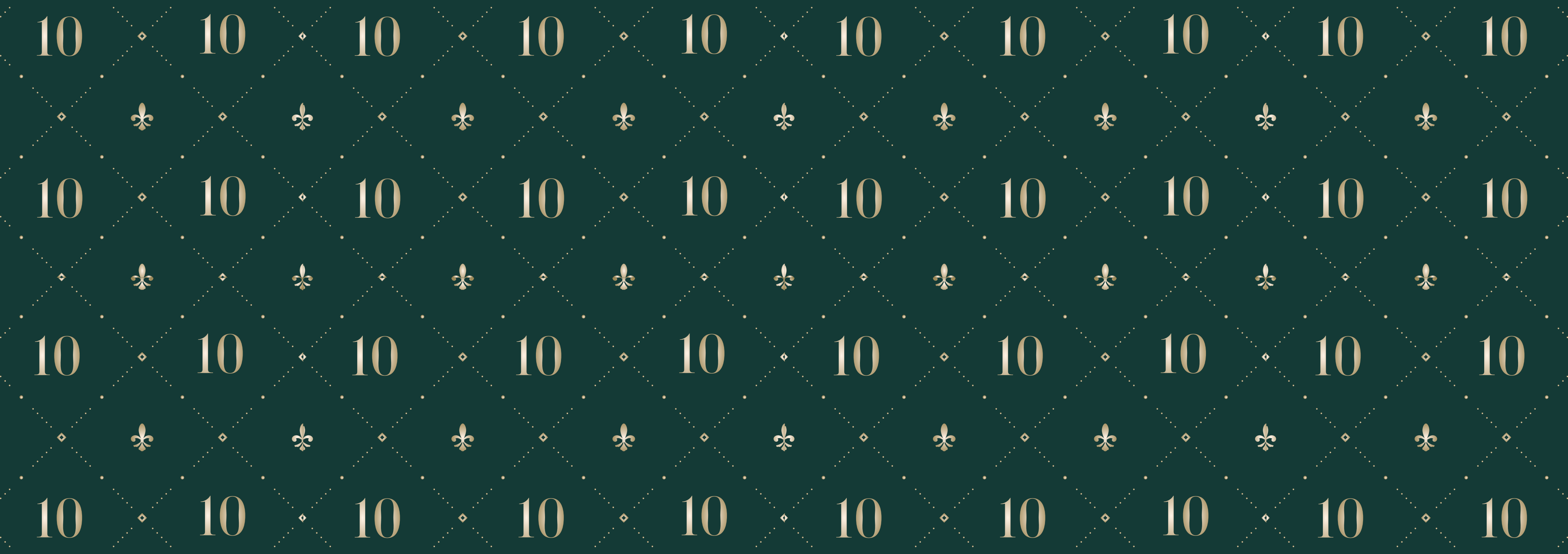




6 Luxury Apartments  
Ballynahinch Street, Royal Hillsborough

Constructed by View Point Developments









# WELCOME TO A ROYAL NEIGHBOURHOOD

Set in the beautiful and historic village of Hillsborough, owning one of the exclusive apartments at Number 10 Ballynahinch Street is a truly unique opportunity to live in a royal neighbourhood.

