



PARK

MANOR

WINDSOR AVENUE

SIX LUXURY APARTMENTS
WITH ENCLOSED REAR COURTYARD
AND STUNNING PARK VIEWS

On your doorstep

Due to its location and proximity to the town centre, everything you could want is on your doorstep. All local services are within a ten minute walk - doctors surgeries, pharmacies, churches, restaurants and bars. If you have more of a leisure interest then the park offers beautiful lakeside walks as well as bowling, tennis and cricket with the renowned Lurgan Golf Club also within walking distance.

Park Manor has been designed to capitalise on the location by providing stunning park views as well as secure rear courtyard parking for all residents.



- 1. Lurgan Park
- 2. Brownlow House
- 3. Lurgan Park
- 4. New Haven Cafe

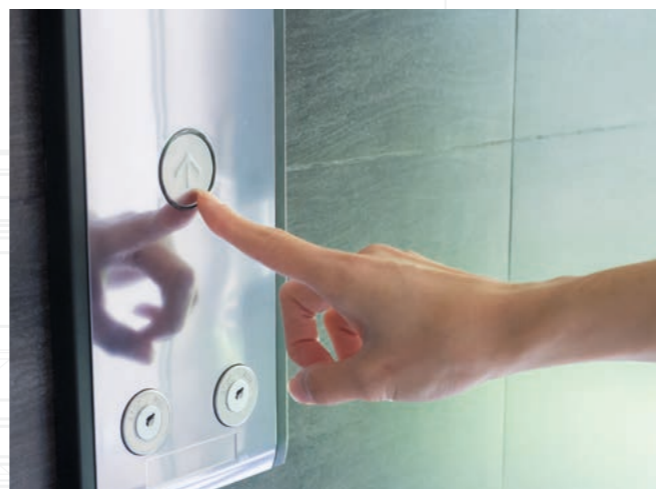
The luxury life you want to live!

This exciting new development is located on the historical Windsor Avenue, an area which has become synonymous with green space living, due to its proximity to Lurgan Park - Northern Ireland's largest urban park.

Every aspect elevated, no detail overlooked, including a high speed lift to all floors. Savour life in your own beautiful apartment, in an outstanding location overlooking the park, in the town you love.

These bright spacious apartments make the most of the outstanding park views, with feature glazing, balconies and terraces.

Choose a place where you'll always feel at home



CGIs shown for illustrative purposes only

The private, secure life you want to live

We have designed a beautiful mews style rear courtyard and parking area, accessed by electric gates and featuring a communal pergola and quiet area for residents to enjoy.

A PLACE OF SANCTUARY
IN THE HEART OF THE
COMMUNITY



CGI of private rear courtyard and communal entrance



CGI of private rear courtyard and parking



Designed with you in mind

THE LUXURY LIFE
YOU WANT TO LIVE!

Every aspect elevated, no detail overlooked. Savour life in your own beautiful apartment, in an outstanding location overlooking the park, in the town you love.

Choose a place where you'll always feel at home.



OUR LUXURY SPECIFICATION

KITCHEN

- Modern kitchen from local suppliers in a choice of colours and finishes, designed to the highest standard by our interior designer
- Choice of solid worktop
- Integrated appliances to include hob, oven, fridge/freezer, dishwasher, extractor and washing machine

BATHROOM & ENSUITE

- White sanitary ware with chrome fittings (from nominated supplier)
- Power showers in bathroom / ensuite
- Chrome heated towel rail
- Fully tiled shower enclosures, part wall tiling to bathroom and splash backs to ensuite wash hand basins
- Splash back mirror at wash hand basins

DECORATION

- Painted internal walls and ceilings in a choice of colours
- Painted internal doors with quality ironmongery and feature glazed doors to living room
- Painted moulded skirting boards and architraves

FLOOR COVERINGS

- Tiled or wooden floor to Hall, Kitchen, Living Dining
- Quality carpet and underlay to Bedrooms
- Tiled floor to Bathrooms and Ensuite

ELECTRICAL SPECIFICATION

- Comprehensive range of electrical sockets, switches, TV and telephone points
- Video camera security entry system
- Wired for security alarm
- Mains supply smoke and carbon monoxide detectors with battery back-up
- High speed BT broadband

