



EDENBROOK

NEWRY ROAD | BANBRIDGE

THE APARTMENTS



STREET SCAPE



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A greener,
cleaner future.

A close-up photograph of a person's hands. The person is wearing a dark blue or black suit jacket over a light blue button-down shirt. Their left hand holds a black smartphone, and their right hand holds a black and red electric vehicle charging cable. The background is bright and out of focus, suggesting an outdoor setting. A dark teal rectangular box is overlaid on the right side of the image, containing white text.

COMMUNAL ELECTRIC VEHICLE CHARGING POINT

2 way ultra-modern OCPP
compliant EV superfast
charging point

EV Pay-to-charge
smartphone integrated

JAEGER
OUTLET STORE

SAVOY
TAYLORS GUILD





Lifestyle & Leisure

Whether you are downsizing from a larger property or simply want to enjoy the reduced upkeep and maintenance of apartment living, Edenbrook is the perfect choice. Edenbrook offers all the benefits of apartment living and much more. Situated on the highly sought-after and prestigious Newry Road in Banbridge you're only a few minutes' walk from what Banbridge town has to offer.

Whether you enjoy the relaxed friendly atmosphere of town centre shopping or the choice and convenience of designer and high street brands bought together at the Boulevard, Edenbrook gives you a choice that's rarely matched on your doorstep. With larger retailers, independent shops and boutiques you will be spoilt for choice and convenience. When it's time to relax and grab a bite to eat or take in some of the local culture, there is a range of restaurants, cafes and bistros adorning the town. The FE McWilliam Gallery offers cultural experiences with a regular programme of visiting art exhibitions.

The town also boasts a lively nightlife with a selection of pubs, hotels and cinemas. Banbridge is also home to the Game of Thrones studio tour which invites you to step behind the scenes of the Seven Kingdoms and beyond. The community also boasts a thriving and superb range of leisure activities, sports clubs and recreational facilities all year round. Edenbrook really does have everything you need on your doorstep.





BANBRIDGE

Travel Times

2 MINS	Banbridge Town Centre 0.5 miles / 2 mins drive	27 MINS	Lisburn 17 miles / 27 mins drive
2 MINS	Solitude Park 0.6 miles / 2 mins drive	33 MINS	Belfast City Centre 25 miles / 33 mins drive
3 MINS	Leisure Centre 0.9 miles / 3 mins drive	38 MINS	George Best Belfast City Airport 28 miles / 38 mins drive
4 MINS	The Boulevard 1.2 miles / 4 mins drive	44 MINS	Belfast International Airport 30 miles / 44 mins drive
5 MINS	Banbridge Golf Club 1.6 miles / 5 mins drive	70 MINS	Dublin Airport 74 miles / 1h 10 min drive
16 MINS	Newry Train Station 14 miles / 16 mins drive	87 MINS	Dublin City Centre 81 miles / 1h 27 min drive
20 MINS	Sprucefield 16 miles / 20 mins drive		



It's all about the location.

The town of Banbridge grew as a coaching stop on the main Belfast to Dublin route, and its convenient transport links to both cities continue to set it apart as an outstanding location to call home.

With the A1 carriageway just a stone's throw away you can be in Belfast in less than 30 minutes and Dublin in just over an hour. Excellent public transport links, including the cross-border express bus service, connects you quickly and easily to nearby Lisburn, Newry and Craigavon. There is also a regular bus service to Dublin via Dublin Airport. With the added benefit of Banbridge town centre being less than half a mile away, it's only a short walk in to town. For those who like to get out and about in nature, Solitude Park is located just beside the town centre.