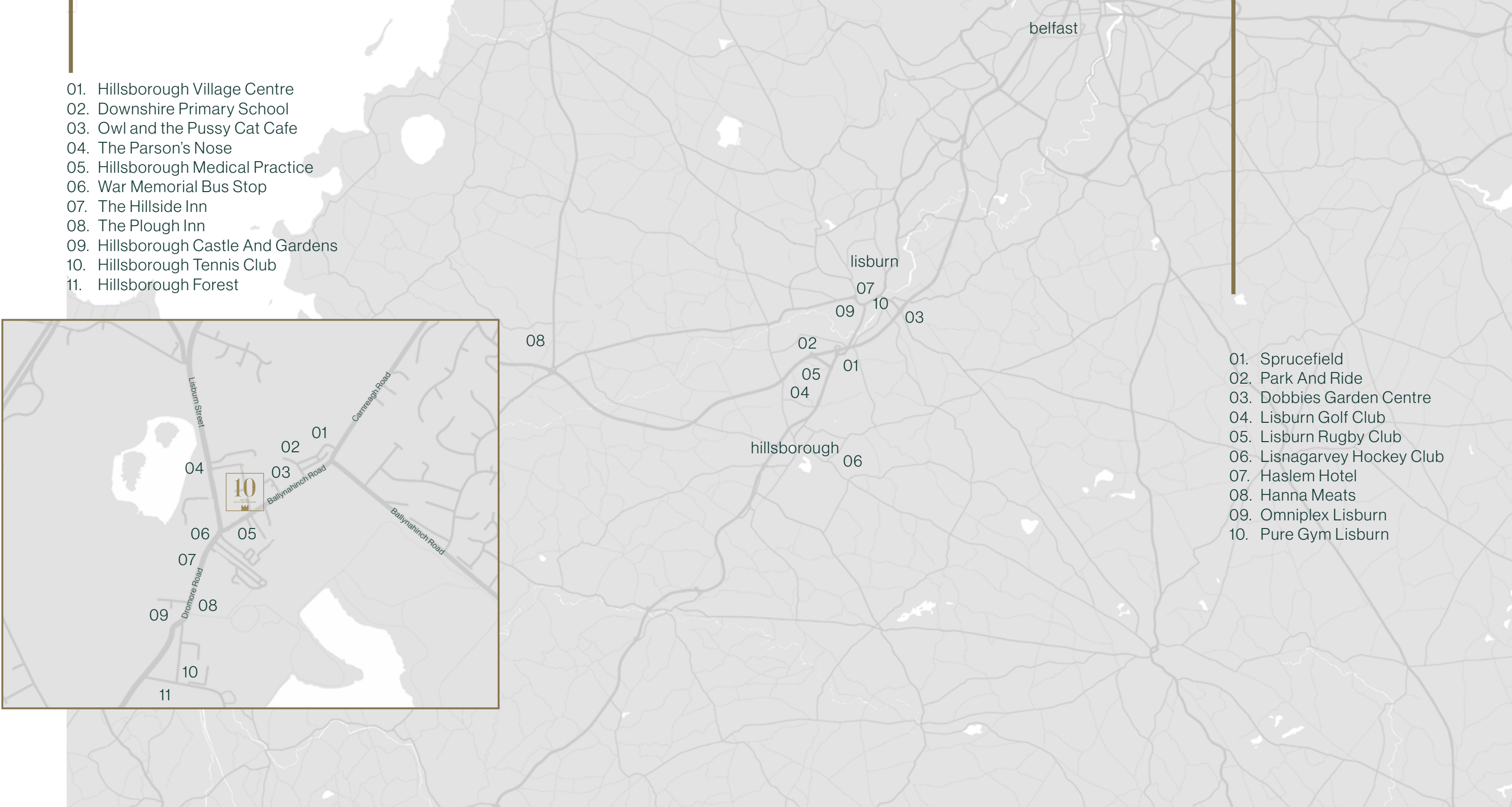
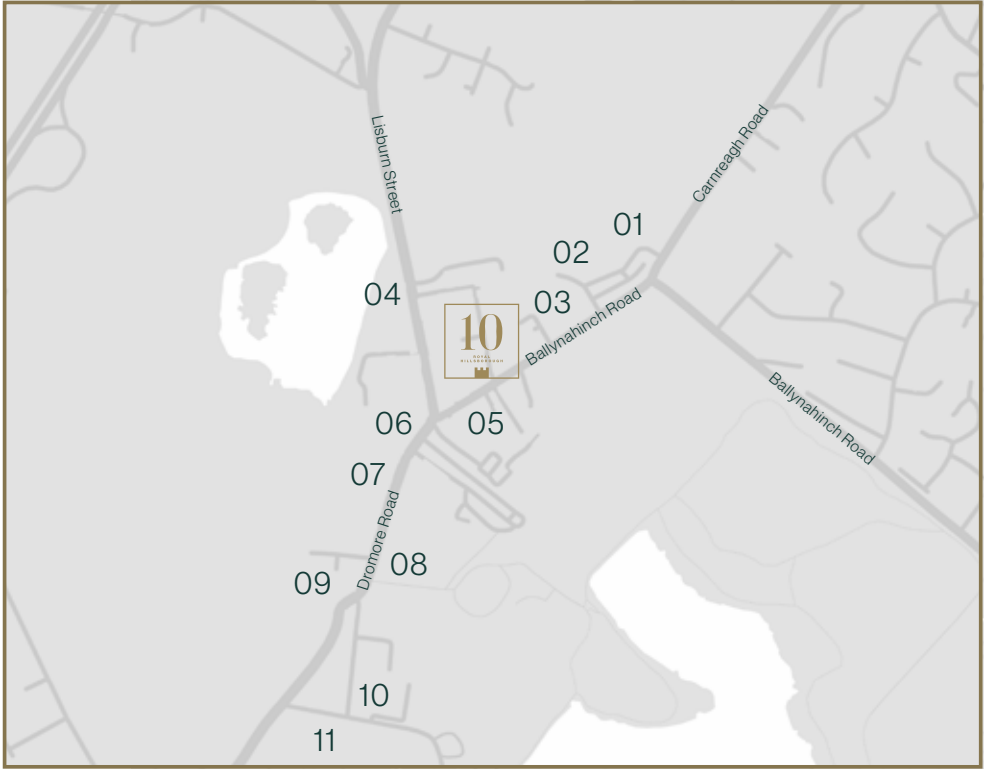




