

THE APARTMENTS

7-9 OLD SHORE ROAD | CARRICKFERGUS

A STUNNING SELECTION OF
2 & 3 BEDROOM MODERN APARTMENTS

Carrickfergus Marina



A STUNNING LOCATION FOR MODERN DAY LIVING.

An exclusive development offering a range of generous 2 & 3 bedroom apartments in a highly convenient location.

Situated on the Old Shore Road, with the coastal town of Carrickfergus, offering the perfect blend of tranquil surroundings with the convenience of modern day living. Carrickfergus boasts a host of leisure amenities including the Amphitheatre Wellness Centre, Carrickfergus Golf Club, Marine Gardens and many more as well as the historical Carrickfergus Castle and Dobbins Inn which overlook the Marina, surrounded by cafes, bistros and restaurants. With a wide range of shops and boutiques, Carrickfergus has it all.

Marine Gardens



Trooperslane Platform



Artists Impression



EXCLUSIVE SELECTION OF MODERN, LUXURY APARTMENTS.

A unique opportunity to live in a luxury turnkey apartment in a peaceful setting, with an abundance of amenities and leisure facilities close to hand. Those who enjoy an active lifestyle can benefit from coastal walks along the shoreline and nearby parks. The upper level apartments also enjoy views across the water.

Carrickfergus - a modern town steeped in history with a seamless blend of old and new.

M&S Food Outlet



Ownies Bar





THE IDEAL LOCATION FOR YOUR WORK, LIFE BALANCE.

Carrickfergus is also perfect for commuters, offering easy access to Belfast City Centre and beyond, both by road and by rail.

| LOCATION | DISTANCE | TIME* |
|----------------------------------|------------|---------|
| Trooperslane Platform | 0.5 miles | 2 mins |
| M&S Food | 0.8 miles | 2 mins |
| Carrickfergus Castle | 1.6 miles | 4 mins |
| Marine Gardens | 1.9 miles | 5 mins |
| Carrickfergus Marina | 1.9 miles | 6 mins |
| Amphitheatre Wellness Centre | 2.1 miles | 6 mins |
| Carrickfergus Golf Club | 2.1 miles | 6 mins |
| Carrickfergus Town Centre | 2.4 miles | 7 mins |
| Belfast Zoo | 6.1 miles | 13 mins |
| Belfast Castle | 7.9 miles | 19 mins |
| Belfast City Centre | 9.1 miles | 20 mins |
| SSE Arena | 9.1 miles | 16 mins |
| George Best Belfast City Airport | 10.8 miles | 17 mins |
| Belfast International Airport | 17.2 miles | 30 mins |

* Travel times via car

SPECIFICATION

COMMUNAL FEATURES

- Painted bevelled skirtings & architraves - white
- Natural steel stair handrails & balustrades
- Painted walls - grey
- Feature tiled entrance hall
- Any feature interior design element to entrance hall
- Carpet to internal stairs
- Bin storage
- 1 no. allocated parking bay per apartment



EXTERNAL FEATURES

- Beautifully designed Apartments with Sea Views from the 1st & 2nd Floor Apartments
- 10 year warranty cover
- Aluminium windows to the front - Anthracite Grey
- Double glazed high performance lockable uPVC windows to the rear and gable - Anthracite Grey
- Powder coated aluminium automated Main Entrance door which can be opened from your apartment
- High Thermal Insulation & Energy Efficiency Rating
- Tarmac and paved Driveway areas and Flagged Footpaths
- Timber fencing to rear boundaries
- Traditional blockwork construction & K-Rend finish
- Feature lighting outside front door
- Outside Tap
- Feature landscaped communal areas

INTERNAL FEATURES

- Comprehensive range of electrical sockets throughout including TV and telephone points
- Mains gas central heating system with high energy efficiency boiler
- Wired for Intruder Alarm
- Downlighters in kitchen
- TV point to bedrooms
- Painted internal doors (white) with chrome ironmongery
- Painted bevelled skirtings, architraves, stair handrails & balustrades (white)
- All internal walls (grey) and ceilings (white) painted throughout
- Smoke, Heat & CO2 detectors as standard
- Concrete floor slabs



KITCHEN

- Fitted kitchens with integrated appliances where applicable including, built in oven and hob (electric or gas?), extractor hood, fridge freezer and washer dryer, dishwasher
- Utility Room (Apartment 4 only) with fitted units and free standing washing machine & dryer

BATHROOMS & ENSUITES:

- Contemporary white sanitary ware and chrome fittings
- Separate shower in bathroom
- Thermostatically controlled showers
- Heated chrome towel rails
- Feature downlighters in bathroom & ensuites

FLOOR COVERINGS & TILES:

- Ceramic floor tiling to hall, kitchen, utility (Apartment 4 only) bathroom and ensuites
- Ceramic wall tiling with full height tiling above bath
- Full height tiling to shower enclosures
- Splash back tiling to all wash hand basins
- Carpets to bedrooms, stairs and landings
- High quality timber laminate to lounge/dining areas
- Raised plinth to match worktop

PLEASE NOTE:

Images used are merely indicative of the type of finish that can be achieved at The Apartments. Peter O'Hare reserves the right to vary specifications to a similar or higher quality.



