



THE
RESIDENCES
AT
KINGS HALL

BALMORAL AVENUE
BELFAST BT9

Exclusive living for over 55's

KH



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AT
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BALMORAL AVENUE
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A sociable and independent lifestyle
for over 55's in the heart of BT9

It's your life
It's your choice

Homes designed to
create an environment
for like-minded people
seeking freedom in
lifestyle choices.

Living with Distinction

Each apartment has been designed to ensure it feels like home the moment you step through your front door.

A spacious place to relax and enjoy time with family and friends, clean lines and classically neutral decor make the perfect backdrop for your own style.

With contemporary finishes throughout, all apartments benefit from a private garden or extensive balcony and are arranged over a single floor.



Providing a Sense of Arrival - Foyer (Computer Visual)



Making an Entrance - The Residences (Computer Visual)



Connect with Nature - Communal Gardens (Computer Visual)

First of its kind

The Residences will benefit from opulent communal and shared spaces.



For Socialising and Hosting - The Club Room (Computer Visual)

Places to Entertain

Spectacular residences with spaces for socialising within a secure environment, allowing for a greater sense of community with shared facilities.

In our relaxed shared lounge, meet new friends, socialise with family members, or take a moment to read in the library.



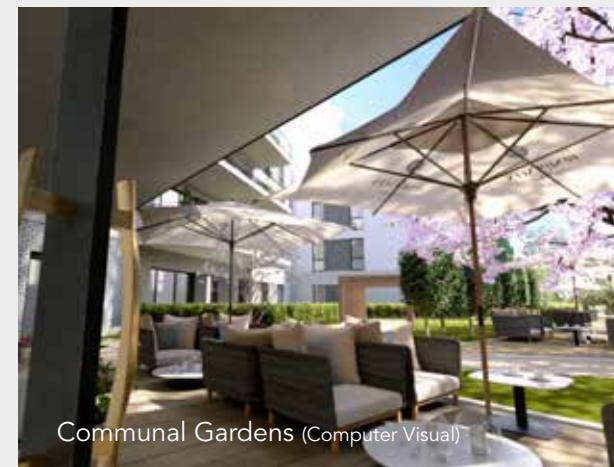
Socialise with Friends and Family - Lounge (Computer Visual)



Focal Point for Meeting and Greeting - Lobby (Computer Visual)

A Better Quality of Life

As a resident, you will have exclusive access to the Club Room, Exercise Suite, Lounge with tea and coffee facilities, and the Reading Room, as well as membership of the Kings Hall Car Share Scheme for three years.



Communal Gardens (Computer Visual)



Community is at the heart of everything we do at **The Residences**. As a resident you will automatically become a member of the exclusive **Residences Club**.

We have developed unique relationships so you can benefit from exclusive offers, new opportunities and shared moments with friends & family.

Benefits include:

- Exclusive discount to Kingsbridge GP Membership Club
- Exclusive Membership that entitles you to 10% off the Crafty Vintner Tasting Room and Off Sales
- 3 years free membership to Kings Hall Car Share Scheme
- Bi-annual invitations to exclusive VIP Oasis Travel events
- Exclusive offers with Balmoral Golf Club
- Exclusive access to lounge with tea and coffee facilities for owners and their families and guests
- Exclusive access to landscaped gardens and patio areas for owner and their families and guests
- Exclusive access to on-site fitness studio
- Yoga and Pilates classes available on site (*additional cost*)
- Exclusive access to the Club Room - This luxurious room boasts a media wall and is available to book for larger gatherings should you wish to host a private event outside your apartment
- Exclusive access to the Reading Room for owners
- Discounted Agents fees for sale of existing residences



For Health & Wellbeing - Exercise Studio (Computer Visual)



Details are correct at date of going to print. The proposed offerings, discounts and benefits may be amended, varied, replaced, superseded or withdrawn by any of the proposed suppliers at any time. The vendor and its agents make no representation or warranty as to the continuance, or otherwise of the said offerings, discounts and benefits which are offered at the discretion of the suppliers, and are not within the control of the Vendor or its agent.



Exquisite Communal Gardens (Computer Visual)

A wealth of beautiful green spaces and every amenity you could possibly need, just minutes away.

Our gardens allow you to exercise your green fingers, featuring a community herb and kitchen garden.



Space to enjoy spending time in

The landscaping of the development has been designed to promote a tranquil environment to relax and socialise in.



