



ESSEX MEWS

ORMEAU ROAD • BELFAST



CONTEMPORARY APARTMENTS FEATURING
BEAUTIFUL REGENCY STYLING



IT ALL STARTS HERE!

CURIOUS & CULTURED
- QUB and museums / 12 mins

NIBBLERS & SIPPERS
- bars and restaurants / 10 mins

HUNTERS & GATHERERS
- food retailers / 7 mins

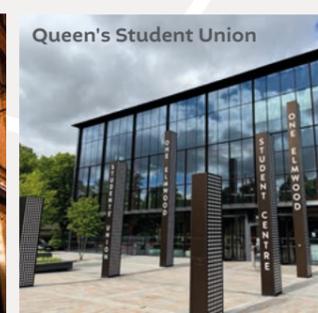
DANCERS & FOOT TAPPERS
- music venues / 8 mins

RUNNERS & STROLLERS
- ormeau park / 10 mins



...enjoy the vibrant lifestyle of this exciting neighbourhood.

QUEEN'S QUARTER, BOTANIC,
EDUCATION, ENTERTAINMENT,
LEISURE & SHOPPING.
ESSEX MEWS IS MINUTES WALK FROM IT ALL



These 1 and 2 bedroom South Belfast apartments offer the very best in convenient, modern living.

Queen's University, one of the UK's leading universities is a short 10 minute walk through Botanic and Queen's Quarter.

Everything that this vibrant part of South Belfast has to offer is within walking distance - the live music venues and bars of Ormeau Avenue, the bars and clubs of Linen Quarter and cafes and restaurants of Botanic.

For a bit of headspace, the lush green parks at Botanic and Ormeau are a leisurely stroll away.

THE ORMONDE APARTMENTS



SITE LAYOUT
- NOT TO SCALE -

GROUND FLOOR
APT 1 - 414 sq ft approx

Patio Area
Kitchen | Dining | Living
ft 22'8" x 9'0" m 6.95 x 2.74
Bedroom
ft 15'0" x 8'10" m 4.56 x 2.70
Bathroom

FIRST FLOOR
APT 6 - 414 sq ft approx

Kitchen | Dining | Living
ft 22'8" x 9'0" m 6.95 x 2.74
Bedroom
ft 15'0" x 8'10" m 4.56 x 2.70
Bathroom

SECOND FLOOR
APT 10 - 414 sq ft approx

Kitchen | Dining | Living
ft 22'8" x 9'0" m 6.95 x 2.74
Bedroom
ft 15'0" x 8'10" m 4.56 x 2.70
Bathroom

GROUND FLOOR
APT 2 - 414 sq ft approx

Patio Area
Kitchen | Dining | Living
ft 22'8" x 9'0" m 6.95 x 2.74
Bedroom
ft 15'0" x 8'10" m 4.56 x 2.70
Bathroom

FIRST FLOOR
APT 7 - 513 sq ft approx

Kitchen | Dining | Living
ft 20'7" x 9'0" m 6.29 x 2.74
Bedroom
ft 12'9" x 8'10" m 3.92 x 2.70
Study
ft 9'0" x 6'6" m 2.74 x 2.00
Bathroom

