

# *The Malmesbury & The Walcott Apartments*

*2 Bedroom Apartments*

ENLER  
VILLAGE

Newtownards Road  
Comber BT23 5ZW



Computer Visual

#HaganTogether

HAGAN 

*Enlér Village strikes the  
perfect balance between  
convenience and comfort*

The Malmesbury  
Apartments  
Sites 85 - 100

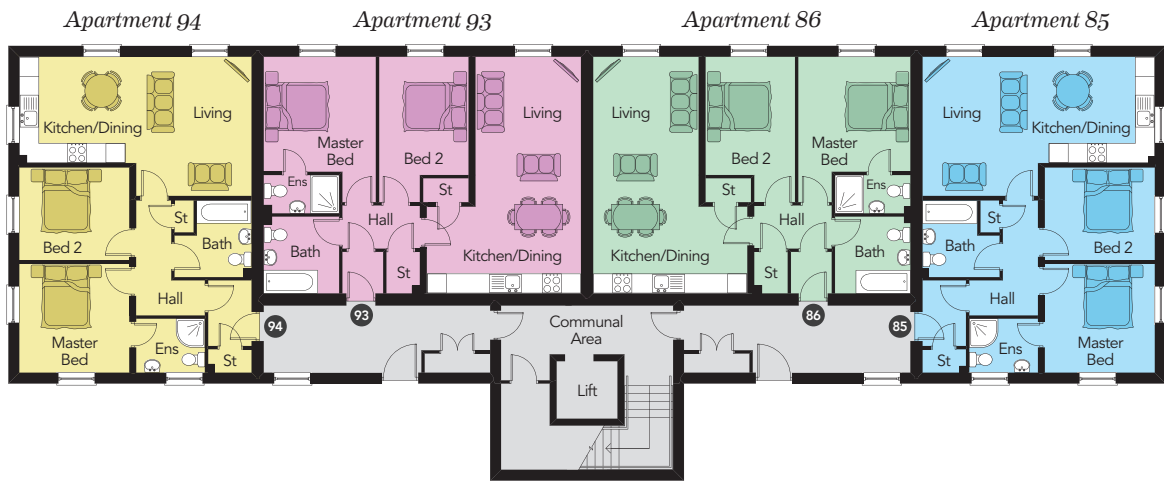
The Oakdale  
Apartments  
Sites 73 - 84



