



MONCRIEF

3 BED RESIDENCES FOR RENT IN EGLINTON

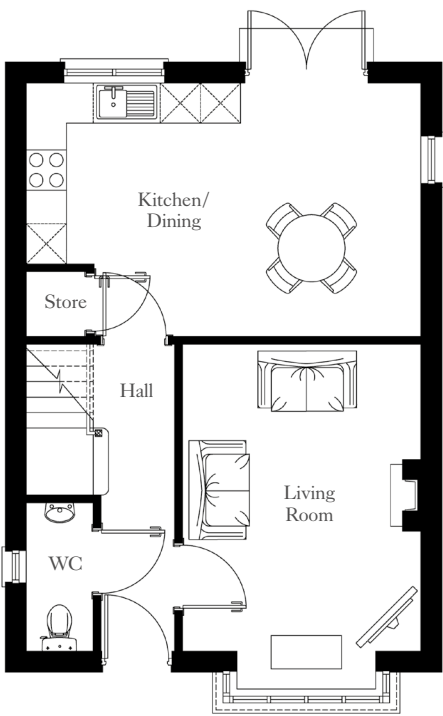


Braidwater

RESIDENCES FOR RENT

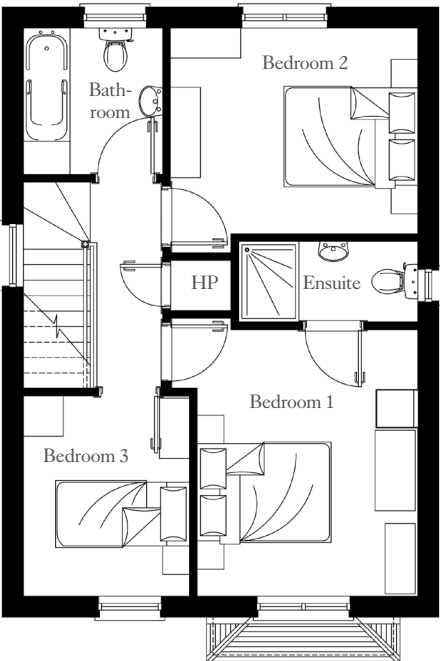
With our beautiful residences for rent, smooth away all the responsibilities of buying a house and enjoy all the easy comfort a Braidwater home has to offer.

The mature setting combined with secure access will offer residents a unique lifestyle in the most prominent location in Eglinton. High end living on flexible terms includes; luxurious turnkey finish, gated and secure access, walk in showers, beautifully landscaped and fully maintained gardens, intercom and excellent energy efficiency.



GROUND FLOOR

Living Room (max)	5.20m x 3.60m
Kitchen/Dining (max)	3.80m x 5.90m
WC	2.20m x 1.00m



FIRST FLOOR

Master Bedroom (max)	4.00m x 3.30m
Ensuite	1.20m x 2.70m
Bedroom 2 (max)	3.35m x 3.70m
Bedroom 3	3.00m x 2.50m
Bathroom	2.10m x 2.20m

Your Turnkey Package

Each residence in Moncrief is complete with a full turnkey package, ensuring once the lease is agreed, you can move straight into your new dream home.

Kitchen

- A carefully designed premium kitchen with square edged worktop complete with upstands and contemporary door handles;
- Full range of integrated appliances;
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living (where applicable);
- Stainless steel Leisure bowl & a half sink & Lever tap.

Living Room

- Enhanced window proportions to maximise natural light.

Bathroom

- Premium quality white sanitary ware;
- Bath incorporating high pressure thermostatic shower with bath screen;
- Chrome towel rail and attractive vanity unit to bathroom.

Ensuite

- Walk in 1200 x 900mm slimline shower;
- Chrome towel rail.

Heating

- Energy efficient app controlled oil central heating with Grant boiler.

Floor Coverings

- Tiles to entrance hall / w.c. / kitchen / dining / bathroom & ensuite;
- Wood effect laminate to living room;
- Carpet to stairs, landing & bedrooms.

Wall Coverings

- Easy clean glass splashback to hob area in kitchen;
- Floor to ceiling tiling to bath and toilet area in bathroom;
- Floor to ceiling tiling to shower area in ensuite.

Blinds

- Windows dressed with stylish and functional Venetian blinds (where applicable)

Woodworking & Painting

- Oak style shaker doors throughout with contemporary satin chrome ironmongery;
- Classical 6" moulded skirting throughout;
- Classical 4" moulded architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

Lighting & Media

- Extensive range of electrical sockets & TV points throughout;
- Integrated downlighters to kitchen and bathroom (where applicable);
- Internal wiring for TV and Sky;
- Wired for BT landline and broadband provision;
- Mains operated smoke and carbon monoxide detectors.