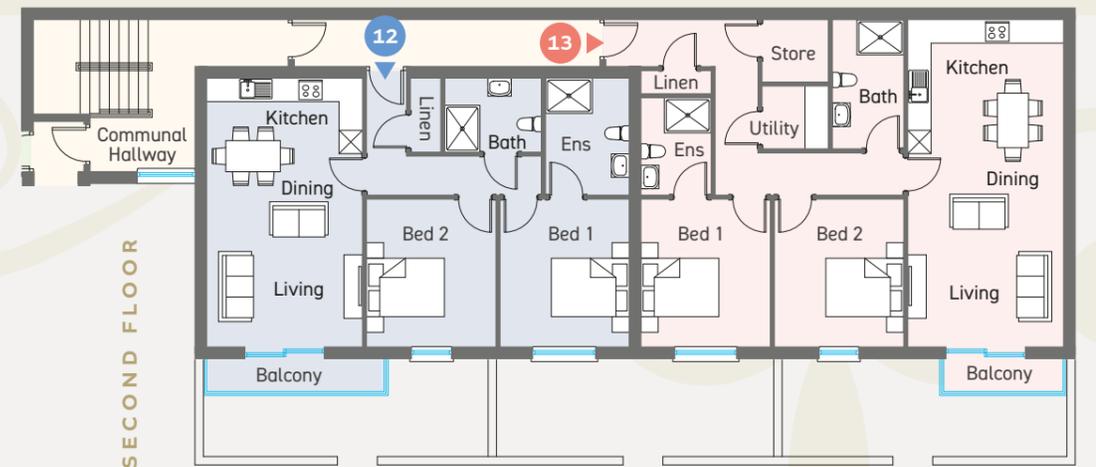
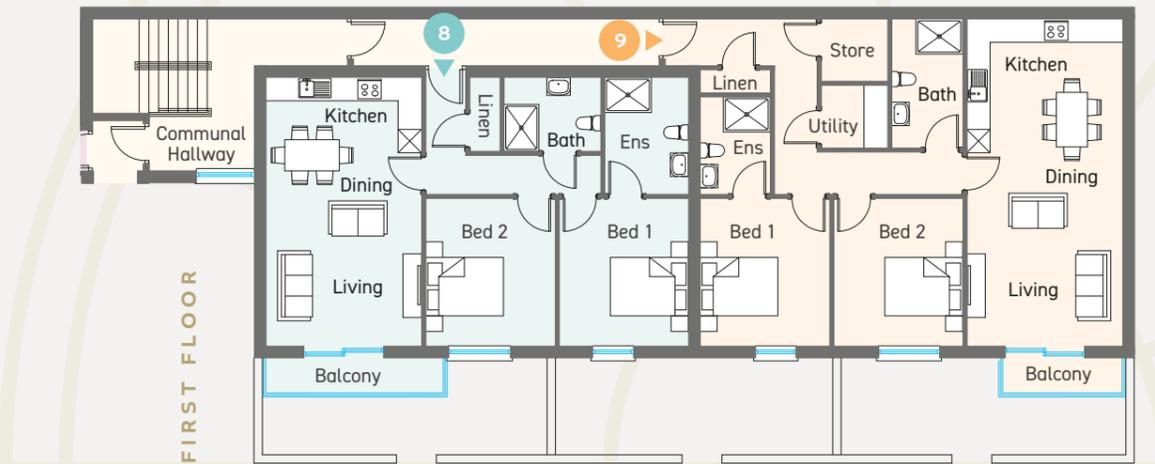
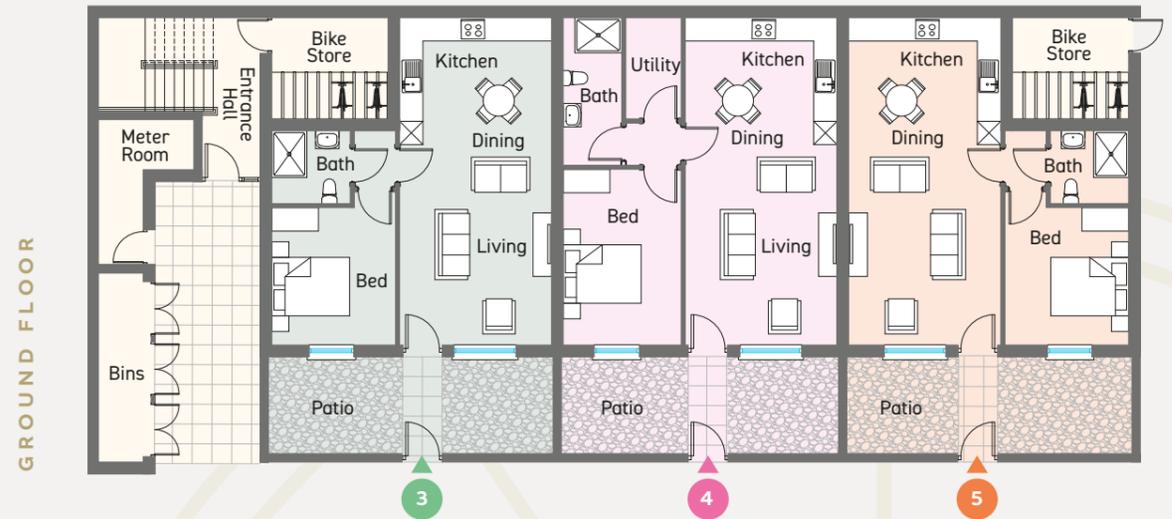
SECOND FLOOR
APT 11 - 513 sq ft approx

