



In on-going developments, revisions to house types, site plans and specifications may occur. Please check with the office that no alterations have taken place from 30-07-20 when these particulars were prepared.

- Site Layout and Floor Plans and Pictures are for Identification Purposes Only -

*** Only One Remaining ***



UNIT 8 KNOCKLYNN DRIVE COLERAINE

Modern 2 Bedroom Apartment with
Excellent Turnkey Finish

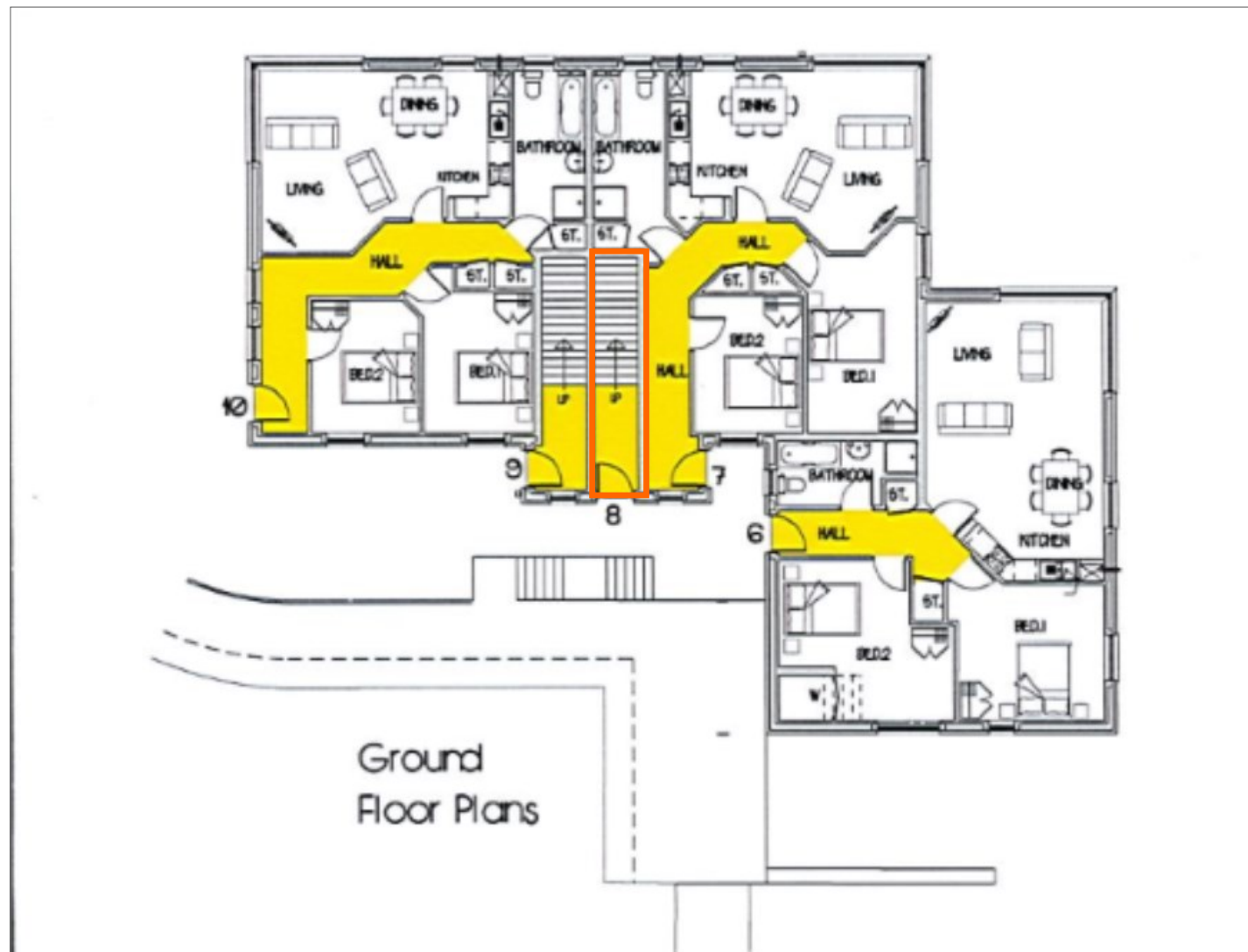
Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

www.pollockresidential.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |





Turnkey Package:

Kitchen: Range of high and low level units, stainless steel sink unit, built-in hob and extractor fan integrated fridge freezer, part tiled walls.

Sanitary Ware: High quality sanitary ware with tiled shower areas and splash back

Paint: All woodwork, ceilings and walls will be painted

Flooring: Tiled floors in kitchen, hall, bathroom and Ensuite
Carpet in bedrooms, lounge, stairs and landing.

Room Sizes

Lounge / Kitchen: 22'0 x 13'2 (15'10 max)

Bedroom (1): 14'5 x 12'0 with built in wardrobe

Bedroom (2): 9'6 x 15'7 (plus recess)

Bathroom: 12'0 x 6'3

Specification:

Gas Fired Heating
Double Glazed Windows in PVC Frames
White Panelled Internal Doors
Moulded Skirting Boards and Architraves
Gardens to be levelled and top soiled
Generous Electrical Specification
NHBC Registered Builder

Price List:

Unit 5: Sold

Unit 6: Sold

Unit 7: Sold

Unit 8: £125,000

Unit 9: Sold

Unit 10: Sold