



LEWIS MEWS

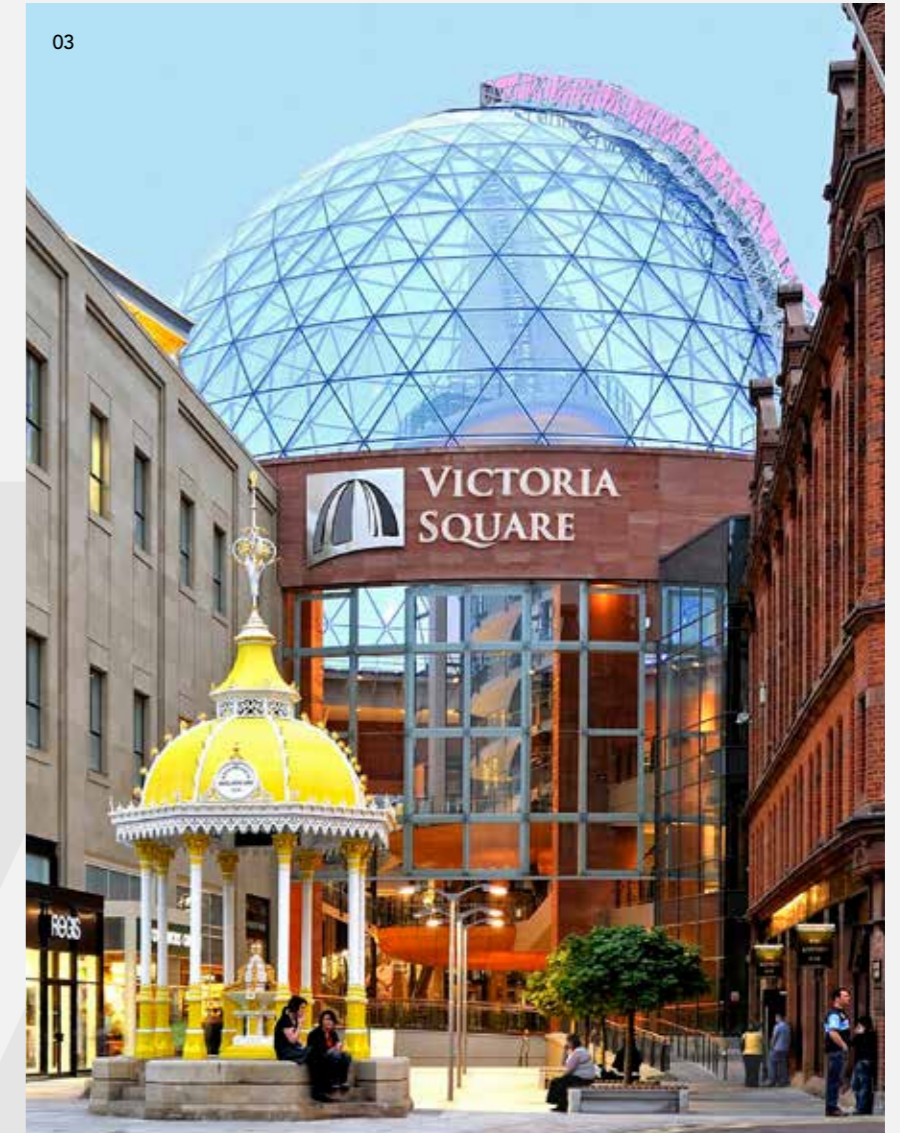
OFF CONNSWATER STREET
BELFAST



01 - Harland & Wolf, Titanic Quarter
02 - Aslan Sculpture from The Lion, the Witch and the Wardrobe, CS Lewis Square
03 - Victoria Square, Belfast City Centre



