



APSLEY STREET
BELFAST 7

A STYLISH NEW ADDITION TO THIS VIBRANT PART OF THE CITY
THAT HITS ALL THE RIGHT NOTES

porters
ANNEX
BELFAST 7



Porters Annex is a collection of 23 one and two bedroom apartments on Apsley Street BT7, where people and community thrive.

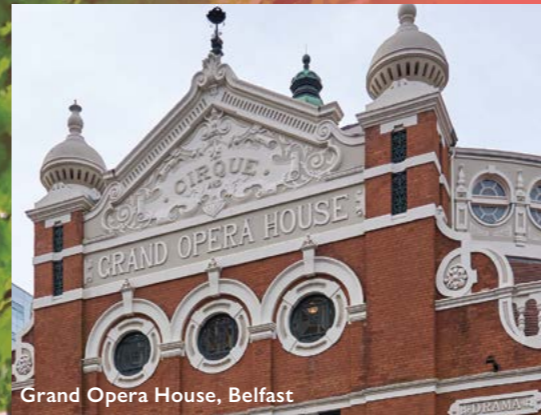
Located 0.5 miles from the city centre and Queen's University, Porters Annex is a unique place to work, socialise, relax and play.

The local areas of Botanic, Dublin Road, University Road, Ormeau Avenue and Stranmillis offer an energetic community place with gyms, cafés, restaurants, bars, delicatessens, shops and a mixture of other popular city facilities. The new Belfast Transport Hub is a mere 10 minute walk away making for an easy commute to other NI cities and towns.

The location of these apartments means that you are right in the heart of everything that makes this vibrant and exciting part of the city so popular.



