



KINGS HALL MEWS

BT9



A secure, unique development with an ease of living and carefree lifestyle situated in the heart of BT9.

16 Exclusive Apartments for the Over 55's

Preliminary Details

SPECIFICATION

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

Kitchen

- High Quality kitchen units and solid doors from Nobel design.
- Granite work surfaces
- Island unit with feature waterfall granite surface
- Full range of Integrated appliances by Nordmende:
 - Four ring hob
 - Multi-speed cooker hood
 - Eye-level multi-function electric oven
 - Full height integrated fridge/freezer
 - Dishwasher
- 1 ½ bowl stainless steel
- Quooker Fusion boiling water tap
- Feature under-unit lighting
- Integrated recycling bins

Utility

- Separate utility room
- High Quality Storage units
- Stainless steel sink
- Separate washer and dryer

Heating & communications

- Energy efficient natural gas central heating
- Terrestrial and digital TV points to living/dining room and bedrooms
- BT points and double sockets adjacent to TV points
- Natural gas fire in living room

En-suite bathroom & shower room

- En-suite bathroom with walk-in shower.
- Contemporary style sanitary ware finished in brilliant white
- Wall-mounted dual-flush WC with soft-close lid
- Wall-mounted wash basin
- Under sink vanity unit to master en suite
- Ladder-style heated radiator/towel rail to master en suite and bathroom
- Large format porcelain wall tiles
- Recessed low voltage lighting

General features

- High quality large profile tiles to hall, living/dining room and kitchen
- Fitted carpet to bedrooms
- Porcelain floor tiles to en-suite bathroom or shower room
- High performance double-glazed hermetically sealed window units
- Built-in wardrobes to all bedrooms
- Long life, low energy lighting throughout
- Neutral painted walls and painted, smooth-finished ceilings throughout
- Video entry-phone linked to main entrance
- High specification security system
- Roofspace storage for 1st floor units

Exterior & communal

- Lifts providing access to upper floors.
- Exclusive Private garden for each apartment
- Individual paved and grassed terraces for ground floor units and balconies for 1st floor units
- Outside Tap
- Allocated on site parking
- Cul-de-sac location
- Pet friendly

Optional Extras

- Garden rooms, wired for electric and wifi

Management company to be established, Service Charge budget approx. £1,450 per annum. Ground Rent £500 per annum.



Optional Extra Garden Room

APARTMENT PLANS

Ground Floor



Master Bedroom	13.1 x 12.1ft	Utility	8.6 x 6.2ft
En Suite	12.4 x 9.1ft	Living/Dining	19.8 x 18.9ft
Bedroom 2	13.1 x 9.1ft	Kitchen	13.9 x 8.1ft
WC	8.6 x 3.3ft		

Master Bedroom	13.1 x 12.1ft	Utility	8.6 x 6.2ft
En Suite	13.5 x 9.1ft	Living/Dining	19.8 x 18.9ft
Bedroom 2	13.1 x 9.1ft	Kitchen	13.9 x 8.1ft
WC	8.6 x 3.3ft		

