



AWARD
WINNING

RETIREMENT
DEVELOPMENT
Homebuilders
Awards



Woodbrook
Village

Brookmount Road, Omagh

Woodbrook Hall

AN EXCLUSIVE DEVELOPMENT OF

LUXURIOUS HOMES

FOR THOSE OVER

45

RETIREMENT HOUSING THROUGHOUT THE UK

BAYSWATER
HOMES
PLC



More time for doing what's good for you



More time for doing what's good for them

Bayswater Homes have created a development which is both functional and aesthetically pleasing in design. With traditional elegance and styling in mind, a combination of imaginative colours, rendered textures and fine architectural detailing creates a warm living environment.

Woodbrook Hall is the **Jewel in the Crown** of this award winning development. With views of the local countryside that one can spend a lifetime enjoying, the design of **Woodbrook Village** has been inspired by traditional architecture and form. Emphasis has been placed on delivering generous living space which meets the needs of modern lifestyles, creating homes in a setting which is truly unique. Set amongst mature landscaped surroundings, this is a **quality development**, creating the opportunity for all residents to relax and socialise with friends and neighbours.

Careful thought and attention to detail has been applied throughout the development to create homes which are notable for their style and external finish, enhancing the ambience of this village development and providing a timeless look that will maintain its appeal.

Woodbrook Hall is the final phase of this successful development and we believe we have kept the **best wine** until last.

“

Your greatest
Luxury is
your home...
make yours a
**Woodbrook
Village Home**



Peace of Mind

COMMUNITY MANAGEMENT



Ownership of a **Bayswater Homes**, home will be convenient and stress free. A management company will manage specific maintenance tasks and general upkeep of common areas within the development.

NATIONAL HOUSE BUILDING COUNCIL 10 YEAR WARRANTY



During construction each home will be independently surveyed by the **National House Building Council** who will issue a 10 year structural warranty certificate upon completion.

BAYSWATER HOMES HANDBOOK



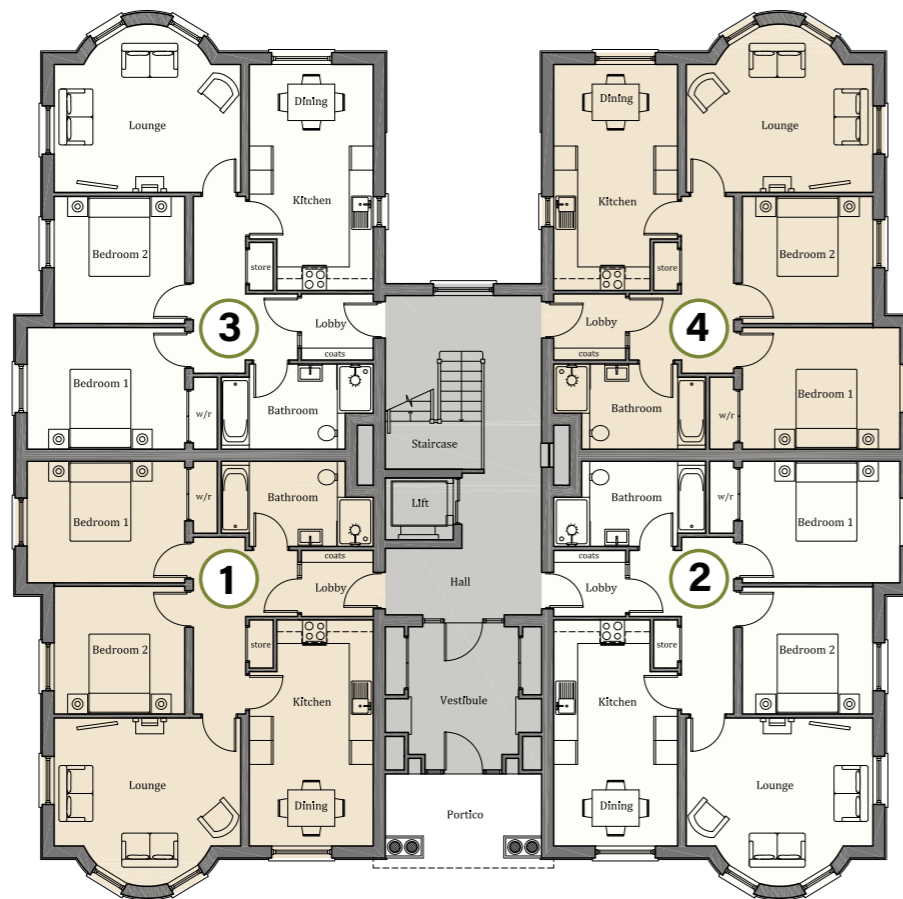
A **Bayswater Homes Handbook**, will be supplied, providing operating instructions for all household appliances and systems. The handbook will also include useful contact numbers.