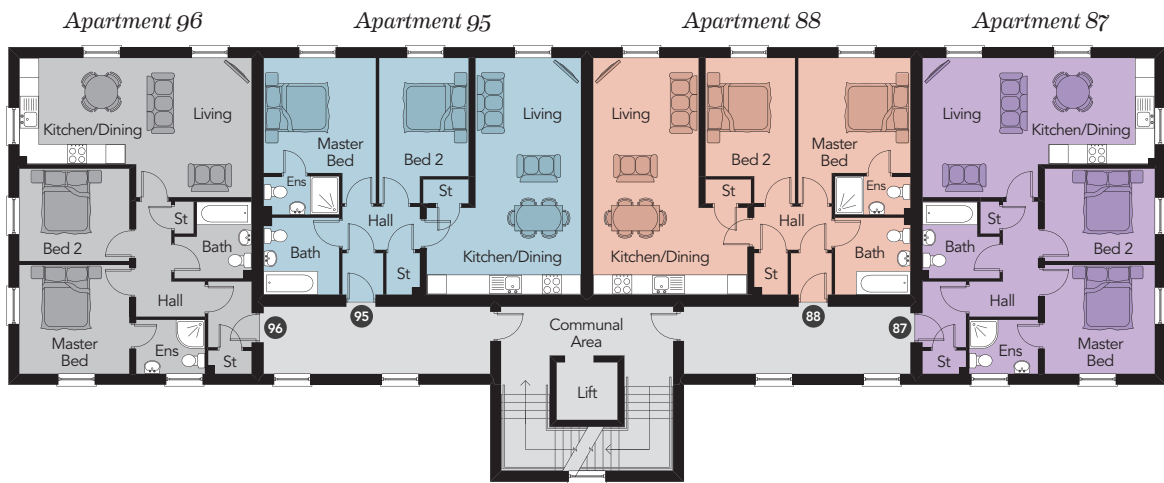


The Walcott  
Apartments  
Sites 101 - 112

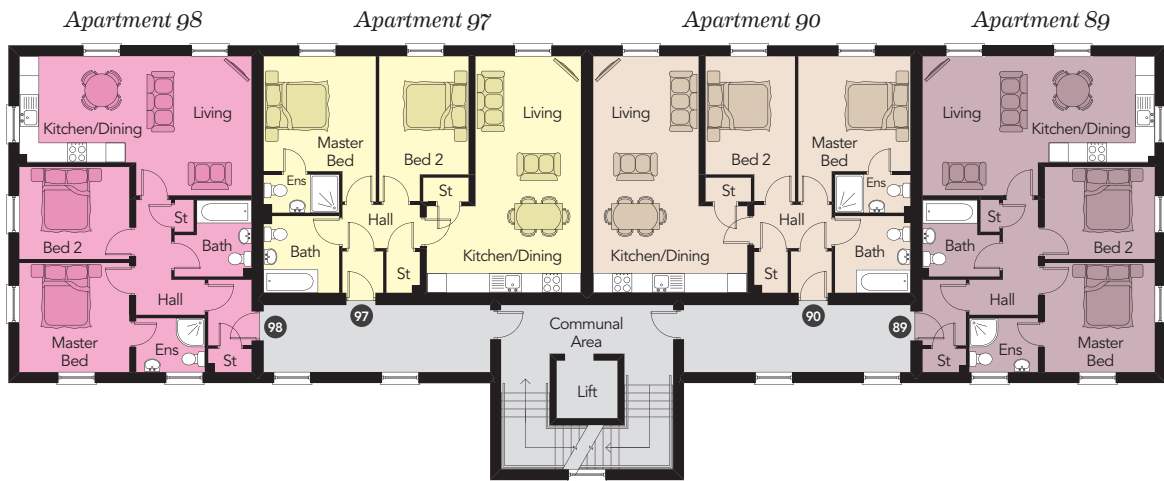
Ground Floor



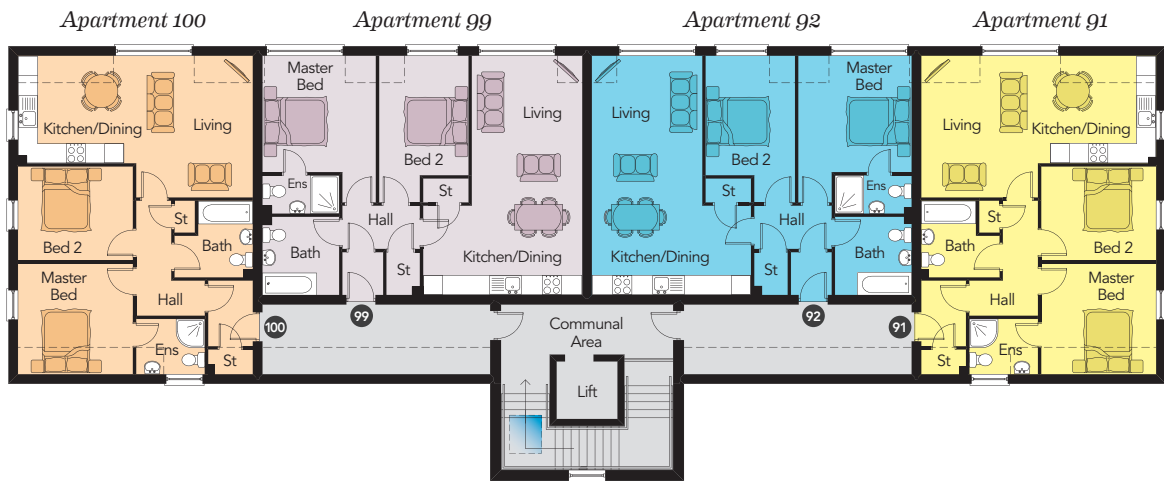
First Floor



Second Floor



Third Floor





# The Malmesbury Apartments

## 2 Bedroom Apartments (Sites 85 - 100)

Ground Floor

**Apartment 94**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

**Apartment 93**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 86**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 85**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

First Floor

**Apartment 96**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

**Apartment 95**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 88**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 87**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

Second Floor

**Apartment 98**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

**Apartment 97**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 90**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 24'4" x 15'10" |
| MASTER BED                | max 14'11" x 11'6" |
| ENSUITE                   | 7'9" x 3'11"       |
| BED 2                     | max 14'11" x 9'2"  |
| BATHROOM                  | 7'11" x 7'9"       |

Total Floor Area: 791 sq ft approx.

