



24-40

UPPER NEWTOWNARDS ROAD

1 & 2 Bedroom Apartments with Luxury Turnkey Finish.

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This superb development of 7 full turnkey apartments boast superb convenience to Ballyhackamore Village with its many shops, restaurants & cafes. Also close at hand George Best Belfast City Airport & Belfast City centre is easily accessible via Bus, Car or bicycle.

Spanning over three storeys the development offers a range of 1&2 bedroom accommodation to suit a range of purchasers. With an added benefit of little to do but move in, the scheme should attract an audience from the first time buyer, young professional or those seeking buy to let investment.

With the clever design, quality of finish throughout and the superb convenience in what is an exceptionally sought after residential location, we invite you to come see for yourself.

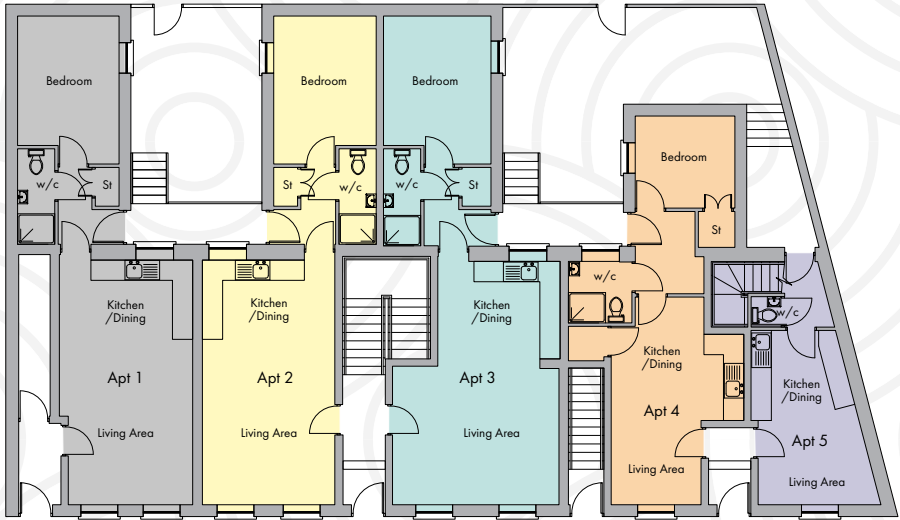


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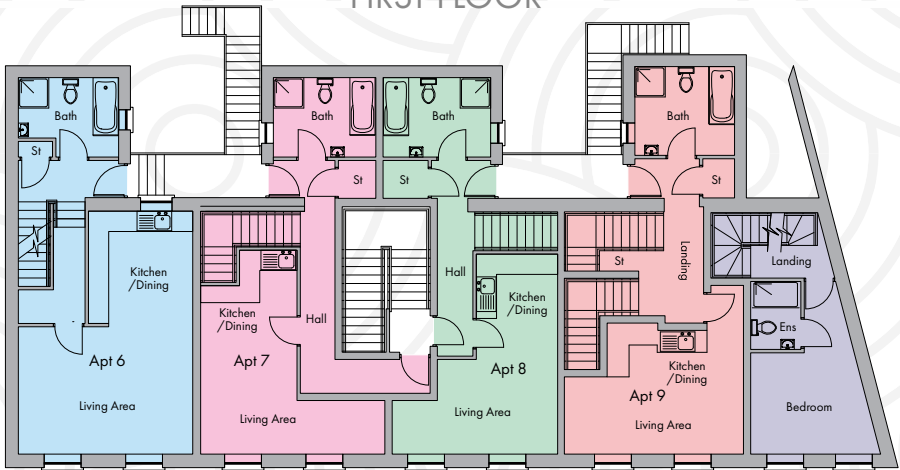


GROUND FLOOR



Apt 1 - GROUND FLOOR	
Kitchen/Living/Dining	7.70m x 3.65m
Bedroom 1	4.15m x 3.10m
Bathroom	3.45m x 1.50m
Apt 2 - GROUND FLOOR	
Kitchen/Living/Dining	7.20m x 3.50m
Bedroom 1	4.15m x 3.10m
Bathroom	3.45m x 1.20m
Apt 3 - GROUND FLOOR	
Kitchen/Living/Dining	7.30m x 5.10m
Bedroom 1	4.10m x 3.35m
Bathroom	3.45m x 1.50m
Apt 4 - GROUND FLOOR	
Kitchen/Living/Dining	5.40m x 4.20m
Bedroom 1	2.80m x 2.70m
Bathroom	2.30m x 1.60m
Apt 5 - GROUND/1ST/2ND FLOOR	
Kitchen/Living/Dining	5.30m x 3.60m
Bedroom 1	5.10m x 4.00m
Ensuite	2.35m x 1.15m
Bedroom 2	5.10m x 3.90m
Ensuite	2.35m x 1.15m

FIRST FLOOR



Apt 6 - 1ST/2ND FLOOR	
Kitchen/Living/Dining	7.50m x 5.20m
Master Bathroom	2.30m x 3.20m
Bedroom 1	2.90m x 4.90m
Ensuite	1.20m x 3.15m
Bedroom 2	3.35m x 3.90m
Apt 7 - 1ST/2ND FLOOR	
Kitchen/Living/Dining	6.10m x 4.90m
Master Bathroom	2.30m x 3.05m
Bedroom 1	2.90m x 4.90m
Ensuite	1.20m x 3.15m
Bedroom 2	2.90m x 4.90m

SECOND FLOOR



Apt 8 - 1ST/2ND FLOOR	
Kitchen/Living/Dining	6.00m x 5.00m
Master Bathroom	2.30m x 3.35m
Bedroom 1	3.85m x 4.95m
Ensuite	1.20m x 3.15m
Bedroom 2	3.10m x 3.95m
Apt 9 - 1ST/2ND FLOOR	
Kitchen/Living/Dining	4.90m x 4.90m
Master Bathroom	2.75m x 2.85m
Bedroom 1	3.25m x 5.00m
Ensuite	2.50m x 2.10m
Bedroom 2	3.60m x 2.80m

The floor plans above are an accurate representation of the layouts at time of print, however, may differ slightly from the finished layout. Bathroom and Kitchens layout may be different to the above plans.



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These 9 Superb Turnkey Apartments feature a Luxury Specification:

KITCHENS

- Quality fitted kitchen doors, work top finishes and door handles will be provided.
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher and washing machine.

INTERNAL FEATURES

- Walls and ceilings painted.
- Painted moulded skirting boards and architraves.
- Modern fire-check doors and handles.
- Mains smoke, heat and carbon monoxide detectors.
- Comprehensive range of electrical sockets.
- Phoenix gas heating with high energy efficient boiler and hot water on demand.
- Modern vinyl flooring in bathroom and kitchen areas.
- Luxury carpet in living and bedroom areas.
- Luxury panelled shower enclosures (and baths where applicable).

SANITARY WARE

- Contemporary white designer sanitary ware with chrome fittings.

EXTERNAL FEATURES

- High standard of floor, wall and loft insulation to ensure minimal heat loss.
- Maintenance free Upvc energy efficient double glazed windows.
- Feature external lighting to front door.

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification.

Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.