GROUND FLOOR

- ▶ Lounge 15'4" x 13'6"
- ▶ Kitchen 10'2" x 18'6"
- ▶ Bedroom 1 10'5" x 10'9"
- ▶ Bedroom 2 9'12" x 12'11"
- ▶ Bathroom 6'12" x 13'1"
- ▶ Lobby 5'5" x 5' 11"
- ▶ Hall 4'4" x 14'6"

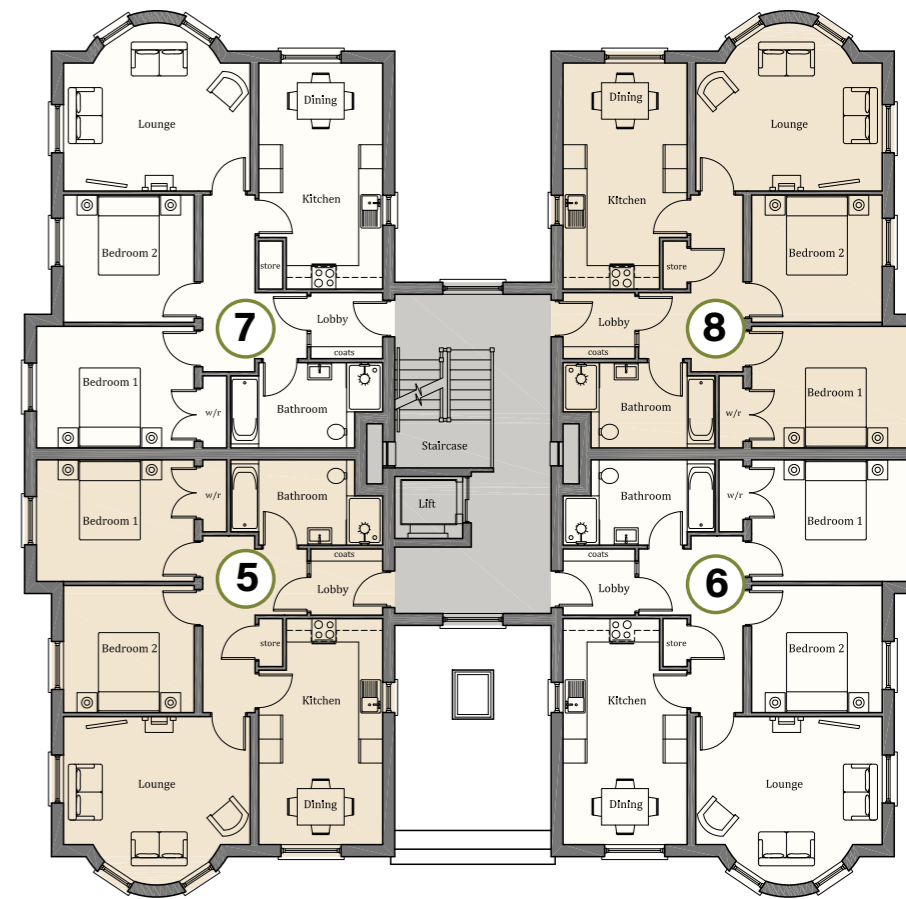
Gross internal floor area 865sq.ft.



