



Q U A Y M E A D O W S

Hillsborough Old Road, Lisburn

Outstanding riverside apartments
with stunning views of the Lagan





TRANQUILITY AND PROXIMITY TO LISBURN MAKE THIS SUPERB DEVELOPMENT TRULY SPECIAL

Quay Meadows is a unique riverside development offering a select number of extremely energy efficient apartments, overlooking the River Lagan in a beautiful secluded location just off Hillsborough Old Road, and bounded on 2 sides by the Lagan Valley Regional Park.

This truly unique development offers an unrivalled specification and the added benefit of a beautiful private, landscaped communal area by the river, to be enjoyed by all residents.

Quay Meadows introduces a whole new choice of stylish luxury living for this highly sought after area of Lisburn.

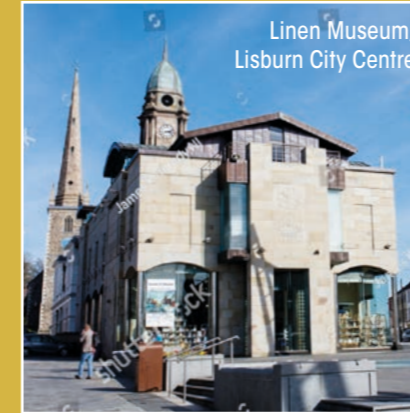


Q U A Y
M E A D O W S

Hillsborough Old Road, Lisburn

balcony views

TOWARDS SPRUCEFIELD



Linen Museum,
Lisburn City Centre



The Parson's Nose Restaurant,
Royal Hillsborough



M&S Sprucefield Centre



Larchfield Estate, Lisburn



Hillside Bar, Royal Hillsborough



Lisburn Golf Club

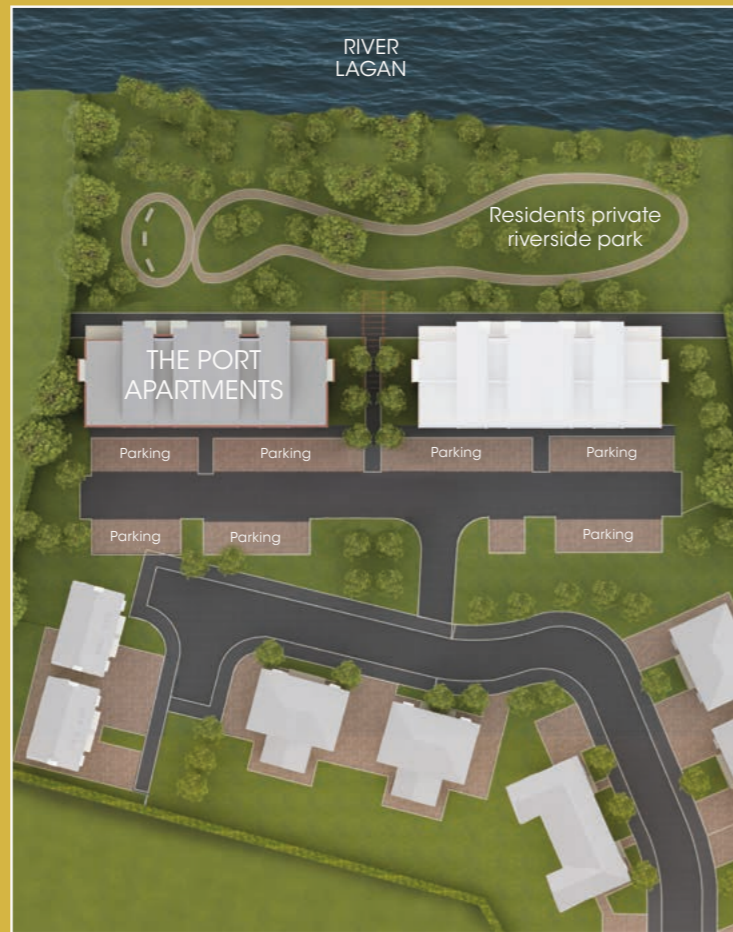
work, rest & play

EXPLORE THE LOCAL AREA

These excellent apartments in this prestigious address offer convenience to shopping at Sprucefield and the busy specialist boutiques and delicatessens in the city centre, along with easy access to the M1 motorway.

