


| Energy Efficiency Rating                    |                         |  |
|---|-------------------------|--|
|   | Current                 | Potential  |
| Very energy efficient - lower running costs |                         |  |
| (92 plus) A                                 |                         |  |
| (81-91) B                                   |                         |  |
| (69-80) C                                   |                         |  |
| (55-68) D                                   |                         |  |
| (39-54) E                                   |                         |  |
| (21-38) F                                   |                         |  |
| (1-20) G                                    |                         |  |
| Not energy efficient - higher running costs |                         |  |
| Northern Ireland                            | EU Directive 2002/91/EC |  |

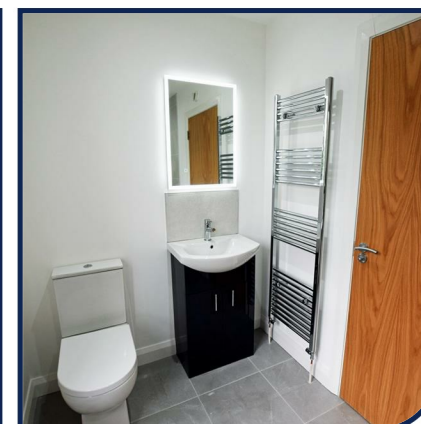
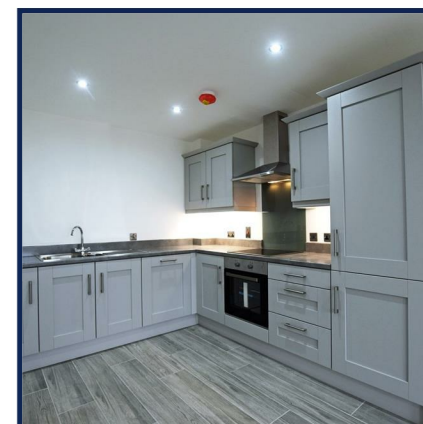
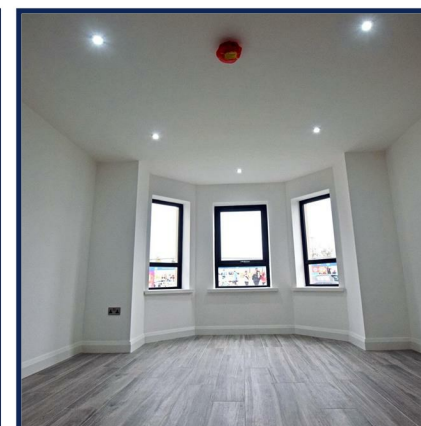
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons  
9 Dunmore Street, Coleraine  
Tel. 028 703 43677/21133  
[www.bensonsni.com](http://www.bensonsni.com)

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Unit 7 Lodge Grove, Lodge Road, Coleraine, BT52 1NE



- Luxurious Second Floor Apartment
- 2 Beds (1 ensuite), 1 Reception
- Finished to a high specification
- Situated on a most sought after location
- Within close proximity to health centre, local schools, town centre, Causeway Hospital & all other amenities
- Suitable for Holiday Home / Investment
- Within easy commuting distance to the Coast and local beaches, golf courses & other tourist attractions



Lodge Grove is an exclusive gated development situated on one of the most sought after locations in Coleraine. This unique and bespoke development is situated on a prominent location on the prestigious Lodge Road and whilst being secured and private is within close proximity local amenities such as Lodge Health Centre, local schools, supermarkets, town centre and Causeway Hospital which is sure to appeal to a wide range of purchasers.

Finished to a high specification throughout and set in beautifully landscaped communal areas 'Lodge Grove' is the ideal setting for either the first time buyer or those looking to enjoy their retirement.

**SPECIFICATION DETAILS:**

Exterior Finishes: The development is constructed using the highest quality of materials, slate roofing, render, brick, concrete and PVC.

Design: The development is finished in render complemented with brick or stone with a modern entrance door and PVC windows, fascia and guttering.

Landscaping: Landscaped entrance and communal areas.

Kitchens: Deluxe kitchens supplied by TK Kitchens, Portstewart.

Bathrooms & Ensuites: Fully fitted bathroom suites including shower enclosures to ensuites (where applicable). Choice of tiling to wet areas.

Flooring: Choice of ceramic tiling to compliment kitchens and bathrooms. Generous allowance for carpets/flooring throughout remaining area.

Internal Doors: Solid wood doors, quality ironmongery, with modern architrave and skirtings.

Electrics: Integrated electrical system with a generous amount of sockets and light switches. Smoke detectors installed to meet current building control regulations, TV and telephone points.

Heating: Gas fired central heating.

Management Company: A local management company will manage all communal areas. Services will include: communal insurances, cleaning, ground maintenance, lift maintenance, gate maintenance and fire alarm servicing. Each home owner will become a shareholder of the company and pay an annual fee towards the costs of maintenance.

10 Year Warranty.

**APARTMENT 7 - 2 Bed, Second Floor Apartment**

**Accommodation comprising:**

**Kitchen/Living:**  
11'10" x 18'2" (3.61 x 5.56)

**Master Bedroom:**  
10'4" x 10'2" (3.16 x 3.11)

**Ensuite:**  
6'6" x 6'0" (2.0 x 1.85)

**Bedroom 2:**  
11'6" x 10'2" (3.52 x 3.11)

**Bathroom:**  
10'6" x 7'4" (3.21 x 2.26)

**Store:**  
3'7" x 3'5" (1.10 x 1.06)

\*\* PHOTOS OF SHOW APARTMENT FOR ILLUSTRATIVE PURPOSES TO SHOW LEVEL OF FINISH.