# LOCATION IS EVERYTHING

Escape the hustle & bustle and relish village life knowing that you benefit from the great road links, fantastic public transport services and close proximity to Sprucefield, Belfast and Dublin. Enjoy long walks in areas steeped in tradition and royal history. Devour delicious food from local suppliers in quirky cafés, pubs and restaurants. Join in the local festival traditions or take a stroll around the stunning village you now call home.

- 01. Hillsborough Village Centre
- 02. Downshire Primary School
- 03. Owl and the Pussy Cat Cafe
- 04. The Parson's Nose
- 05. Hillsborough Medical Practice
- 06. War Memorial Bus Stop
- 07. The Hillside Inn
- 08. The Plough Inn
- 09. Hillsborough Castle And Gardens
- 10. Hillsborough Tennis Club
- 11. Hillsborough Forest



- 01. Sprucefield
- 02. Park And Ride
- 03. Dobbies Garden Centre
- 04. Lisburn Golf Club
- 05. Lisburn Rugby Club
- 06. Lisnagarvey Hockey Club
- 07. Haslem Hotel
- 08. Hanna Meats
- 09. Ompiplex Lisburn
- 10. Pure Gym Lisburn



# A UNIQUE ADDRESS

Located just off the main thoroughfare the apartments at Number 10 on Ballynahinch Street offer privacy, luxury and comfort. Each home is finished to a luxurious, high standard with the environment in mind.





# QUALITY & ASSURED

View Point Developments has a dedicated passion for construction and building quality homes in Northern Ireland. They are highly progressive construction company who are dedicated to delivering the highest quality homes.





# WELCOME HOME

View Point Developments have lovingly restored and developed the existing buildings and grounds to bring you 6 contemporary apartments.



# GF1

Relax in this lovingly restored, 2 bedroom, front facing ground floor apartment with original features. With open plan living/dining space there is plenty of room to entertain family and friends.