Site Plan

EDENBROOK MANOR

3 x GROUND FLOOR APARTMENTS

3 Bed Apartments: 1000 - 1025 sq.ft.

3 x FIRST FLOOR APARTMENTS

3 Bed Apartments: 1005 - 1040 sq.ft.

3 x SECOND FLOOR APARTMENTS

3 Bed Apartments: 985 - 1005 sq.ft.

EDENBROOK HOUSE

2 x GROUND FLOOR APARTMENTS

2 Bed Apartments - 905 sq.ft.

2 x FIRST FLOOR APARTMENTS

2 Bed Apartments - 905 sq.ft.

2 x SECOND FLOOR APARTMENTS

2 Bed Apartments - 870 sq.ft.

EDENBROOK HALL

3 x GROUND FLOOR APARTMENTS

3 Bed Apartments: 1000 - 1025 sq.ft.

3 x FIRST FLOOR APARTMENTS

3 Bed Apartments: 1005 - 1040 sq.ft.

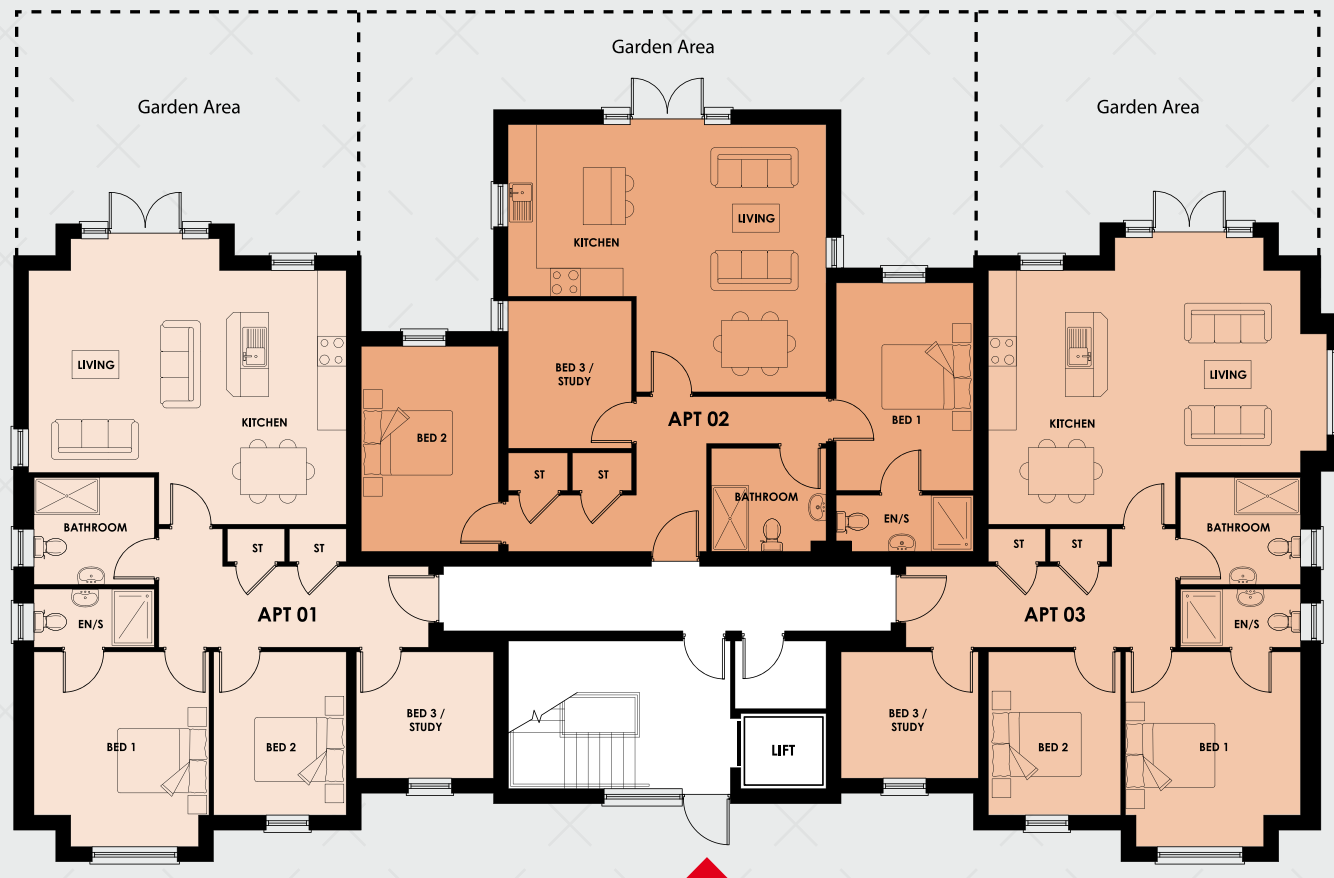
3 x SECOND FLOOR APARTMENTS

3 Bed Apartments: 985 - 1005 sq.ft.



EDENBROOK MANOR - 9 Apartments





APARTMENT 1 : 1025 sq.ft.

