



ESSEX MEWS

ORMEAU ROAD • BELFAST



CONTEMPORARY APARTMENTS FEATURING
BEAUTIFUL REGENCY STYLING



IT ALL STARTS HERE!

CURIOUS & CULTURED
- QUB and museums / 12 mins

HUNTERS & GATHERERS
- food retailers / 7 mins

RUNNERS & STROLLERS
- ormeau park / 10 mins

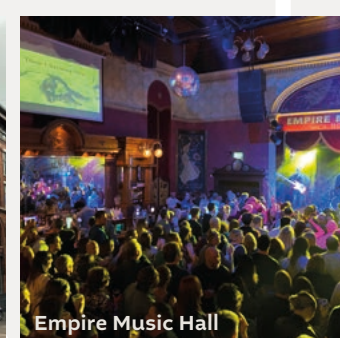
NIBBLERS & SIPPERS
- bars and restaurants / 10 mins

DANCERS & FOOT TAPPERS
- music venues / 8 mins



...enjoy the vibrant lifestyle of
this exciting neighbourhood.

QUEEN'S QUARTER, BOTANIC,
EDUCATION, ENTERTAINMENT,
LEISURE & SHOPPING.
ESSEX MEWS IS MINUTES WALK FROM IT ALL



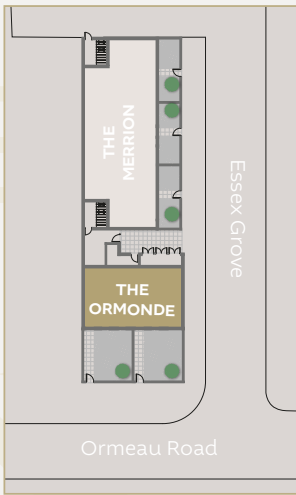
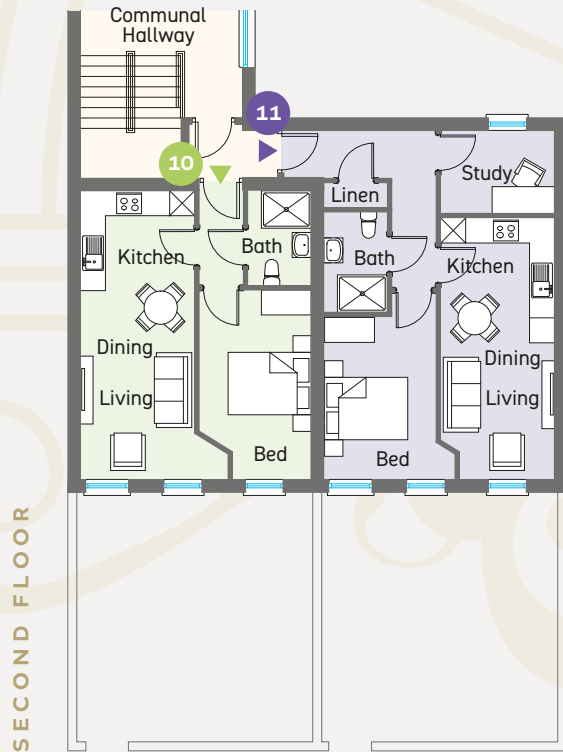
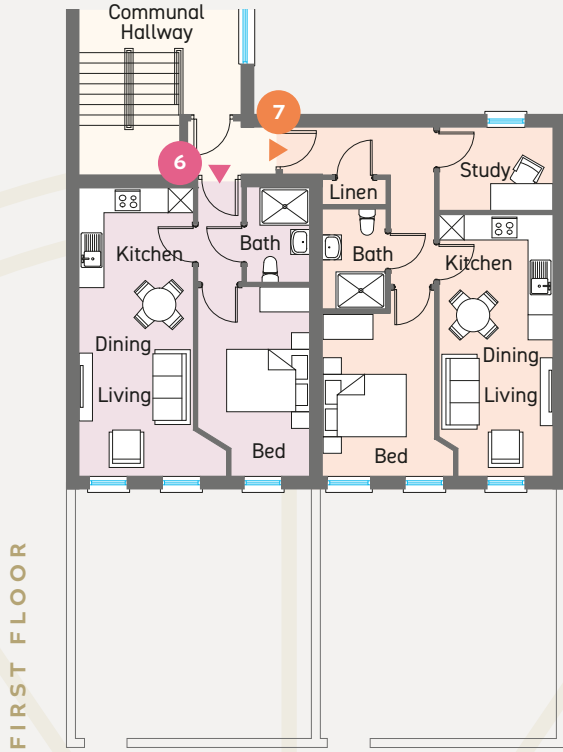
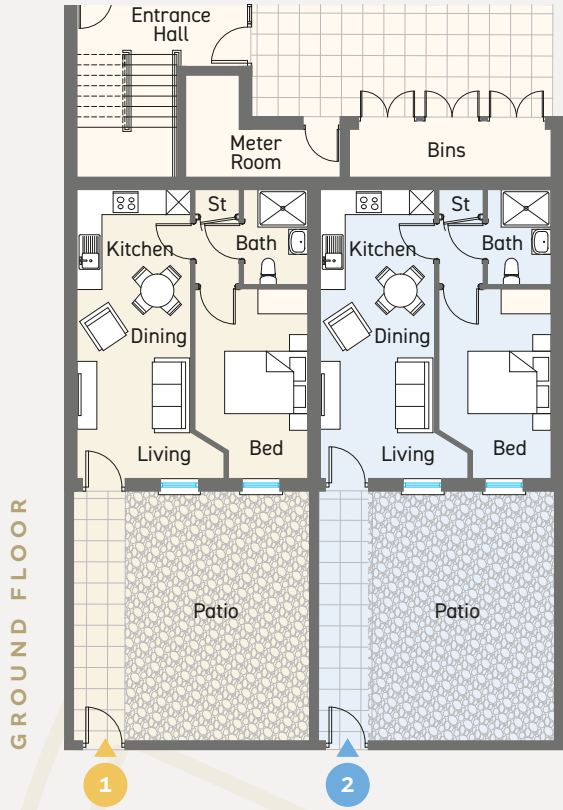
These 1 and 2 bedroom South Belfast apartments offer the very best in convenient, modern living.