Keep your fingers green



Residents Herb and Kitchen Garden

Meaningful
Space
to Enjoy

On your Doorstep

Located in the heart of BT9, The Residences is only a few minutes' walk from Lisburn Road's bustling hub, offering local amenities, award-winning restaurants, friendly coffee shops, elegant boutiques, inspiring interior emporia, and quality delicatessens.

The wide choice of golf courses, parks, public transport links, and an excellent range of activities for all are close at hand.



Bedeck, Lisburn Road



Hugo Thomas



Arcadia Food Store



La Bottega, Traditional Italian Restaurant

Harrison



Shu, Restaurant



Aerial CGI of The Residences at Kings Hall



Balmoral Golf Club



The Crafty Vintner, Bar, Off Licence & Wine Merchant



The Bowery, Bar & Restaurant



Herbert Gould Home

Innovative Design First Class Specification

KITCHEN

- High quality designer kitchen units with choice of door finishes from Nöbel Design.
- Choice of handles or handleless units.
- Soft closing drawers & doors.
- Island unit with integrated power socket.
- Quartz stone worktop, upstands around worksurfaces and splashback in a choice of colours.
- Full range of integrated Nordmende appliances including:
 - Induction Aspiration hob with built in extractor fan.
 - Eye-level multi-function electric oven.
 - Eye-level combi oven / microwave & warming drawer.
 - Full height integrated fridge/freezer (70/30).
 - Fully integrated dishwasher.
 - Undermounted stainless steel sink with grooved drainer.
 - Quooker Fusion boiling 3 in 1 water tap .
 - Integrated recycling bins.

UTILITY

- Separate utility / storage area.
- High quality units with choice of doors and range of laminate worktops.
- Stainless steel sink and taps.
- Separate washing machine and tumble dryer.

BATHROOM & EN-SUITE

- En-suites & bathrooms with a selection of baths, showers or both.
- Wall-mounted dual-flush WC with soft-close lid.
- Thermostatic bar shower with dual head : rain drench and hand held fitting.
- High Quality contemporary style sanitaryware finished in brilliant white.
- Wall-mounted wash basin.
- Under sink vanity unit to principal ensuite.
- LED illuminated mirror in ensuite or bathroom or both.

FLOORING & TILING

- Choice of premium quality floor tiles to hall, living / dining area and kitchen & utility.

- Choice of premium quality fitted carpet to bedrooms.
- Choice of premium quality floor tiles to ensuite bathroom or shower room.
- Choice of full height tiling to shower enclosures.
- Choice of premium quality wall tiles to feature areas in bathroom and ensuite .

HEATING & COMMUNICATION

- Energy efficient natural gas underfloor central heating throughout.
- Heated towel rail to principal ensuite and / or bathroom.
- Terrestrial and digital TV points to living / dining room and bedrooms.
- Pre-wired for BT Fibre Optic.

INTERNAL FEATURES

- Recessed LED lighting throughout hallway, dining and living areas & pendant lighting within bedrooms.
- Ceilings & woodwork to be painted throughout.
- Neutral painted walls and painted, smooth-finished ceilings throughout.
- Mains operated Smoke, heat & carbon monoxide detectors.
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout, brushed chrome sockets to living and dining areas and PVC white sockets to all bedroom areas.

SMART TECHNOLOGY

- Pre-wired for electric car charging point to allocated space.
- Secure video entry-phone linked to main entrance gate and lobby entrance door.

ENERGY EFFICIENCY

- Renewable energy technology with a photovoltaic system providing usable electricity to contribute to the running costs of the common areas.

EXTERIOR

- High performance double-glazed windows.

- Extensive landscaped gardens with feature lighting.
- Herb/Kitchen Garden.
- Communal patio areas with seating and tables.
- Exclusive private garden for ground floor apartments.
- Extensive balconies for upper floor apartments.
- Allocated on-site parking with option for electric car charging point .
- Cul-de-sac location.
- Pet friendly.

COMMUNAL

- Full height entrance lobby with seating areas.
- Fully furnished lounge with coffee and tea facilities.
- Reading Room.
- A quiet and relaxing room with comfortable seating.
- Exercise Suite.
- A dedicated fitness room designed for fitness and exercise classes.
- Club room.
- A room designed to accommodate groups for bridge or other table based activities. Also boasting a media wall the room can be used for group viewing of rugby / football etc.
- The room is designed to be utilised as a dining room for hosting larger catered events should you wish to host outside your apartment.
- Membership to The Residences Club - As an apartment owner you automatically become a member of the Residences Club which offers exclusive benefits and discounts, both on site and in the surrounding community.
- Membership to the Kings Hall Car Share Scheme for 3 years
- Lifts providing access to upper floors.
- Dedicated post and parcel room.
- Allocated postal box.

