



PARK AVENUE HEIGHTS

PARK AVENUE, BELFAST 4

The perfect combination of contemporary styled townhouses and apartments in thriving Belmont

PARK AVENUE HEIGHTS

Beautifully designed apartments and townhouses with carefully considered layouts that are perfect for modern living



A PRIME LOCATION

Park Avenue Heights is superbly located on East Belfast's leafy Park Avenue, close to Belmont Village, a vibrant hub of local independent shops, cafes and restaurants.

A flourishing and thriving area, Belmont Village is a community in itself with established eateries, convenience stores, shopping centres and independent outlets, bringing a plethora of choice to residents. Close by is the picturesque Victoria Park where you can join the weekly park run, feed the ducks or explore the many pathways.

Park Avenue Heights epitomises modern and convenient living within a collection of high specification, spacious townhouses and apartments in a neighbourhood which offers everything you need to feel at home.



Oliver's



Bennetts Restaurant



Slims Kitchen



Bakers Street



Enjoy the vibrant Belmont Village on your doorstep or downtime at Victoria Park

Victoria Park

Apartments 8 - 13



Apartments 8 - 13

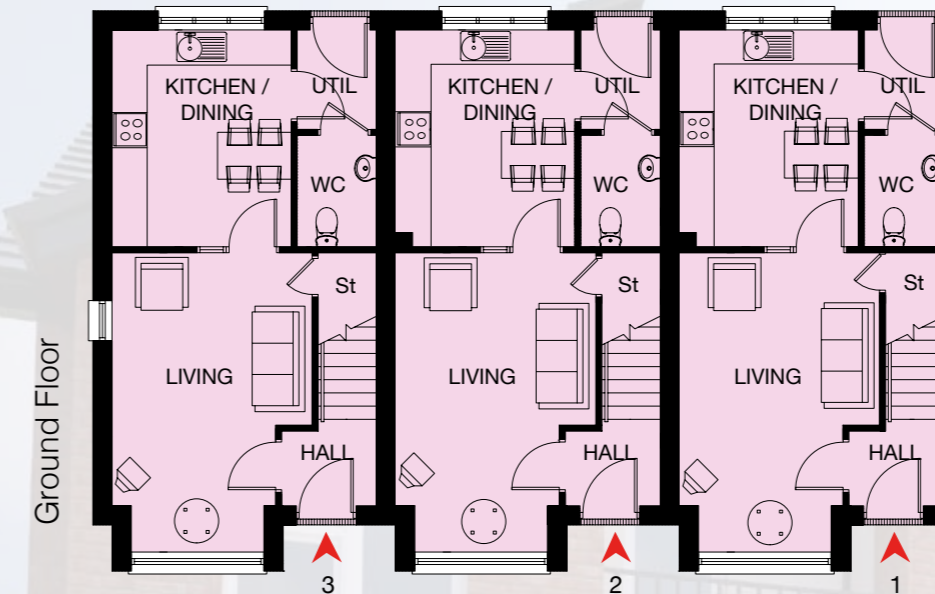


This architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. Floor plans are not to scale and all dimensions are approximate. E & O. E.