HEATING

- Gas fired central heating
- High energy efficient combination boiler

COMMUNAL & EXTERNAL FINISHES

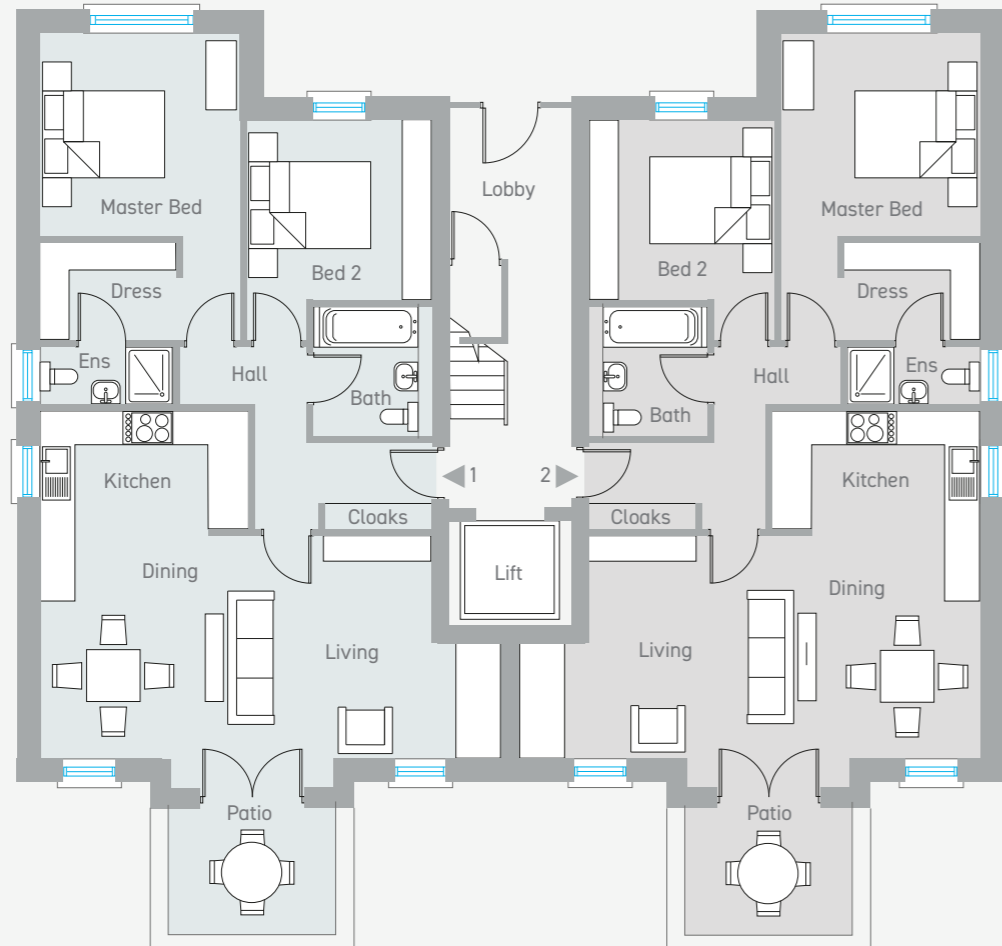
- High speed passenger lift
- Gated access system with intercom to individual apartment
- High specification flooring and décor to entrance lobbies and stairwell
- Feature intelligent lighting to entrance lobby and staircases
- Secure private courtyard car parking
- Landscaped private courtyard to rear with 2.5m feature walls
- Feature railings to front of development
- EV charging points