OPTIONAL EXTRAS

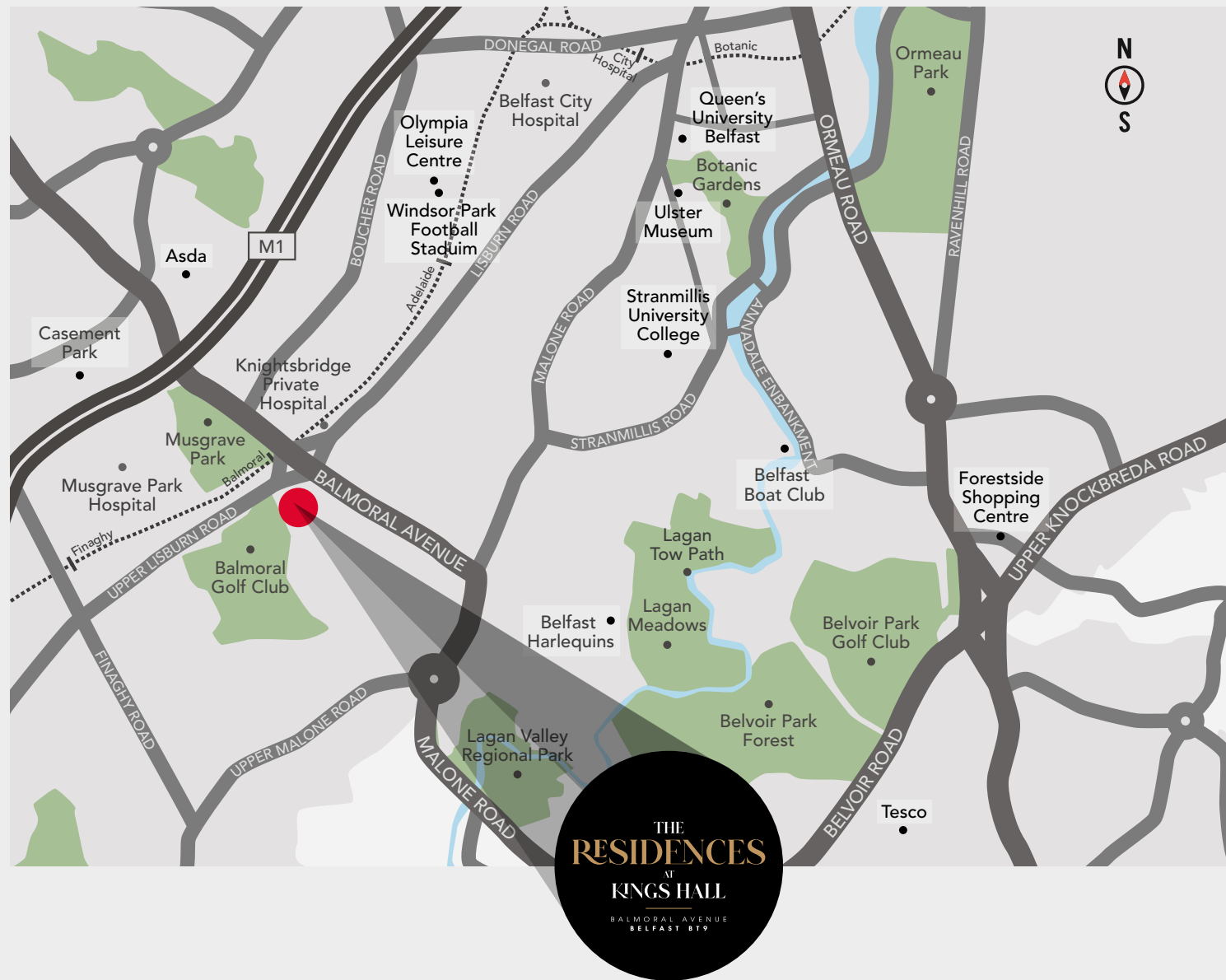
- Electric car charging point to allocated car park space.



The Residences at Kings Hall are built to an incredibly high standard, with each apartment meticulously finished and ready for you to move in and make your mark.



Stay Connected



By Car...