Townhouses 1 - 3



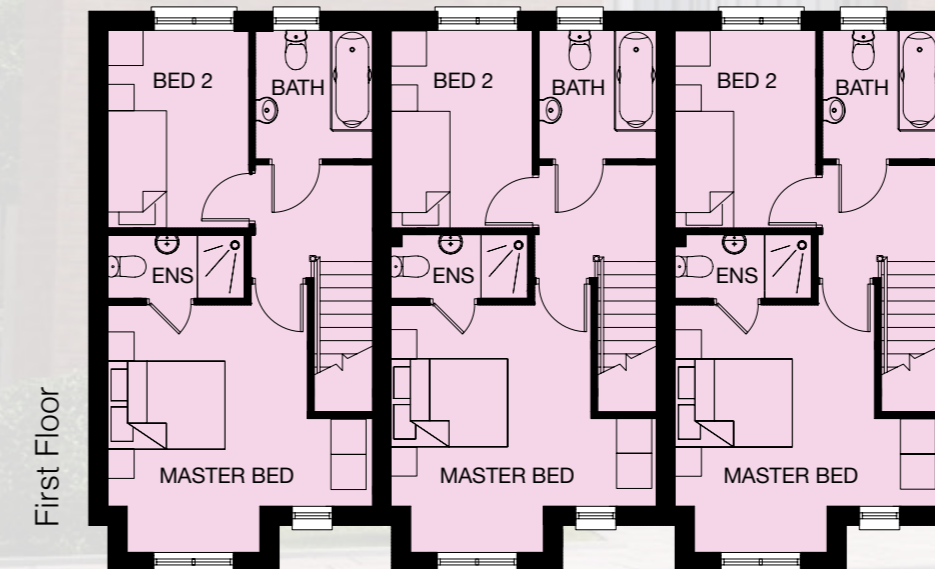
Townhouses 1 - 3



2 Bedroom Townhouses
Total Floor Area: 823 sq ft

Ground Floor

Living	16'7" x 11'2"	5.10 x 3.41m
Kitchen/Dining	12'1" x 10'0"	3.70 x 3.06m
Utility	4'5" x 2'3"	1.70 x 1.36m
WC	6'2" x 4'5"	1.90 x 1.36m



First Floor

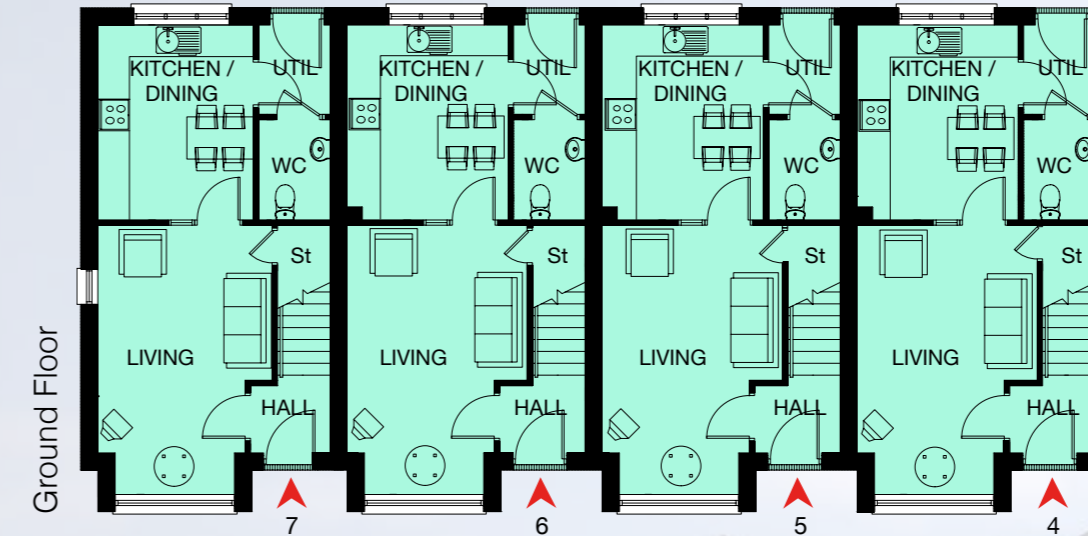
Master Bed	14'8" x 13'8"	4.52 x 4.22m
Ensuite	7'6" x 3'5"	2.33 x 1.08m
Bedroom 2	11'0" x 7'9"	3.37 x 2.41m
Bathroom	7'2" x 6'5"	2.19 x 2.00m

