

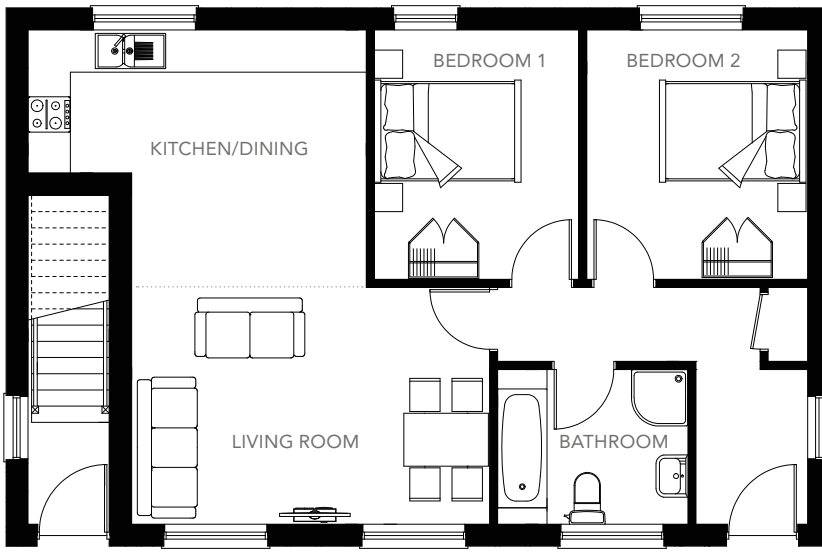


THE ACORN APARTMENTS AT BEECH HILL VIEW



Braidwater
HOMES

Ground Floor Apartments - PLOTS 204, 206, 208



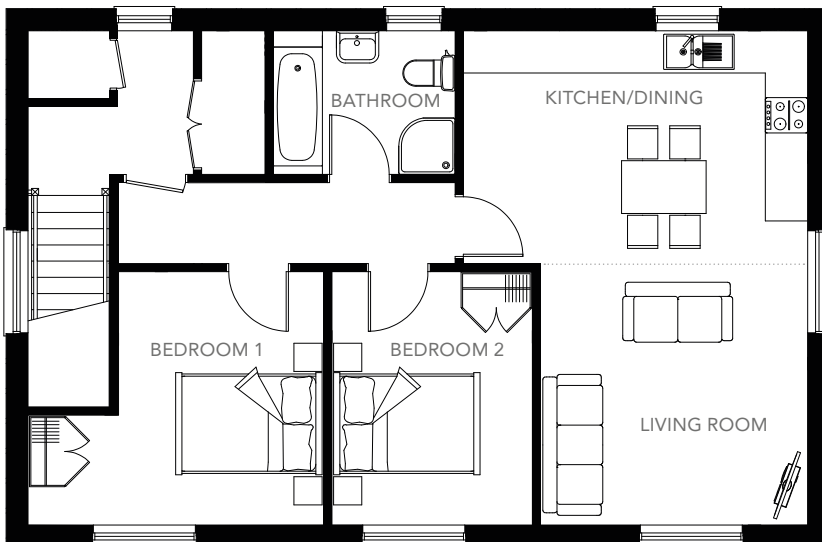
- KITCHEN/DINING
3.65m x 4.80m
- LIVING ROOM
3.35m x 5.10m
(broken line indicates room divide)
- BEDROOM 1
3.55m x 2.90m
- BEDROOM 2
3.55m x 3.15m
- BATHROOM
2.20m x 2.70m

GROUND FLOOR ACCESS
LEADING TO THE STAIRS

GROUND FLOOR
ACCESS



First Floor Apartments - PLOTS 205, 207, 209



- KITCHEN/DINING
3.30m x 4.90m (max)
- LIVING ROOM
3.70m x 3.80m
(broken line indicates room divide)
- BEDROOM 1
3.60m x 4.20m (max)
- BEDROOM 2
3.60m x 2.85m
- BATHROOM
2.00m x 2.90m

Your Turnkey Package

Each Acorn apartment at Beech Hill View is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

Kitchen

- A carefully designed premium kitchen with square edged worktop complete with upstands and contemporary door handles;
- Full range of integrated appliances;
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living (where applicable);
- Stainless steel Leisure bowl & a half sink & Lever tap.

Lounge

- Enhanced window proportions to maximise natural light.

