

MODERN TOWNHOUSES, DESIGNED FOR LIVING

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# CLIFTONPARK AVENUE

BELFAST, BT14





## SHARED OWNERSHIP

helping you get on the property ladder



### ABOUT FAIRSHARE

Simple and straightforward - from online application to completion

#### What is FairShare?

FairShare is a shared ownership scheme for Northern Ireland. It enables a registered housing association to help eligible homebuyers get on the property ladder through shared ownership.

Housing associations offering shared ownership through FairShare are registered and approved by the Department for Communities.

#### How can FairShare help me?

If you are unable to obtain a mortgage to buy a property outright, or have difficulty saving for a large deposit, FairShare could help you take the first step into home ownership in a way that you can afford.

FairShare could help you by enabling you to purchase a starter share of a property between 50 and 90%. And you have the option to buy more shares in your home at any time (known as staircasing).

In a shared ownership agreement you are required to pay rent on the share of the property that you don't purchase. FairShare will help you adjust to the demands of home ownership by ensuring that you pay lower-than-market rent for the duration of your FairShare shared ownership.

At FairShare, we help make the process of applying for shared ownership simple and straight forward: you can do the whole application online at [fairshare.org.uk](https://fairshare.org.uk) and of course there are no application fees.



### KEY FEATURES

Homebuyers purchasing through FairShare Can:

- buy a starter share of a property that they can afford - between 50% and 90%
- pay lower-than-market rent on any share not purchased
- buy further shares of their home at any time - known as staircasing. See 'Guide to Staircasing' on our website at [fairshare.org.uk](https://fairshare.org.uk).



### KEY ELIGIBILITY CRITERIA

The key FairShare eligibility criteria require that homebuyers:

- do not currently own a home, or a share of a property, in the UK or abroad
- must be unable to buy a 100% share of a home suited to their needs, or rent appropriate accommodation within a reasonable distance of their work
- can afford to buy a minimum 50% share in a property and pay rent on the remaining share

For a full list of eligibility criteria please see "Who is Eligible" on our website at [fairshare.org.uk](https://fairshare.org.uk).

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

THERE'S NOTHING LIKE  
**STAYING AT HOME**  
FOR REAL COMFORT







## DISCOVER THE HEART OF FAMILY LIVING

### WELCOME TO THE LIFESTYLE YOU'VE BEEN SEARCHING FOR

This brand new development at Cliftonpark Avenue is situated close to the heart of Belfast city. It's the perfect place to call home if you're looking for a beautiful home in a vibrant and convenient location.

These stylish 3 bedroom homes have been designed to provide light-filled open plan living spaces with high quality fixtures and fittings, and private rear gardens. Each home comes with a fitted wardrobe to two of the three bedrooms and there is off-street parking for all residents.

Cliftonpark Avenue offers an enticing mix of shops and cafés, leisure facilities and excellent road links into the city, making it a great place to live.