For those interested in leisure and recreational facilities, the location of Quay Meadows could not be better. Lisburn has a rich cultural history and boasts an excellent range of recreational facilities, along with many beautiful parks, golf at Lisburn Golf Club and Aberdelghy and a host of other football and hockey clubs. The ideal location within the Lagan Valley Regional Park ensures that residents could not be better placed to enjoy all the superb facilities that this wonderful secluded, picturesque location has to offer.

MAKING NEW
connections
 LOCATION MAP & SITE LAYOUT- NOT TO SCALE



RETAIL

Lisburn Square	1.1 miles
Sprucefield Retail Park	1.4 miles
Sainsburys	1.5 miles
M&S	1.5 miles
Dobbies Garden Centre	1.2 miles
Bow Street Mall	1.2 miles

STEPPING OUT

The Square Bistro	1.2 miles
Little Wing	1.2 miles
The Plough	3.9 miles
The Hillside	3.9 miles
The Parsons Nose	3.6 miles
Island Civic Centre	0.8 mile

GETTING ACTIVE & RECREATION

Lagan Tow Path	0.9 mile
Lisburn Gol Club	2.1 miles
Lisburn Rugby Club	2.0 miles
Wallace Park	1.1 miles
Downshire Tennis Club	4.1 miles
Hillsborough Forest Park	4.0 miles

balcony views
 TOWARDS LISBURN





THE
port
apartments



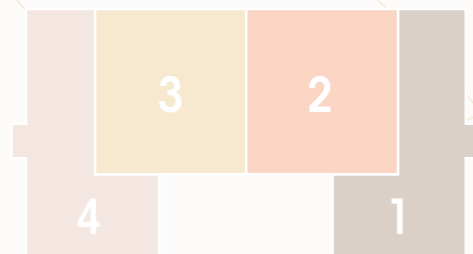
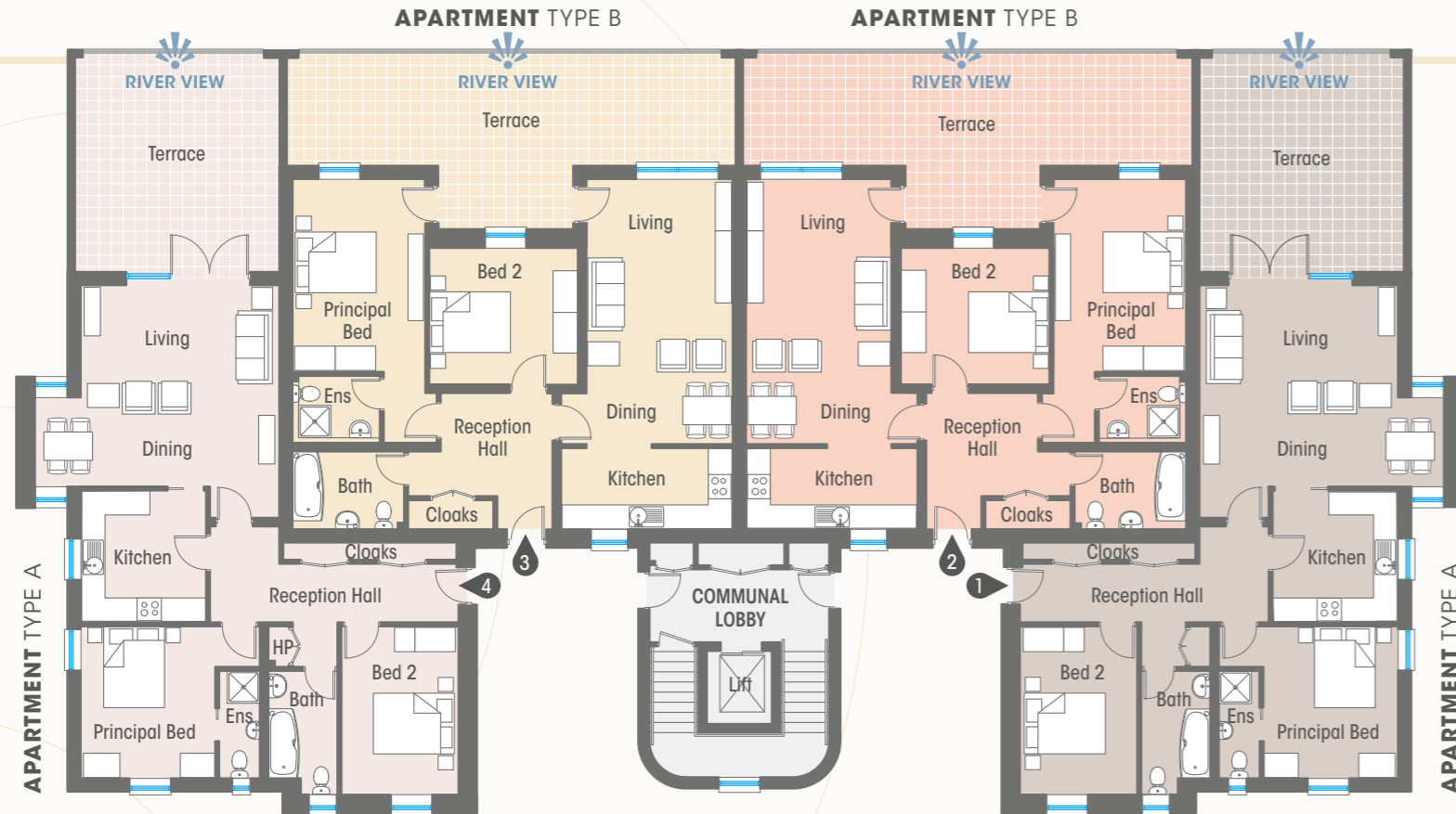
QUAY MEADOWS, LISBURN

