



ONE LACEFIELD

THE
MANSION HOUSE
APARTMENTS

UPPER NEWTOWNARDS ROAD
BELFAST BT4



ONE LACEFIELD

EXCLUSIVE LUXURY APARTMENTS
IN THE OASIS THAT IS
THE MANSION HOUSE AT ONE LACEFIELD







In an oasis off Belfast's chic Upper Newtownards Road, the Mansion House Apartments at One Lacefield offer modern living in an exceptional new building, designed to complement the period style homes of this historic area.

For those seeking a balance between comfortable and contemporary living in a convenient and desirable Belfast address, One Lacefield is the perfect choice.

The dramatically designed and exquisitely finished Mansion House will be the final element created within the magnificent Lacefield vision. Not only will this centrepiece be an impressive feat of architecture combining modern apartment layouts with an opulent and dramatic exterior, but the building will complete the Lacefield vision of an authentic, high quality scheme, reflective of the richness and style of turn of the century architecture.

The Mansion House has 15 modern apartment layouts spanning 3 floors serviced by a lift, plus a duplex penthouse suite exclusive to floors 4 and 5, all within the mature tree lined border of the Lacefield environment. These extremely spacious 2 bedroom apartments all have ensuite primary bedrooms plus additional shower cubicles in the main bathroom. There is generous space for dining, living and cooking!

One Lacefield is just minutes from a wealth of popular restaurants, chic bars and cosy cafes; ideal for kicking back and relaxing at the end of a long day. Or why not take a gentle stroll through the Stormont Estate or cycle along the Comber Greenway.

1. Stormont Estate
2. General Merchants Café, Stormont
3. Comber Greenway
4. Stormont Estate



Thanks to the nearby Glider Stop **One Lacefield** offers easy access to a multitude of areas across the city. Excellent road links ensure hassle free travel for those making the daily commute, while the nearby George Best City Airport is ideal for those travelling further afield.

For the sports enthusiast there are gyms, fitness classes, tennis and squash courts, indoor and outdoor pools, luxurious spas with saunas, park runs and steam rooms all close by.

Perhaps a round of golf at the neighbouring Shandon or Knock courses or maybe just browse in the wealth of local shops and supermarkets.

With leading primary and secondary schools on the doorstep and the Ulster Hospital within 10 minutes by car, **One Lacefield** really is a location which offers it all.