ATTENTION TO
THE FINER DETAILS

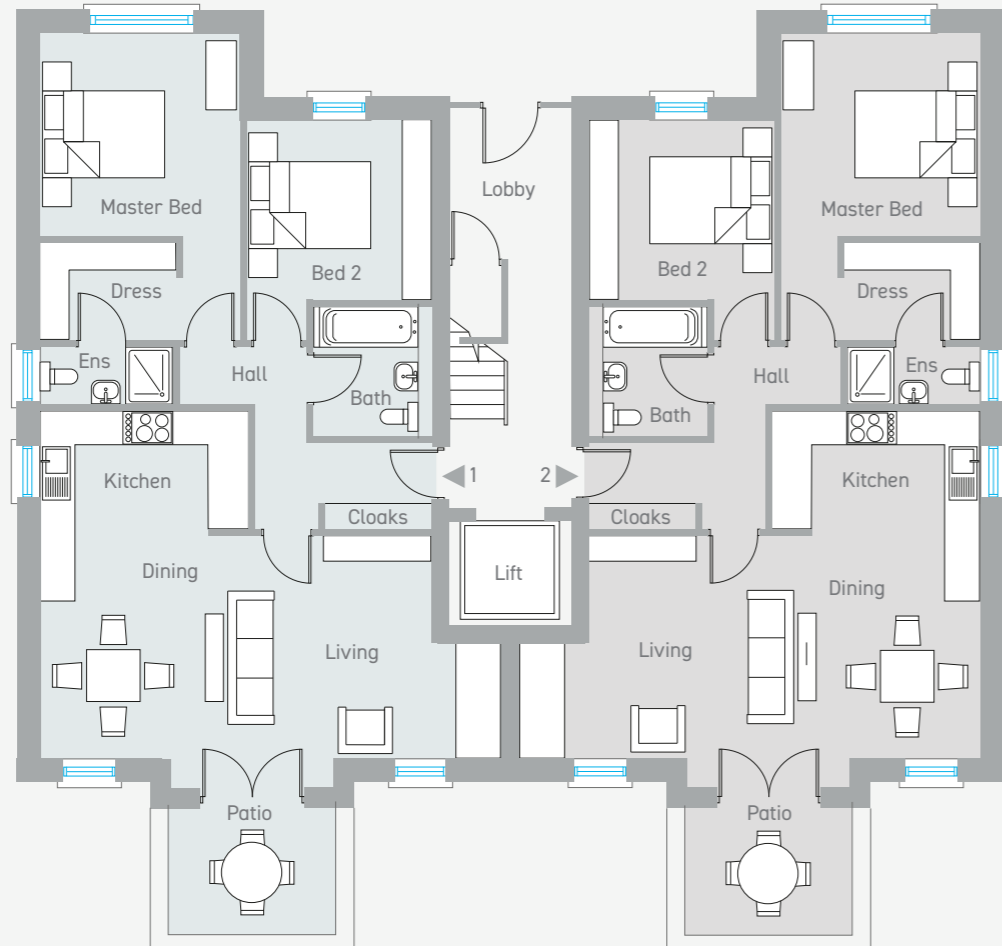




Apartment One
1061 sq ft approx. (ext area)



Apartment Two
1061 sq ft approx. (ext area)