KITCHEN / DINING / LIVING	21'8" x 19'8" 6.6m x 6.0m
BEDROOM 1	13'5" x 12'2" 4.1m x 3.7m
ENSUITE	8'2" x 3'11" 2.5m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'2" x 7'3" 2.5m x 2.2m

APARTMENT 2 : 1000 sq.ft.

KITCHEN / DINING / LIVING	21'8" x 18'8" 6.6m x 5.7m
BEDROOM 1	14'5" x 9'6" 4.4m x 2.9m
ENSUITE	9'6" x 3'11" 2.9m x 1.2m
BEDROOM 2	14'1" x 9'10" 4.3m x 3.0m
BED 3 / STUDY	10'2" x 8'2" 3.1m x 2.5m
BATHROOM	7'10" x 6'11" 2.4m x 2.1m

APARTMENT 3 : 1025 sq.ft.

KITCHEN / DINING / LIVING	23'4" x 19'8" 7.1m x 6.0m
BEDROOM 1	13'5" x 12'2" 4.1m x 3.7m
ENSUITE	8'2" x 3'11" 2.5m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'2" x 7'3" 2.5m x 2.2m

Plans are not to scale, dimensions are approximate.
Imagery in this brochure is for illustrative purposes only. All measurements are maximum measurements.



APARTMENT 4 : 1040 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 19'8" 6.7m x 6.0m
BEDROOM 1	13'5" x 12'6" 4.1m x 3.8m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

APARTMENT 5 : 1005 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 18'8" 6.7m x 5.7m
BEDROOM 1	14'5" x 9'6" 4.4m x 2.9m
ENSUITE	9'6" x 3'11" 2.9m x 1.2m
BEDROOM 2	14'1" x 9'10" 4.3m x 3.0m
BED 3 / STUDY	10'2" x 8'6" 3.1m x 2.6m
BATHROOM	7'10" x 7'3" 2.4m x 2.2m

APARTMENT 6 : 1040 sq.ft.

KITCHEN / DINING / LIVING	23'7" x 19'8" 7.2m x 6.0m
BEDROOM 1	13'5" x 12'6" 4.1m x 3.8m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m



APARTMENT 7 : 985 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 17'9" 6.7m x 5.4m
BEDROOM 1	12'6" x 11'2" 3.8m x 3.4m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'10" x 8'6" 3.0m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

APARTMENT 8 : 1005 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 18'8" 6.7m x 5.7m
BEDROOM 1	14'5" x 9'6" 4.4m x 2.9m
ENSUITE	9'6" x 3'11" 2.9m x 1.2m
BEDROOM 2	14'1" x 9'10" 4.3m x 3.0m
BED 3 / STUDY	10'2" x 8'6" 3.1m x 2.6m
BATHROOM	7'10" x 7'3" 2.4m x 2.2m

APARTMENT 9 : 985 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 17'9" 6.7m x 5.4m
BEDROOM 1	12'6" x 11'2" 3.8m x 3.4m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'10" x 8'6" 3.0m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

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EDENBROOK HOUSE - 6 Apartments