Queen's University, one of the UK's leading universities is a short 10 minute walk through Botanic and Queen's Quarter.

Everything that this vibrant part of South Belfast has to offer is within walking distance - the live music venues and bars of Ormeau Avenue, the bars and clubs of Linen Quarter and cafes and restaurants of Botanic.

For a bit of headspace, the lush green parks at Botanic and Ormeau are a leisurely stroll away.

THE ORMONDE APARTMENTS



SITE LAYOUT
- NOT TO SCALE -

GROUND FLOOR
APT 1 - 414 sq ft approx

Patio Area			
Kitchen Dining Living			
ft	22'8"	x	9'0"
m	6.95	x	2.74
Bedroom			
ft	15'0"	x	8'10"
m	4.56	x	2.70
Bathroom			

FIRST FLOOR
APT 6 - 414 sq ft approx

Kitchen Dining Living			
ft	22'8"	x	9'0"
m	6.95	x	2.74
Bedroom			
ft	15'0"	x	8'10"
m	4.56	x	2.70
Bathroom			

SECOND FLOOR
APT 10 - 414 sq ft approx

Kitchen Dining Living			
ft	22'8"	x	9'0"
m	6.95	x	2.74
Bedroom			
ft	15'0"	x	8'10"
m	4.56	x	2.70
Bathroom			

GROUND FLOOR
APT 2 - 414 sq ft approx

Patio Area			
Kitchen Dining Living			
ft	22'8"	x	9'0"
m	6.95	x	2.74
Bedroom			
ft	15'0"	x	8'10"
m	4.56	x	2.70
Bathroom			