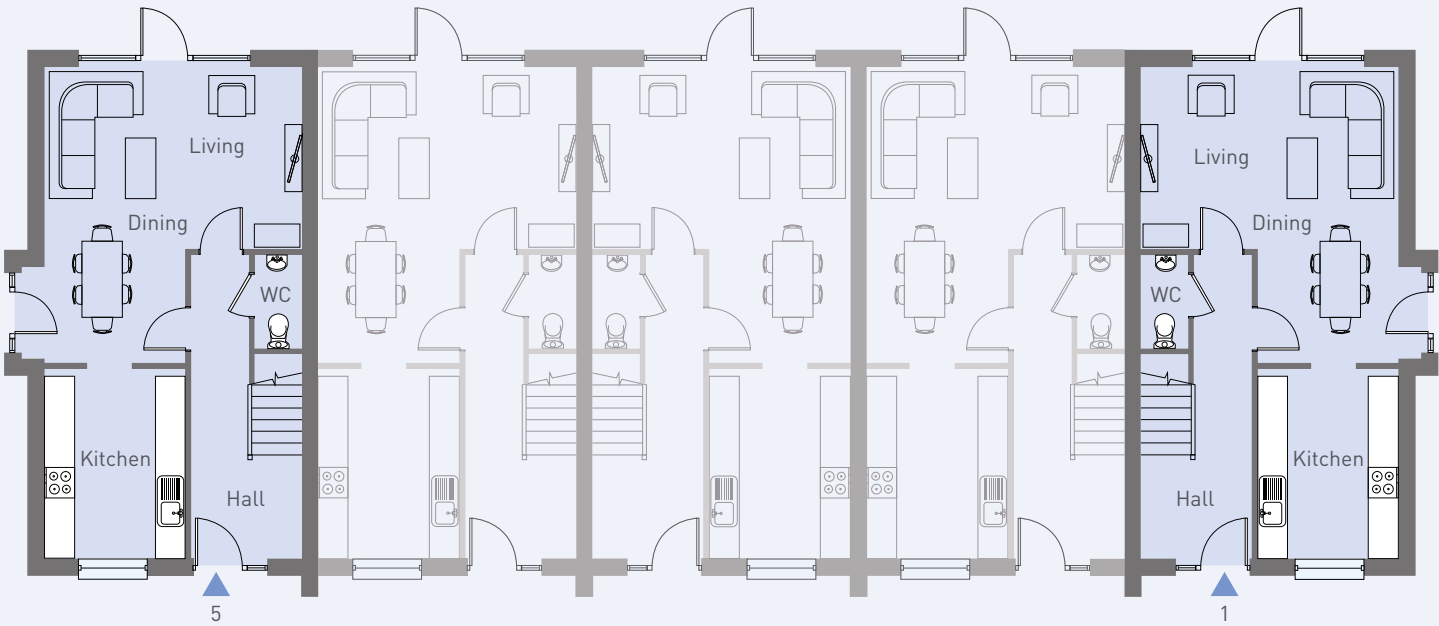
**THE JORDAN**  
**3 BEDROOM TOWNHOUSE**  
TOTAL FLOOR AREA: 1037 SQ FT

GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Living   Dining	18'9" x 16'6"	5.72 x 5.05
Kitchen	12'5" x 9'1"	3.80 x 2.76

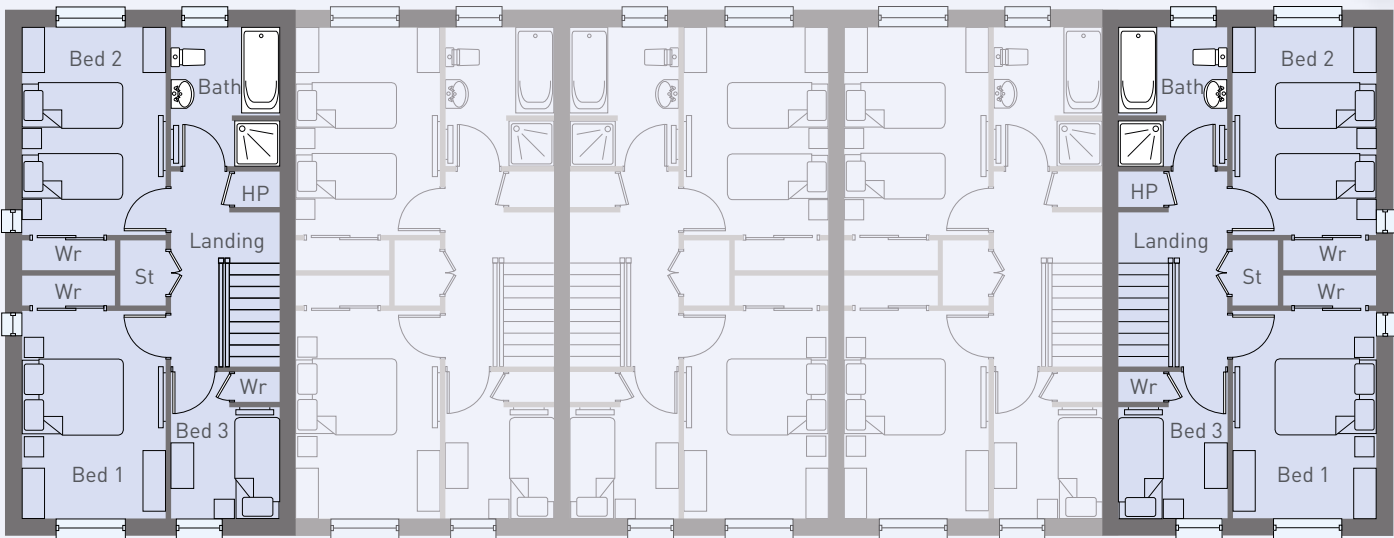
FIRST FLOOR	Ft	M
Bedroom 1	13'4" x 9'3"	4.08 x 2.82
Bedroom 2	13'4" x 9'3"	4.08 x 2.82
Bedroom 3	9'5" x 7'0"	2.88 x 2.13
Bathroom	9'0" x 7'0"	2.73 x 2.13