THE APARTMENTS

An Exclusive Development of 8 Luxury Turnkey 2 & 3 Bedroom Apartments

GROUND FLOOR

2 Bed Apartment - 774 sq.ft. (71.17m²)



BLOCK 9

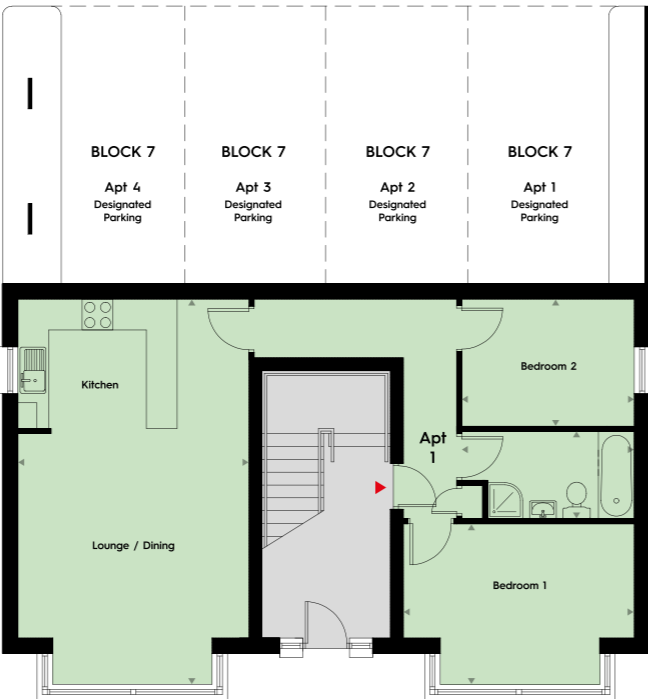
APT 1 - Measurements

| | |
|-----------------|----------------|
| Lounge / Dining | 14'9" x 13'1" |
| Kitchen | 14'9" x 10'11" |
| Bedroom 1 | 14'9" x 10'2" |
| Bedroom 2 | 11'2" x 8'2" |
| Bathroom | 7'7" x 7'7" |

BLOCK 7

APT 1 - Measurements

| | |
|-----------------|----------------|
| Lounge / Dining | 14'9" x 13'1" |
| Kitchen | 14'9" x 10'11" |
| Bedroom 1 | 14'9" x 10'2" |
| Bedroom 2 | 11'2" x 8'2" |
| Bathroom | 7'7" x 7'7" |



FIRST FLOOR

2 Bed Apartment - 614 sq.ft. (57m²)



BLOCK 9

APT 2 & 3 - Measurements

| | |
|-----------------|----------------|
| Lounge / Dining | 14'9" x 12'2" |
| Kitchen | 6'11" x 10'8" |
| Bedroom 1 | 11'10" x 10'7" |
| Bedroom 2 | 11'10" x 8'0" |
| Bathroom | 7'7" x 7'7" |

BLOCK 7

APT 2 & 3 - Measurements

| | |
|-----------------|----------------|
| Lounge / Dining | 14'9" x 12'2" |
| Kitchen | 6'11" x 10'8" |
| Bedroom 1 | 11'10" x 10'7" |
| Bedroom 2 | 11'10" x 8'0" |
| Bathroom | 7'7" x 7'7" |



Plans are not to scale, dimensions are approximate.
Imagery in this brochure is for illustrative purposes only.
Measurements taken at widest points.

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SECOND FLOOR

3 Bed Apartment - 1238 sq.ft. (115m²)



BLOCK 9

APT 4 - Measurements

| | | |
|-----------------|---------------|---------------|
| Lounge / Dining | 23'0" x 16'0" | 7.0m x 4.9m |
| Kitchen | 9'2" x 11'2" | 2.8m x 3.4m |
| Utility | 8'10" x 4'7" | 2.7m x 1.4m |
| Bedroom 1 | 10'6" x 15'7" | 3.2m x 4.75m |
| Shower Room | 4'1" x 7'9" | 1.25m x 2.37m |
| Dressing Room | 4'1" x 7'5" | 1.25m x 2.25m |
| Bedroom 2 | 13'1" x 9'2" | 4.0m x 2.8m |
| Bedroom 3 | 9'2" x 11'2" | 2.8m x 3.4m |
| Bathroom | 8'10" x 7'3" | 2.7m x 2.2m |