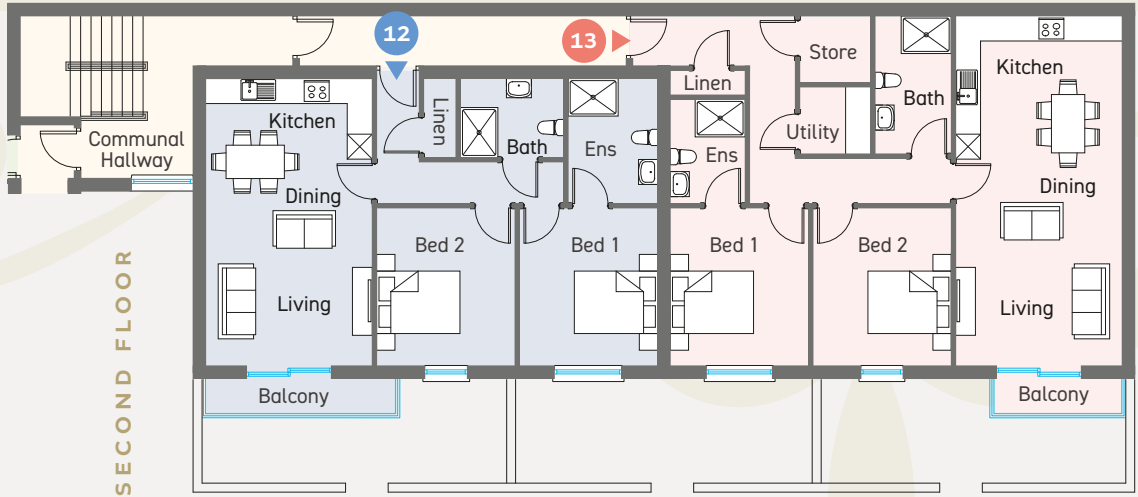
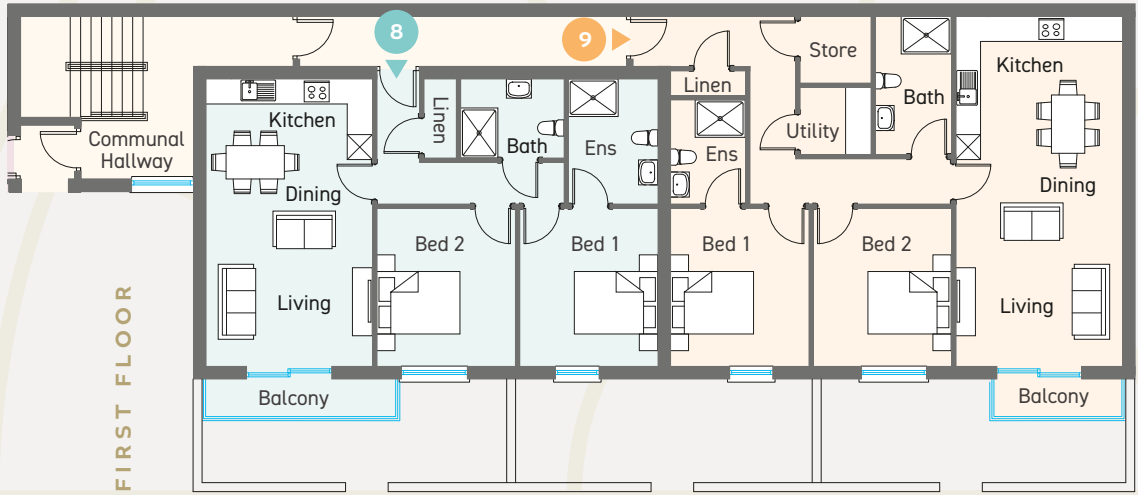
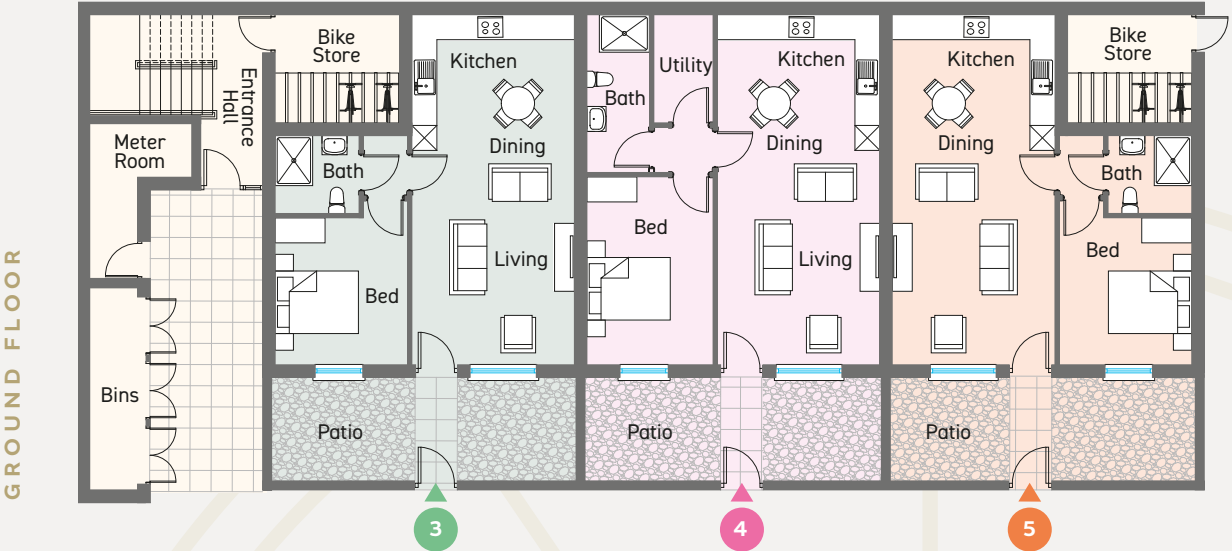
FIRST FLOOR
APT 7 - 513 sq ft approx

