



'Lodge Grove' Lodge Road, Coleraine



Prices On Application

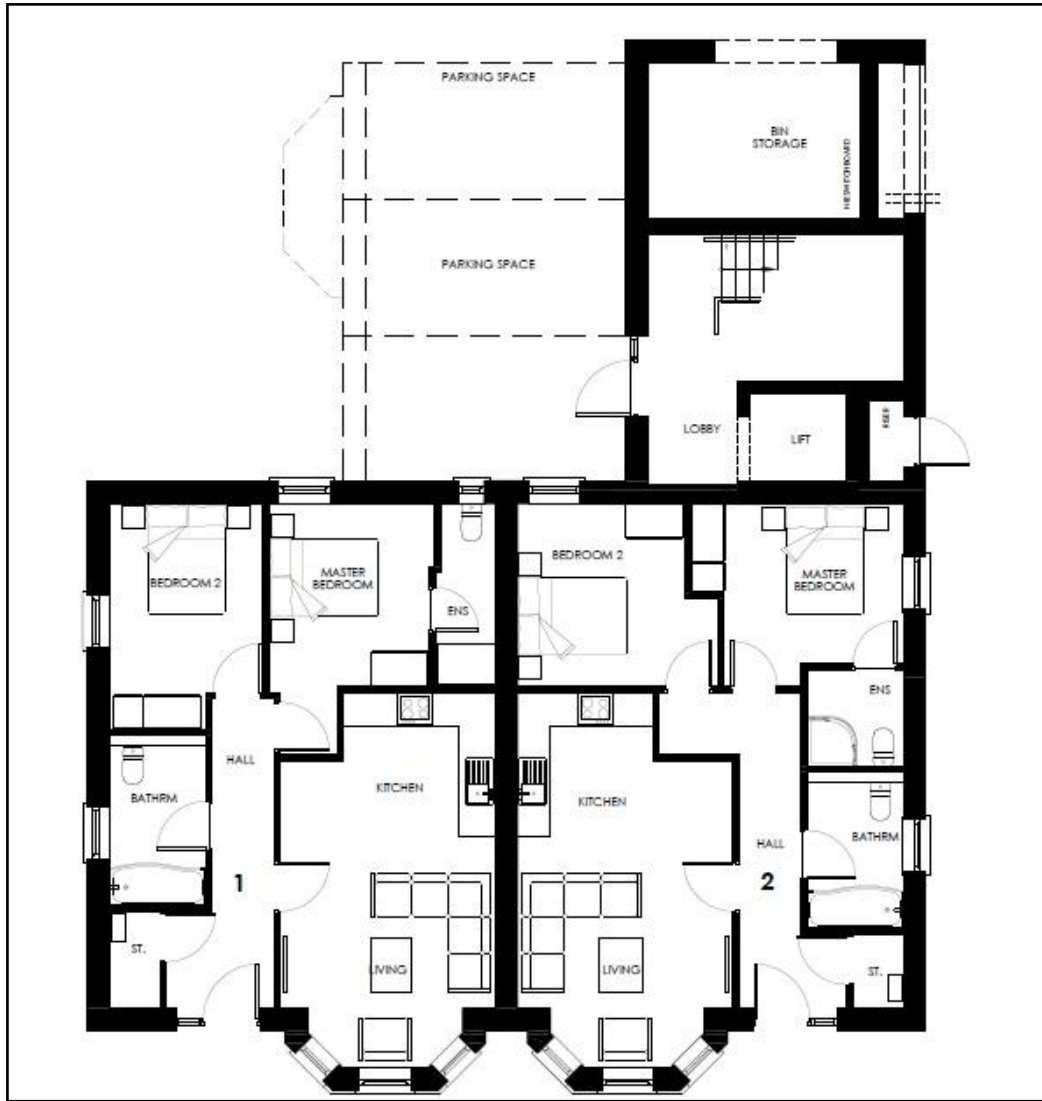
Lodge Grove is an exclusive gated development situated on one of the most sought after locations in Coleraine. This unique and bespoke development is situated on a prominent location on the prestigious Lodge Road and whilst being secured and private is within close proximity local amenities such as Lodge 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.