Kitchen | Dining | Living
ft 20'7" x 9'0" m 6.29 x 2.74
Bedroom
ft 12'9" x 8'10" m 3.92 x 2.70
Study
ft 9'0" x 6'6" m 2.74 x 2.00
Bathroom

THE MERRION APARTMENTS



Essex Grove



GROUND FLOOR APT 3 - 547 sq ft approx

| |
|--------------------------------|
| Patio Area |
| Kitchen Dining Living |
| ft 27'6" x 12'9" m 8.40 x 3.90 |
| Bedroom |
| ft 11'6" x 10'5" m 3.52 x 3.17 |
| Bathroom |

GROUND FLOOR APT 4 - 653 sq ft approx

| |
|--------------------------------|
| Patio Area |
| Kitchen Dining Living |
| ft 27'6" x 12'9" m 8.40 x 3.90 |
| Bedroom |
| ft 14'8" x 10'0" m 4.50 x 3.02 |
| Bathroom |

GROUND FLOOR APT 5 - 547 sq ft approx

| |
|--------------------------------|
| Patio Area |
| Kitchen Dining Living |
| ft 27'6" x 12'9" m 8.40 x 3.90 |
| Bedroom |
| ft 11'6" x 10'5" m 3.52 x 3.17 |
| Bathroom |

FIRST FLOOR APT 8 SECOND FLOOR APT 12 - 805 sq ft approx

| |
|--------------------------------|
| Balcony |
| Kitchen Dining Living |
| ft 22'7" x 12'2" m 6.90 x 4.00 |
| Bedroom 1 |
| ft 12'5" x 10'9" m 3.79 x 3.32 |
| Ensuite |
| ft ??'?" x ??'?" m ??? x ??? |
| Bedroom 2 |
| ft 12'5" x 10'9" m 3.79 x 3.32 |
| Bathroom |

FIRST FLOOR APT 9 SECOND FLOOR APT 13 - 992 sq ft approx

| |
|--------------------------------|
| Balcony |
| Kitchen Dining Living |
| ft 27'6" x 13'2" m 8.40 x 4.00 |
| Utility |
| ft 5'6" x 5'3" m 1.70 x 1.60 |
| Bedroom 1 |
| ft 12'5" x 10'9" m 3.79 x 3.32 |
| Ensuite |
| ft ??'?" x ??'?" m ??? x ??? |
| Bedroom 2 |
| ft 12'5" x 10'9" m 3.79 x 3.32 |
| Bathroom |



SITE LAYOUT
- NOT TO SCALE -

QUALITY SPECIFICATION ENERGY EFFICIENT APARTMENTS



CAREFUL ATTENTION TO DETAIL HAS BEEN GIVEN IN EVERY ELEMENT OF DESIGN AND CONSTRUCTION AT ESSEX MEWS

SMART & ECO FEATURES

- Highly efficient A Rated gas combi boiler
- Ember app-controlled heating system with digital thermostats (SMART compatibility)
- Audio intercom communication via keypad at main communal door of each apartment block
- “Ring” Video Door bells (as applicable on ground floor apts)

INTERIOR

- Painted modern panel internal doors with chrome door furniture
- Contemporary skirting boards and architraves
- Extensive electrical specification to include pre-wire for BT fibre ultra fast broadband speed of up to 1000 Mps
- Internal walls, ceilings and woodwork painted in neutral colours
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout (x1 double socket with USB port to kitchen and all bedrooms)
- TV and data point in living area and bedroom 1
- Recessed downlights in kitchen (where applicable)
- Mains operated smoke, heat and carbon monoxide detectors

FLOORING / TILING

- High quality Elka LVT flooring throughout living room, kitchen and bedrooms
- Tiling to bathroom
- Quality floor tiles to bathrooms
- Full height quality wall tiles to feature areas in shower

- enclosures
- Luxury tiling to communal entrance areas

KITCHEN

- Quality kitchen doors, worktop finishes and handles
- Soft close doors and drawers
- Upstand and cooker splashback
- Integrated appliances to include electric oven, hob, extractor fan and fridge freezer
- Contemporary LED underlighting to kitchen wall units
- Four zone induction hob, integrated canopy extractor
- Integrated fridge/freezer, dishwasher (optional) and washer/dryer

