





Chartered Surveyors

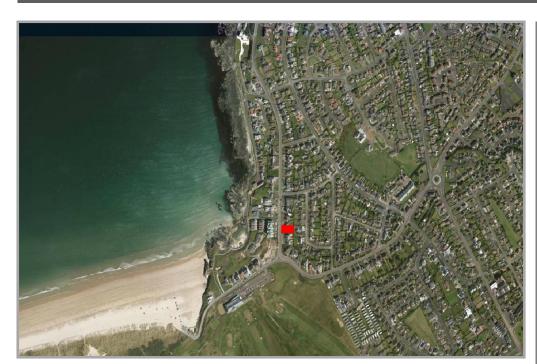
& Estate Agents





Prices From £349,995

- Exceptional Development of 3 Bedroom Luxury Coastal Apartments
- Located on the highly sought after Strand Road area of town which is just minutes walk from award winning Beaches & Golf Course, the iconic Promenade, local Schools and other local amenities.
- The properties will be finished to a high specification with open plan living and 3 double bedrooms with ensuites.
- Available September 2019



ALL MAPS & PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

Availability

Apartment A - Ground Floo

Apartment B - Ground Floo

Apartment C- First Floo £389,99

Apartment D - First Floo

Penthouse - Second Floo

Additional Information:

Warranty - Global Warranties Guarante

Tenure - Leasehold (999 Year Lease Ground rent to be charged at £500 pe

Rates - TBC

Annual Management Fee - TBC Each resident will become a shareholder i

the management company responsible for

Booking Terms
To reserve a property a signed booking contract together with a non refundable ooking deposit of £1,000 is required made payable to 'Northern Real Estate

Contract to be signed within 4 weeks of the booking date together with a balance made up to 10% of the purchase Price







1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract

2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact

3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the

5. Any areas, measurements or distances referred to herein are approximate only

6.Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser

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Specification, Fixtures & Fittings

Common Areas:

Warm and welcoming common areas to include

- Tiled Lift Lobby Walls in exclusive designer Lins tile creating a fantastic first impression
- Tiling to stairs and common areas in porcelain tiles

Hallway:

Large format porcelain tiles

Kitchen:

Striking contemporary design featuring a sociable open plan kitchen, dining & living space

- Bora Induction Hob in Black
- NEFF Slide Multifunction Built in single oven with Pryolytic cleaning in stainless steel & black
- Siemens Integrated Fridge Freezer
- NEFF Integrated Washer Drier
- NEFF Integrated Dishwasher
- Built in under counter 18 bottle wine cellar with black framed glass door

Designer chosen finishes creating an ambient, user oriented environment:

- Dark grey laminate cabinets
- Luxurious quartz surface counter tops with quartz upstands.
- Feature glass shelving
- LED lighting
- Large format porcelain floor tiles

Bathrooms:

Deluxe bathroom & en-suite with modern white suite and sanitaryware including;

- High quality ceramic WC and Dual flush fittings, soft close quick release seat.
- Ceramic washbasin with supporting storage unit
- Italian chrome taps & shower accessories
- Chrome heated towel rail

Carefully chosen finished provide a cohesive design element throughout the space;

- Bathroom wall in porcelain tiling
- Feature tiling behind sink laid in herringbone format







Specification, Fixtures & Fittings

Bedrooms:

Neutral colour schemes create a relaxing & tranquil environment

- Modern Pewter easy clean grey carpeting to bedrooms
- Contemporary Tektura wallcovering

General:

- Triple glazing to maximise views
- Lift Access to all floors

Heating:

- High efficiency gas fired condensing boiler
- Underfloor heating with digital thermostat controlled heating zones.
- Gas fired stove in living area

Electricial:

- Energy efficient LED lighting
- Cat 5 wiring to living area and bedrooms
- Chrome finished electrical sockets, switches
 TV & telephone points
- Communal CCTV
- External security lighting
- Mains smoke, heat and carbon monoxide detectors

Exterior:

- Frameless glass balustrading to balconies to maximise views
- Colour video access control system at vehicle gate and main entrance
- Individual storage units with power supply
- Private rear communal garden space

Accommodation

Apartment A - IMPS 2 - 1,093 sq ft

Apartment B - IMPS 2 - 1,058 sq ft

Apartment C - IMPS 2 - 1,040 sq ft

Apartment D - IMPS 2 - 1,036 sq ft

Penthouse - SALE AGREED