GROUND FLOOR



FIRST FLOOR







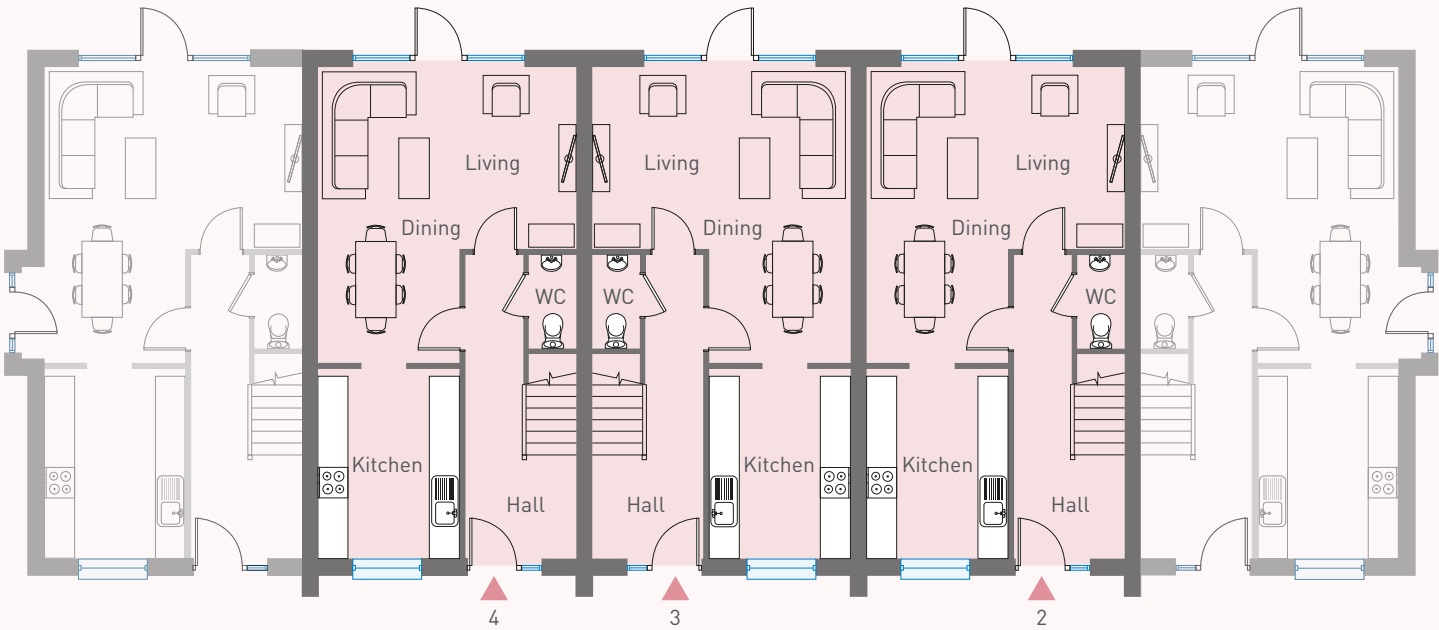
**THE EWART**  
**3 BEDROOM TOWNHOUSE**  
TOTAL FLOOR AREA: 1030 SQ FT

GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Living   Dining	18'9" x 16'8"	5.72 x 5.07
Kitchen	12'6" x 9'3"	3.80 x 2.77