CGI showing front elevation for illustration purposes only.

GROUND FLOOR APARTMENTS

2 BEDROOM | APTS.1&4: **TOTAL FLOOR AREA 931 sq ft**

2 BEDROOM | APTS.2&3: **TOTAL FLOOR AREA 882 sq ft**



Ground Floor Plan
Colour Key Code: Apts 1&4 (TYPE A), Apts 2&3 (TYPE B)

GROUND FLOOR | Apts 1&4 - TYPE A

Reception Hall with Cloaks	ft	10'7" x 10'2"	m	3.24	x	3.09
Kitchen	ft	16'3" x 10'0"	m	4.96	x	4.89
Dining Living (plus bay)	ft	12'3" x 10'9"	m	3.75	x	3.31
Principal Bedroom	ft	8'7" x 3'3"	m	2.65	x	1.00
Ensuite	ft	13'7" x 9'3"	m	4.15	x	2.83
Bedroom 2	ft	10'0" x 5'6"	m	3.05	x	1.70
Bathroom	ft	17'2" x 17'1"	m	5.24	x	5.22
Terrace						

GROUND FLOOR | Apts 2&3 - TYPE B

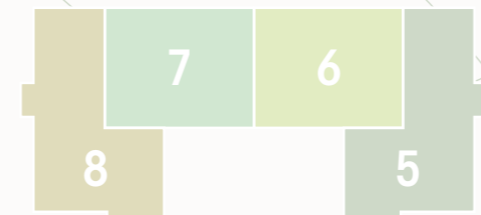
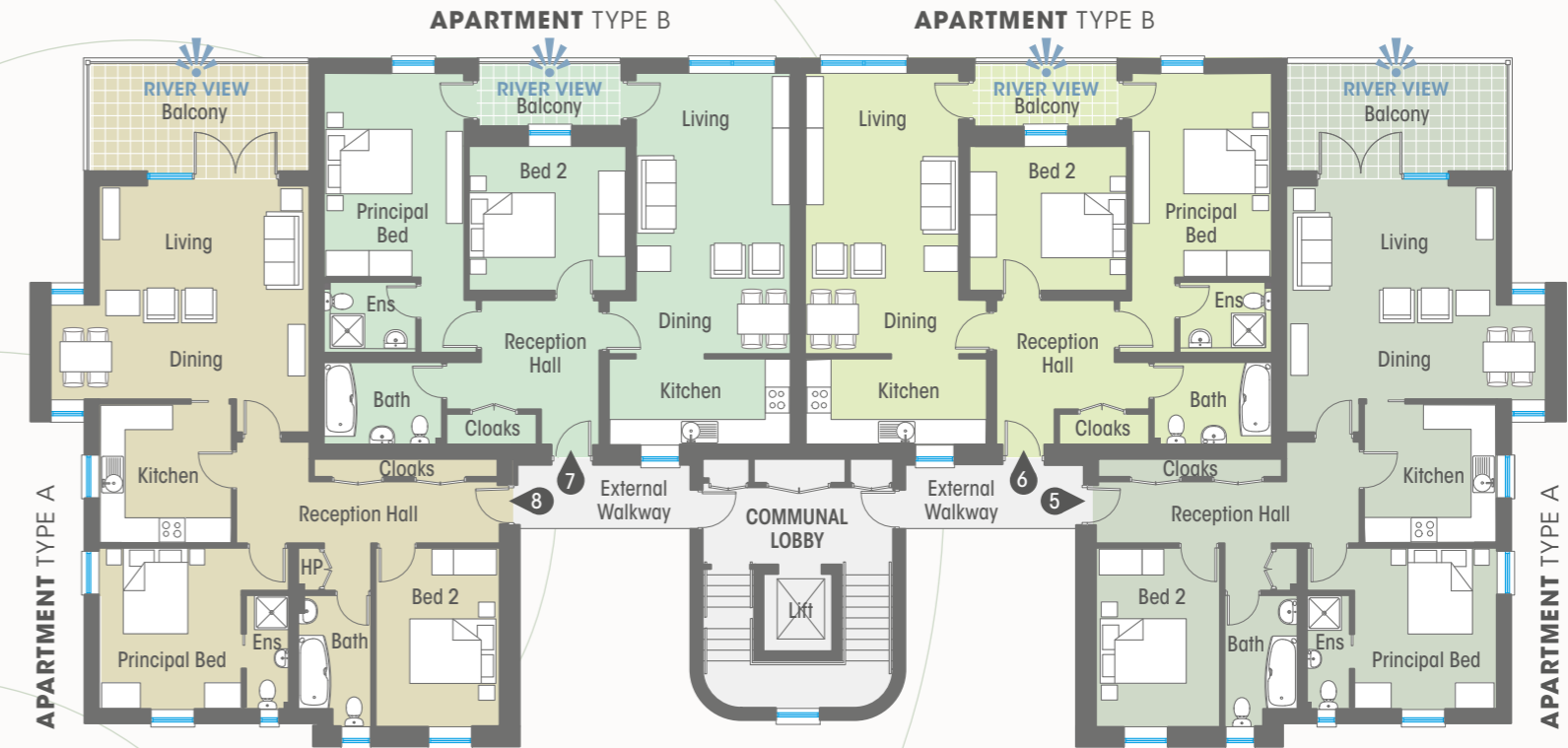
Reception Hall with Cloaks	ft	14'7" x 6'6"	m	4.48	x	2.00