**Apartment 89**

|                           |                    |
|---------------------------|--------------------|
| LIVING / KITCHEN / DINING | max 23'10" x 14'3" |
| MASTER BED                | 11'4" x 11'3"      |
| ENSUITE                   | 7'1" x 5'7"        |
| BED 2                     | 11'4" x 9'6"       |
| BATHROOM                  | max 7'11" x 7'10"  |

Total Floor Area: 773 sq ft approx.

Third Floor

**Apartment 100**

|                           |                   |
|---------------------------|-------------------|
| LIVING / KITCHEN / DINING | max 24'1" x 14'7" |
| MASTER BED                | 11'10" x 11'4"    |
| ENSUITE                   | 7'1" x 5'8"       |
| BED 2                     | 11'10" x 9'8"     |
| BATHROOM                  | max 8'1" x 7'10"  |

Total Floor Area: 788 sq ft approx.

**Apartment 99**

|                           |                   |
|---------------------------|-------------------|
| LIVING / KITCHEN / DINING | max 24'7" x 16'4" |
| MASTER BED                | max 15'1" x 11'8" |
| ENSUITE                   | 7'10" x 3'11"     |
| BED 2                     | max 15'1" x 9'2"  |
| BATHROOM                  | 8'0" x 7'10"      |

Total Floor Area: 806 sq ft approx.

**Apartment 92**

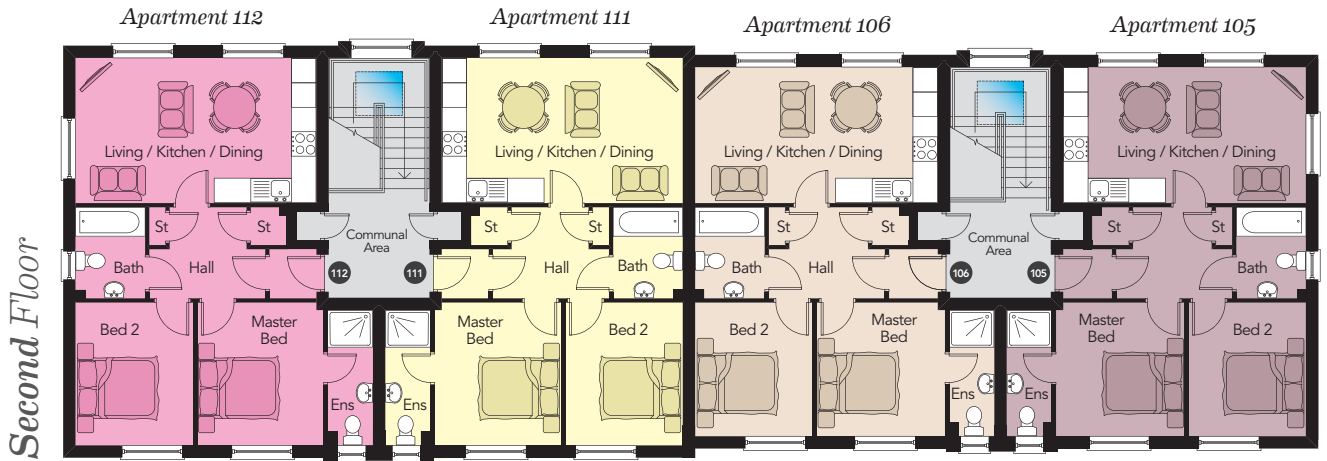
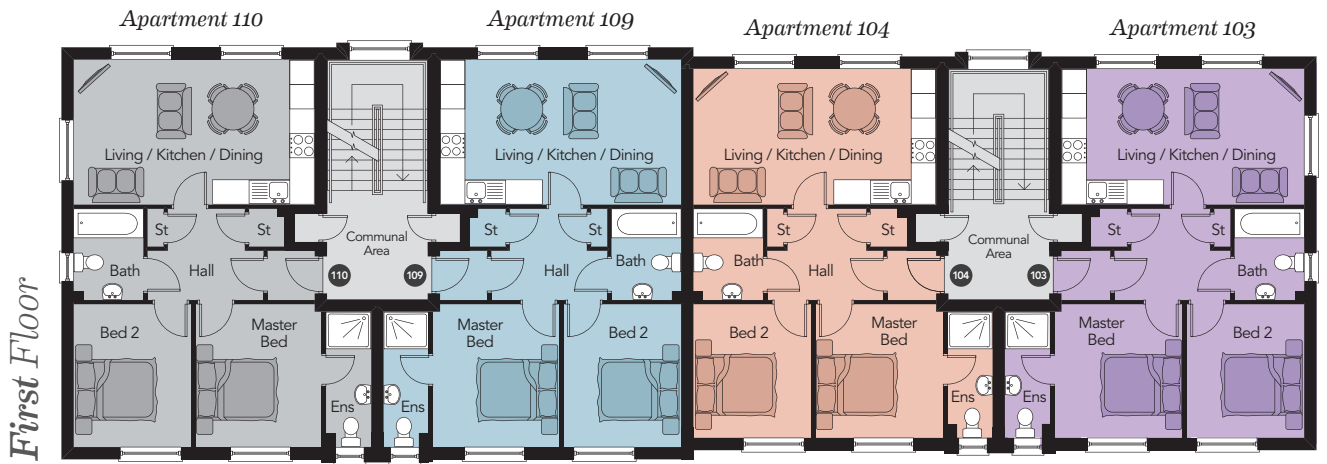
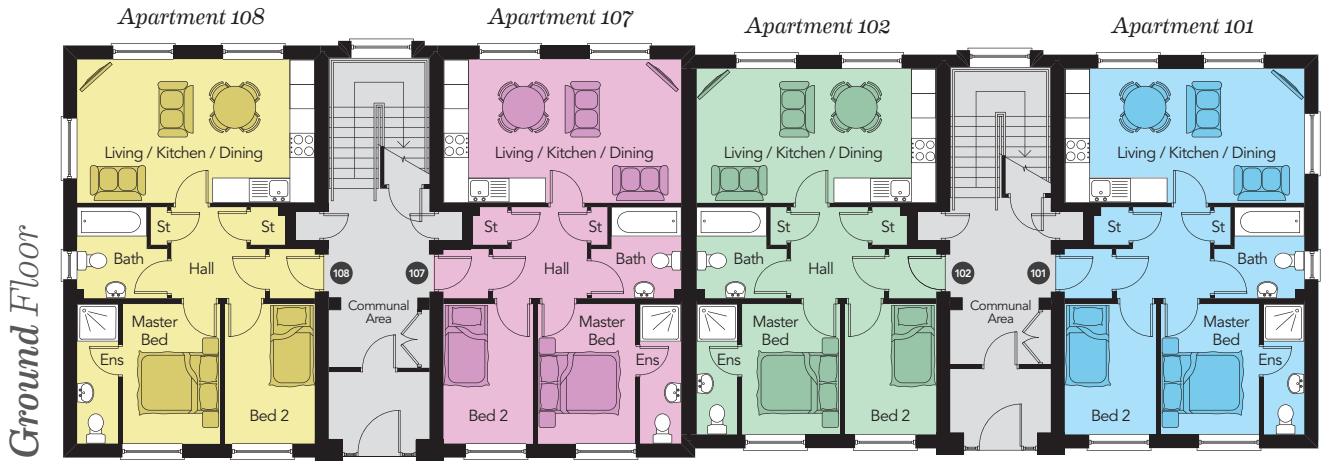
|                           |                   |
|---------------------------|-------------------|
| LIVING / KITCHEN / DINING | max 24'7" x 16'4" |
| MASTER BED                | max 15'1" x 11'8" |
| ENSUITE                   | 7'10" x 3'11"     |
| BED 2                     | max 15'1" x 9'2"  |
| BATHROOM                  | 8'0" x 7'10"      |

