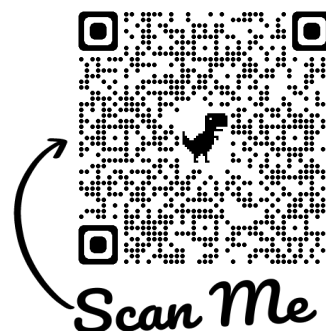


For Sale

Apt 7 Beach Apartments, Beach Road, Portballintrae BT57 8US

Offers Over **£395,000**



Property Overview

- Penthouse Apartment
- 3 Bedrooms, 1 Reception Room
- Stunning sea and coastline views
- Ideally situated with breathtaking sea and coastline views
- Located in the heart of the village
- Private parking to rear
- uPVC double glazed windows
- Gas fired central heating
- Lift facility
- Well maintained and spacious accommodation
- Burglar alarm installed
- Management Fee: The assessment for the year 2023 is £1100.00
- Rates: The assessment for the year 2023/2024 is £1861.00
- EPC Rating - D62

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Communal Hall:

With lift and staircase to all floors.

Entrance Hall:

With laminate flooring, recessed lighting. Storage cupboard with shelving.

Open Plan Lounge, Kitchen, Dining Area:

7.5m x 5.9m (24' 7" x 19' 4") (Max) with laminate flooring in lounge and dining area, tiled floor in kitchen, television point, telephone point, eye and low level units, integrated fridge / freezer, integrated gas hob, integrated electric oven, integrated dishwasher, integrated washing machine, extractor fan, stainless steel sink, gas boiler, sliding doors to balcony with outstanding sea views.



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Bedroom (1):

5.7m x 3.1m (18' 8" x 10' 2") (Max) with telephone point, television point, recessed lighting, laminate flooring, glass panelled door out to rear balcony.



En-suite:

Comprising w.c. and wash hand basin, tiled splashback, fully tiled shower cubicle with thermostatic shower, extractor fan, heated towel rail, tiled floor, recessed lighting.

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Bedroom (2):

3.5m x 3.1m (11' 6" x 10' 2") (Max) with recessed lighting.



Bedroom (3):

3m x 2.8m (9' 10" x 9' 2") (Max) with recessed lighting.



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Bathroom and w.c. Combined:

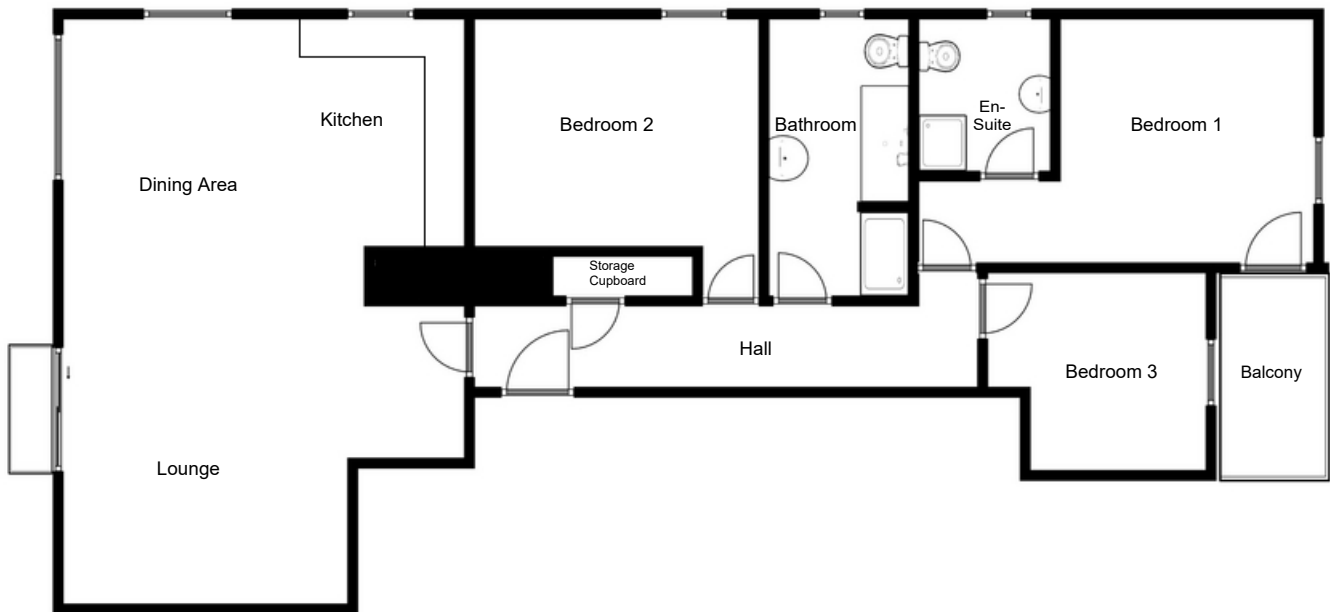
Comprising w.c. and wash hand basin, tiled splashback, panelled bath, fully tiled shower cubicle with thermostatic shower, extractor fan, heated towel rail, tiled floor, recessed lighting.

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

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.

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Property Location:

The Beach Apartments are situated on the Beach Road. On entering Portballintrae along the Ballaghmore Road take the second exit at the roundabout onto Beach Road. Continue round towards the beach car park and Beach Apartments are situated on the right-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		
D 55-68	62	66
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

PST1451 260423/MH

PC 040723

OUR OFFICE LOCATION



Google maps



FOLLOW US ON FACEBOOK



Think

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by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

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