1. St. George's Market
2. Bullhouse East, Tap Room
3. M&S Foodhall, Ballyhackamore
4. Translink Glider Service

5. Stormont Estate
6. Knock Golf Club
7. Comber Greenway
8. C. S. Lewis Square



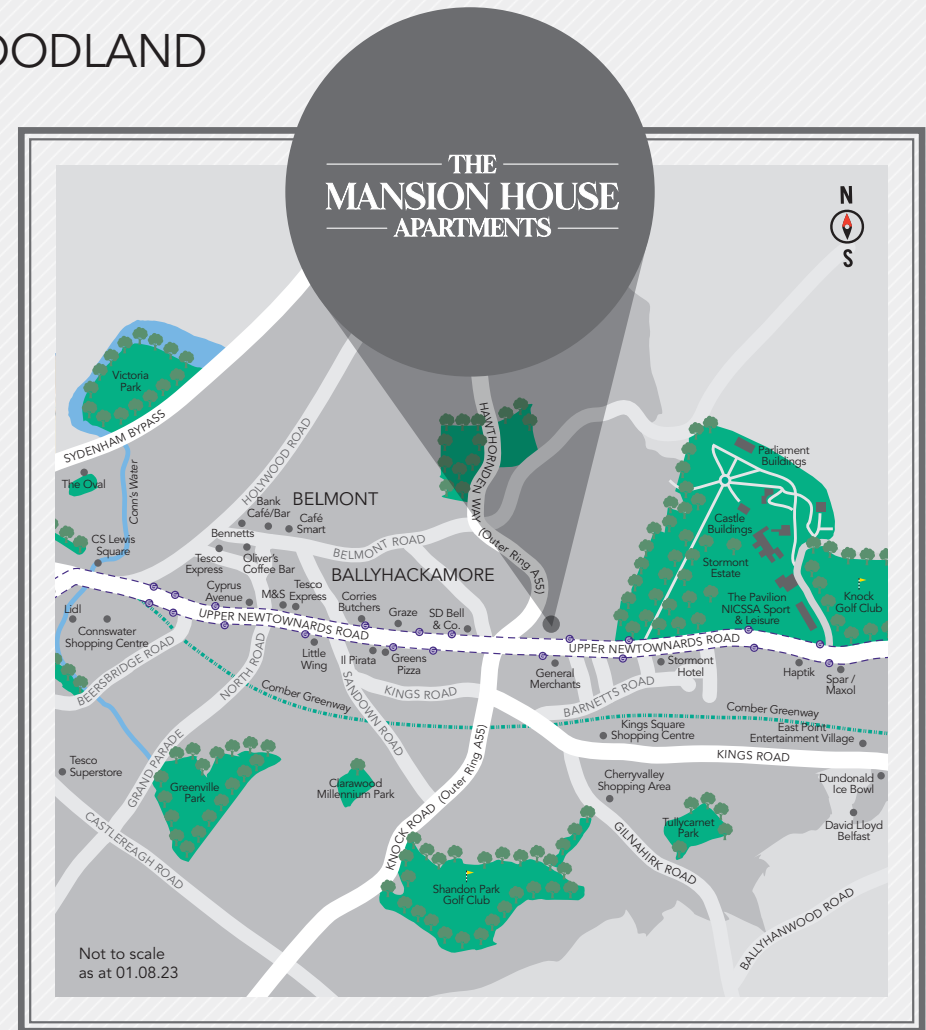
YOU'D BE HARD
PUSHED TO FIND A
LOCATION BETTER
THAN THIS ONE



A STUNNING PIECE OF HISTORY IN A BEAUTIFUL SETTING AMONGST MATURE WOODLAND



LACEFIELD



LOCATION MAP

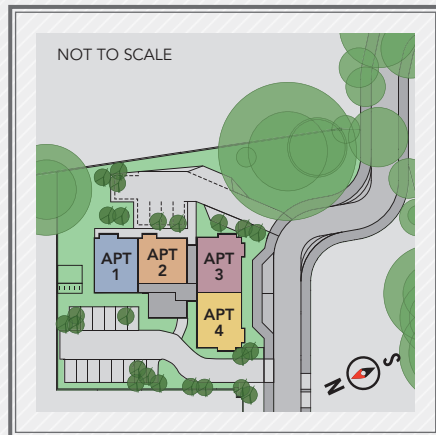


— THE —
MANSION HOUSE
— APARTMENTS —

FROM THE MOMENT YOU ARRIVE,
YOU'LL HAVE THE FEELING
I'M HOME



GROUND FLOOR



APARTMENT 1 - SITE 44

Living	4.35 x 4.14m	14'3" x 13'6"	plus bay
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6"	max
Primary Bedroom	5.16 x 3.39m	16'11" x 11'1"	max
Ensuite	2.63 x 1.94m	8'7" x 6'4"	
Bedroom 2	5.16 x 3.24m	16'11" x 10'7"	
Bathroom	3.59 x 2.14m	11'9" x 7'0"	max
Total Floor Area	98m ² / 1,057ft ² approx.		

APARTMENT 3 - SITE 35

Living	4.35 x 4.14m	14'3" x 13'6"	plus bays
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6"	max
Primary Bedroom	5.24 x 3.39m	17'2" x 11'1"	max
Ensuite	2.63 x 1.94m	8'7" x 6'4"	
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"	
Bathroom	3.59 x 2.07m	11'9" x 6'9"	max
Total Floor Area	100m ² / 1,075ft ² approx.		