BATHROOM & SHOWER ROOM

- High quality contemporary 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
- Low profile shower tray and toughened glass door and panels
- Thermostatic rain drench shower head
- Feature mirror with mood lighting

EXTERNAL

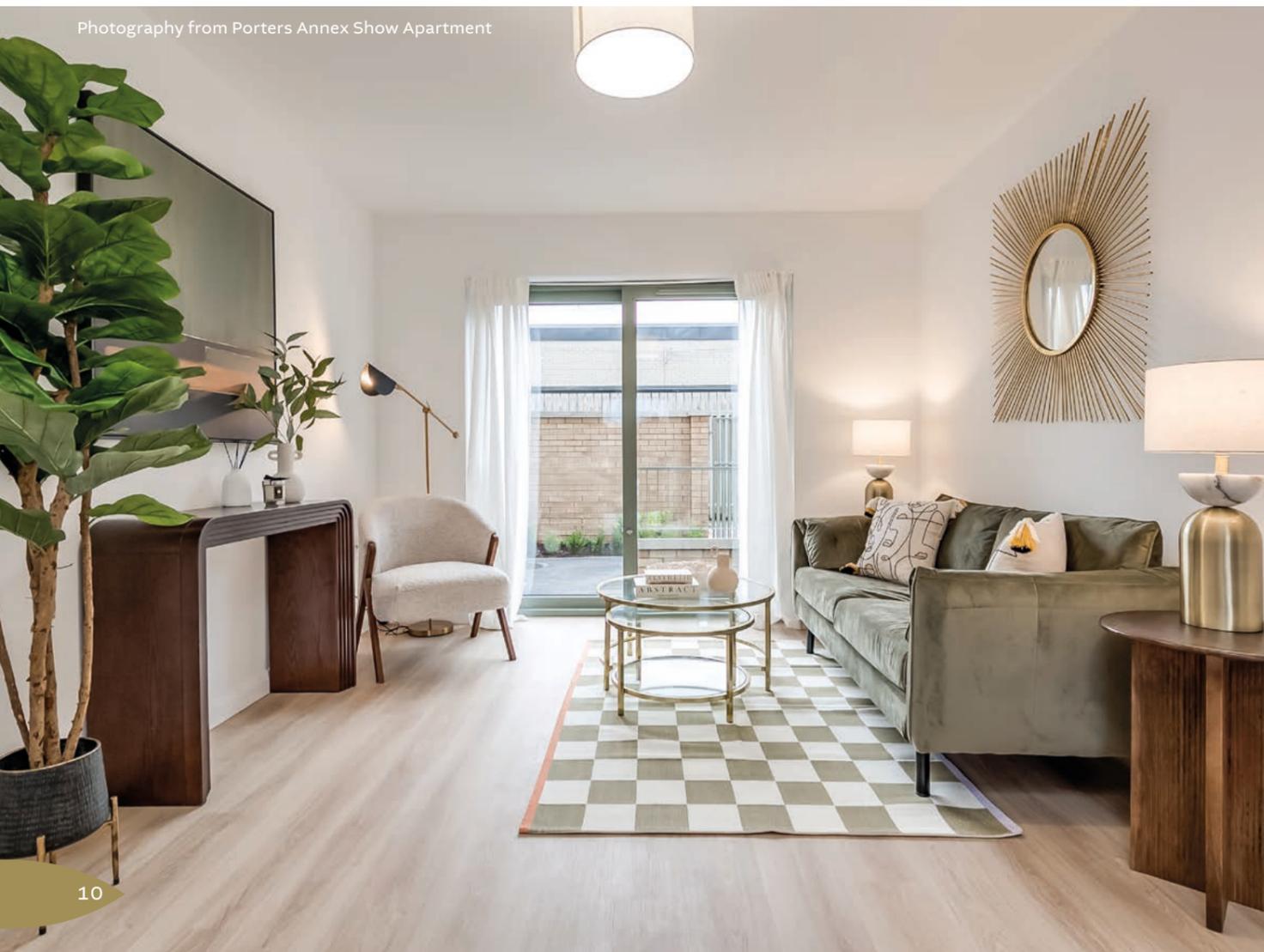
- Traditional cavity wall construction with quality rendered finished and red clay brick
- Large walkout balconies on upper levels of selected apartments
- Feature lighting to communal hallway, entrance doors and balconies
- Energy efficient uPVC double glazed windows
- Georgian Style sliding sash windows in Ormonde Building
- Georgian Style panel entrance doors in Ormonde Building
- Feature landscaping and patio areas
- External communal water tap

