



9 Dunmore Street, Coleraine, BT52 1EL
T: (028) 7034 3677
E: info@bensonsni.com
W: www.bensonsni.com

Developer:



Lodge Gardens – Rooted In Elegance

Nestled in one of Coleraine’s most sought-after locations, Lodge Gardens is an exclusive new development by Mount Falcon Estates, comprising just nine beautifully designed apartments. Offering a selection of spacious two and three-bedroom homes, this boutique scheme is thoughtfully arranged across ground, first, and second floors to suit a variety of lifestyles.

Perfectly positioned on the prestigious Lodge Road, residents will enjoy the convenience of being within easy walking distance of Coleraine town centre, with its array of shops, cafés, and local amenities, while also benefiting from excellent connectivity to key arterial routes for effortless commuting.

Each apartment at Lodge Gardens is finished to an exceptional standard, combining modern design with high-quality specifications throughout. With lift access to all floors, the development ensures comfort and accessibility for all residents.

Externally, the development is enhanced by attractively landscaped surroundings and the added benefit of allocated parking, creating a welcoming and practical living environment.

Lodge Gardens is ideally suited to a wide range of purchasers, particularly those seeking to downsize without compromising on style, quality, or location.





**INTERNAL FLOOR PLANS ~ Ground Floor
(For Identification Purposes Only)**



**INTERNAL FLOOR PLANS ~ First Floor
(For Identification Purposes Only)**



**INTERNAL FLOOR PLANS ~ Second Floor
(For Identification Purposes Only)**

SPECIFICATION (may be subject to change)

Kitchen

Contemporary designer kitchen with a choice of luxury kitchen units, door handles, and soft-closing drawers and doors. Quartz stone worktops and splashbacks are included, with a choice of colours available. Kitchens are provisioned for integrated appliances including:

Induction hob

Built-in extractor fan

multi-function electric oven

Fully integrated fridge/freezer

Fully integrated dishwasher

Feature under-cabinet LED lighting and an under mounted stainless steel sink with grooved drainer complete the contemporary finish of choice.

Utility (where applicable)

Separate utility/storage area with fitted units, quartz worktops, stainless steel sink, and space for washing machine and tumble dryer. Apartment depending.

Bathroom, Ensuites

Stylish bathrooms and en-suites feature:

Thermostatic bar shower with dual head rainfall drench and handheld fitting

High-quality contemporary wall-hung vanity units

Soft-close WC with concealed cistern

LED illuminated mirrors

Heated towel rails

Luxury wall and floor tiling

Flooring & Internal Features

Premium quality flooring throughout entrance hall, living/dining areas, kitchen, utility, and bedrooms.

Luxury tiled finishes to bathrooms and en-suites.

Internal finishes include:

Painted walls, ceilings, and woodwork

Feature recessed LED lighting

Mains operated smoke, heat and carbon monoxide detectors

Wired for satellite TV

Comprehensive electrical sockets, switches, TV and telephone points

Broadband provision

Gardens

Unit 3,4 will have private outdoor space.

Communal pergola seating area.

Communal and External Finishes

The development features:

High-specification flooring and décor to entrance lobby and communal areas

Feature lighting to entrance lobby and staircase

Landscaped communal gardens

Allocated secure private storage for each apartment

Rendered external finish

Smart gated entrance

Smart Technology

Secure phone linked to main entrance gate and lobby entrance door

EV charging provision available

Energy Efficiency

Energy-efficient construction methods and systems designed to reduce running costs and improve sustainability.