Bathroom

- Premium quality white sanitary ware;
- Walk in fully tiled electric shower;
- Chrome shower cubicle with slimline tray;

- Chrome towel rail and attractive vanity unit.

Heating

- Natural gas central heating with an energy efficient combi boiler supplying instant hot water.

Floor coverings

- Wood effect laminate in hall / kitchen / dining / living room;
- Carpet with comfort felt backing to stairs / bedrooms;
- Floor tiled in bathroom.

Wall coverings

- Easy clean glass splashback to hob area in kitchen;
- Wall tiling to shower and splashback area in bathroom.

Woodwork & painting

- Oak veneer flush doors throughout with contemporary ironmongery;
- Classical 6" moulded skirting throughout;

- Classical 4" moulded architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

Lighting & media

- Extensive range of electrical sockets throughout;
- Integrated downlighters to kitchen and bathroom (where applicable);
- Internal wiring for TV and Sky;
- Wired for BT landline and broadband provision;
- Mains operated smoke and carbon monoxide detectors

Energy efficiency & design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (where applicable);
- High ceilings throughout, adding space & elegance (where applicable).

Sound protection

Apartment floors are fitted with an impact resistant acoustic quilt membrane for additional sound proofing between floors.

Exterior

- Composite GRP insulated front door with multi point locking system;
- Beautifully landscaped & fully maintained communal lawn area;
- Outside lighting at front entrance (where applicable) for added security.

Access

- Dedicated parking spaces.



The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be smarter, more comfortable and more secure.

A safer smarter home

Ensure your new home is even smarter with our selected GoKconnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home.

More than a smart app or a cool device, GoKconnect seamlessly connects the key systems in your home on one platform so they work more intelligently together.

You can control your smart security, doorbell camera, smart lighting, door locks, indoor/outdoor cameras and much more, from anywhere in the world.

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living.

Kitchen upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living.

Upgrade options are:

- Premium quartz worktop in a variety of designs and colours which includes quartz upstands & splashback plus a high quality undermount bowl & half Franke sink with a Anteleo tap;

- Luxurious solid Wakefield door with a wide range of colours;

- Bring extra style to your kitchen units by selecting any of our upgrade door handles.

- Elegant island from our Fenwick Legno / Wakefield ranges

Luxury carpet (bedrooms only)

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty.

Storage options

Classical style panelled built in storage options to bedrooms (where applicable).

Floor tiling (bathroom only)

Choose from our superior range of floor tiling options to create that extra feeling of grandeur:

- Trivor Blanco
- Burlingstone Gris

Wall tiling (bathroom only)

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Duomo Blanco
- Burlingstone Gris

High end finish with chrome tile trim.

Wood style flooring

You can upgrade to our wood effect laminate in your bedrooms.

Stylish coving

Always a popular upgrade, you can add your own stamp to your new apartment and finish rooms classically with our stylish coving packages (excludes main bathroom).

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

Please note

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction.

