NAPOLEONS GATE

SHORE ROAD | BELFAST

MODERN HOMES CREATED FOR LIVING



NATURAL BEAUTY just a stones throw to THE CITY









WELCOME

Napoleon's Gate presents the perfect fusion of substance and style, bringing new, innovative properties to suit your way of life. Located off the Shore Road in Belfast, residents will enjoy a development of the highest build quality in an area that merges the vibrant metropolitan landscape of Belfast with the quiet calm of the Cavehill footholds.

Enjoy the great outdoors and spectacular walks of Cavehill Country Park against the vibrancy of Belfast city centre, just four miles away. Even closer to hand is the fantastic combination of eateries, shops, cafes and superstores at The Abbey Centre, just 5 minutes from Napoleon's Gate.

What makes Napoleon's Gate special is its fantastic location

NAPOLEONS GATE HORE ROAD | BELFAST

with unrivalled accessibility to a vast array of amenities, venues and activities that contribute to a superb lifestyle experience. Residents have a choice of outdoor activities from walks in the local parks and Cavehill Country Park to golf at the acclaimed Fortwilliam Golf Club. Educational needs are very well catered for with a superb range of nursery, primary and secondary level schools on your doorstep, and grocery stores, supermarkets and high street brands are all readily accessible within the immediate area and at the Abbey Centre.

Travelling into Belfast and further afield couldn't be easier on the Metro bus network and Napoleon's Gate's close proximity to the M1, M2 and M5 motorways.

NAPOLEONS GATE

SHORE ROAD | BELFAST





NAPOLEONS GATE

SHORE ROAD | BELFAST





Your **TURNKEY** package

A comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes

KITCHEN & UTILITY

- Quality units with a choice of door colour, handle and engineered work tops from supplied range
- Integrated appliances to include electric hob & oven, extractor hood, and fridge/freezer

BATHROOM, EN-SUITE AND WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower in bathroom & en-suite

FLOOR COVERINGS AND TILING

- Ceramic tiled floor to kitchen/ dining areas, entrance hallways bathrooms, en-suites &, wcs
- Full height wall tiling to shower enclosures in en-suite and bathroom
- Splash back tiling around bath and above sinks in en-suite, bathroom and wc
- Carpets to lounge, family room, bedrooms, stairs and landings

INTERNAL FEATURES

- Walls and ceilings painted in emulsion
- Wood burning stove to lounge
- Mains supply smoke and carbon monoxide detectors
- Low energy lighting
- Painted skirting boards and architraves
- Timber staircase painted
- Painted white panel internal doors with quality ironmongery
- Gas fired central heating system

EXTERNAL FEATURES

- Traditionally built homes with high thermal insulation
- Double glazed windows in white uPVC frames with lockable system
- Concrete interlocking roof tiles
- PVC fascia and guttering
- Composite front doors
- Standard bulkhead light included for front and back door

ICW

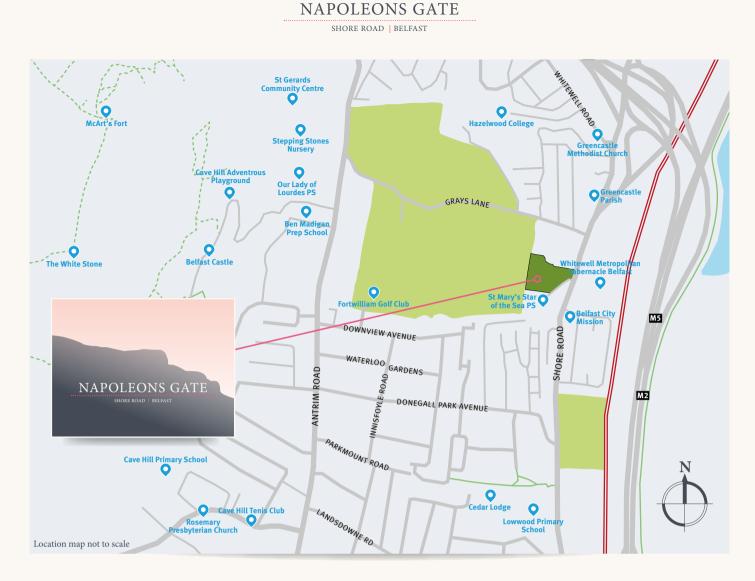
- Mixture of brick and painted render finishes
- Rear gardens graded and seeded
- Surfaced driveways
- Boundary fencing where applicable

10 year structural defect insurance by ICW - International Construction Warranties



SPECIFICATION





- LOCAL CONNECTIONS ON YOUR DOORSTEP

Abbeycent	re	1.5 miles
Fortwilliam	n Golf Club	1.1 miles
Cave Hill C	ountry Park	1.2 miles
Belfast Zoo)	2.1 miles
Lowwood F	Primary School	0.8 miles
Hazelwood	d College	0.9 miles

Our Lady of Lourdes Primary School	.0.8 miles
Belfast Castle	.1.4 miles
Asda Superstore	.1.2 miles
Marks and Spencer	.1.6 miles
Tesco Extra	.1.5 miles

SELLING AGENT



028 90 800 000 jimmcmillan.co.uk DEVELOPER



mpcoleman.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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.



creative property marketing