Botanic Gardens, Belfast



Grand Opera House, Belfast



Titanic Quarter, Belfast



Ormeau Park, Belfast



Eating out, Belfast



Queen's University, Belfast



Botanic Gardens, Belfast



City Hall, Belfast



St George's Market, Belfast



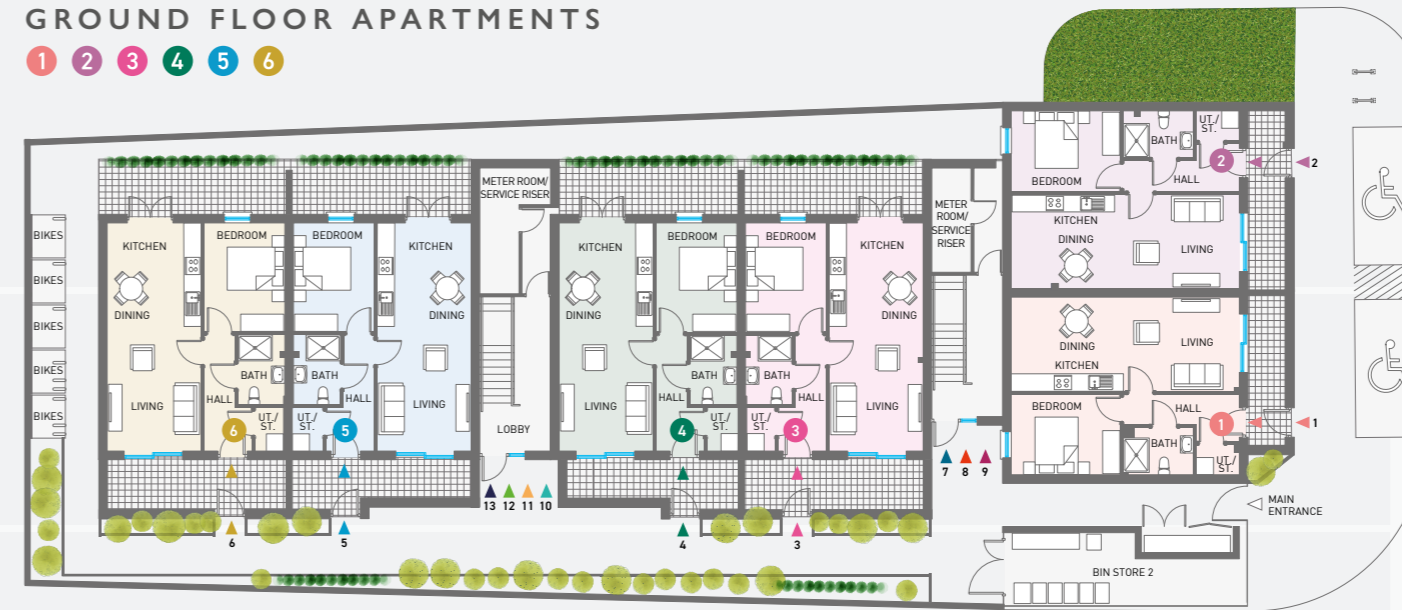
Waterfront Hall, Belfast

GROUND & FIRST FLOOR : APARTMENTS



GROUND FLOOR APARTMENTS

1 2 3 4 5 6



GROUND FLOOR

Apts	1	2	3	4	5	6	527 sq ft
Kitchen Living Dine	25'7" x 10'8"		7.84 x 3.27				
Bedroom	12'6" x 9'2"		3.80 x 2.80				
Bathroom	8'0" x 5'4"		2.43 x 1.63				
Utility Store	5'0" x 3'3"		1.50 x 1.00				

FIRST FLOOR

Apts	11	12	527 sq ft
Kitchen Living Dine	25'7" x 10'8"		7.84 x 3.27
Bedroom	12'6" x 9'2"		3.80 x 2.80
Bathroom	8'0" x 5'4"		2.43 x 1.63
Utility Store	5'0" x 3'3"		1.50 x 1.00

FIRST FLOOR APARTMENTS

7 8 9 10 11 12 13



Apts	7	9	460 sq ft
Kitchen Living Dine	17'3" x 11'0"		5.26 x 3.34
Bedroom	13'6" x 8'6"		4.12 x 2.60
Bathroom	7'8" x 5'3"		2.37 x 1.60
Utility Store	??' x ??'		?? x ??

Apt	8	404 sq ft
Kitchen Living Dine	21'2" x 10'0"	6.47 x 3.06
Bedroom	13'4" x 8'7"	4.07 x 2.63
Bathroom	7'6" x 4'8"	2.30 x 1.43

Apts	10	13	654 sq ft
Kitchen Living Dine	22'4" x 10'0"		6.83 x 3.07
Bedroom 1	12'6" x 9'2"		3.80 x 2.80
Bedroom 2	10'0" x 9'6"		3.07 x 2.90
Bathroom	8'0" x 5'4"		2.43 x 1.63
Utility Store	6'4" x 5'8"		1.94 x 1.74

SECOND & THIRD FLOOR : APARTMENTS



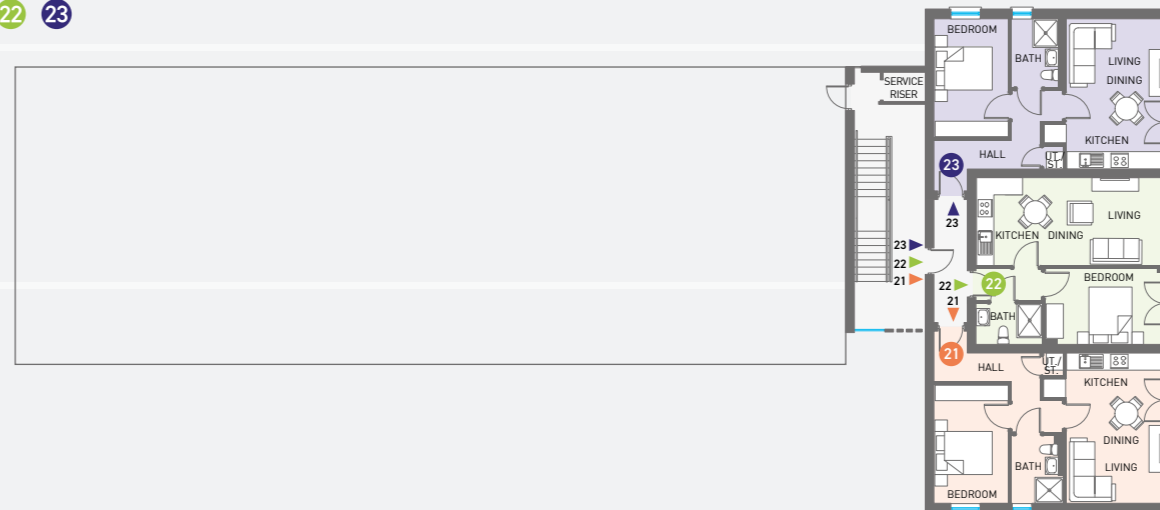
SECOND FLOOR APARTMENTS

14 15 16 17 18 19 20



THIRD FLOOR APARTMENTS

21 22 23



SECOND FLOOR

Apts 18 19 527 sq ft

	Ft	metres
Kitchen Living Dine	25'7" x 10'8"	7.84 x 3.27
Bedroom	12'6" x 9'2"	3.80 x 2.80
Bathroom	8'0" x 5'4"	2.43 x 1.63
Utility Store	5'0" x 3'3"	1.50 x 1.00