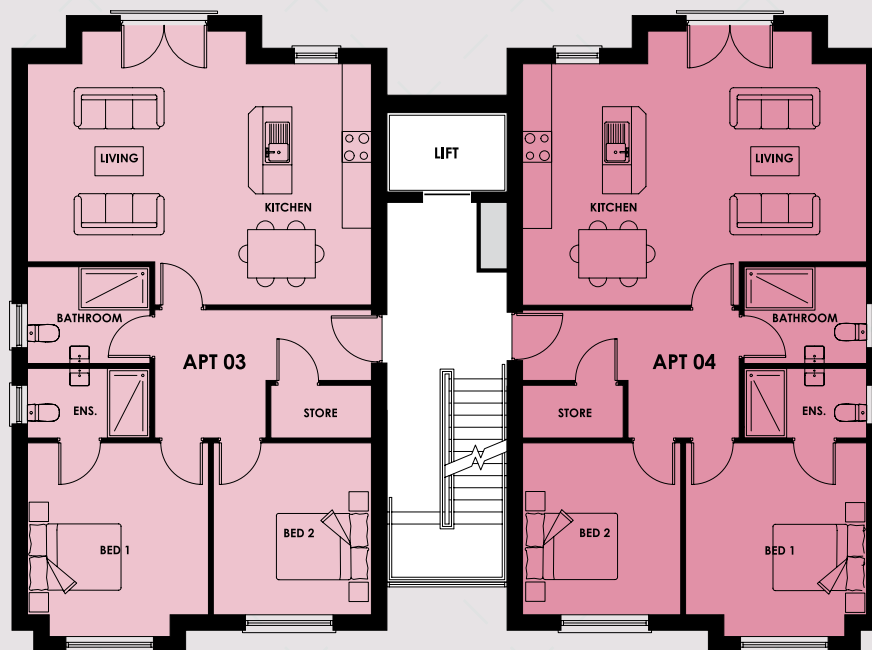


APARTMENT 1 : 905 sq.ft.

KITCHEN / DINING / LIVING	23'0 x 18'4 7.0m x 5.6m
BEDROOM 1	12'2 x 11'6 3.7m x 3.5m
ENSUITE	8'2 x 4'7 2.5m x 1.4m
BEDROOM 2	13'1 x 10'6 4.0m x 3.2m
BATHROOM	8'2 x 7'3 2.5m x 2.2m

APARTMENT 2 : 905 sq.ft.

KITCHEN / DINING / LIVING	23'0 x 18'4 7.0m x 5.6m
BEDROOM 1	12'2 x 11'6 3.7m x 3.5m
ENSUITE	8'2 x 4'7 2.5m x 1.4m
BEDROOM 2	13'1 x 10'6 4.0m x 3.2m
BATHROOM	8'2 x 7'3 2.5m x 2.2m

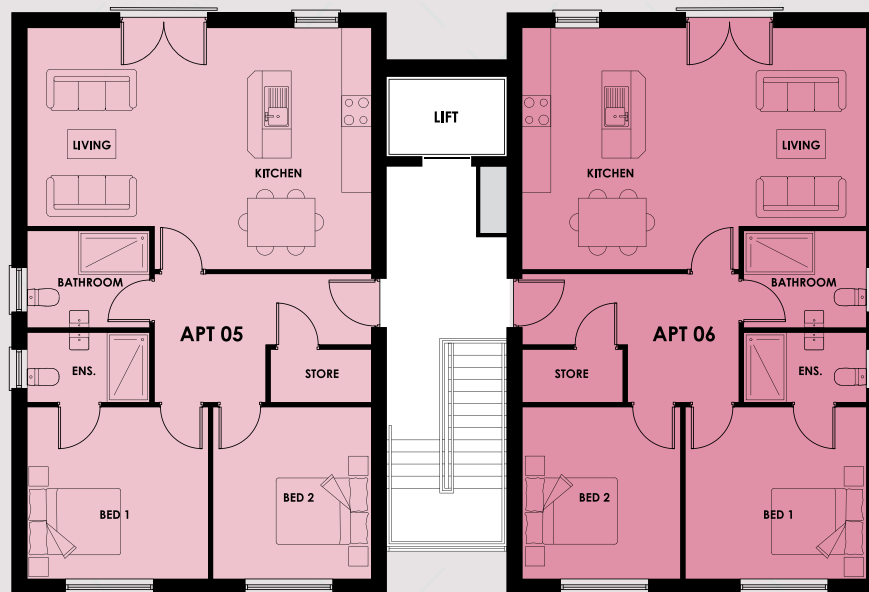


APARTMENT 3 : 905 sq.ft.

KITCHEN / DINING / LIVING	23'4" x 18'4" 7.1m x 5.6m
BEDROOM 1	13'1" x 12'2" 4.0m x 3.7m
ENSUITE	8'2" x 4'7" 2.5m x 1.4m
BEDROOM 2	11'6" x 10'6" 3.5m x 3.2m
BATHROOM	8'2" x 6'7" 2.5m x 2.0m

APARTMENT 4 : 905 sq.ft.