FIRST FLOOR

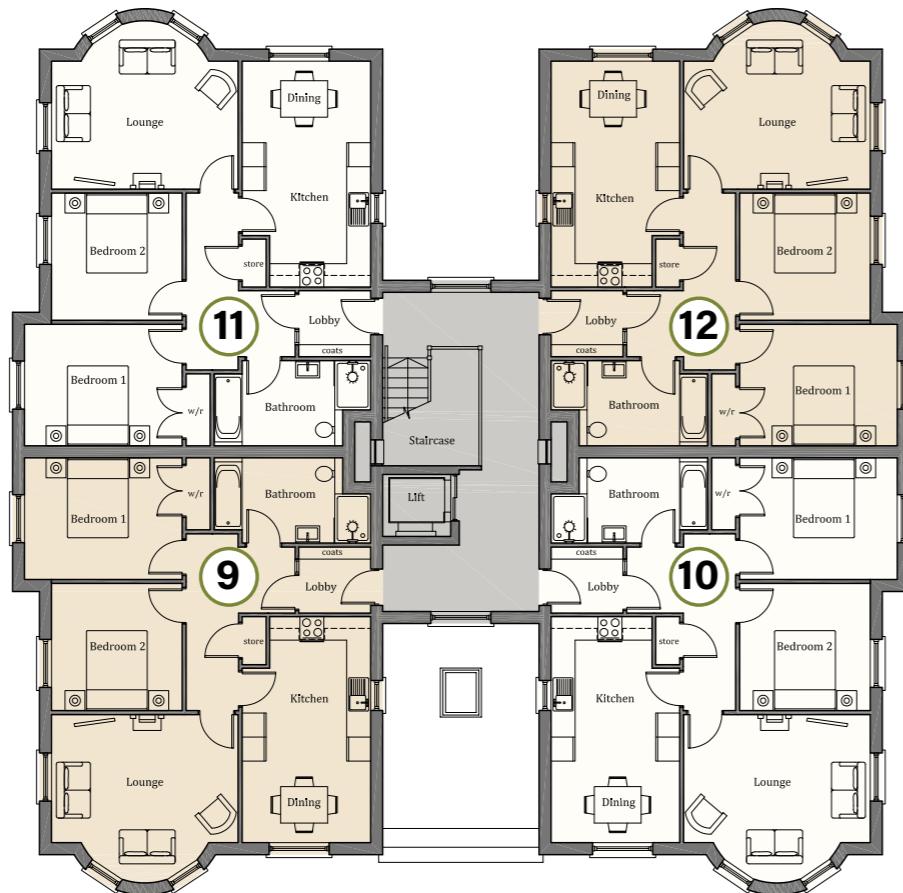
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- ▶ Lobby 5'5" x 5' 11"
- ▶ Hall 4'4" x 14'6"

Gross internal floor area 865sq.ft.





WITH BREATHTAKING VIEWS OVER THE SURROUNDING COUNTRYSIDE, THE DESIGN OF **WOODBROOK VILLAGE** HAS BEEN INSPIRED BY TRADITIONAL ARCHITECTURE AND FORM



- SECOND FLOOR**
- ▶ Lounge 15'4" x 13'6"
 - ▶ Kitchen 10'2" x 18'6"
 - ▶ Bedroom 1 10'5" x 10'9"
 - ▶ Bedroom 2 9'12" x 12'11"
 - ▶ Bathroom 6'12" x 13'1"
 - ▶ Lobby 5'5" x 5' 11"
 - ▶ Hall 4'4" x 14'6"
- Gross internal floor area **865sq.ft.**

Luxury living Exclusively for those over 45



Woodbrook Village
Brookmount Road, Omagh

Dedicated parking space for each apartment



- ✓ LEASEHOLD 999 YEARS
- ✓ 10-YEAR NHBC WARRANTY

Woodbrook Hall SPECIFICATION

Shared Features



- Luxurious finish to shared areas, plaster mouldings & surrounds.
- Passenger lift access to all floors.
- Robust, low maintenance finishes throughout.
- Fire alarm to entire building.
- Dedicated, secure mail boxes, under cover.
- Screened & covered bin storage area.
- Management company arranges bin collections.
- External lighting with motion sensors to bin area.
- Double-glazed PVC windows.
- Assigned parking space for each apartment in addition to visitor parking.
- Landscaped surroundings.