Apartment One

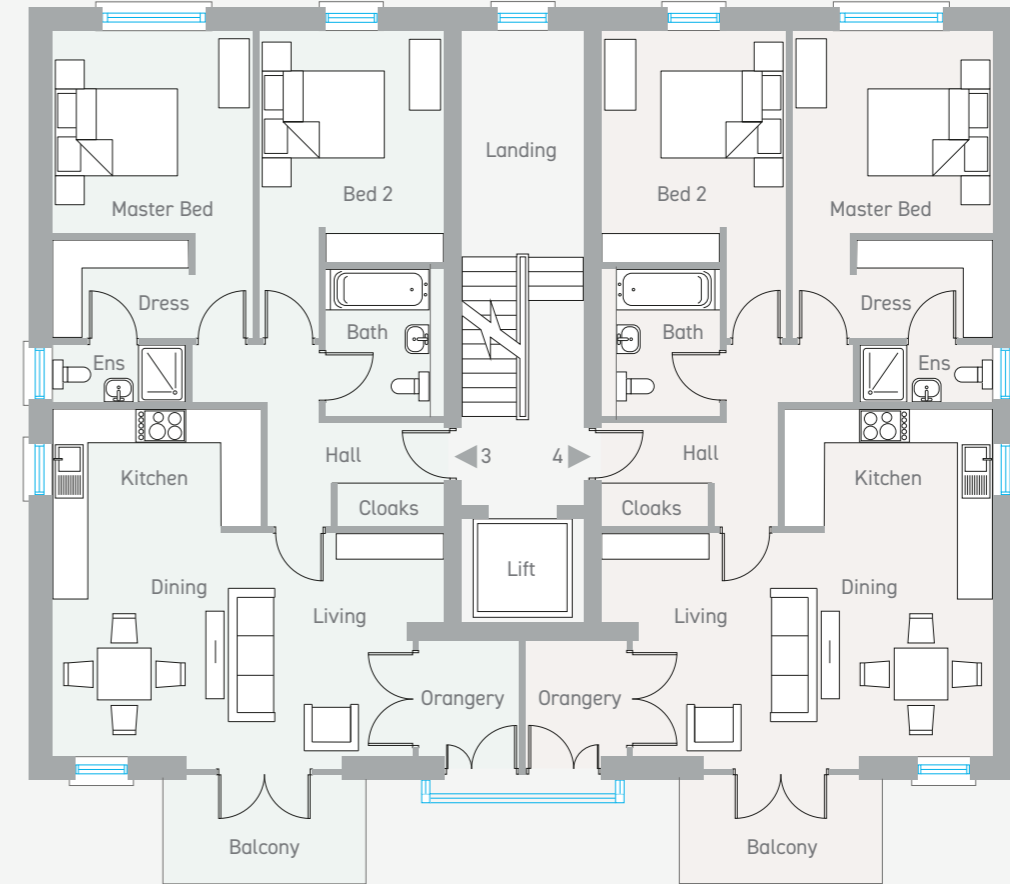
- Entrance Hall with Cloakroom
- Kitchen
- ft 11'6" x 6'9" m 3.50 x 2.10
- Living | Dining
- ft 25'6" x 13'9" m 7.80 x 4.20
- Master Bedroom
- ft 11'2" x 10'10" m 3.40 x 3.30
- Dressing Room
- ft 7'9" x 5'7" m 2.40 x 1.70
- Ensuite
- ft 7'3" x 3'3" m 2.20 x 1.00
- Bedroom 2
- ft 12'2" x 10'6" m 3.70 x 3.20
- Bathroom
- ft 7'6" x 6'10" m 2.30 x 2.10

Apartment Two

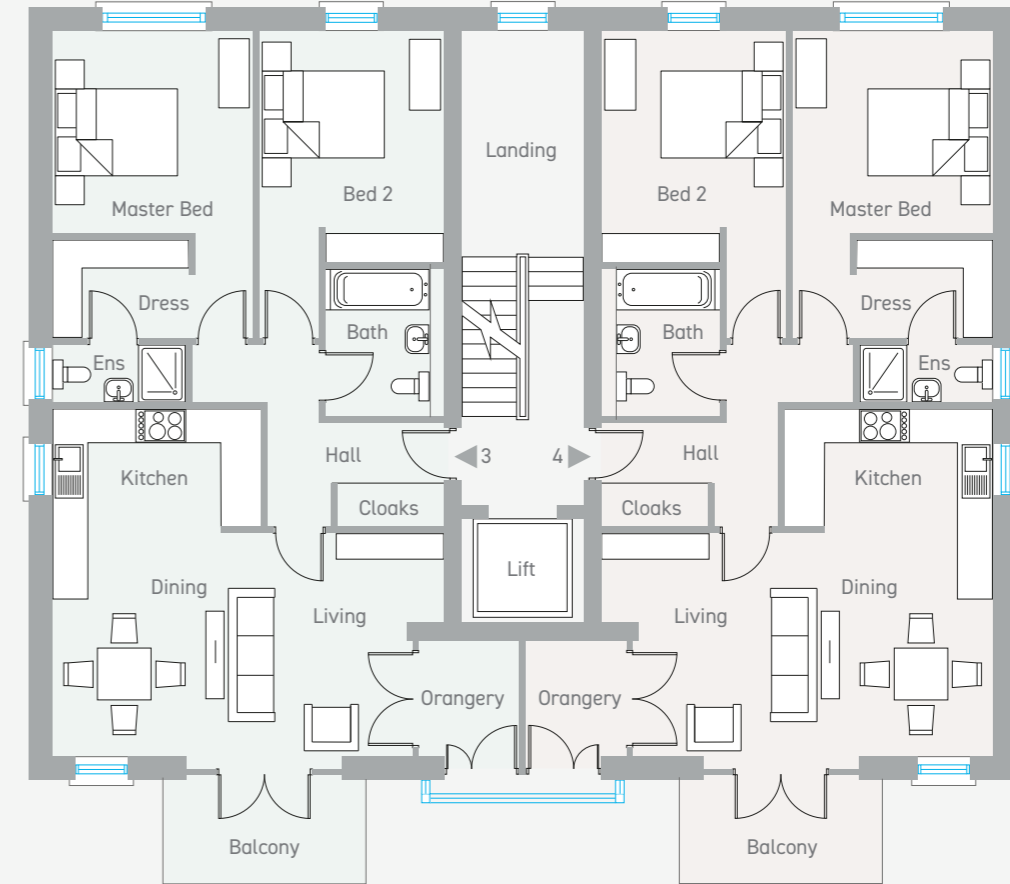
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- Bedroom 2
- ft 12'2" x 10'6" m 3.70 x 3.20
- Bathroom
- ft 7'6" x 6'10" m 2.30 x 2.10