AN ENVIABLE LIFESTYLE AWAITS





01



02



04



05



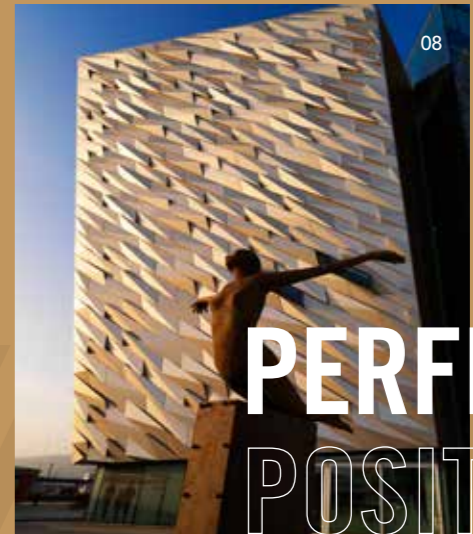
07



03



06



08

**PERFECTLY
POSITIONED**

01 - Victoria Square, Belfast City Centre // 02 - Titanic Hotel, Titanic Quarter
03 - Root & Branch Coffee Roastery, Portview Trade Centre // 04 - The Banana Block, Portview Trade Centre
05 - CS Lewis Square // 06 - Bullhouse East, Craft Beer Taproom & Pizzeria // 07 - Connswater Greenway // 08 - Titanic Belfast

URBAN LIVING AT IT'S BEST

Ideally located at the heart of Northern Ireland's thriving capital, Lewis Mews Apartments provide prospective residents with exceptional homes in an unparalleled location.

With a name inspired by the renowned CS Lewis Square, residents of Lewis Mews Apartments can access the popular tourist attraction within a matter of minutes. CS Lewis Square regularly hosts a variety of exciting events, including a monthly urban market, live music evenings, and a range of art and cultural festivals. What's more, Lewis Mews Apartments are located at the foot of Connswater Greenway, which links both the Comber and Connswater paths, affording residents with the opportunity to enjoy a leisurely stroll or cycle along the nearby Connswater River.

Thanks to the newly developed Glider transportation system, offering an easily accessible route from Lewis Mews Apartments into the city centre, residents can truly experience everything that Belfast



01 - Glider Stop, East Belfast
02 - Shopping, Belfast City Centre
03 - St. George's Market, Belfast
04 - Boundary Brewing, Portview Trade Centre
05 - Titanic Hotel Belfast



has to offer. From the multitude of shopping opportunities at Victoria Square, the very best of local treasures which can be found at St. George's Market, the delicious cuisine served at the array of outstanding nearby eateries, and the many exciting attractions and activities within Belfast's bustling Titanic Quarter, there is certainly no shortage of things to see and do. Lewis Mews is also located within walking distance of numerous all-important amenities. With Portview Trade Centre accommodating some of Belfast's most creative and innovative businesses, including the Banana Block museum, residents are spoilt for choice when it comes to local facilities and attractions. Connswater Shopping Centre is positioned only minutes away, providing access to a range of high street stores and boutiques.



A LOCATION WITH EVERYTHING

BLOCK
D



Not only boasting an ideal location, Lewis Mews Apartments also guarantee a tranquil, modern and comfortable haven for residents to kick back and relax at the end of a long day. Showcasing a spacious design, these two-bedroom apartments are sure to appeal to a variety of buyers, from young professionals working within the city centre to those wishing to downsize to a restful, yet convenient, location.

With each property finished to an impeccably high standard, these apartments ensure nothing less than blissful, modern living. Incorporating sustainable, energy efficient features throughout each apartment, residents of Lewis Mews Apartments are ensured both an environmentally friendly and cost-effective home.

Whilst guaranteeing easy maintenance, these apartments certainly do not sacrifice their stylish finish and fashionable flair. Beautifully completed to a full turn-key specification, residents of Lewis Mews Apartments have little to do on moving day except accessorise their living space with their own unique touch.

Computer Visual

BLOCK D



BLOCK D



GROUND FLOOR

APARTMENT 1

Living / Kitchen / Dining	19'6" x 15'1"
Master Bed <i>max</i>	13'7" x 9'10"
Ensuite	5'10" x 5'6"
Bed 2	10'4" x 9'8"
Bathroom	8'6" x 5'5"
Total Floor Area: 710 ft ² approx.	