Apts 17 20 654 sq ft

	Ft	metres
Kitchen Living Dine	22'4" x 10'0"	6.83 x 3.07
Bedroom 1	12'6" x 9'2"	3.80 x 2.80
Bedroom 2	10'0" x 9'6"	3.07 x 2.90
Bathroom	8'0" x 5'4"	2.43 x 1.63
Utility Store	6'4" x 5'8"	1.94 x 1.74

Apts 14 16 460 sq ft

	Ft	metres
Kitchen Living Dine	17'3" x 11'0"	5.26 x 3.34
Bedroom	13'6" x 8'6"	4.12 x 2.60
Bathroom	7'8" x 5'3"	2.37 x 1.60
Utility Store	??" x ??"	?? x ??

Apt 15 404 sq ft

	Ft	metres
Kitchen Living Dine	21'2" x 10'0"	6.47 x 3.06
Bedroom	13'4" x 8'7"	4.07 x 2.63
Bathroom	7'6" x 4'8"	2.30 x 1.63

THIRD FLOOR

Apts 21 23 460 sq ft

	Ft	metres
Kitchen Living Dine	17'3" x 11'0"	5.26 x 3.34
Bedroom	13'6" x 8'6"	4.12 x 2.60
Bathroom	7'8" x 5'3"	2.37 x 1.60
Utility Store	??" x ??"	?? x ??

Apt 22 404 sq ft

	Ft	metres
Kitchen Living Dine	21'2" x 10'0"	6.47 x 3.06
Bedroom	13'4" x 8'7"	4.07 x 2.60
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SPECIFICATION



Photographs are from Cotton Court by Bluehouse Development

INTERIOR

- Painted modern panel internal doors with chrome door furniture
- Extensive electrical specification to include pre-wire for BT and Virgin
- Internal walls, ceilings and woodwork painted in neutral colours
- Common areas tiled
- Extensive range of electrical sockets and TV points
- Mains supply smoke, heat and carbon monoxide detectors

FLOORING

- LVT flooring to Kitchen
- Carpet with underlay to Bedrooms
- Tiling to bathroom

KITCHEN

- Quality kitchen doors, worktop finishes and handles
- Soft close doors and drawers
- Splashback between worktops and high level units
- Ceramic tile flooring from a superior range
- Integrated appliances to include electric oven, hob, extractor fan and fridge freezer
- Contemporary LED underlighting to kitchen wall units
- Integrated washing machine except where the utility room is provided with free-standing washer/dryer

BATHROOM

- Modern white sanitary ware with contemporary chrome taps and fittings
- Thermostatically controlled bath/shower mixer and screen
- Clicker waste system in wash hand basin
- Ceramic tiled floor and partial wall tiling fitted from a superior range
- Heated chrome towel rail in the bathroom
- White low profile shower tray with chrome mixer valve and rain drench shower head

SMART & ECO FEATURES

- Highly efficient A Rated gas combi boiler
- Room thermostats to control radiators (SMART compatibility)
- Audio intercom communication via keypad at main communal door of each apartment block

WARRANTY

- 10 year Global structural warranty
- 5 year manufacturer warranty for boiler
- 2 year manufacturer warranty for appliances
- 1 year defects liability period by Bluehouse Development





everything is a short walk away when
you're right in the heart
OF IT ALL!

- Queens University 2 minutes
- Botanic Avenue 4 minutes
- Dublin Road..... 4 minutes
- Ormeau Avenue 5 minutes
- The Gasworks..... 7 minutes
- City Centre 10 minutes
- City Hospital 12 minutes
- Stranmillis 14 minutes
- Lanyon Place..... 15 minutes
- Victoria Square 17 minutes
- Ulster University..... 20 minutes



SELLING AGENT

**TEMPLETON
ROBINSON**

028 9066 3030
templetonrobinson.com

LAND AND NEW HOMES

DEVELOPED BY

BlueHouse Development

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