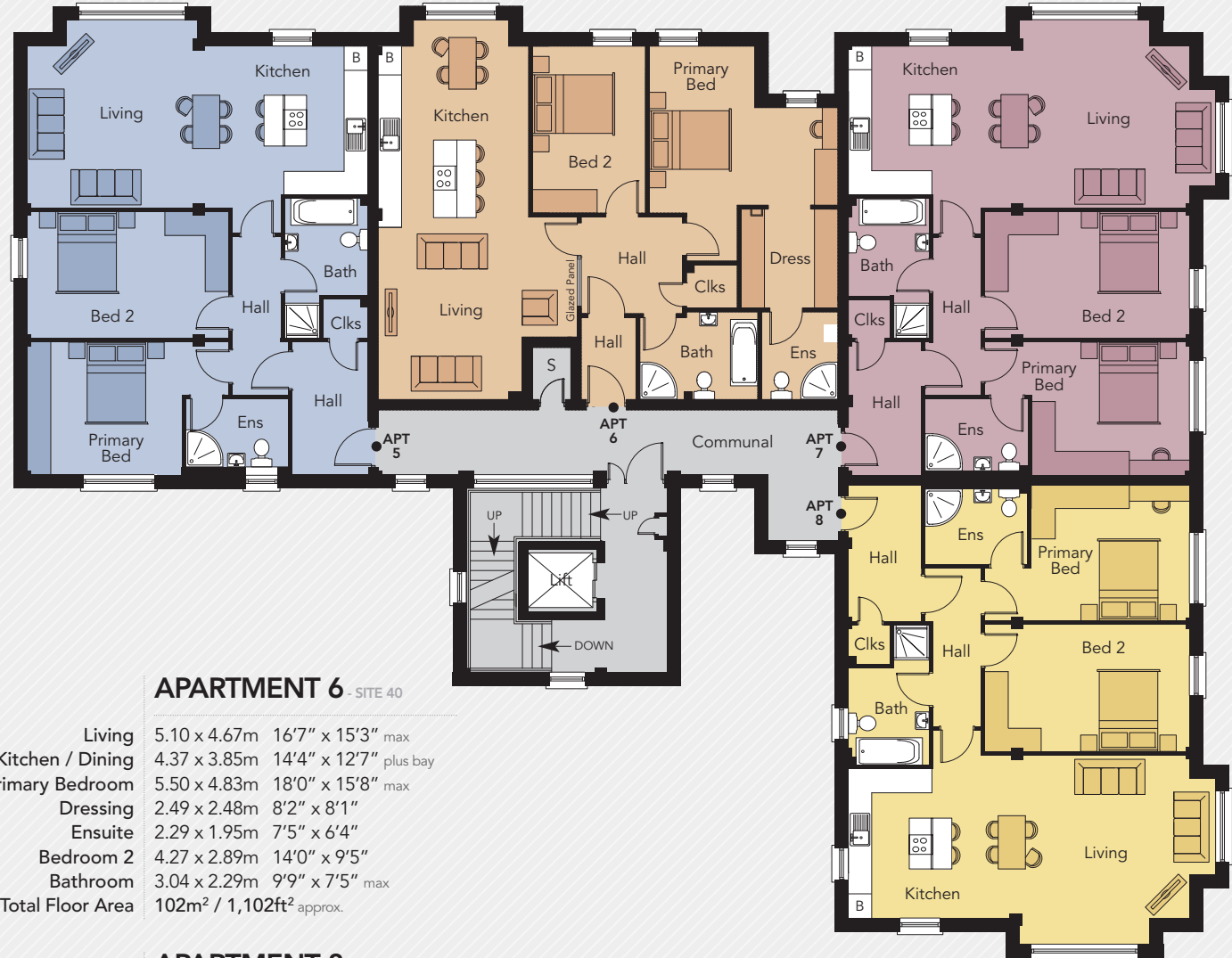
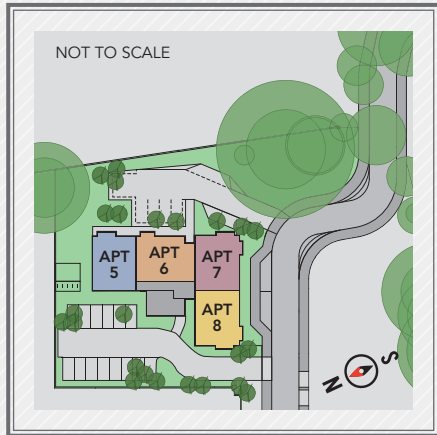
APARTMENT 2 - SITE 39

Living	4.85 x 4.67m	15'10" x 15'3"	max
Kitchen / Dining	4.37 x 3.85m	14'4" x 12'7"	plus bay
Primary Bedroom	4.27 x 2.70m	14'0" x 8'10"	min
Ensuite	2.32 x 1.50m	7'7" x 4'11"	
Bedroom 2	4.27 x 2.89m	14'0" x 9'5"	
Bathroom	2.70 x 2.55m	8'10" x 8'4"	max
Total Floor Area	86m ² / 930ft ² approx.		