WARRANTY

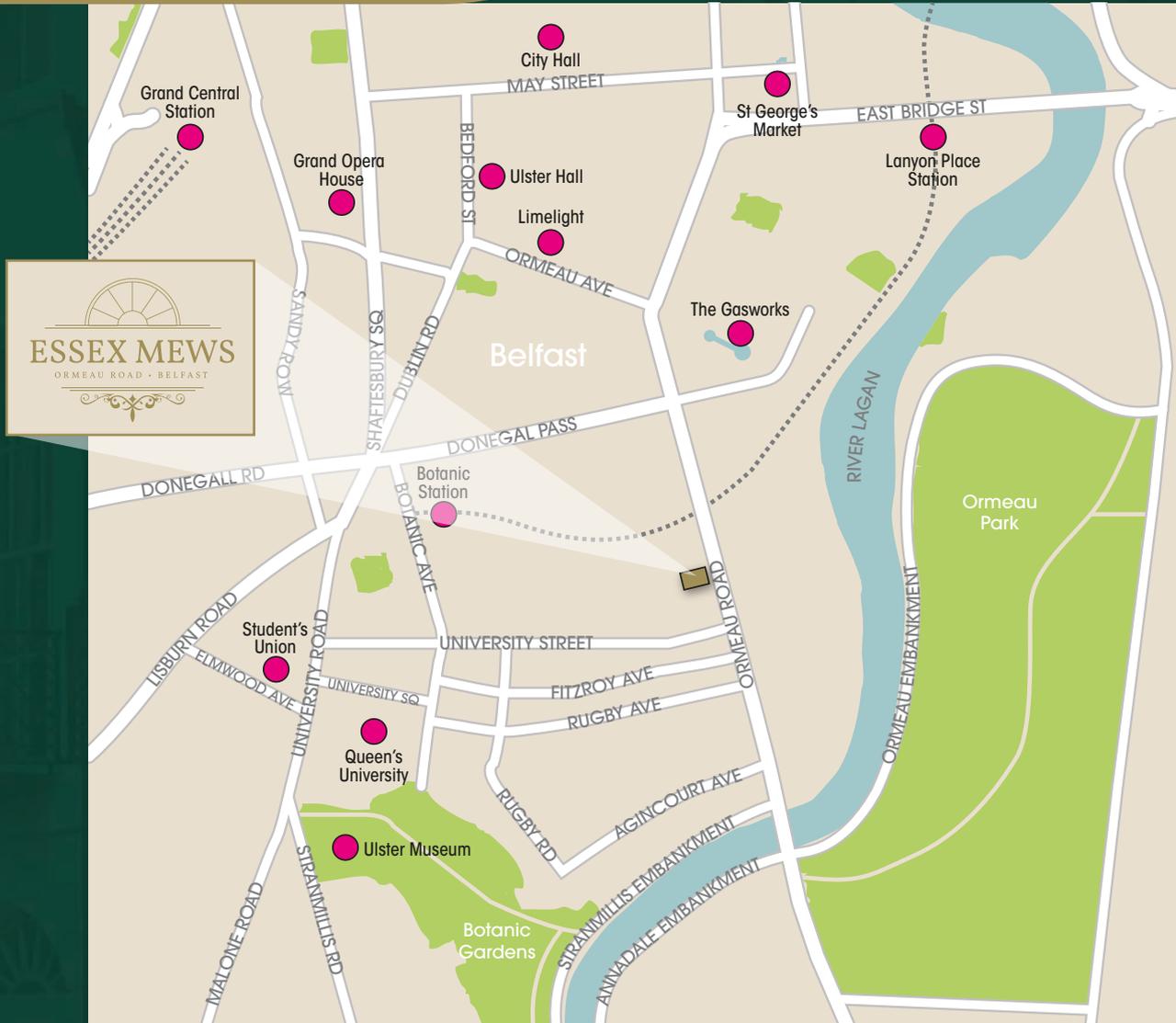
- 10 year ICW structural warranty
- 2 year manufacturer warranty for boiler
- 2 year manufacturer warranty for appliances



Photography from Porters Annex Show Apartment



LOCATION MAP



SELLING AGENT



028 9066 2366
www.gocestateagents.com

DEVELOPER

BlueHouse Development

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K
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