M1 Motorway	1 mile
Belfast City Centre	3.6 miles
George Best Belfast City Airport	6.8 miles
Belfast International Airport	14.5 miles

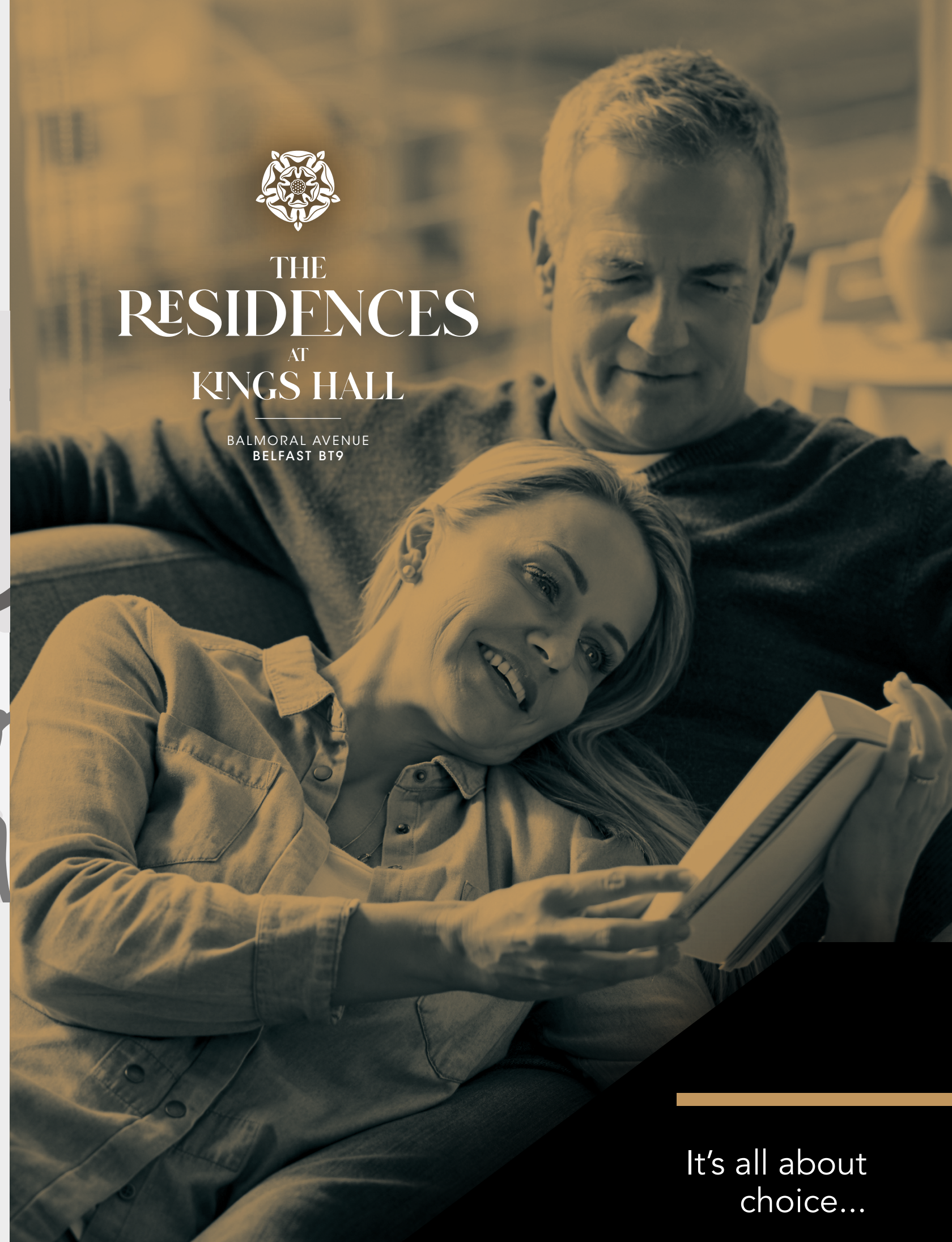
By Foot...

Kings Hall Bus Stop	3 minutes	Boucher Road	15 minutes
Balmoral Train Station	4 minutes	Musgrave Park	15 minutes
Balmoral Golf Club	7 minutes	Belfast Harlequins	31 minutes
Kingsbridge Hospital	7 minutes	Belfast Boat Club	47 minutes
Lisburn Road	13 minutes	Lagan Tow Path	50 minutes



THE RESIDENCES AT KINGS HALL

BALMORAL AVENUE
BELFAST BT9



It's all about choice...



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525 Lisburn Road, Belfast

028 9066 8888
SIMONBRIEN.COM



McGEOWN ESTATE AGENTS
437 Lisburn Road, Belfast

028 9066 8555
MCGEOWNS.CO.UK

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