Kitchen	ft	21'5" x 11'9"	m	6.54	x	3.58
Dining Living	ft	15'6" x 10'7"	m	4.75	x	3.26
Principal Bedroom	ft	7'0" x 5'4"	m	2.15	x	1.65
Ensuite	ft	12'0" x 11'0"	m	3.66	x	3.36
Bedroom 2	ft	9'0" x 6'3"	m	2.75	x	1.91
Bathroom	ft	36'4" x 8'6"	m	11.11	x	2.62
Terrace						



FIRST FLOOR APARTMENTS

2 BEDROOM | APTS.5&8: **TOTAL FLOOR AREA 931 sq ft**

2 BEDROOM | APTS.6&7: **TOTAL FLOOR AREA 882 sq ft**



First Floor Plan
Colour Key Code: Apts 5&8 (TYPE A), Apts 6&7 (TYPE B)

FIRST FLOOR | Apts 5&8 - TYPE A

Reception Hall with Cloaks						
Kitchen	ft	10'7" x 10'2"	m	3.24	x	3.09
Dining Living (plus bay)	ft	16'3" x 10'0"	m	4.96	x	4.89
Principal Bedroom	ft	12'3" x 10'9"	m	3.75	x	3.31
Ensuite	ft	8'7" x 3'3"	m	2.65	x	1.00
Bedroom 2	ft	13'7" x 9'3"	m	4.15	x	2.83
Bathroom	ft	10'0" x 5'6"	m	3.05	x	1.70
Balcony	ft	17'2" x 8'6"	m	5.22	x	2.62

