



# BENSONS



***Exclusive New Development of 6 Luxury Apartments  
at  
MOUNTSANDEL ROAD  
COLERAINE***



## **PRICE ON APPLICATION**

***These luxury 3 bedroom apartments are located in the highly sought after area of Mountsandel, which is a short distance from Coleraine Town Centre. The internal accommodation, which is spacious and well proportioned, offers various configurations which can be adapted to suit a variety of purchasers. The scheme which comprises 2 self-contained blocks will be finished to a high specification turnkey finish commencing Spring 2019.***

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## 47 Mountsandel Road - BLOCK OF 2 APARTMENTS



APARTMENT A

APARTMENT B



2 Block - Ground Floor



2 Block - First Floor

LIVING ROOM	5.7 X 3.78 M	18'9 X 12'5 FT
KITCHEN – GROUND FLOOR	3.7 X 3.0 M	12'2 X 9'11 FT
KITCHEN – FIRST FLOOR	3.7 X 3.2 M	12'2 X 10'6 FT
BEDROOM 1	3.68 X 3.6 M	12'1 X 11'10 FT
BEDROOM 2	3.78 X 2.9 M	12'5 X 9'6 FT
BEDROOM 3	3.6 X 2.8 M	11'10 X 9'2 FT
BATHROOM	2.8 X 2.1 M	9'2 X 6'11 FT
UTILITY	2.1 X 1.8 M	6'11 X 5'11 FT

**Note:** Room sizes relate to blockwork/brickwork dimensioned floor plans and do not allow for internal plasterwork.

**49 Mountsandel Road - BLOCK OF 4 APARTMENTS**



**APARTMENT A**

**APARTMENT B**

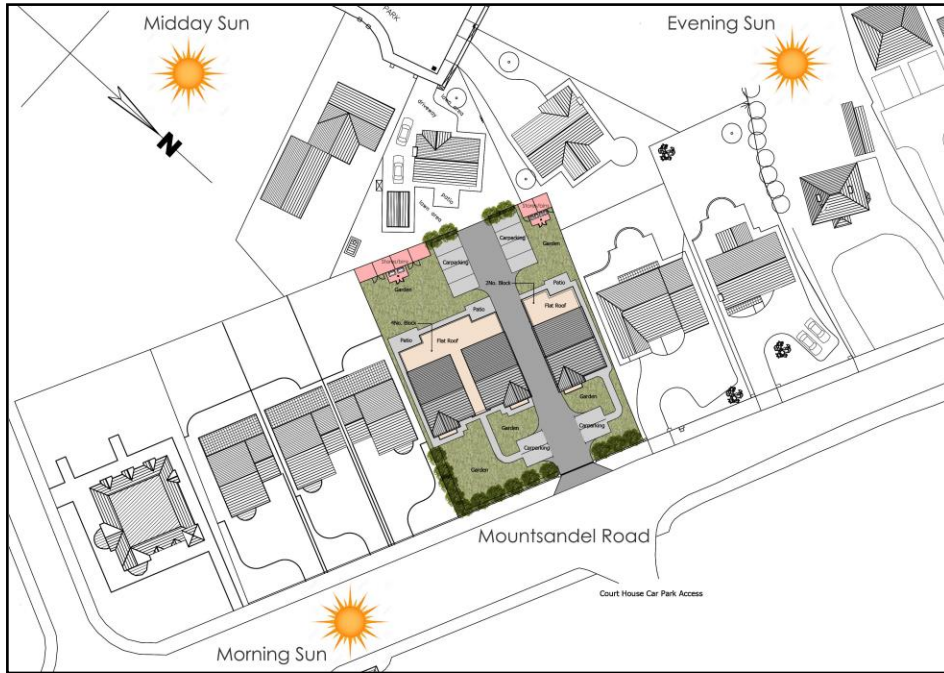


**4 Block - First Floor**

<b>LIVING ROOM</b>	<b>5.7 X 3.78 M</b>	<b>18'9 X 12'5 FT</b>
<b>KITCHEN</b>	<b>3.7 X 3.0 M</b>	<b>12'2 X 9'11 FT</b>
<b>BEDROOM 1</b>	<b>3.9 X 3.6 M</b>	<b>12'10 X 11'10 FT</b>
<b>BEDROOM 2</b>	<b>3.6 X 2.87 M</b>	<b>11'10 X 9'5 FT</b>
<b>BEDROOM 3</b>	<b>3.6 X 2.87 M</b>	<b>11'10 X 9'5 FT</b>
<b>BATHROOM</b>	<b>2.8 X 2.1 M</b>	<b>9'2 X 6'11 FT</b>
<b>UTILITY</b>	<b>2.1 X 1.8 M</b>	<b>6'11 X 5'11 FT</b>

**Note:** Room sizes relate to blockwork/brickwork dimensioned floor plans and do not allow for internal plasterwork.

**SITE PLAN & IMAGES FOR IDENTIFICATION PURPOSES ONLY**



## **SPECIFICATION**

### **Kitchen**

- Bespoke kitchen with a choice of finishes by nominated supplier.
- Integrated appliances in kitchen to include hob, electric hob, oven, extractor hood, fridge freezer, dishwasher and washing machine.

### **Bathroom & Ensuite**

- White sanitary ware with chrome fittings (nominated supplier).
- Chrome heated towel rail.
- Fully tiled shower enclosures, part wall tiling to bathroom and splash backs to ensuite wash hand basins.
- Splash back mirror at wash hand basins.

### **Decoration**

- Painted internal walls and ceilings.
- Linca painted doors and feature glazed doors to living room.
- Painted architraves and skirtings.
- Quality ironmongery.

### **Floor Coverings**

- Tiled floor to hallway, kitchen, utility, bathroom and ensuite.
- Lounge and bedrooms carpeted.

### **Electrical Installation**

- Comprehensive range of electrical sockets, switches, TV and telephone points
- Video camera security entry system (4 block only).
- Wired for security alarm.
- Mains supply smoke and carbon monoxide detectors with battery back-up.

### **Heating**

- Under floor heating.
- High efficiency gas boiler with thermostat controlled zones.

### **Glazing**

- High quality triple glazed windows throughout.

### **Communal & External Finishes**

- Security access system with video to main entrance doors in 4 block.
- High specification flooring and décor to entrance lobbies in 4 block.
- Feature intelligent lighting to entrance lobby and staircases in 4 block.
- Allocated car parking.
- Allocated self-contained storage units for each apartment.
- Landscaped communal gardens to front and rear.
- Dwarf facing brick base wall with feature railings to front of development.

### Management Company

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agents.

### PRICES & AVAILABILITY

<u>UNIT</u>	<u>BLOCK</u>	<u>TYPE</u>	<u>PRICE</u>
1	SANDEL	GROUND FLOOR – 3 BED	POA
2	SANDEL	FIRST FLOOR – 3 BED	POA
3	BANN	GROUND FLOOR – 3 BED	POA
4	BANN	GROUND FLOOR – 3 BED	POA
5	BANN	FIRST FLOOR – 3 BED	POA
6	BANN	FIRST FLOOR – 3 BED	POA

**Agents:** Bensons  
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**Architect:** Fleming McKernan Associates  
1 Upper Abbey Street, Coleraine

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.