**Principal:
Columb
Henry, MBE
FRICS**

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GROUND FLOOR



APT 1

KITCHEN/LIVING	- 3.82M X 6.59M	(12'6" x 21'7")
MASTER BEDROOM	- 3.22M X 2.82M	(10'7" x 9'3")
ENSUITE	- 1.1M X 3.22M	(3'7" x 10'67")
BEDROOM 2	- 2.70M X 3.98M	(8'10" x 13'0")
BATHROOM	- 1.70M X 3M	(5'7" x 9'10")
STORE	- 0.9M X 1.70M	(2'11" x 5'7")

APT 2

KITCHEN/LIVING	- 3.82M X 6.59M	(12'6" x 21'7")
MASTER BEDROOM	- 3.75M X 3.22M	(12'4" x 10'7")
EN SUITE	- 1.70M X 1.70M	(5'7" x 5'7")
BEDROOM 2	- 2.93M X 3.22M	(9'7" x 10'7")
BATHROOM	- 1.70M X 2.75M	(5'7" x 9'0")
STORE	- 0.90M X 1.30M	(2'11" x 4'3")

FIRST FLOOR



APT 3

KITCHEN/LIVING	- 3.61M X 6.61M	(11'10" x 21'8")
MASTER BEDROOM	- 3.16M X 3.11M	(10'4" x 10'2")
ENSUITE	- 2.0M X 1.85M	(6'7" x 6'1")
BEDROOM 2	- 3.52M X 3.11M	(11'7" x 10'2")
BATHROOM	- 2.41M X 2.02M	(7'11" x 6'8")
STORE	- 0.9M X 1.10M	(2'11" x 3'7")

APT 4

KITCHEN/LIVING	- 3.61M X 6.61M	(11'10" x 21'8")
MASTER BEDROOM	- 3.16M X 3.11M	(10'4" x 10'2")
ENSUITE	- 2.0M X 1.85M	(6'7" x 6'1")
BEDROOM 2	- 3.52M X 3.11M	(11'7" x 10'2")
BATHROOM	- 3.23M X 2.22M	(10'7" x 7'3")
STORE	- 1.02M X 1.10M	(3'4" x 3'7")

APT 5

KITCHEN/LIVING	- 4.55M X 5.84M	(14'9" x 19'2")
MASTER BEDROOM	- 3.75M X 3.22M	(12'4" x 10'7")
BATHROOM	- 2.40M X 1.58M	(7'10" x 5'2")
STORE	- 0.90M X 0.95M	(2'11" x 3'1")

SECOND FLOOR



APT 6

KITCHEN/LIVING	- 3.61M X 5.56M	(11'10" x 18'3")
MASTER BEDROOM	- 3.16M X 3.11M	(10'4" x 10'2")
ENSUITE	- 2.0M X 1.85M	(6'7" x 6'1")
BEDROOM 2	- 3.52M X 3.11M	(11'7" x 10'2")
BATHROOM	- 2.46M X 2.02M	(8'1" x 6'8")
STORE	- 0.9M X 1.10M	(2'11" x 3'7")

APT 7

KITCHEN/LIVING	- 3.61M X 5.56M	(11'10" x 18'3")
MASTER BEDROOM	- 3.16M X 3.11M	(10'4" x 10'2")
ENSUITE	- 2.0M X 1.85M	(6'7" x 6'1")
BEDROOM 2	- 3.52M X 3.11M	(11'7" x 10'2")
BATHROOM	- 3.21M X 2.26M	(10'6" x 7'5")
STORE	- 1.10M X 1.06M	(3'7" x 3'6")

APT 8

KITCHEN/LIVING	- 4.56M X 5.87M	(15'0" x 19'3")
MASTER BEDROOM	- 3.35M X 2.74M	(11'0" x 9'0")
BATHROOM	- 2.40M X 1.59M	(7'10" x 5'3")
STORE	- 0.90M X 0.96M	(2'11" x 3'2")

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.

PHOTOS OF SHOW APARTMENT FOR ILLUSTRATIVE PURPOSES



LODGE GROVE
LODGE ROAD, COLERAINE

APARTMENT	FLOOR	BED	AVAILABILITY
1 (Show Apartment)	Ground Floor	2	SOLD
2	Ground Floor	2	SOLD
3	First Floor	2	£155,000
4	First Floor	2	SOLD
5	First Floor	1	POA
6	Second Floor	2	POA
7 (Side Aspect)	Second Floor	2	POA
8	Second Floor	1	£117,500



Agent: 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.