APARTMENT 4 - SITE 32

Living	4.35 x 4.16m	14'3" x 13'7"	plus bays
Kitchen / Dining	4.38 x 4.16m	14'4" x 13'7"	max
Primary Bedroom	5.24 x 3.48m	17'2" x 11'5"	max
Ensuite	2.63 x 2.03m	8'7" x 6'7"	
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"	
Bathroom	3.59 x 2.07m	11'9" x 6'9"	max
Total Floor Area	101m ² / 1,078ft ² approx.		

FIRST FLOOR



APARTMENT 5 - SITE 45

Living	4.35 x 4.14m	14'3" x 13'6" plus bay
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6" max
Primary Bedroom	5.16 x 3.39m	16'11" x 11'1" max
Ensuite	2.63 x 1.94m	8'7" x 6'4"
Bedroom 2	5.16 x 3.24m	16'11" x 10'7"
Bathroom	3.59 x 2.14m	11'9" x 7'0" max
Total Floor Area	98m ² / 1,057ft ² approx.	

APARTMENT 6 - SITE 40

Living	5.10 x 4.67m	16'7" x 15'3" max
Kitchen / Dining	4.37 x 3.85m	14'4" x 12'7" plus bay
Primary Bedroom	5.50 x 4.83m	18'0" x 15'8" max
Dressing	2.49 x 2.48m	8'2" x 8'1"
Ensuite	2.29 x 1.95m	7'5" x 6'4"
Bedroom 2	4.27 x 2.89m	14'0" x 9'5"
Bathroom	3.04 x 2.29m	9'9" x 7'5" max
Total Floor Area	102m ² / 1,102ft ² approx.	

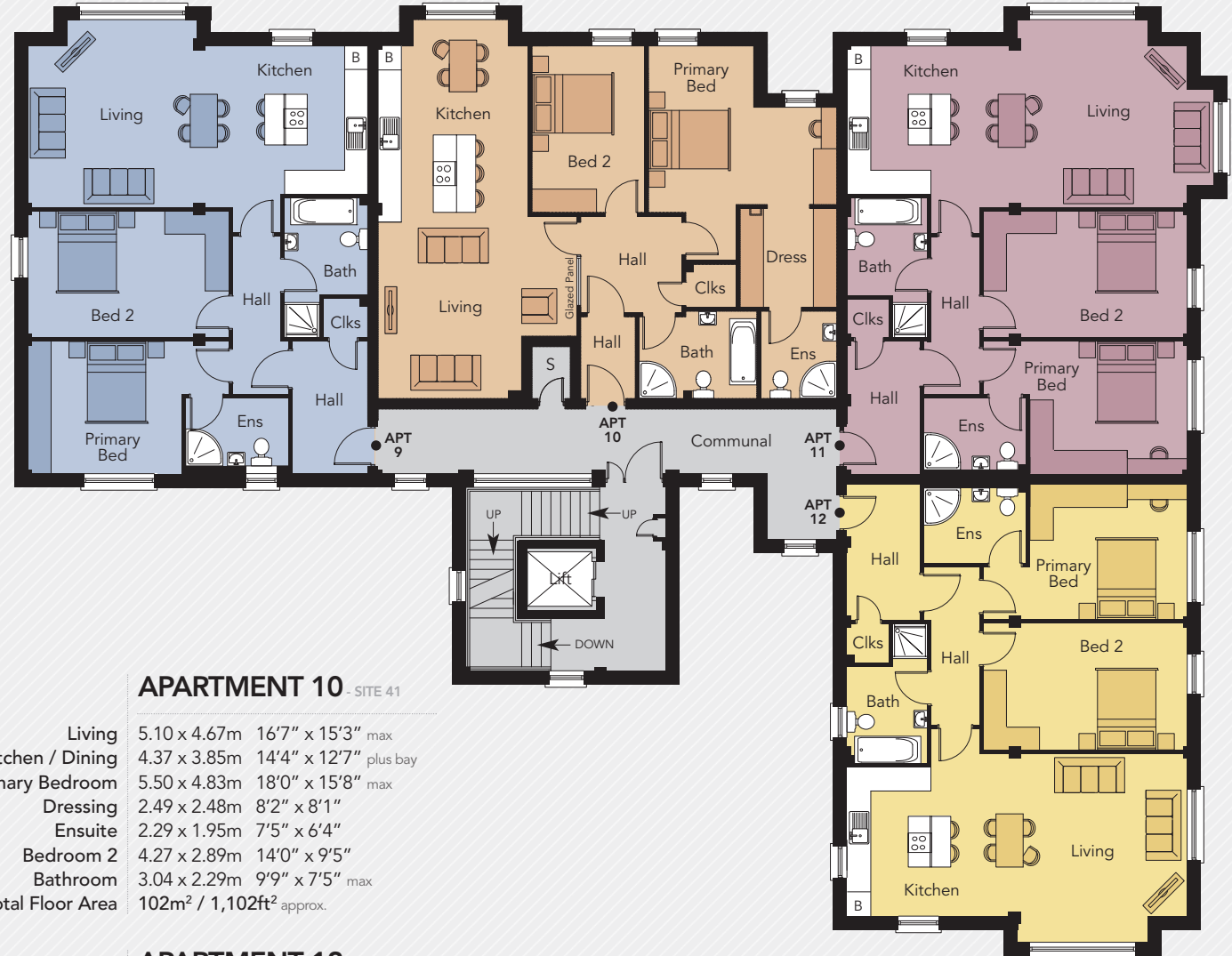
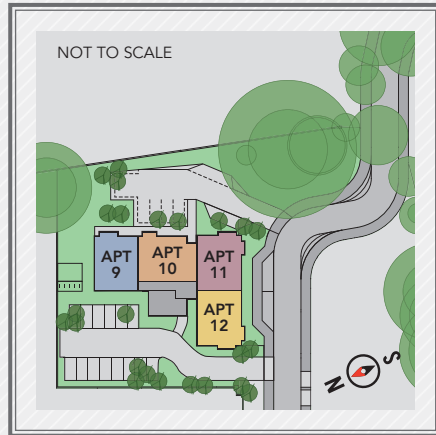
APARTMENT 7 - SITE 36