First Floor

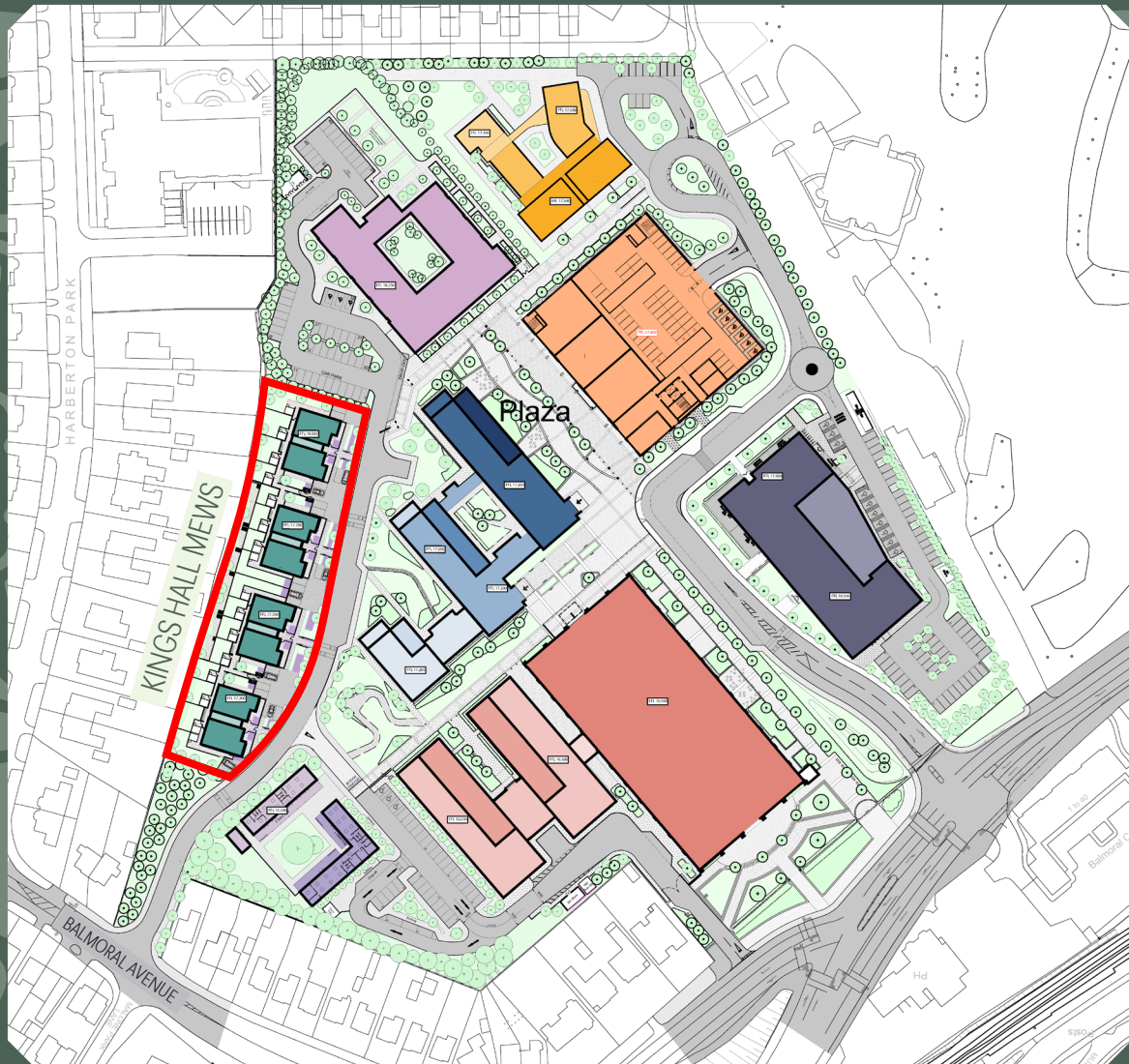


Master Bedroom	13.1 x 12.1ft	Living/Dining	18.9 x 13.9ft
En Suite	12.4 x 9.1ft	Utility	8.6 x 6.2ft
Bedroom 2	13.1 x 9.1ft	Kitchen	13.9 x 8.1ft
WC	8.6 x 3.3ft	Terrace	16.9 x 5.7ft

Master Bedroom	13.1 x 12.1ft	Utility	8.6 x 6.2ft
En Suite	13.5 x 9.1ft	Living/Dining	18.9 x 13.9ft
Bedroom 2	13.1 x 9.1ft	Kitchen	13.9 x 8.1ft
WC	8.6 x 3.3ft	Terrace	16.9 x 5.7ft

SITE PLAN

Situated in the heart of BT9, Kings Hall Mews is a cul-de-sac development just off Balmoral Avenue. Now sensitively transformed into an exclusive development to include a range of residential living, healthcare and picturesque plaza providing a thriving location for all to enjoy eateries, retail and leisure facilities.



KINGS HALL MEWS. LIFE BEGINS NOW

Life as a resident of Kings Hall Mews is one of leisure, relaxation, luxury and convenience. The areas surrounding BT9 plays host to a variety of services, leisure activities, cafes, shops and restaurants that are amongst the best in Northern Ireland – all outside your front door.

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