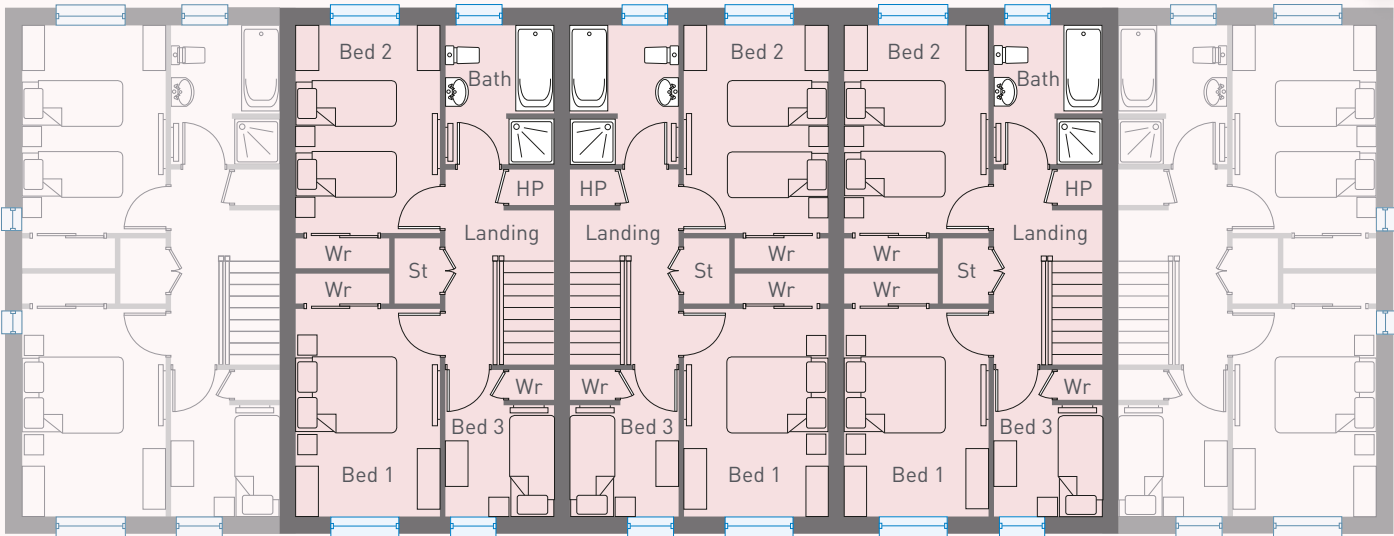
FIRST FLOOR	Ft	M
Bedroom 1	13'4" x 9'4"	4.08 x 2.83
Bedroom 2	13'4" x 9'4"	4.08 x 2.83
Bedroom 3	9'5" x 7'0"	2.88 x 2.13
Bathroom	9'0" x 7'0"	2.73 x 2.13



GROUND FLOOR



FIRST FLOOR








# QUALITY DESIGN WITH YOU IN MIND



## KITCHENS & UTILITY ROOMS

- Modern contemporary doors, worktops and handles
- Integrated appliances to include hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Integrated washing machine tumble dryer in kitchen. In order to maximise cupboard space, some properties will be fitted with a modern combi washer/dryer where applicable

## BATHROOMS & WCs

- Contemporary white sanitary ware with chrome fittings
- White enamel towel radiator in the main bathroom
- Square shower tray with pivot shower door to bathroom

## FLOOR COVERINGS & TILING

- Vinyl floor covering to bathrooms and WCs
- Full height tiling to shower enclosures
- Carpet with quality underlay is provided for the stairs/landing and all bedrooms
- Wood effect luxury vinyl tile to hall, living & kitchen
- Wall tiling to selected areas in kitchen, bathroom and WC

## INTERNAL FEATURES

- Internal walls and ceilings painted
- Solid wood newel posts and handrails with balustrades
- Painted bevelled edge skirting and contemporary architrave
- Internal doors with quality satin stainless steel ironmongery
- Mains supply smoke and carbon monoxide detectors
- A generous provision of power points is provided throughout the house. TV cables are provided in all bedrooms and a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- Natural gas fired central heating

## EXTERNAL FEATURES

- Driveways finished in asphalt and paving to rear gardens
- uPVC double glazed windows
- Hardwood low maintenance front door
- Outside water tap
- Boundary fencing to side and fencing/walls to rear depending on plot location
- External light points to front & back doors

10 year warranty







  
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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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