Kitchen Dining Living			
ft	20'7"	x	9'0"
m	6.29	x	2.74
Bedroom			
ft	12'9"	x	8'10"
m	3.92	x	2.70
Study			
ft	9'0"	x	6'6"
m	2.74	x	2.00
Bathroom			

SECOND FLOOR
APT 11 - 513 sq ft approx

Kitchen Dining Living			
ft	20'7"	x	9'0"
m	6.29	x	2.74
Bedroom			
ft	12'9"	x	8'10"
m	3.92	x	2.70
Study			
ft	9'0"	x	6'6"
m	2.74	x	2.00
Bathroom			

THE MERRION APARTMENTS



GROUND FLOOR
APT 3 - 547 sq ft approx

Patio Area			
Kitchen Dining Living			
ft	27'6"	x	12'9"
m	8.40	x	3.90
Bedroom			
ft	11'6"	x	10'5"
m	3.52	x	3.17
Bathroom			

GROUND FLOOR
APT 4 - 653 sq ft approx

Patio Area			
Kitchen Dining Living			
ft	27'6"	x	12'9"
m	8.40	x	3.90
Bedroom			
ft	14'8"	x	10'0"
m	4.50	x	3.02
Bathroom			

GROUND FLOOR
APT 5 - 547 sq ft approx

Patio Area			
Kitchen Dining Living			
ft	27'6"	x	12'9"
m	8.40	x	3.90
Bedroom			
ft	11'6"	x	10'5"
m	3.52	x	3.17
Bathroom			