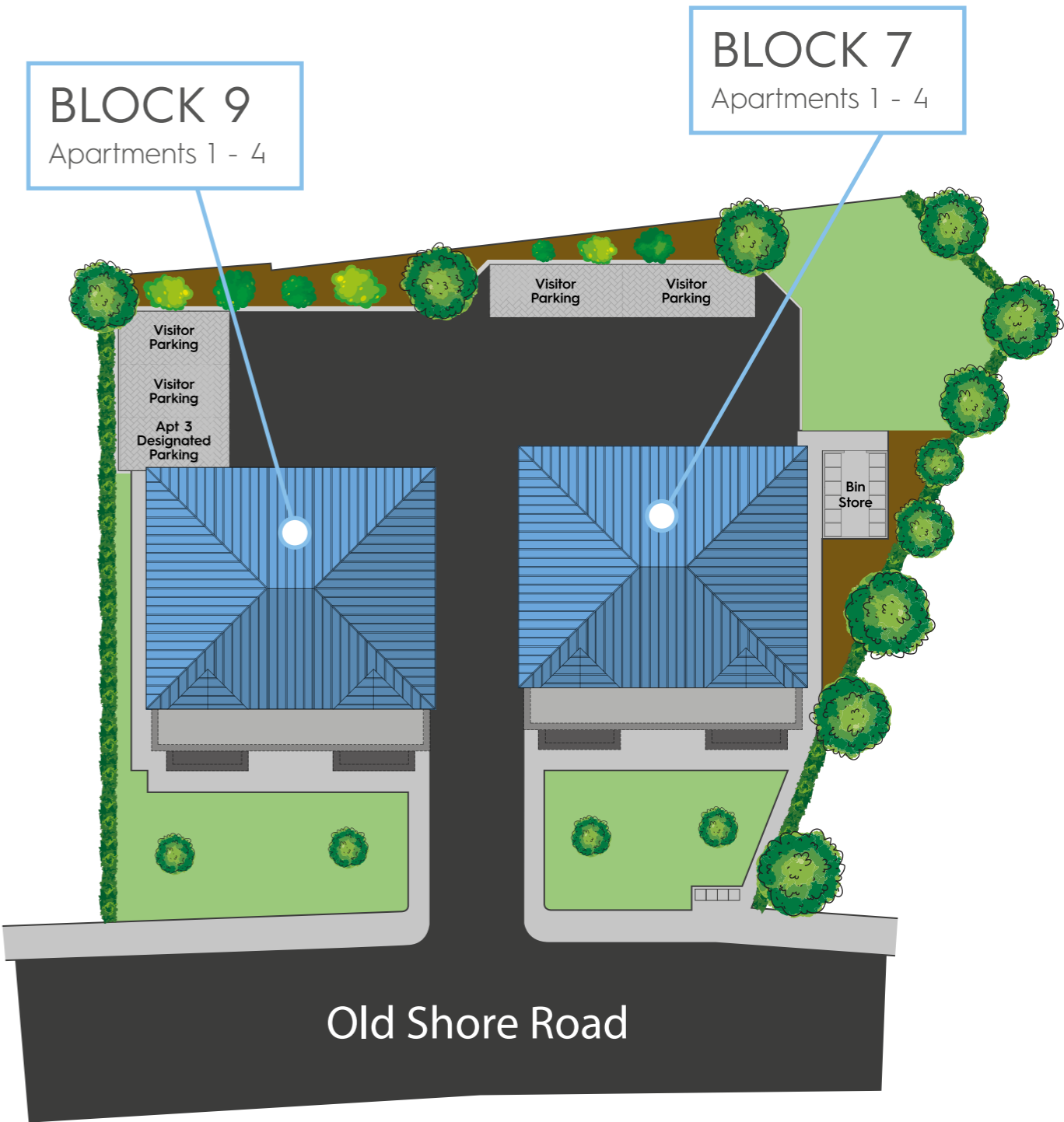
BLOCK 7

APT 4 - Measurements

| | | |
|-----------------|---------------|---------------|
| Lounge / Dining | 23'0" x 16'0" | 7.0m x 4.9m |
| Kitchen | 9'2" x 11'2" | 2.8m x 3.4m |
| Utility | 8'10" x 4'7" | 2.7m x 1.4m |
| Bedroom 1 | 10'6" x 15'7" | 3.2m x 4.75m |
| Shower Room | 4'1" x 7'9" | 1.25m x 2.37m |
| Dressing Room | 4'1" x 7'5" | 1.25m x 2.25m |
| Bedroom 2 | 13'1" x 9'2" | 4.0m x 2.8m |
| Bedroom 3 | 9'2" x 11'2" | 2.8m x 3.4m |
| Bathroom | 8'10" x 7'3" | 2.7m x 2.2m |



SITE MAP



THE APARTMENTS

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NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

Find out more at www.poharelimited.co.uk