KITCHEN / DINING / LIVING	23'4" x 18'4" 7.1m x 5.6m
BEDROOM 1	13'1" x 12'2" 4.0m x 3.7m
ENSUITE	8'2" x 4'7" 2.5m x 1.4m
BEDROOM 2	11'6" x 10'6" 3.5m x 3.2m
BATHROOM	8'2" x 6'7" 2.5m x 2.0m



APARTMENT 5 : 870 sq.ft.

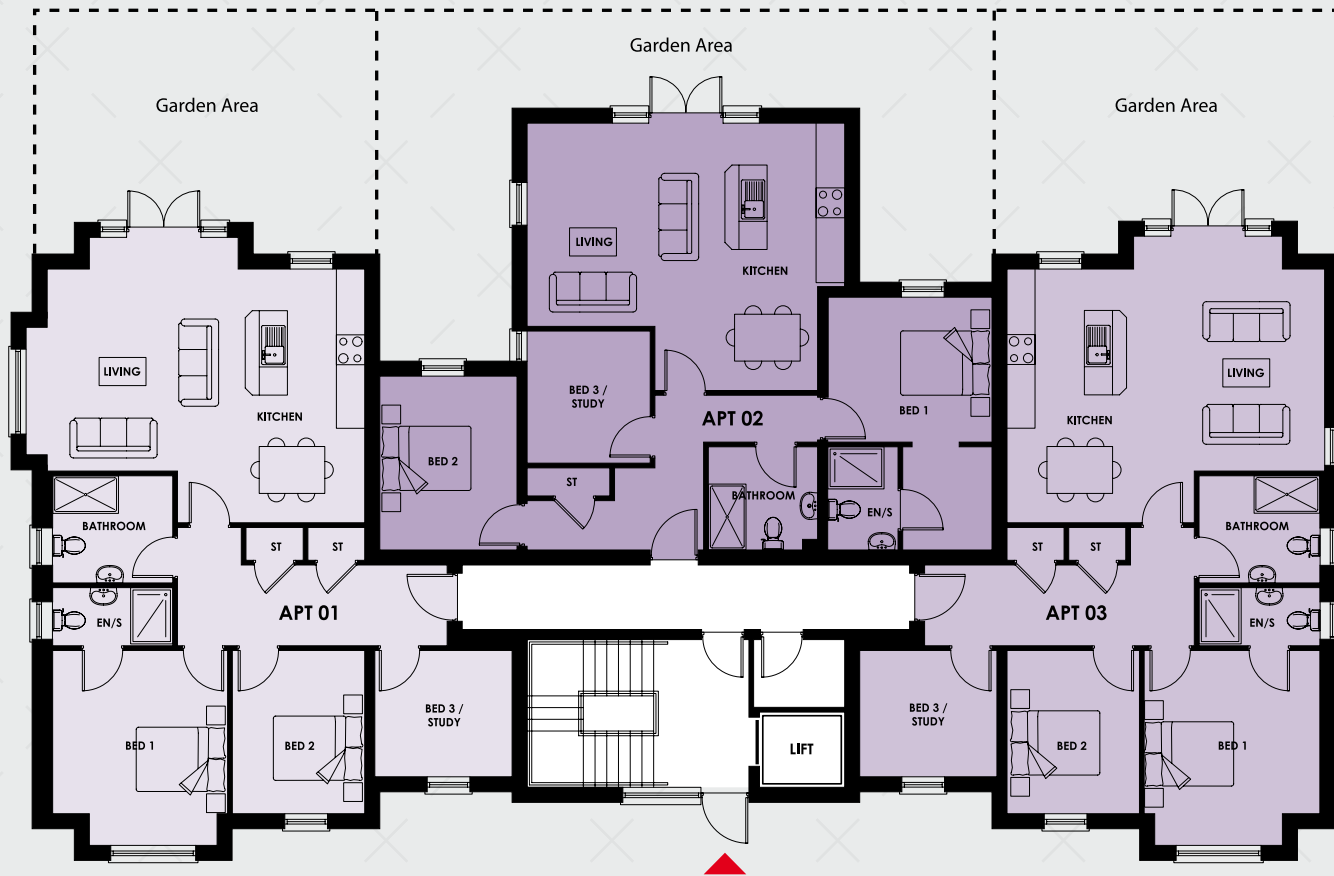
KITCHEN / DINING / LIVING	23'4" x 16'1" 7.1m x 4.9m
BEDROOM 1	12'2" x 11'6" 3.7m x 3.5m
ENSUITE	8'2" x 4'7" 2.5m x 1.4m
BEDROOM 2	11'6" x 10'6" 3.5m x 3.2m
BATHROOM	8'2" x 6'7" 2.5m x 2.0m

APARTMENT 6 : 870 sq.ft.