Total Floor Area: 806 sq ft approx.

**Apartment 91**

|                           |                   |
|---------------------------|-------------------|
| LIVING / KITCHEN / DINING | max 24'1" x 14'7" |
| MASTER BED                | 11'10" x 11'4"    |
| ENSUITE                   | 7'1" x 5'8"       |
| BED 2                     | 11'10" x 9'8"     |
| BATHROOM                  | max 8'1" x 7'10"  |

Total Floor Area: 788 sq ft approx.





Computer Visual

# The Walcott Apartments

## 2 Bedroom Apartments (Sites 101 - 112)

Ground Floor

### Apartment 108

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'2" x 11'7" |
| MASTER BED                | 11'3" x 7'11" |
| ENSUITE                   | 11'3" x 3'4"  |
| BED 2                     | 11'3" x 7'3"  |
| BATHROOM max              | 7'4" x 7'3"   |

Total Floor Area: 584 sq ft approx.

### Apartment 107

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'2" x 11'7" |
| MASTER BED                | 11'3" x 7'11" |
| ENSUITE                   | 11'3" x 3'4"  |
| BED 2                     | 11'3" x 7'3"  |
| BATHROOM max              | 7'4" x 7'3"   |

Total Floor Area: 584 sq ft approx.

### Apartment 102

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'4" x 10'10" |
| MASTER BED                | 10'6" x 7'11"  |
| ENSUITE                   | 10'6" x 3'4"   |
| BED 2                     | 10'6" x 7'5"   |
| BATHROOM max              | 7'4" x 7'3"    |

Total Floor Area: 560 sq ft approx.

### Apartment 101

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'4" x 10'10" |
| MASTER BED                | 10'6" x 7'11"  |
| ENSUITE                   | 10'6" x 3'4"   |
| BED 2                     | 10'6" x 7'5"   |
| BATHROOM max              | 7'4" x 7'3"    |

Total Floor Area: 560 sq ft approx.

First Floor

### Apartment 110

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'2" x 11'7" |
| MASTER BED max            | 11'3" x 10'2" |
| ENSUITE                   | 10'9" x 3'8"  |
| BED 2                     | 11'3" x 9'4"  |
| BATHROOM                  | 7'4" x 5'7"   |

Total Floor Area: 635 sq ft approx.

### Apartment 109

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'2" x 11'7" |
| MASTER BED max            | 11'3" x 10'2" |
| ENSUITE                   | 10'9" x 3'8"  |
| BED 2                     | 11'3" x 9'4"  |
| BATHROOM                  | 7'4" x 5'7"   |

Total Floor Area: 635 sq ft approx.

### Apartment 104

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'4" x 10'10" |
| MASTER BED max            | 10'6" x 10'4"  |
| ENSUITE                   | 10'0" x 3'8"   |
| BED 2                     | 10'6" x 9'4"   |
| BATHROOM                  | 7'4" x 5'7"    |

Total Floor Area: 607 sq ft approx.

### Apartment 103

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'4" x 10'10" |
| MASTER BED max            | 10'6" x 10'4"  |
| ENSUITE                   | 10'0" x 3'8"   |
| BED 2                     | 10'6" x 9'4"   |
| BATHROOM                  | 7'4" x 5'7"    |

Total Floor Area: 607 sq ft approx.

Second Floor

### Apartment 112

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'5" x 11'8" |
| MASTER BED max            | 11'6" x 10'2" |
| ENSUITE                   | 10'11" x 3'8" |
| BED 2                     | 11'6" x 9'6"  |
| BATHROOM                  | 7'4" x 5'7"   |

Total Floor Area: 647 sq ft approx.

### Apartment 111

|                           |               |
|---------------------------|---------------|
| LIVING / KITCHEN / DINING | 19'5" x 11'8" |
| MASTER BED max            | 11'6" x 10'2" |
| ENSUITE                   | 10'11" x 3'8" |
| BED 2                     | 11'6" x 9'6"  |
| BATHROOM                  | 7'4" x 5'7"   |

Total Floor Area: 647 sq ft approx.

### Apartment 106

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'7" x 10'11" |
| MASTER BED max            | 10'9" x 10'4"  |
| ENSUITE                   | 10'2" x 3'8"   |
| BED 2                     | 10'9" x 9'6"   |
| BATHROOM                  | 7'4" x 5'7"    |

Total Floor Area: 619 sq ft approx.

### Apartment 105

|                           |                |
|---------------------------|----------------|
| LIVING / KITCHEN / DINING | 19'7" x 10'11" |
| MASTER BED max            | 10'9" x 10'4"  |
| ENSUITE                   | 10'2" x 3'8"   |
| BED 2                     | 10'9" x 9'6"   |
| BATHROOM                  | 7'4" x 5'7"    |

Total Floor Area: 619 sq ft approx.

# Luxury Turnkey Specification

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

## GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Tiling to living, kitchen, dining - Carpets to hall and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- Communal entrance hallway with audio intercom communication via the keypad at the main communal door
- Keypad and fob entry to communal entrance doors
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

## KITCHEN

- Quality fitted kitchen with co-ordinating worktop and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel/glass extractor hood
- Integrated fridge freezer
- Integrated washer / dryer

## BATHROOM & ENSUITE

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Heated chrome towel rails in bathrooms & ensuites
- Ensuite with thermostatic shower
- Ceramic floor and partial wall tiling fitted from a superior range
- Floor to ceiling tiled splashback in bathroom and ensuite

## EXTERNAL FEATURES

- External lighting to entrance doors
- Outside water tap
- Decorative flagged path around apartment blocks and bin stores with bitmac parking areas
- Communal car parking
- All communal areas and amenity areas are to be maintained by a management company - Management fee to be agreed



## JOINT SELLING AGENTS



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Telephone 028 9187 1212  
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