Living	4.35 x 4.14m	14'3" x 13'6" plus bays
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6" max
Primary Bedroom	5.24 x 3.39m	17'2" x 11'1" max
Ensuite	2.63 x 1.94m	8'7" x 6'4"
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"
Bathroom	3.59 x 2.07m	11'9" x 6'9" max
Total Floor Area	100m ² / 1,075ft ² approx.	

APARTMENT 8 - SITE 33

Living	4.35 x 4.16m	14'3" x 13'7" plus bays
Kitchen / Dining	4.38 x 4.16m	14'4" x 13'7" max
Primary Bedroom	5.24 x 3.48m	17'2" x 11'5" max
Ensuite	2.63 x 2.03m	8'7" x 6'7"
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"
Bathroom	3.59 x 2.07m	11'9" x 6'9" max
Total Floor Area	101m ² / 1,078ft ² approx.	

SECOND FLOOR



APARTMENT 9 - SITE 46

Living	4.35 x 4.14m	14'3" x 13'6"	plus bay
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6"	max
Primary Bedroom	5.16 x 3.39m	16'11" x 11'1"	max
Ensuite	2.63 x 1.94m	8'7" x 6'4"	
Bedroom 2	5.16 x 3.24m	16'11" x 10'7"	
Bathroom	3.59 x 2.14m	11'9" x 7'0"	max
Total Floor Area	98m ² / 1,057ft ² approx.		

APARTMENT 10 - SITE 41

Living	5.10 x 4.67m	16'7" x 15'3"	max
Kitchen / Dining	4.37 x 3.85m	14'4" x 12'7"	plus bay
Primary Bedroom	5.50 x 4.83m	18'0" x 15'8"	max
Dressing	2.49 x 2.48m	8'2" x 8'1"	
Ensuite	2.29 x 1.95m	7'5" x 6'4"	
Bedroom 2	4.27 x 2.89m	14'0" x 9'5"	
Bathroom	3.04 x 2.29m	9'9" x 7'5"	max
Total Floor Area	102m ² / 1,102ft ² approx.		