FIRST FLOOR | Apts 6&7 - TYPE B

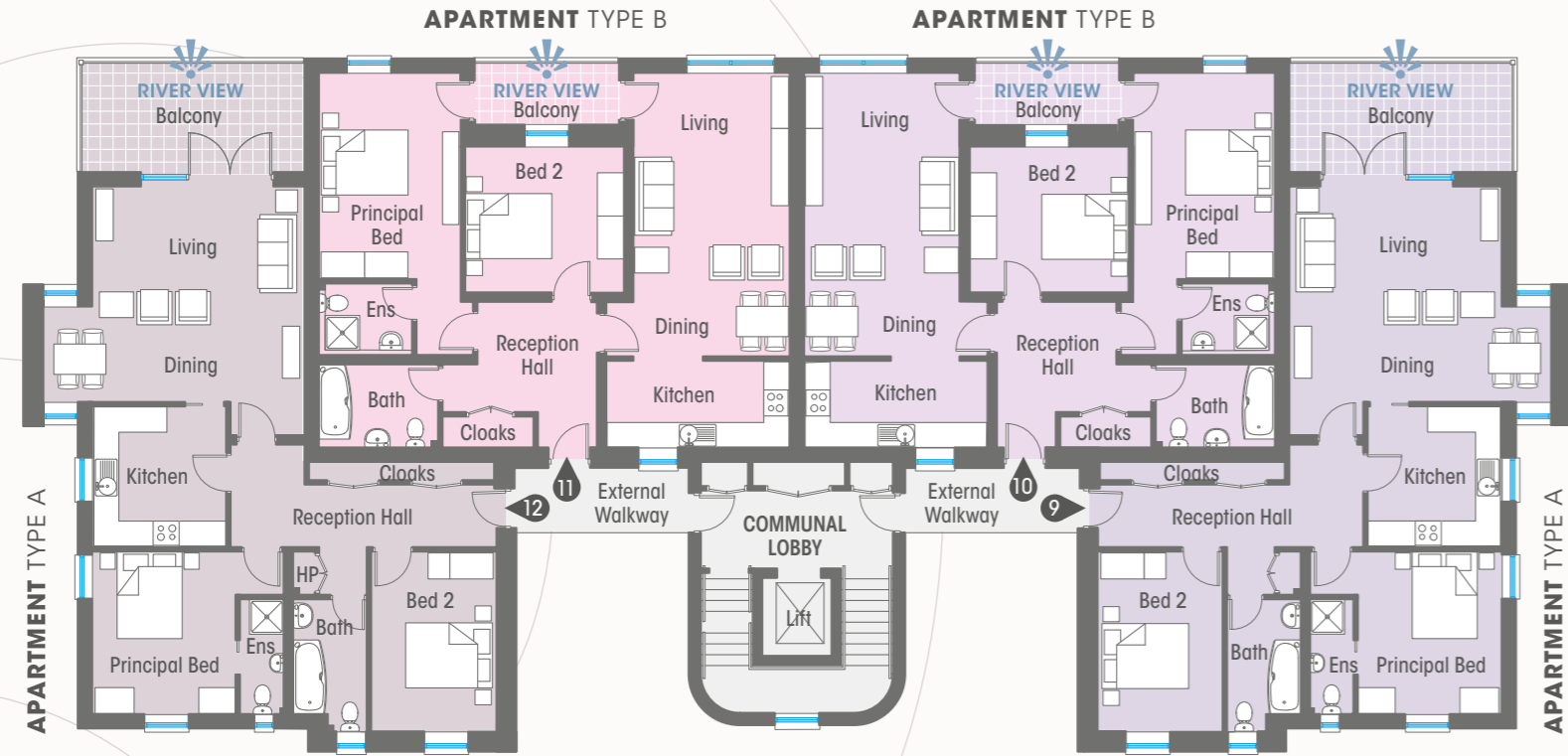
Reception Hall with Cloaks						
Kitchen	ft	14'7" x 6'6"	m	4.48	x	2.00
Dining Living	ft	21'5" x 11'9"	m	6.54	x	3.58
Principal Bedroom	ft	15'6" x 10'7"	m	4.75	x	3.26
Ensuite	ft	7'0" x 5'4"	m	2.15	x	1.65
Bedroom 2	ft	12'0" x 11'0"	m	3.66	x	3.36
Bathroom	ft	9'0" x 6'3"	m	2.75	x	1.91
Balcony	ft	10'9" x 4'4"	m	3.32	x	1.34



