



ALL MAPS & PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

Availability:

Apartment A - Ground Floor
£349,995

Apartment B - Ground Floor
£369,995

Apartment C - First Floor
£389,995

Apartment D - First Floor
£394,995

Penthouse - Second Floor
SOLD

Additional Information:

Warranty - Global Warranties Guarantee

Tenure - Leasehold (999 Year Lease)
Ground rent to be charged at £500 per annum

Rates - TBC

Annual Management Fee - TBC
Each resident will become a shareholder in the management company responsible for communal insurances and maintenance

Booking Terms
To reserve a property a signed booking contract together with a non refundable booking 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



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 ensembles.
- Available September 2019



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- 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.
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Northern Real Estate

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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

Electrical:

- 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