KITCHEN / DINING / LIVING	23'4" x 16'1" 7.1m x 4.9m
BEDROOM 1	12'2" x 11'6" 3.7m x 3.5m
ENSUITE	8'2" x 4'7" 2.5m x 1.4m
BEDROOM 2	11'6" x 10'6" 3.5m x 3.2m
BATHROOM	8'2" x 6'7" 2.5m x 2.0m

EDENBROOK HALL - 9 Apartments





APARTMENT 1 : 1025 sq.ft.

KITCHEN / DINING / LIVING	23"4 x 19"8 7.1m x 6.0m
BEDROOM 1	13"5 x 12"2 4.1m x 3.7m
ENSUITE	8"2 x 3"11 2.5m x 1.2m
BEDROOM 2	11"2 x 9"2 3.4m x 2.8m
BED 3 / STUDY	9"6 x 8"6 2.9m x 2.6m
BATHROOM	8"2 x 7"3 2.5m x 2.2m

APARTMENT 2 : 1000 sq.ft.

KITCHEN / DINING / LIVING	21"8 x 18"8 6.6m x 5.7m
BEDROOM 1	11"6 x 11"2 3.5m x 3.4m
ENSUITE	7"3 x 5"3 2.2m x 1.6m
BEDROOM 2	14"1 x 9"10 4.3m x 3.0m
BED 3 / STUDY	10"2 x 8"2 3.1m x 2.5m
BATHROOM	7"3 x 7"3 2.2m x 2.2m

APARTMENT 3 : 1025 sq.ft.

KITCHEN / DINING / LIVING	21"0 x 19"8 6.7m x 6.0m
BEDROOM 1	13"5 x 12"2 4.1m x 3.7m
ENSUITE	8"6 x 3"11 2.6m x 1.2m
BEDROOM 2	11"2 x 9"2 3.4m x 2.8m
BED 3 / STUDY	9"6 x 8"6 2.9m x 2.6m
BATHROOM	8"6 x 7"3 2.6m x 2.2m



APARTMENT 4 : 1040 sq.ft.

KITCHEN / DINING / LIVING	23'7" x 19'8" 7.2m x 6.0m
BEDROOM 1	13'5" x 12'6" 4.1m x 3.8m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

APARTMENT 5 : 1005 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 18'8" 6.7m x 5.7m
BEDROOM 1	11'2" x 11'2" 3.4m x 3.4m
ENSUITE	7'3" x 5'3" 2.2m x 1.6m
BEDROOM 2	14'1" x 9'6" 4.3m x 2.9m
BED 3 / STUDY	10'2" x 8'6" 3.1m x 2.6m
BATHROOM	7'3" x 7'3" 2.2m x 2.2m

APARTMENT 6 : 1040 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 19'8" 6.7m x 6.0m
BEDROOM 1	13'5" x 12'6" 4.1m x 3.8m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'6" x 8'6" 2.9m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m



APARTMENT 7 : 985 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 17'9" 6.7m x 5.4m
BEDROOM 1	12'6" x 11'2" 3.8m x 3.4m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'10" x 8'6" 3.0m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

APARTMENT 8 : 1005 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 18'8" 6.7m x 5.7m
BEDROOM 1	11'6" x 11'2" 3.5m x 3.4m
ENSUITE	7'3" x 5'3" 2.2m x 1.6m
BEDROOM 2	14'1" x 9'10" 4.3m x 3.0m
BED 3 / STUDY	10'2" x 8'6" 3.1m x 2.6m
BATHROOM	7'10" x 7'3" 2.4m x 2.2m

APARTMENT 9 : 985 sq.ft.