FIRST FLOOR APT 8
SECOND FLOOR APT 12
- 805 sq ft approx

Balcony			
Kitchen Dining Living			
ft	22'7"	x	12'2"
m	6.90	x	4.00
Bedroom 1			
ft	12'5"	x	10'9"
m	3.79	x	3.32
Ensuite			
ft	??'?"	x	??'?"
m	???	x	???
Bedroom 2			
ft	12'5"	x	10'9"
m	3.79	x	3.32
Bathroom			

FIRST FLOOR APT 9
SECOND FLOOR APT 13
- 992 sq ft approx

Balcony			
Kitchen Dining Living			
ft	27'6"	x	13'2"
m	8.40	x	4.00
Utility			
ft	5'6"	x	5'3"
m	1.70	x	1.60
Bedroom 1			
ft	12'5"	x	10'9"
m	3.79	x	3.32
Ensuite			
ft	??'?"	x	??'?"
m	???	x	???
Bedroom 2			
ft	12'5"	x	10'9"
m	3.79	x	3.32
Bathroom			



SITE LAYOUT
- NOT TO SCALE -

QUALITY SPECIFICATION ENERGY EFFICIENT APARTMENTS



CAREFUL ATTENTION TO DETAIL HAS BEEN GIVEN IN EVERY ELEMENT OF DESIGN AND CONSTRUCTION AT ESSEX MEWS

SMART & ECO FEATURES

- Highly efficient A Rated gas combi boiler
- Ember app-controlled heating system with digital thermostats (SMART compatibility)
- Audio intercom communication via keypad at main communal door of each apartment block
- "Ring" Video Door bells (as applicable on ground floor apts)

INTERIOR

- Painted modern panel internal doors with chrome door furniture
- Contemporary skirting boards and architraves
- Extensive electrical specification to include pre-wire for BT fibre ultra fast broadband speed of up to 1000 Mps
- Internal walls, ceilings and woodwork painted in neutral colours
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout (x1 double socket with USB port to kitchen and all bedrooms)
- TV and data point in living area and bedroom 1
- Recessed downlights in kitchen (where applicable)
- Mains operated smoke, heat and carbon monoxide detectors

FLOORING / TILING

- High quality Elka LVT flooring throughout living room, kitchen and bedrooms
- Tiling to bathroom
- Quality floor tiles to bathrooms
- Full height quality wall tiles to feature areas in shower

- enclosures
- Luxury tiling to communal entrance areas

KITCHEN

- Quality kitchen doors, worktop finishes and handles
- Soft close doors and drawers
- Upstand and cooker splashback
- Integrated appliances to include electric oven, hob, extractor fan and fridge freezer
- Contemporary LED underlighting to kitchen wall units
- Four zone induction hob, integrated canopy extractor
- Integrated fridge/freezer, dishwasher (optional) and washer/dryer

BATHROOM & SHOWER ROOM

- High quality contemporary white sanitary ware with contemporary chrome taps and fittings
- Thermostatically controlled bath/shower mixer and screen
- Clicker waste system in wash hand basin
- Ceramic tiled floor and partial wall tiling fitted from a superior range
- Heated chrome towel rail in the bathroom
- Low profile shower tray and toughened glass door and panels
- Thermostatic rain drench shower head
- Feature mirror with mood lighting