RIVERSIDE VIEW OF
THE **port** apartments

SECOND FLOOR APARTMENTS

2 BEDROOM | APTS.9&12: **TOTAL FLOOR AREA 931 sq ft**
 2 BEDROOM | APTS.10&11: **TOTAL FLOOR AREA 882 sq ft**



Second Floor Plan
 Colour Key Code: Apts 9&12 (TYPE A), Apts 10&11 (TYPE B)

SECOND FLOOR | Apts 9&12 - TYPE A

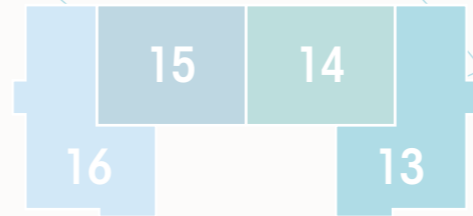
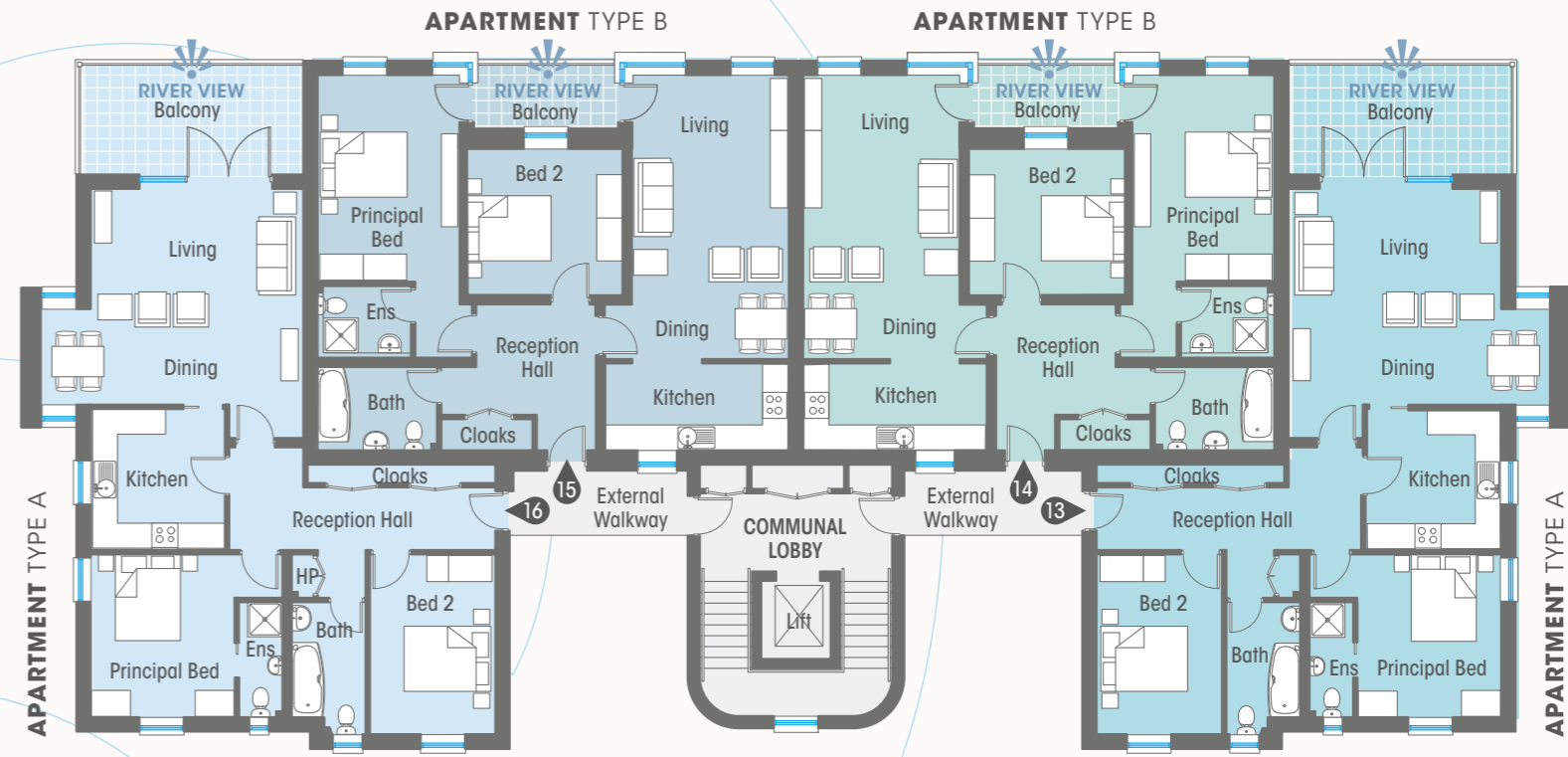
Reception Hall with Cloaks				
Kitchen	ft	10'7" x 10'2"	m	3.24 x 3.09
Dining Living (plus bay)	ft	16'3" x 10'0"	m	4.96 x 4.89
Principal Bedroom	ft	12'3" x 10'9"	m	3.75 x 3.31
Ensuite	ft	8'7" x 3'3"	m	2.65 x 1.00
Bedroom 2	ft	13'7" x 9'3"	m	4.15 x 2.83
Bathroom	ft	10'0" x 5'6"	m	3.05 x 1.70
Balcony	ft	17'2" x 8'6"	m	5.22 x 2.62