KITCHEN / DINING / LIVING	22'0" x 17'9" 6.7m x 5.4m
BEDROOM 1	12'6" x 11'2" 3.8m x 3.4m
ENSUITE	8'6" x 3'11" 2.6m x 1.2m
BEDROOM 2	11'2" x 9'2" 3.4m x 2.8m
BED 3 / STUDY	9'10" x 8'6" 3.0m x 2.6m
BATHROOM	8'6" x 7'3" 2.6m x 2.2m

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Specification

EXTERNAL AND INTERNAL

EXTERNAL FEATURES

10 Year structural warranty cover

Double glazed high performance lockable uPVC windows

COMMUNAL AREAS

Stairs and lift to upper floors

Secure entrance door with intercom system

Dedicated parking space

Visitor parking

Secure private post box

Beautifully styled interiors with tiled floor to entrance hall, stairs and landing



INTERNAL FEATURES

High speed fibre optic broadband available

Mains gas central heating system with a high energy efficiency boiler

High thermal insulation & energy efficiency rating

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Painted internal doors with chrome ironmongery

Painted moulded skirting and architraves

All internal walls and ceilings painted throughout

Smoke, Heat and CO2 detectors as standard

COMMUNAL ELECTRIC VEHICLE CHARGING POINT

2way ultra-modern OCPP compliant EV superfast charging point

EV Pay-to-charge smartphone integration



Specification



TURNKEY FINISH

KITCHENS

Fully fitted kitchen with choice of doors, worktop with matching upstands, glass splash back and handles.

Built-in oven and hob with extractor hood. Integrated fridge-freezer, dishwasher and washer dryer

Feature downlighters



BATHROOMS & ENSUITES

Contemporary white sanitary ware and chrome fittings

Shower bath with thermostatic shower and shower screen

All en-suites have thermostatic showers

Feature downlighters

FLOOR COVERINGS & TILES

Ceramic floor tiling to hall, kitchen/dining, bathroom and en-suite

Tiling around bath and to shower enclosures

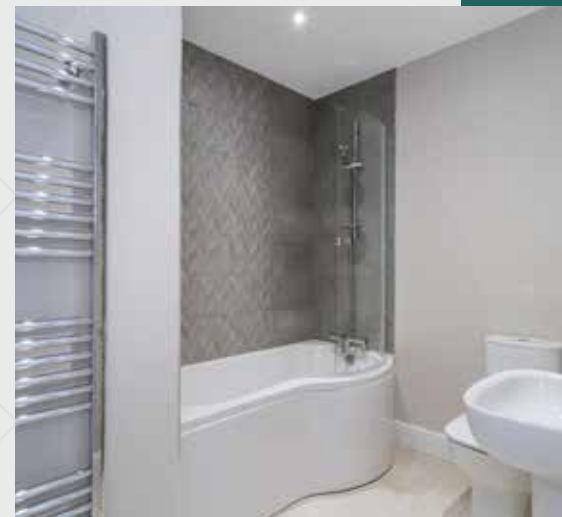
Splash back tiling to all wash hand basins

Carpets and underlay to lounge & bedrooms

MANAGEMENT COMPANY

A management company has been formed and each purchaser will become a shareholder. An annual charge will be payable to the management company to allow for all common areas to be maintained.

Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.



STREET SCAPE



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



This Brochure is provided by the Developer by way of information and for illustrative purposes only. The contents of this brochure do not form part of any contract for the sale of a dwelling house at Edenbrook. House type and site layout plans (including roads and open spaces) are not drawn to scale and are for information purposes only. Computer generated images, photographs or other illustrations are for illustrative purposes only. The Developer reserves the right to make alterations to the design and specification of house types, roads, open spaces and the layout of individual sites within the Development in accordance with obligations to the local planning and building control authority or otherwise in the general interests of the Development. Details of the appropriate specifications or choices of finishes for individual dwellings can be obtained from the Selling Agents and intending purchasers should satisfy themselves as regards the options in respect of those items at the time of booking a site.

The Development sale contracts to be released by the Developer's solicitor shall constitute the only contract between the Developer and purchaser. No employee of the Selling Agent or the Developer or contractor of the Developer has any authority to give any representation or warranty whatsoever concerning the design, dimensions or specification of any dwelling within the Development.

Joint Selling Agents



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Belfast, BT9 7GQ

028 9066 8888

www.simonbrien.com



21 Newry Street,
Banbridge, BT32 3EA

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