



BENSONS



Exclusive New Development of 8 Luxury Apartments
At
'Ard-na-hona'
MOUNTSANDEL ROAD, COLERAINE



LAST UNIT REMAINING

These luxury 2 bedroom apartments are located in the highly sought after area of Mountsandel, which is a short distance from Coleraine Town Centre. The apartments which all have balconies, benefit from lift access and also have views over the River Bann. The apartments will be completed to a full turnkey specification and completions are anticipated Spring 2020.

Builder: Brian Devine Homes Limited

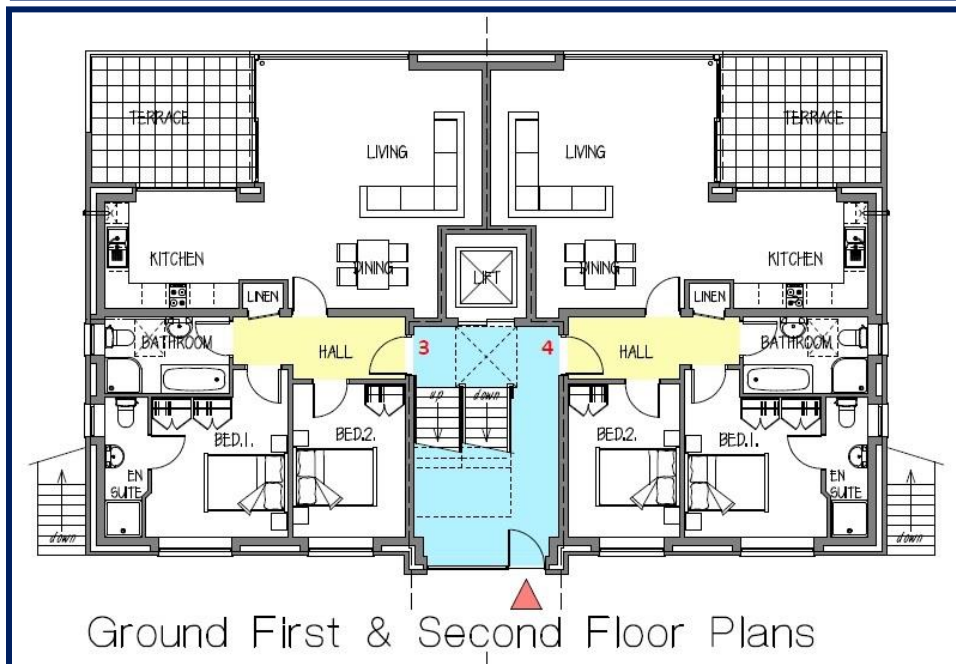
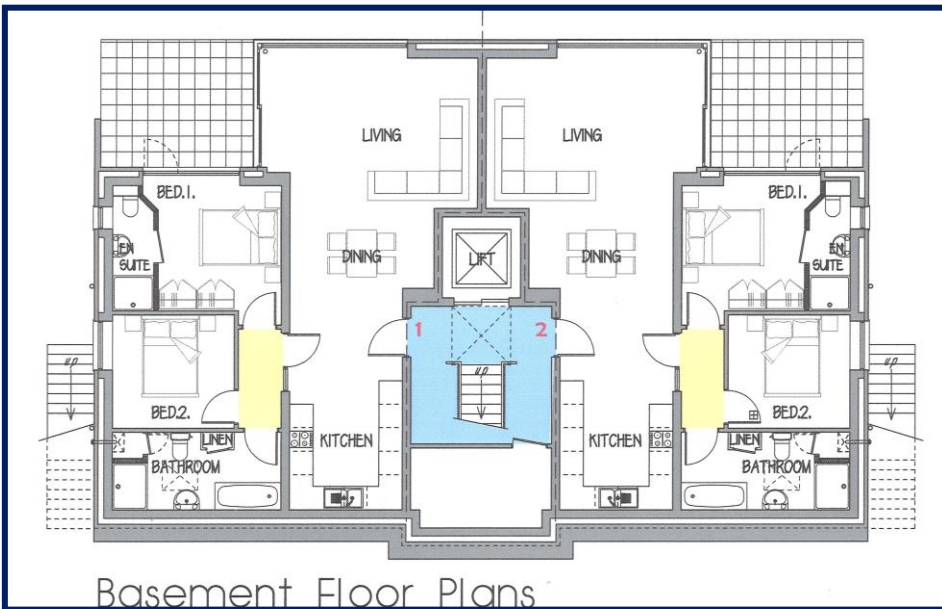
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INTERNAL LAYOUT (for identification purposes only)



APPROXIMATE ROOM SIZES

Apts 1 & 2

| | |
|----------------|--|
| Kitchen: | 9'5" x 18'6" |
| Dining/Lounge: | 19'4" x 15'8" (less lift shaft, plus alcove) |
| Bed 1: | 10'6" x 10'4" (plus ensuite) |
| Bed 2: | 10'2" x 9'0" |
| Bathroom: | 14'2" x 6'6" |

Apts 3-8

| | |
|----------------|---------------------------------------|
| Kitchen: | 12'11" x 8'7" (less linen store) |
| Dining/Lounge: | 19'4" x 17'8" (less lift shaft) |
| Bed 1: | 11'3" x 11'1" (plus alcove & ensuite) |
| Bed 2: | 12'5" x 9'1" |
| Bathroom: | 10'0" x 6'3" |

IMAGES FOR IDENTIFICATION PURPOSES ONLY



SPECIFICATION

Kitchen

- Bespoke kitchen with a choice of door finishes by Woodcraft NI Limited.
- Granite worktops with upstands.
- 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).
- Power showers in bathroom / ensuite.
- 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, living area, bathroom and ensuite.
- Bedrooms carpeted.

Electrical Installation

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

Heating

- Mains gas central heating.
- High efficiency gas boiler with thermostat controlled zones.

Glazing

- 90mls PVC box section insulated windows (U Value 1.2).

Communal & External Finishes

- Gated access system with intercom to individual apartments.
- High specification flooring and décor to entrance lobbies and stairwell.
- Feature intelligent lighting to entrance lobby and staircases.
- Allocated car parking.
- Landscaped communal gardens to front and rear.
- Dwarf facing brick base wall with feature railings to front of development.
- Asphalt area to front.
- Tanked balconies to rear with clear glass partitions.

Global Homes Warranty

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 Agent

| <u>UNIT</u> | <u>TYPE</u> | <u>PRICE</u> |
|-------------|----------------------------|--------------|
| 1 | LOWER GROUND FLOOR – 2 BED | SALE AGREED |
| 2 | LOWER GROUND FLOOR – 2 BED | POA |
| 3 | GROUND FLOOR – 2 BED | SALE AGREED |
| 4 | GROUND FLOOR – 2 BED | SALE AGREED |
| 5 | FIRST FLOOR – 2 BED | SALE AGREED |
| 6 | FIRST FLOOR – 2 BED | BOOKED |
| 7 | PENTHOUSE – 2 BED | SALE AGREED |
| 8 | PENTHOUSE – 2 BED | SALE AGREED |





Agents: Bensons
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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.