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (where applicable).

Exterior

- Composite GRP insulated front door with multi point locking system;
- Enclosed landscaped patio area to rear;
- Outside lighting at front and back (where applicable) for added security.

Access

- Secure gated front entrance to site;
- Intercom system for each residence;
- Communal parking spaces.

Further Information

Professionally Managed Criteria

- Enhanced home let reference including credit check, employment references and previous landlord reference;
- Double deposit and/or guarantor;
- Long term lease (minimum 12 months).

Warranty

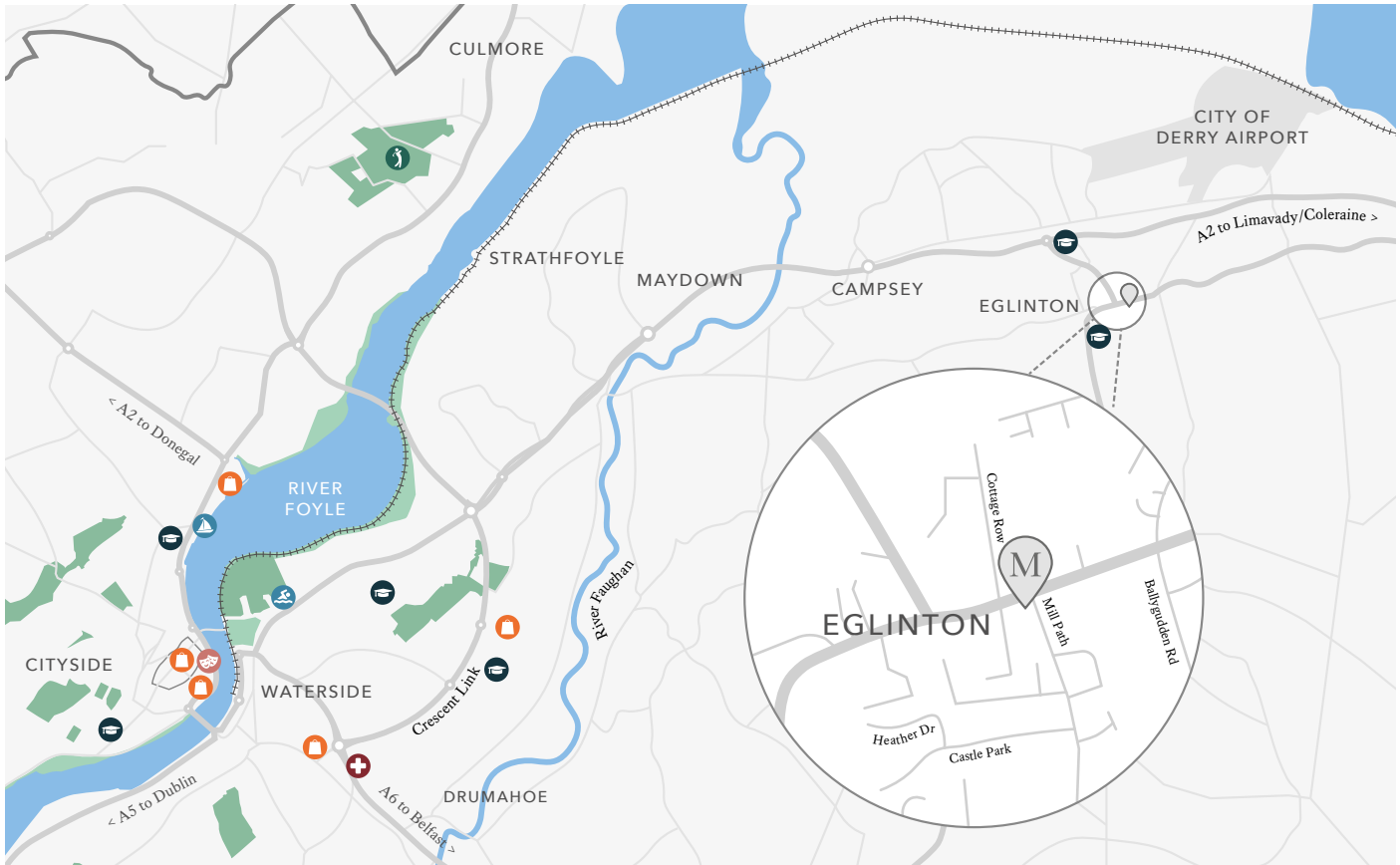
Braidwater is an A1 rated NHBC registered company giving residents peace of mind.

Please note:

All specification images are from the Moncrief 'show apartments' and are for illustration only. Standard specification options are correct at time of going to print but maybe subject to change during construction.

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This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes.

You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.