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Townhouses 4 - 7



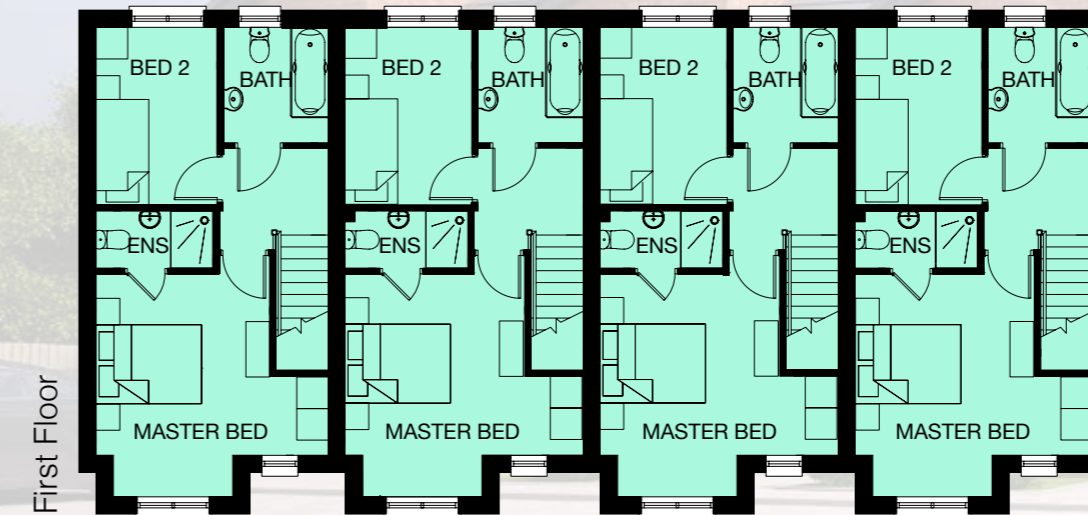
Townhouses 4 - 7



2 Bedroom Townhouses
Total Floor Area: 823 sq ft

Ground Floor

Living	16'7" x 10'8"	5.10 x 3.30m
Kitchen/Dining	12'1" x 9'6"	3.70 x 2.94m
Utility	5'5" x 4'4"	1.70 x 1.36m
WC	6'2" x 4'4"	1.90 x 1.36m



First Floor

Master Bed	14'4" x 13'8"	4.40 x 4.22m
Ensuite	7'6" x 3'5"	2.33 x 1.08m
Bedroom 2	11'0" x 7'5"	3.37 x 2.29m
Bathroom	7'1" x 6'5"	2.19 x 2.00m

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Specification

An outstanding quality finish will feature in each of these superb homes...

Internal Features

- Internal walls, ceilings and woodwork painted
- Comprehensive range of LED light fittings
- Internal doors with modern quality door furniture
- Bevelled skirting boards and architraves
- Mains operated smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets, TV and telephone points
- Future satellite point provided for
- Gas fired central heating with thermostatically controlled radiators and energy efficient boiler
- Focal point electric fire (Townhouses)
- Wired for intruder alarm
- High speed internet connection

Kitchens and Utility Rooms (Where applicable)

- High quality units with a choice of doors, worktops and handles
- Fitted appliances to include gas hob, oven, extractor hood, fridge/freezer and washer/dryer

Bathrooms, Ensuites & WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower

Carpets, Tiling & Flooring

- Full height tiling to shower enclosures
- Floor tiling to kitchen, bathroom, ensuite and WC
- Splashback tiling to wash hand basins
- Carpets to remaining ground floor rooms, bedrooms, hall, stairs and landing

External Specification

- Double glazed windows in uPVC frames (excellent thermal qualities)
- Excellent level of floor, wall and roof-space insulation
- Traditional brick and render finish
- Outside tap (Townhouses)
- Tarmac driveways (where applicable)
- Gardens turfed and communal areas landscaped (where applicable)
- External lighting
- Timber fencing to rear boundaries (Townhouses)
- Garden stores available as optional extra (Townhouses)



Our attention to detail ensures contemporary quality and high specification finishes



Images are for illustrative purposes only



SITE LAYOUT (not to scale)



LOCATION MAP (not to scale)

DEVELOPER



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SELLING AGENT



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|----------------------|-----------------------------|
| ① Park Avenue Hotel | ⑤ Victoria Park |
| ② Strand Arts Centre | ⑥ Arches Centre |
| ③ Tesco Express | ⑦ Strandtown Primary School |
| ④ CIYMS Rugby Club | ⑧ Dundela Primary School |

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