



## **LODGE GROVE LODGE ROAD, COLERAINE**

- BRAND NEW DEVELOPMENT
- EXCELLENT LOCATION
- LIFT WITHIN APARTMENT BLOCK
- 1 & 2 BEDROOM APARTMENTS
- OPEN PLAN LIVING
- FULL TURNKEY FINISH

**PRICED FROM £117,500**

# SPECIFICATION, FIXTURES & FITTINGS

## SHOW APARTMENT NOW AVAILABLE FOR VIEWING

*Lodge Grove will clearly be seen as one of the locations to reside in Coleraine. This gated development is*

*situated off the Lodge Road offering ease of access to all that is important to a modern lifestyle. The development while being private and secure is adjacent to a Health Centre, close to the Lodge Hotel, the Causeway Hospital and Coleraines Town Centre itself.*

*The boutique style development incorporates two semi-detached houses and eight apartments priced to appeal to both first time buyer, retired people and those looking to make a sound investment in the local property market.. The private, secure and quiet nature of the site coupled with its aspect on the Lodge Road makes it very special.*

*The standard of finish is high but only what might be expected from the developer and also in the current market where the needs and demands of the purchaser are given much greater consideration.*

*Lodge Grove is sure to appeal and the commitment by the developer and their confidence in the scheme will be the creation of a show apartment prior to a sale.*

### KITCHEN

Luxury high and low level quality units with a choice of either contemporary or classical finished to create a functional and inviting space

- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances to include fridge/freezer, dishwasher, 'induction hobs' and ovens, and washer/dryer

### BATHROOMS

- Bathrooms an en-suites will be fitted with the latest contemporary white premium quality sanitary ware.
- Choice of tiling to splash backs
- Thermostatically controlled showers

### HEATING

- All apartments will be fitted with a highly efficient GAS boiler.

### GENERAL

- Contemporary internal style doors
- Moulded skirtings and architraves throughout
- All walls, ceilings and doors and woodwork painted throughout
- Generous amounts of electrical sockets, television and telephone points.
- Mains powered smoke and carbon monoxide alarms.

### COMMON AREAS

Warm and welcoming common areas to include lift access to upper levels.

### EXTERIOR

- Landscaped communal garden and seating area.



## AVAILABILITY

APARTMENT	FLOOR	BEDROOMS	PRICE
No 2	Ground Floor	2	£145,000
No 8	Second Floor	1	£117,500

OTHER AVAILABILITY ON REQUEST





Regulated by RICS



### ADDITIONAL INFORMATION

**BUILDERS WARRANTY:** Kevin Cartin Architects Certificate

**TENURE:** Leasehold (999 Year Lease)

**ANNUAL 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 "Philip Tweedie & Company".

Contract to be signed within 8 weeks of the booking date together with a balance made up to 10% of purchase price.

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100