Heating

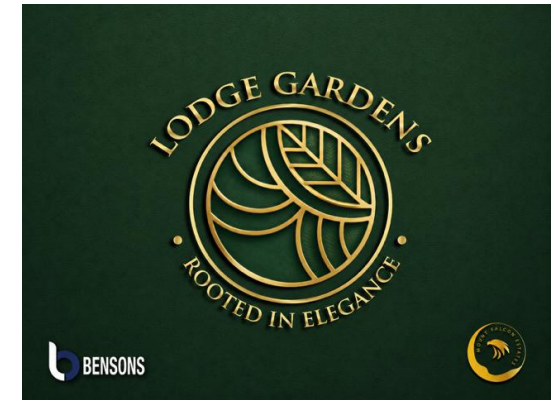
Mains Gas

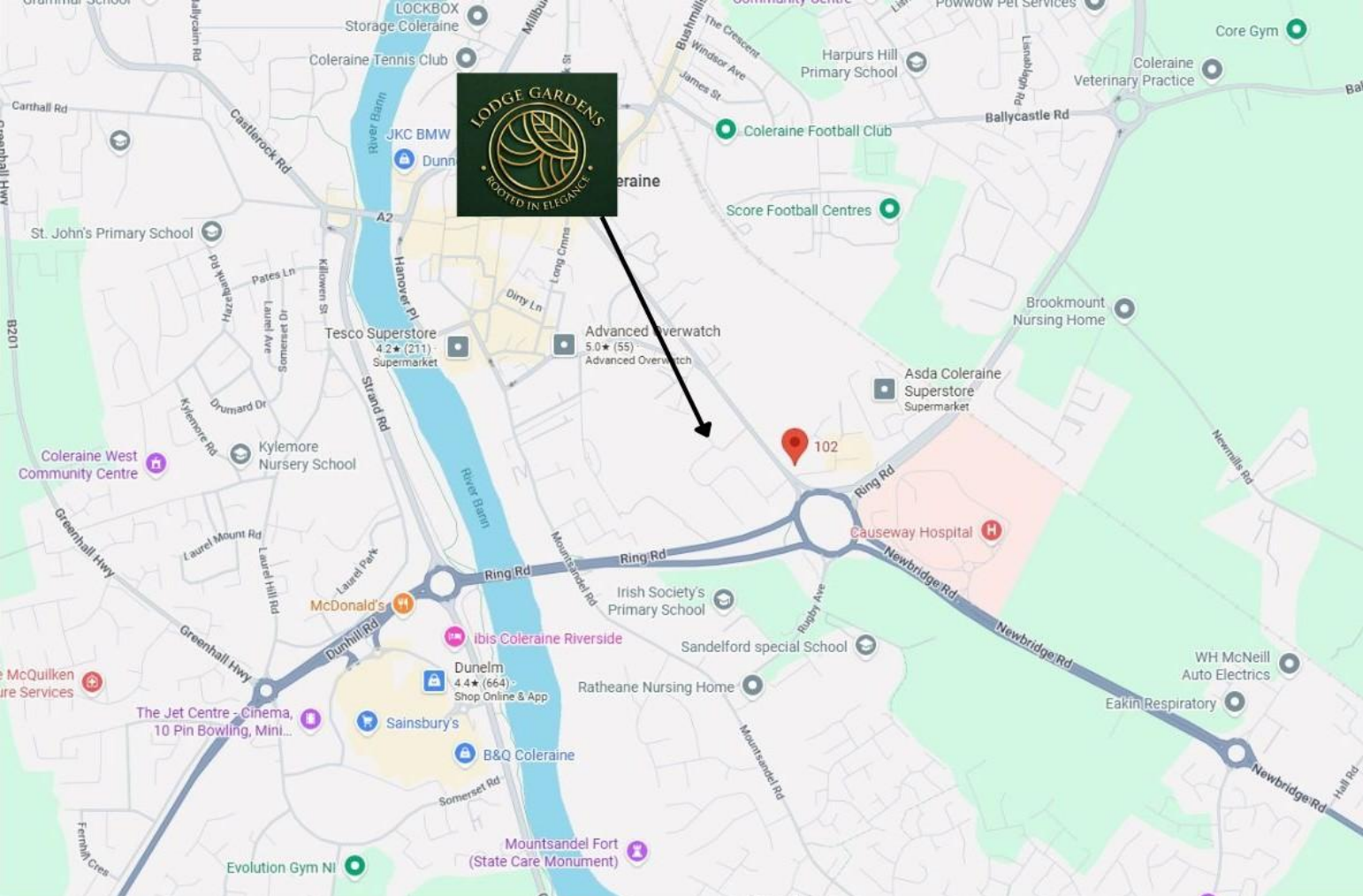
Management & Warranty

A professional management company will oversee the maintenance and upkeep of communal areas. All apartments are covered by a 10-year builder's warranty.



**For Illustrative
Purposes Only**





AN EXCLUSIVE DEVELOPMENT BY



102 LODGE ROAD
COLERAINE
BT52 1NF

Location plan for identification purposes only.
Not to scale.



9 Dunmore Street, Coleraine
Tel: (028) 7034 3677
www.bensonsni.com

- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.
- If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.