APARTMENT 2

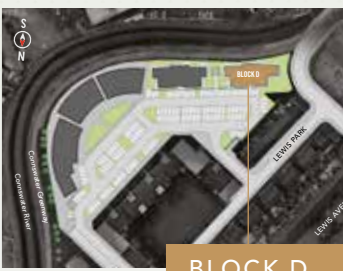
Living / Kitchen / Dining <i>max</i>	19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 3

Living / Kitchen / Dining	19'0" x 15'9"
Master Bed <i>max</i>	13'1" x 10'7"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	9'2" x 8'8"
Bathroom	8'6" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 4

Living / Kitchen / Dining	19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	



BLOCK D

Bed and wardrobes shown on floor plans for illustrative purposes only

BLOCK D

FIRST FLOOR



APARTMENT 5

Living / Kitchen / Dining	19'6" x 15'1"
Master Bed <i>max</i>	13'7" x 9'10"
Ensuite	5'10" x 5'6"
Bed 2	10'4" x 9'8"
Bathroom	8'6" x 5'5"
Total Floor Area: 710 ft ² approx.	

APARTMENT 6

Living / Kitchen / Dining	<i>max</i> 19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 7

Living / Kitchen / Dining	19'1" x 15'9"
Master Bed <i>max</i>	13'1" x 10'7"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	9'2" x 8'8"
Bathroom	8'6" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 8

Living / Kitchen / Dining	19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	

Bed and wardrobes shown on floor plans for illustrative purposes only

BLOCK D

SECOND FLOOR



APARTMENT 9

Living / Kitchen / Dining	19'6" x 15'1"
Master Bed <i>max</i>	13'7" x 9'10"
Ensuite	5'10" x 5'6"
Bed 2	10'4" x 9'8"
Bathroom	8'6" x 5'5"
Total Floor Area: 710 ft ² approx.	

APARTMENT 10

Living / Kitchen / Dining	<i>max</i> 19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 11

Living / Kitchen / Dining	19'0" x 15'9"
Master Bed <i>max</i>	13'1" x 10'7"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	9'2" x 8'8"
Bathroom	8'6" x 5'6"
Total Floor Area: 710 ft ² approx.	

APARTMENT 12

Living / Kitchen / Dining	19'8" x 14'4"
Master Bed <i>max</i>	15'9" x 10'9"
Ensuite	5'10" x 5'6"
Bed 2 <i>max</i>	15'9" x 10'4"
Bathroom	7'2" x 5'6"
Total Floor Area: 710 ft ² approx.	

Bed and wardrobes shown on floor plans for illustrative purposes only

BEAUTIFULLY DESIGNED METICULOUSLY FINISHED

Affordable and sustainable apartments that impress from the moment you arrive.

We take our environmental responsibilities seriously – high specification insulation and robust windows / doors, in line with new building regulations help to keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, which helps reduce carbon emissions therefore ensuring lower electricity and heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.

When calculating the annual energy cost for these homes at Lewis Mews, they received an extremely high SAP rating. SAP is a measure of how energy efficient a home is, assessing the costs of heating, ventilation and lighting.

The higher the SAP rating,
the lower the costs for you.

KITCHENS

- Impressive high and low level units, handleless kitchen door finished in matt grey, worktop with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer

BATHROOM & ENSUITE

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower over bath with screen door
- Showers in ensuites to be thermostatically controlled on slimline trays

FLOOR COVERING & TILING

- Ceramic tiled floor to kitchen area, bathroom and ensuite only
- Tiling to shower enclosure and around bath area
- Carpets to hall, living area and bedrooms

INTERNAL FEATURES

- Communal entrance hallways with audio intercom communication
- Gas fired central heating
- White painted internal doors with quality ironmongery

- Insulated to high standard throughout, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to living area)
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors

EXTERNAL FEATURES

- uPVC double glazed windows
- Communal bin store and cycle store
- Communal garden space to include patio area
- Communal and amenity areas will be maintained by a management company with the management fee to be agreed

BUILDING WARRANTY

- Each home will be issued with a Global 10 year warranty certificate

These images reflect the style of finish at Lewis Mews and are used for illustrative purposes.





LIVE
WHERE
LIFE
HAPPENS



01 - Cornmarket, Belfast City Centre // 02 - Waterfront Hall & Hilton Hotel
03 - The Lampost Café, Newtownards Road // 04 - Mr & Mrs. Beaver Sulpture, CS Lewis Square



Telephone 028 9024 4000
www.colliersni.com

25 Talbot Street, Belfast BT1 2LD



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