SECOND FLOOR | Apts 10&11 - TYPE B

Reception Hall with Cloaks				
Kitchen	ft	14'7" x 6'6"	m	4.48 x 2.00
Dining Living	ft	21'5" x 11'9"	m	6.54 x 3.58
Principal Bedroom	ft	15'6" x 10'7"	m	4.75 x 3.26
Ensuite	ft	7'0" x 5'4"	m	2.15 x 1.65
Bedroom 2	ft	12'0" x 11'0"	m	3.66 x 3.36
Bathroom	ft	9'0" x 6'3"	m	2.75 x 1.91
Balcony	ft	10'9" x 4'4"	m	3.32 x 1.34

THIRD FLOOR APARTMENTS

2 BEDROOM | APTS.13&16: **TOTAL FLOOR AREA 931 sq ft**
 2 BEDROOM | APTS.14&15: **TOTAL FLOOR AREA 882 sq ft**



Third Floor Plan
 Colour Key Code: Apts 13&16 (TYPE A), Apts 14&15 (TYPE B)

THIRD FLOOR | Apts 13&16 - TYPE A

Reception Hall with Cloaks				
Kitchen	ft	10'7" x 10'2"	m	3.24 x 3.09
Dining Living (plus bay)	ft	16'3" x 10'0"	m	4.96 x 4.89
Principal Bedroom	ft	12'3" x 10'9"	m	3.75 x 3.31
Ensuite	ft	8'7" x 3'3"	m	2.65 x 1.00
Bedroom 2	ft	13'7" x 9'3"	m	4.15 x 2.83
Bathroom	ft	10'0" x 5'6"	m	3.05 x 1.70
Balcony	ft	17'2" x 8'6"	m	5.22 x 2.62

THIRD FLOOR | Apts 14&15 - TYPE B

Reception Hall with Cloaks				
Kitchen	ft	14'7" x 6'6"	m	4.48 x 2.00
Dining Living	ft	21'5" x 11'9"	m	6.54 x 3.58
Principal Bedroom	ft	15'6" x 10'7"	m	4.75 x 3.26
Ensuite	ft	7'0" x 5'4"	m	2.15 x 1.65
Bedroom 2	ft	12'0" x 11'0"	m	3.66 x 3.36
Bathroom	ft	9'0" x 6'3"	m	2.75 x 1.91
Balcony	ft	10'9" x 4'4"	m	3.32 x 1.34



ENERGY efficient living

At Quay Meadows we take our environmental responsibilities seriously - all dwellings are constructed using traditional masonry walls that are insulated to levels exceeding the new Building Regulations and considerably better than most other current Lisburn developments. This combined with robust uPVC windows and doors will ensure a warm and cosy home. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable, renewable materials where possible, and fit various water saving devices such as dual flush toilets along with energy saving light bulbs to help you commit to a more eco-friendly way of living.

