

ONE LACEFIELD, The Mansion House

Inspired by the architecture of Campbell College, Lacefield draws its name from the intrinsic link with the school's founding father, Henry James Campbell, the 19th century linen trade magnate. Designed in an early Victorian style the architecture and finish at Lacefield pay homage to gothic revivalist styling, reminiscent of the era, reflected in the antique red brick, granite features and sharp pitched roof lines. Bay windows and generous proportions give the homes at Lacefield an inimitable feel of 19th century housing and modern layouts have been cleverly combined with quality interiors to offer all the convenience desired for contemporary living.

These spacious, modern apartments have been sympathetically designed to caress the existing period style development. ONE LACEFIELD is a truly majestic building.

Internal

6" contemporary MDF skirting and 4" contemporary MDF architrave painted gloss white is the perfect trim for each room. Painted MDF cillboard nosed and rebated provide a seamless finish to the windows. The feeling of warmth and luxury is added by white, solid wood, internal v-panel doors with brushed chrome effect latch furniture. Extractor fans are fitted in the kitchen, bathroom and ensuite. There are insulated walls and solid concrete floors between each apartment. Exclusive ONE LACEFIELD turnkey finish for each apartment as detailed below.

Heating

Energy conservation and running costs are important to all of us so high levels of thermal insulation to walls, floors and habitable areas is provided to achieve a substantial energy saving. A specially designed mains gas under floor heating system is included in each apartment. This zoned system can be remotely controlled using a 'smart' phone (app required) to ensure a performance suitable for most individual requirements and to provide you with a separate hot water supply. The Penthouse Suite/Apt 16 has two levels, one of which has a timber floor, therefore there will be radiators in the upper/5th floor and underfloor heating in the main living floor/4th floor. Each apartment will have a pressurised water system.

For your peace of mind

Entrance doors have multi lock systems. Electrically operated smoke and carbon monoxide detectors are installed. For your convenience, external lights are installed across the building and a management company will be appointed to maintain and insure the building. Every property is registered with the National House Building Council (NHBC) 10 Year warranty and insurance scheme known as Buildmark, the first 2 years of which are directly with Antrim Construction and backed by NHBCs Resolution Service. The NHBC Buildmark cover also provides deposit protection from the point of exchange, and structural defects insurance in years 3-10. More details are available on our website Useful Links page.

ONE LACEFIELD Turnkey package includes:

- Modern solid kitchen with impressive centre island. Luxury soft closing doors, drawers, under cupboard lighting, slimline natural stone worktop with matching upstand and composite coloured sink. Choice of colours, door and handle design (dependant on requisite build stage). Penthouse/Apt 16 will have a separate utility room and feature larder units in lieu of island.
- Quality branded kitchen appliances – Induction hob, electric oven, integrated microwave, Quooker tap, washer/dryer, integrated fridge freezer, integrated dishwasher and wine cooler.
- Contemporary white sanitary ware with stylish fittings including separate shower cubicles and matching towel radiators in bathrooms and ensuite.
- Decorative waterproof wall panelling behind bathroom/ensuite sinks, baths and in all shower cubicles.
- Luxurious flooring in kitchen/dining, lounge, bathroom, ensuite and halls.
- Deep pile carpet with underlay in bedrooms.
- Generous provision of power points throughout with metal face plates.
- USB charging points in bedrooms and kitchen/dining area.
- Convenient razor/electric toothbrush charging points in bathroom and ensuite.
- Wiring for illuminated mirrors/cabinets in bathroom and ensuite.
- LED spot lighting.
- Ultra-fast broadband provision – Fibre to the premises (FTTP) subject to individual subscriptions.
- TV and Sky access points in each apartment.
- Intercom access system.
- Walls and ceilings painted throughout.

Ref: 20230801