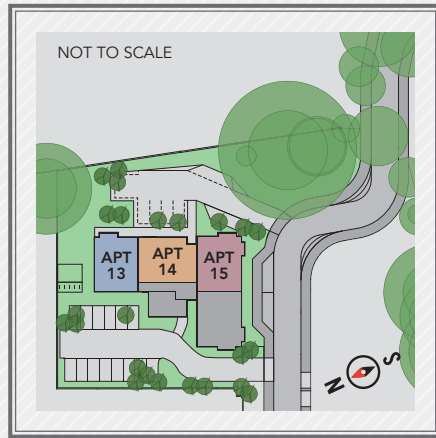
APARTMENT 11 - SITE 37

Living	4.35 x 4.14m	14'3" x 13'6"	plus bays
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6"	max
Primary Bedroom	5.24 x 3.39m	17'2" x 11'1"	max
Ensuite	2.63 x 1.94m	8'7" x 6'4"	
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"	
Bathroom	3.59 x 2.07m	11'9" x 6'9"	max
Total Floor Area	100m ² / 1,075ft ² approx.		

APARTMENT 12 - SITE 34

Living	4.35 x 4.16m	14'3" x 13'7"	plus bays
Kitchen / Dining	4.38 x 4.16m	14'4" x 13'7"	max
Primary Bedroom	5.24 x 3.48m	17'2" x 11'5"	max
Ensuite	2.63 x 2.03m	8'7" x 6'7"	
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"	
Bathroom	3.59 x 2.07m	11'9" x 6'9"	max
Total Floor Area	101m ² / 1,078ft ² approx.		

THIRD FLOOR



APARTMENT 13 - SITE 47

Living	4.25 x 4.14m	13'11" x 13'6"
Kitchen / Dining	4.50 x 4.14m	14'7" x 13'6" max
Primary Bedroom	5.16 x 3.39m	16'11" x 11'1" max
Ensuite	2.63 x 1.94m	8'7" x 6'4"
Bedroom 2	5.16 x 3.24m	16'11" x 10'7"
Bathroom	3.59 x 2.14m	11'9" x 7'0" max
Total Floor Area	95m² / 1,023ft² approx.	

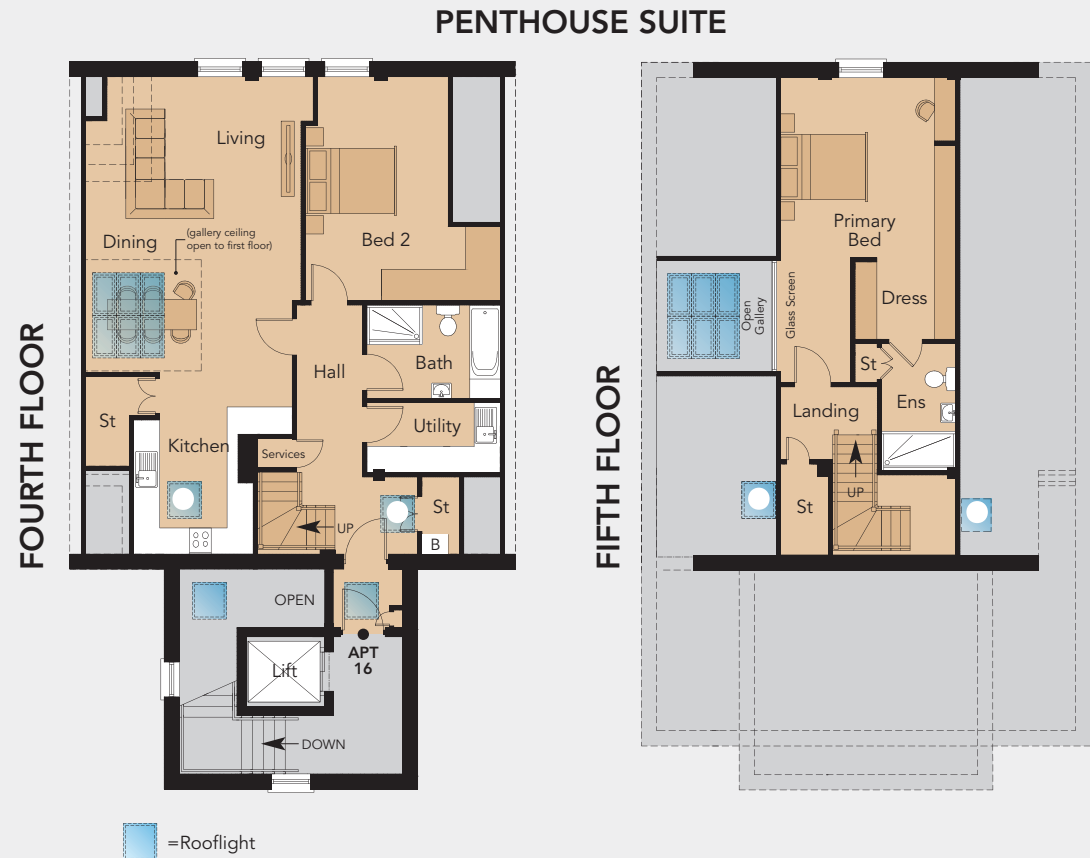
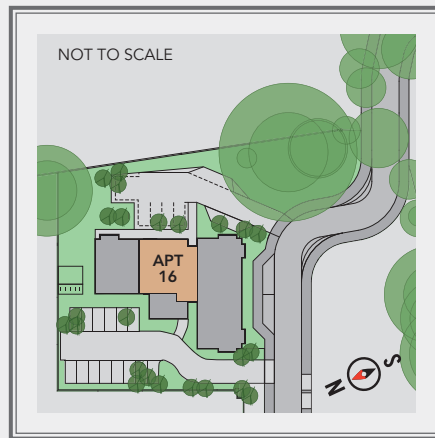
APARTMENT 14 - SITE 42