Residents living next door in The Starboard Apartments have benefitted hugely from these energy efficient features and have commented on the significant savings in their running costs:

"Our electric and gas bills for this apartment are less than £85 per month, which is a fraction of the price of the bills in our previous house"

Resident, The Starboard Apartments, Quay Meadows



KITCHENS & BATHROOMS

High quality units with choice of doors, handles, work tops and upstands
Integrated appliances to include electric oven, extractor hood, fridge / freezer, dishwasher and washer/dryer
Contemporary white sanitary ware with chrome fittings
Showers in bathroom and ensuite
Recessed down lighters to ceilings

FLOOR COVERINGS & TILING

Ceramic tiled floor to kitchen, bathrooms, ensuites and WCs
Full height tiling to shower enclosures
Carpets to living / dining areas
Ceramic tiled floor to entrance hall

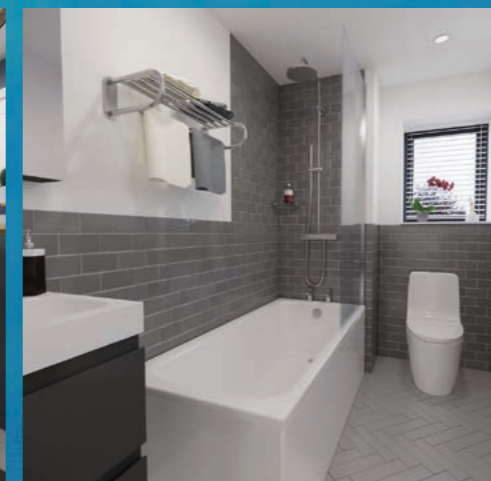
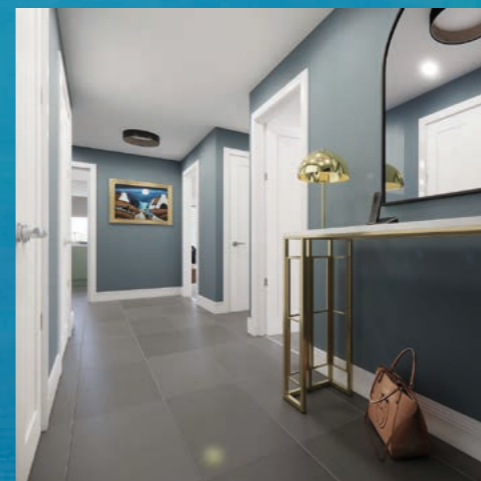
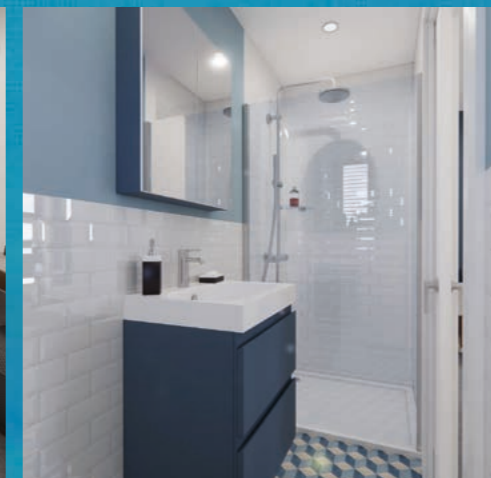
INTERNAL FEATURES

Internal walls and ceilings painted
Mains supply smoke detectors & CO detectors
Moulded skirting and architraves
Painted internal doors with quality ironmongery
Comprehensive range of electrical sockets, switches, TV and telephone points
Fitted intruder alarm
Gas central heating with under floor heating

EXTERNAL FEATURES

Designed to maximise the river aspect with feature glazing and glass balconies
Excellent soundproofing and insulation between floors
Key pad access to communal riverside gardens
Composite front doors
uPVC double glazed windows with lockable system
Terrace to ground floor and balconies to upper floors
Feature external lighting to front and rear doors
NHBC 10 year warranty
Communal landscaped riverside garden and walkway

energy
efficient living
as standard





JOINT SELLING AGENTS



525 Lisburn Road, BT9 7GQ
T: 028 9066 8888
simonbrien.com



12a Bow Street, Lisburn, BT28 1BN
T: 028 9266 9030
taylorpattersonestateagents.com

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