EXTERNAL

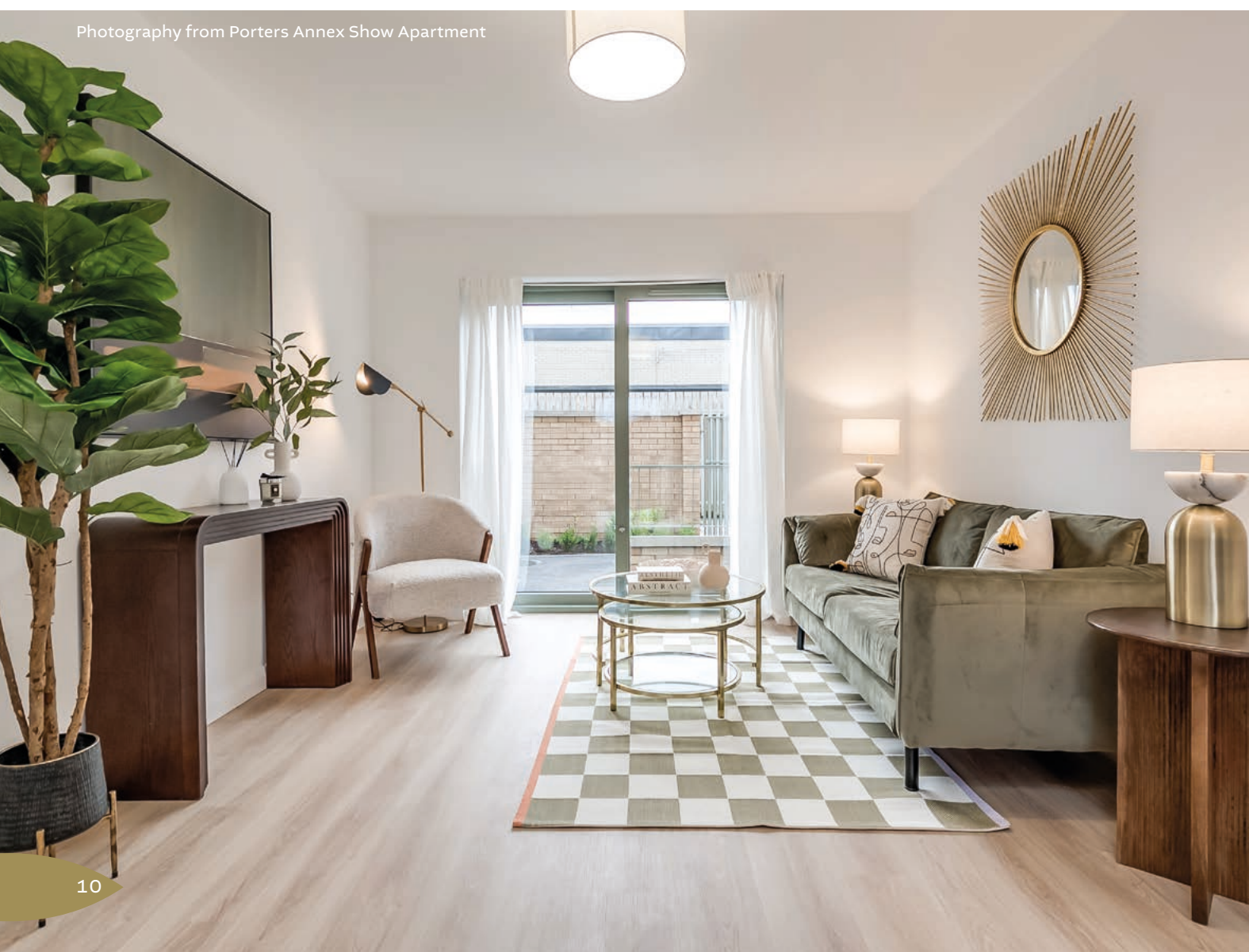
- Traditional cavity wall construction with quality rendered finished and red clay brick
- Large walkout balconies on upper levels of selected apartments
- Feature lighting to communal hallway, entrance doors and balconies
- Energy efficient uPVC double glazed windows
- Georgian Style sliding sash windows in Ormonde Building
- Georgian Style panel entrance doors in Ormonde Building
- Feature landscaping and patio areas
- External communal water tap

WARRANTY

- 10 year ICW structural warranty
- 2 year manufacturer warranty for boiler
- 2 year manufacturer warranty for appliances



Photography from Porters Annex Show Apartment



LOCATION MAP



SELLING AGENT



028 9066 2366
www.gocestateagents.com

DEVELOPER

BlueHouse Development

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BLOCK
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