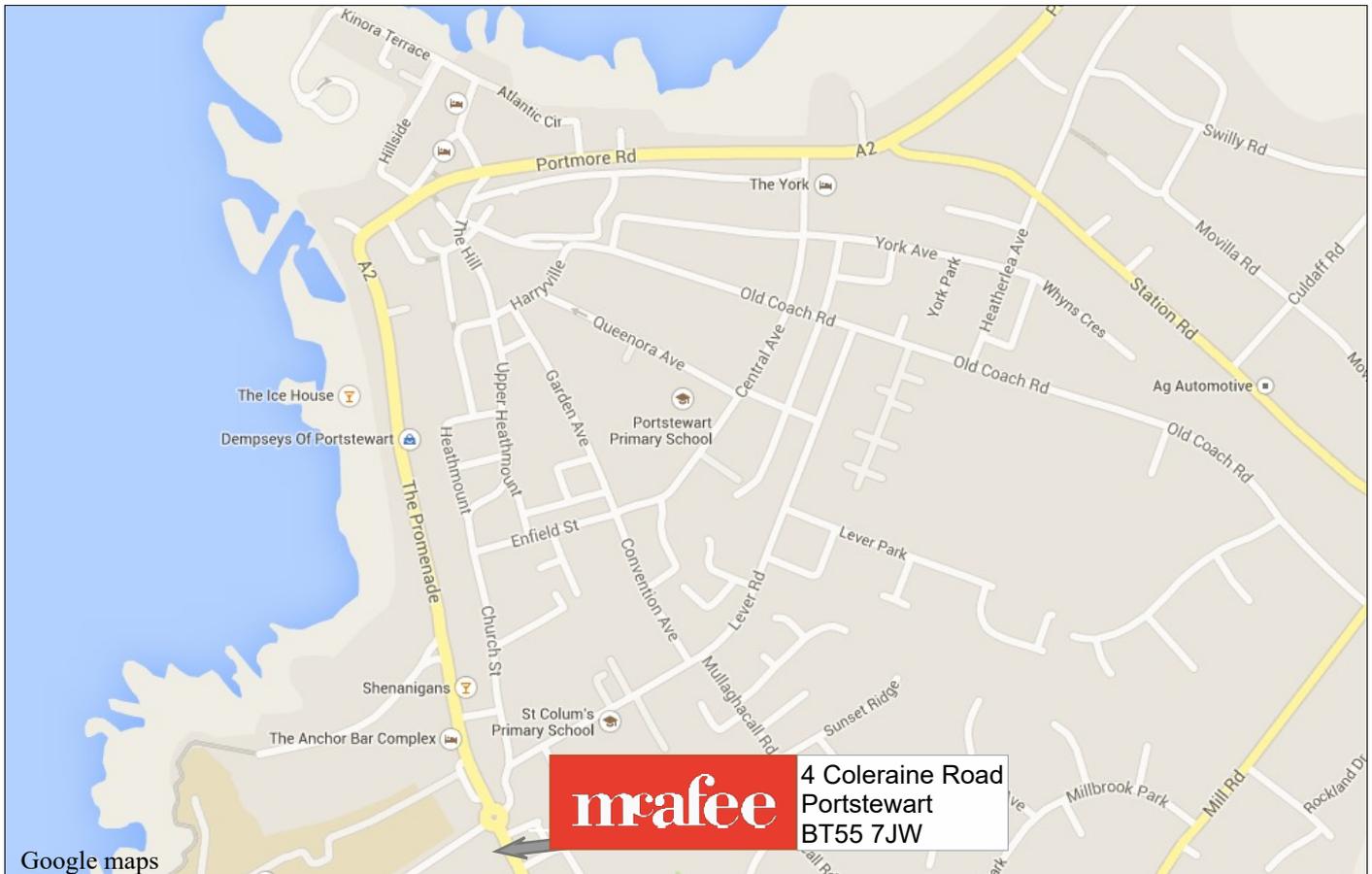
www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1480 060224/MH

OUR OFFICE LOCATION



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