Living	5.10 x 4.67m	16'7" x 15'3" max
kitchen / Dining	4.37 x 3.85m	14'4" x 12'7" max
Primary Bedroom	5.50 x 4.83m	18'0" x 15'8" max
Dressing	2.49 x 2.48m	8'2" x 8'1"
Ensuite	2.29 x 1.95m	7'5" x 6'4"
Bedroom 2	4.27 x 2.89m	14'0" x 9'5"
Bathroom	3.04 x 2.29m	9'9" x 7'5" max
Total Floor Area	101m² / 1,078ft² approx.	

APARTMENT 15 - SITE 38

Living	4.35 x 4.14m	14'3" x 13'6" max
Kitchen / Dining	4.38 x 4.14m	14'4" x 13'6" max
Primary Bedroom	5.24 x 3.39m	17'2" x 11'1" max
Ensuite	2.63 x 1.94m	8'7" x 6'4"
Bedroom 2	5.24 x 3.24m	17'2" x 10'7"
Bathroom	3.59 x 2.07m	11'9" x 6'9" max
Total Floor Area	96m² / 1,033ft² approx.	

FOURTH + FIFTH FLOOR



APARTMENT 16 / PENTHOUSE SUITE - SITE 43

Living / Dining	6.80 x 5.05m	22'3" x 16'6" max	Primary Bedroom	7.02 x 4.02m	23'0" x 13'2" max
Kitchen	4.20 x 3.65m	13'7" x 11'9" max	Dressing area	2.31 x 1.78m	7'6" x 5'10"
Utility	3.06 x 1.61m	10'0" x 5'3"	Ensuite	2.92 x 1.70m	9'6" x 5'6"
Bedroom 2	5.15 x 4.48m	16'10" x 14'8" max	Total Floor Area	143m² / 1,539ft² approx.	
Bathroom	3.06 x 2.14m	10'0" x 7'0"			

MANSION HOUSE APARTMENTS SPECIFICATION



Computer Visual of the Lobby at One Lacefield - Finishes may vary

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 (dependent upon 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 point 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



A HAVEN OF CHARM AND SOPHISTICATION

Computer Visual reflective of open plan theme. Finishes will vary.



Computer Visual of a typical Bathroom at One Lacefield



Computer Visual of a typical Primary Bedroom at One Lacefield

DEVELOPER



CONTACT ACC LIMITED

130-134 High Street
Holywood BT18 9HW

Tel: 028 9042 8661

www.antrimconstruction.net

JOINT SELLING AGENTS



New Homes

BELFAST OFFICE

25 Talbot Street
Belfast BT1 2LD

Tel: 028 9024 4000

www.colliersni.com



EAST BELFAST OFFICE

237 Upper Newtownards Road,
Belfast BT4 3JF

Tel: 028 9059 5555

www.simonbrien.com

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.