



195

THE AVENUE

CONTEMPORARY TURNKEY APARTMENTS

TEMPLEMORE AVENUE, BELFAST BT5



“There is nothing like staying at home for real comfort”
Jane Austen

TURNING HEADS

An ambitious conversion of an historic red brick and sandstone building has created a range of turnkey, clean-lined and light-filled apartments on a tree-lined avenue with views of the iconic Harland & Wolff cranes.

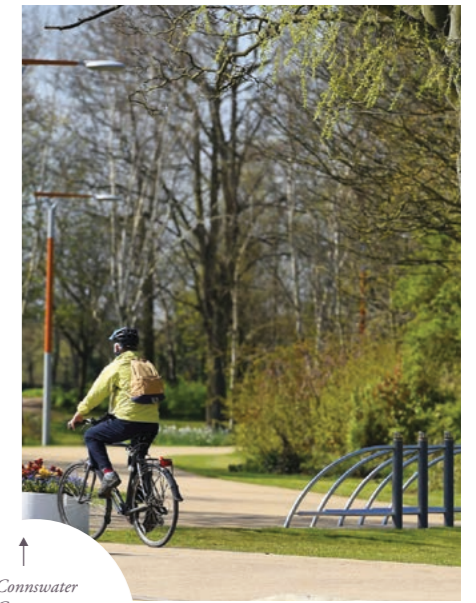
A sense of history with a modern twist.



↑ Peel Fashion, Bloomfield Ave
↓ Templemore Public Baths



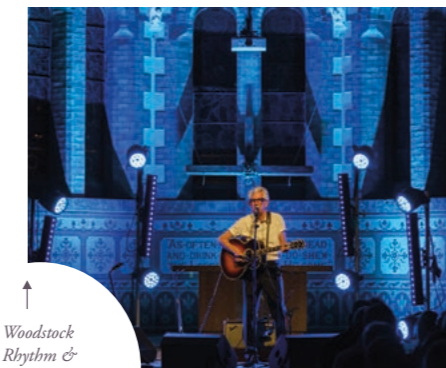
↑ St George's Market
↓ Coppit Truck, Portview Trade Centre



↑ Connswater Greenway
↓ Belfast Bikes at Harland & Wolff



↑ Victoria Park



↑ Woodstock Rhythm & Blues Festival



↑ General Merchants Cafe

A VILLAGE LIFESTYLE

An area on an upward curve, East Belfast prides itself on its near full hand of independent shops and cafes with smart new eateries joining established names, and as many local clubs and sports groups as you could wish for.

A SENSE OF COMMUNITY

The annual Eastside Arts Festival and Woodstock Rhythm'n'Blues Festival showcase the brilliant music, theatre and film talent of East Belfast and further afield in some of the best venues in Belfast.

A LANDSCAPE OF GREENERY

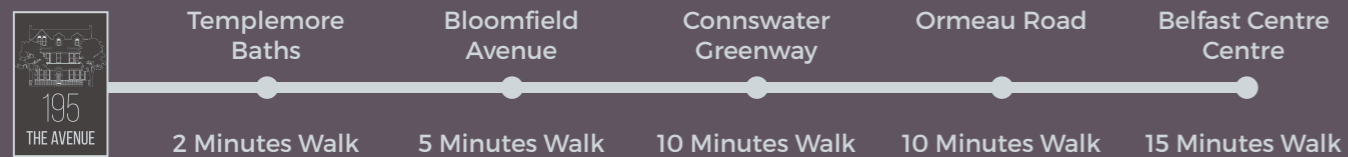
Live in the centre, run in the park. Green and open spaces abound at the local Connswater Community and Comber Greenways, Victoria Park and Ormeau Park. Park-runs and outdoor social events are a regular feature.

Motorway	Hospital
Road	University
Street	Park
Train Route	Retail
Towpath	Night Life
Parks & Greenways	Airport
Waterways	Coffee Shops

A City Hall	G Grand Opera House
B Waterfront Hall	H St. Anne's Cathedral
C Titanic Museum	I Harland & Wolff
D Connswater Greenway	J Strand Arts Centre
E CS Lewis Square	K Templemore Baths
F Beacon of Hope	L SSE Arena




WELL CONNECTED



AN EASY CONNECTION

With excellent transport routes to the M2 North and the M1 South, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, Belfast's Europa Transport Hub is within 15 minutes walk and for more exotic shores, Belfast City Airport is within 10 minutes reach.

SPECIFICATION



Every element has been carefully considered to bring functionality and interior styling that will stand the test of time.

Images are for illustrative purposes only

INTERIOR FINISHES

- Tasteful interior decoration
- Modern lead grey painted four panel doors
- Painted deep skirting boards
- Walls painted in soft grey tones
- Luxury deep pile carpet in bedrooms
- Flint Oak laminate flooring to open plan living areas
- Eclectic vinyl tiling to bathroom
- Energy efficient design

KITCHENS

- Fitted modern kitchen with matt white doors and brushed chrome under worktop slim lip handles

- Integrated appliances including washing machine and stainless steel hob/oven with stainless steel splashback
- Dark grey slate laminate worktops
- Stainless steel mixer tap

BATHROOM

- Thermostatically controlled shower
- Contemporary white sanitary ware with black ash vanity unit
- Fitted wall mirror
- Full height panelling in keeping with contemporary grey colour scheme to shower enclosures and basin splashback

ELECTRICAL

- Large pendant lighting in communal halls, each apartment entrance hall and bedroom
- Comprehensive range of sockets, TV and telephone point
- USB socket in kitchen/living area
- Brushed chrome down lights in open planned living space and bathroom
- Gas fired central heating with thermostatically controlled radiators and energy efficient boiler
- Mains operated smoke, heat and carbon monoxide detectors

EXTERIOR FINISHES

- Original hard wood external door

- Buzzer lock system
- Feature lighting at entrance door
- Contemporary double glazed windows
- Outdoor planting to front and rear
- Bike storage to rear
- Bin storage

WARRANTY

- CRL 10 year warranty
- A management company will be formed to look after the upkeep and wellbeing of the development. A fee will apply to all homeowners.

At Cornerstone we believe in constructing buildings that are environmentally sound and sustainable, providing quality work and a customer experience that is second to none. We strive to make a positive impact in people's lives and the communities we work in by supporting local and international charities and by creating a company that values and builds into our workforce.

SELLING AGENT



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DEVELOPER



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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.

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