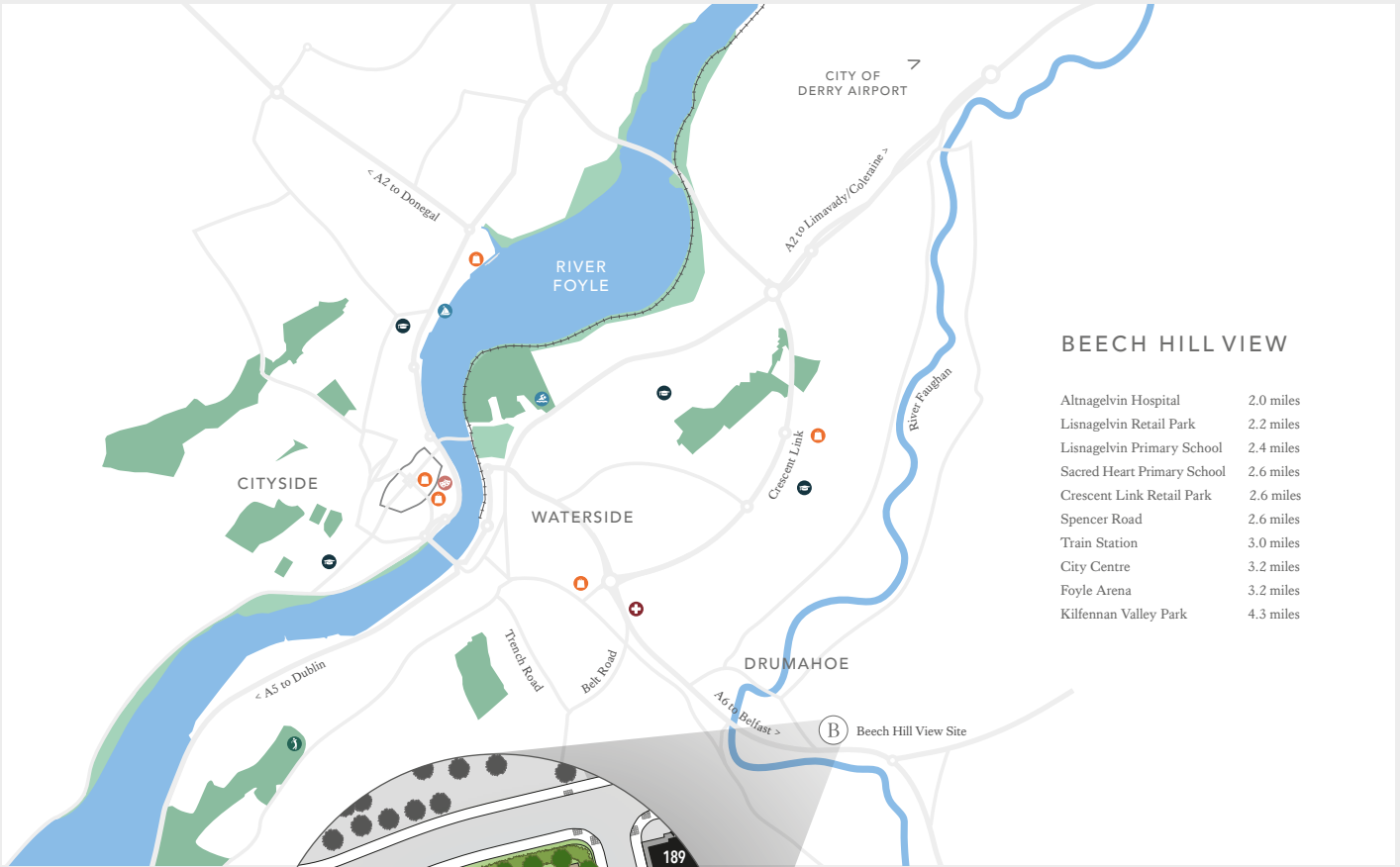
Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind.

For more details, please visit www.NHBC.co.uk/homeowners

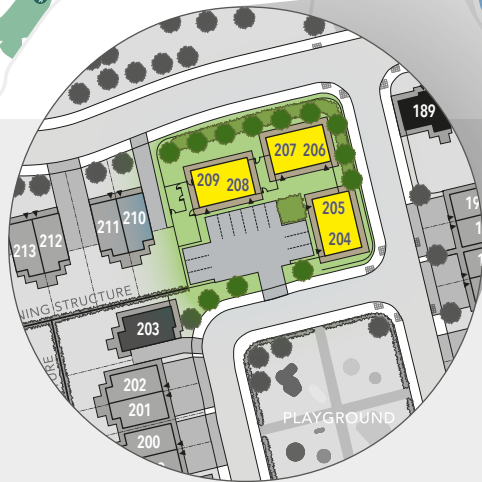
Braidwater

HOMES



BEECH HILL VIEW

| | |
|-----------------------------|-----------|
| Altnagelvin Hospital | 2.0 miles |
| Lisnagelvin Retail Park | 2.2 miles |
| Lisnagelvin Primary School | 2.4 miles |
| Sacred Heart Primary School | 2.6 miles |
| Crescent Link Retail Park | 2.6 miles |
| Spencer Road | 2.6 miles |
| Train Station | 3.0 miles |
| City Centre | 3.2 miles |
| Foyle Arena | 3.2 miles |
| Kilfennan Valley Park | 4.3 miles |



ACORN APARTMENTS LOCATION

Plots 204, 205, 206, 207, 208 & 209

Access via the Beech Hill View development, follow the main spine road to the T junction, turn left and continue for 500m taking the fourth turn on the right.



Contact

02871 343600

www.donnybrookestateagents.com

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction.

None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes.

You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice.

Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.



Braidwater

HOMES