Interior Decoration & General Features



- Spacious accommodation throughout, abundant natural light.
- High levels of thermal insulation.
- Wooden laminate floor to hall way.
- Oak veneered internal doors. Glazed screen to Lobby.
- Polished chrome door furniture and window handles.
- Moulded MDF skirtings, architraves and hockey stick, painted white.
- Smooth ceilings painted white throughout.
- Coving to hall, bedrooms and living room.
- Quality fitted carpet to living room and bedrooms.
- Entrance matting to Lobby. Coat hanging & shoe storage area.
- Internal walls painted cream throughout.
- Built in wardrobe to master bedroom with hanging rail & shelving.
- Secure digital safe to wardrobe in master bedroom.
- Wheelchair accessible.

Kitchens



- Stylish fitted kitchen with quartz worktops & upstand.
- Stainless steel single oven.
- Ceramic hob.
- Integrated fridge / freezer.



- Integrated dishwasher.
- Washer drier.
- Attractive porcelain floor tiling.
- Low voltage recessed ceiling downlighters.
- Pelmet lighting to selected areas.

Bathrooms

- Quality white sanitaryware with polished chrome taps.
- Wall-mounted thermostatic shower.
- Quality porcelain floor & wall tiling.
- Wall tiling to dado height with full height tiling to shower enclosure.
- Low voltage recessed ceiling downlighters.
- Heated towel rail (chrome).
- Low profile shower tray with fixed glass screen.
- Vanity unit.
- Mirror light, heated.



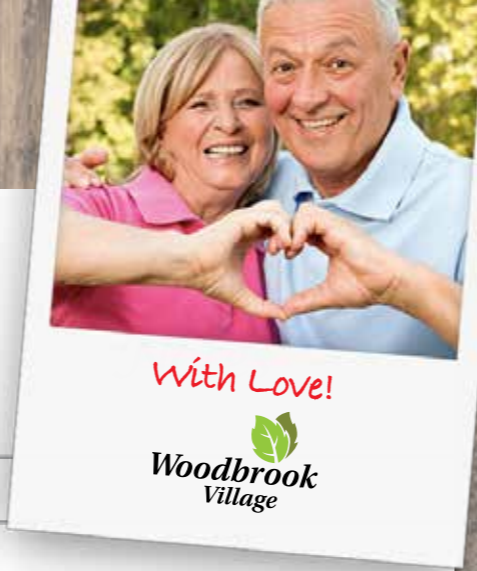
Heating, Lighting, Security & Safety Features

- Front door video intercom entry system to each apartment.
- Intruder alarm to all apartments.
- BT points provided to living room, kitchen and bedrooms.
- TV points provided to living room, kitchen and bedrooms.
- Smoke and carbon-monoxide detectors.
- High efficiency gas fired combination boiler central heating with thermostatically controlled radiators and on-demand hot water.

Other



- Management company controls all shared amenity areas.
- Intending purchasers must satisfy themselves by inspection or otherwise of items included.
- The specification may be liable to change due to availability of materials and changing products.
- Information correct at time of publication.
- Images for illustration purposes only.



10 reasons why I love Woodbrook Village

1. My home is modern and very easy to heat.
2. Many of my neighbours are at the same stage in life as me.
3. Everything I need is within walking distance.
4. Some of my neighbours play bridge.
5. I feel very safe in this community.
6. I love the village feeling of the development.
7. The convenience store keeps a great range and provides meals.
8. It's a very quiet and peaceful place.
9. There are loads of things I can get involved with locally.
10. My grandchildren love coming to visit.

Notes



Woodbrook Village

Brookmount Road, Omagh

WHERE TO FIND US



CONTACT US

Address: 3 Queen Street, Derry BT48 7EF

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