Apartment Three
1103 sq ft approx. (ext area)



Apartment Four
1103 sq ft approx. (ext area)



Apartment Three

- Entrance Hall with Cloakroom
- Kitchen
- ft 11'6" x 6'9" m 3.50 x 2.10
- Living | Dining
- ft 22'0" x 12'6" m 6.70 x 3.80
- Orangery
- ft 6'6" x 5'6" m 2.00 x 1.70
- Master Bedroom
- ft 11'6" x 11'2" m 3.50 x 3.40
- Dressing Room
- ft 7'9" x 5'7" m 2.40 x 1.70
- Ensuite
- ft 7'6" x 3'3" m 2.30 x 1.00
- Bedroom 2
- ft 17'4" x 14'5" m 5.30 x 4.40
- Bathroom
- ft 7'6" x 6'10" m 2.30 x 2.10

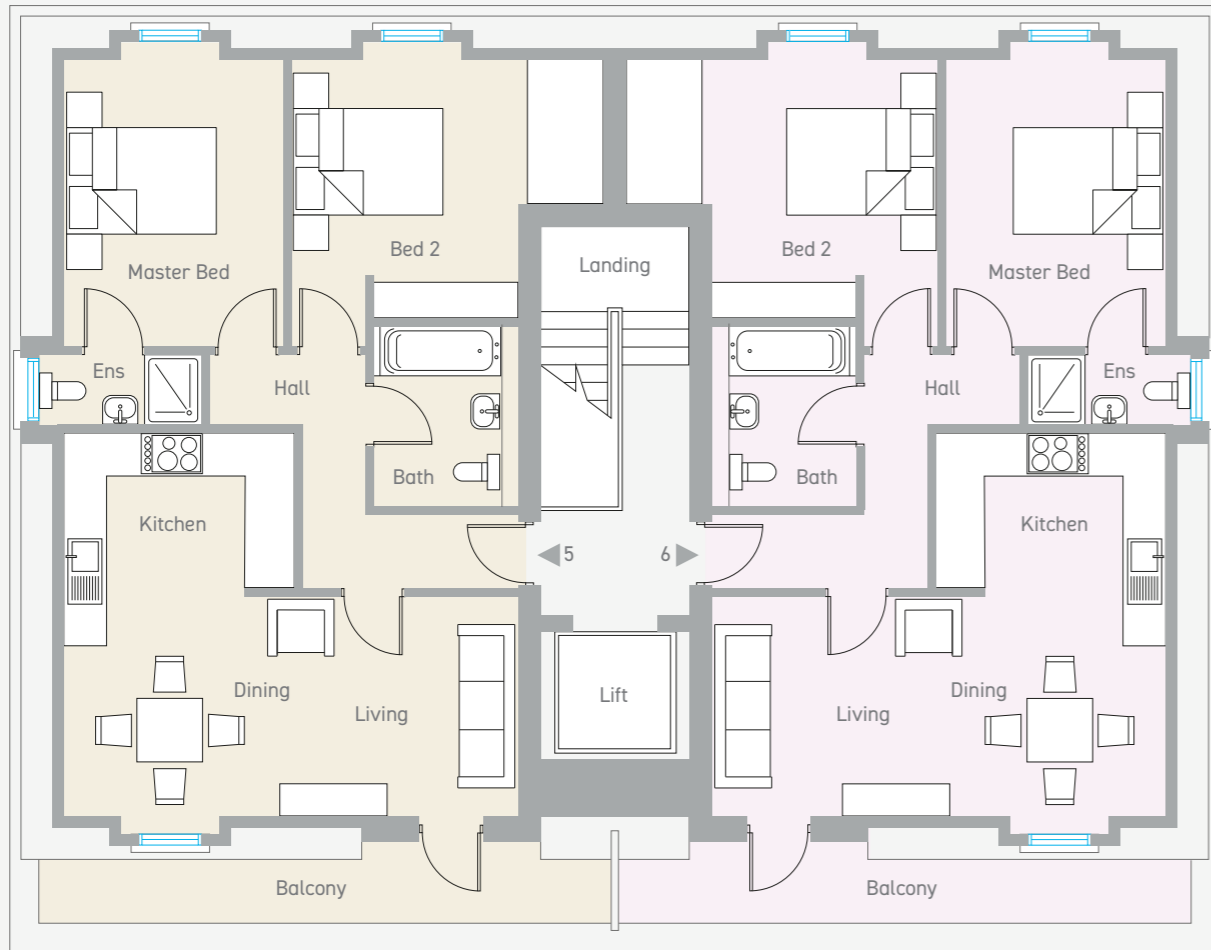
Apartment Four

- Entrance Hall with Cloakroom
- Kitchen
- ft 11'6" x 6'9" m 3.50 x 2.10
- Living | Dining
- ft 22'0" x 12'6" m 6.70 x 3.80
- Orangery
- ft 6'6" x 5'6" m 2.00 x 1.70
- Master Bedroom
- ft 11'6" x 11'2" m 3.50 x 3.40
- Dressing Room
- ft 7'9" x 5'7" m 2.40 x 1.70
- Ensuite
- ft 7'6" x 3'3" m 2.30 x 1.00
- Bedroom 2
- ft 17'4" x 14'5" m 5.30 x 4.40
- Bathroom
- ft 7'6" x 6'10" m 2.30 x 2.10



Apartment Five
972 sq ft approx. (ext area)

Apartment Six
972 sq ft approx. (ext area)



Apartment Five	
Entrance Hall with Cloakroom	
Kitchen	
ft 11'6" x 7'9"	m 3.50 x 2.40
Living Dining	
ft 22'0" x 13'2"	m 6.70 x 4.00
Master Bedroom	
ft 14'4" x 11'2"	m 4.40 x 3.40
Ensuite	
ft 7'6" x 3'3"	m 2.30 x 1.00
Bedroom 2 (max)	
ft 14'5" x 14'5"	m 4.40 x 4.40
Bathroom	
ft 7'46" x 6'6"	m 2.30 x 2.00

Apartment Six	
Entrance Hall with Cloakroom	
Kitchen	
ft 11'6" x 7'9"	m 3.50 x 2.40
Living Dining	
ft 22'0" x 13'2"	m 6.70 x 4.00
Master Bedroom	
ft 14'4" x 11'2"	m 4.40 x 3.40
Ensuite	
ft 7'6" x 3'3"	m 2.30 x 1.00
Bedroom 2 (max)	
ft 14'5" x 14'5"	m 4.40 x 4.40
Bathroom	
ft 7'46" x 6'6"	m 2.30 x 2.00

Floor plans are not to scale



Location map



NOT TO SCALE

GETTING AROUND

BY CAR

Rushmere Shopping	10 mins
Kinnego Marina	11 mins
Moira.....	12 mins
Craigavon Area Hospital.....	13 mins
Oxford Island	14 mins
Belfast.....	36 mins

WALKING

Coffee Shops and Bakeries	5 mins
Local Shops, Pharmacy, Post Office.....	5 mins
Churches.....	8-9 mins
Doctors Surgery.....	8 mins
Supermarkets.....	10 mins
Rail Station	12 mins

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PROPERTIES

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