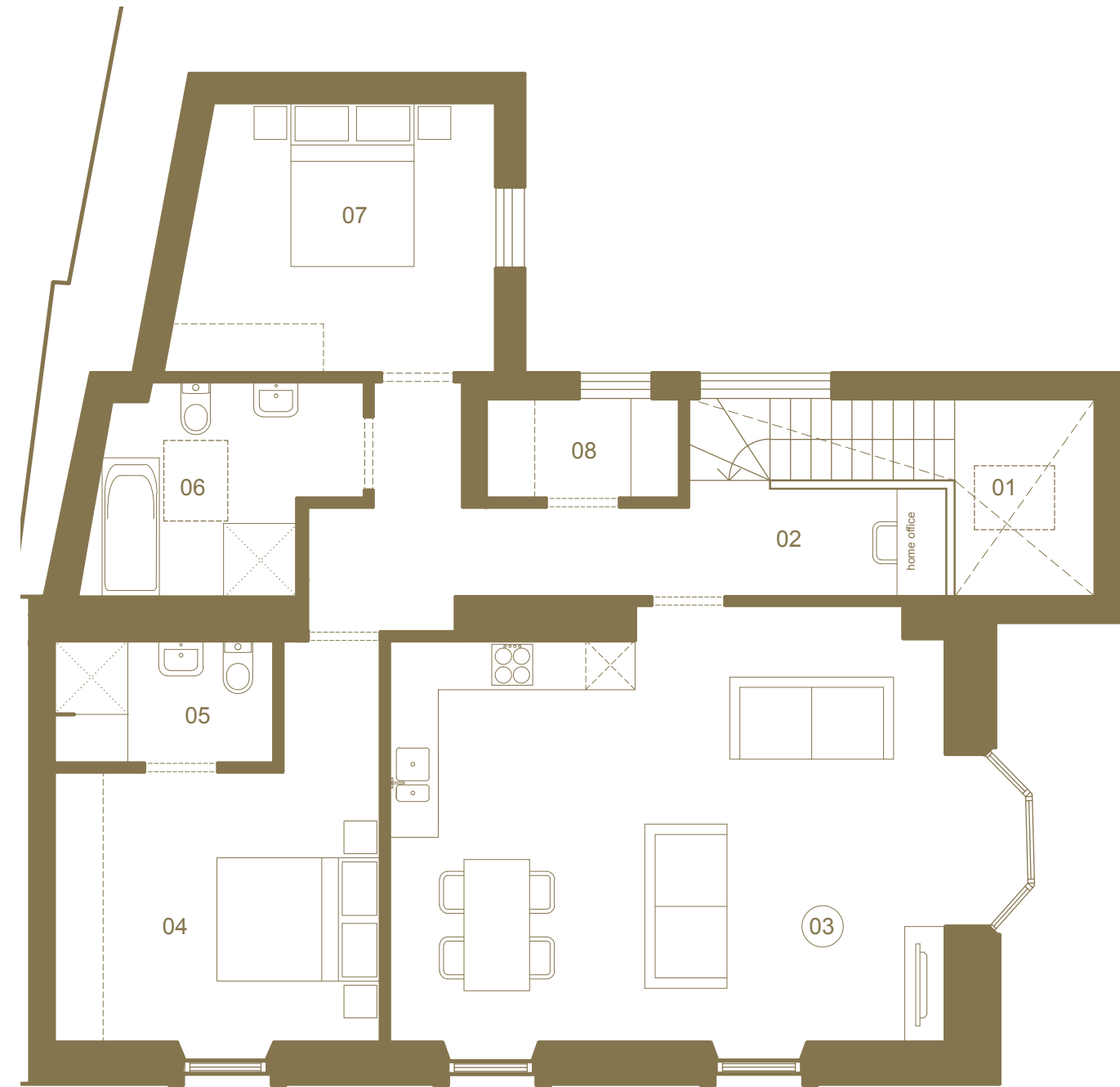


01. Entrance Hall	1.5 x 2.3
02. Living / Dining	4.5 x 5.8
03. Kitchen	3.1 x 2.4
04. Bedroom 1	3.5 x 3.7
05. Ensuite	3.7 x 1.2
06. Bathroom	2.5 x 2.3
07. Bedroom 2	3.9 x 3.3
08. Laundry / Utility	1.5 x 1.6



# FF1

Relax in this lovingly restored, 2 bedroom, first floor apartment with original features. With open plan living/ dining space there is plenty of room to entertain family and friends.

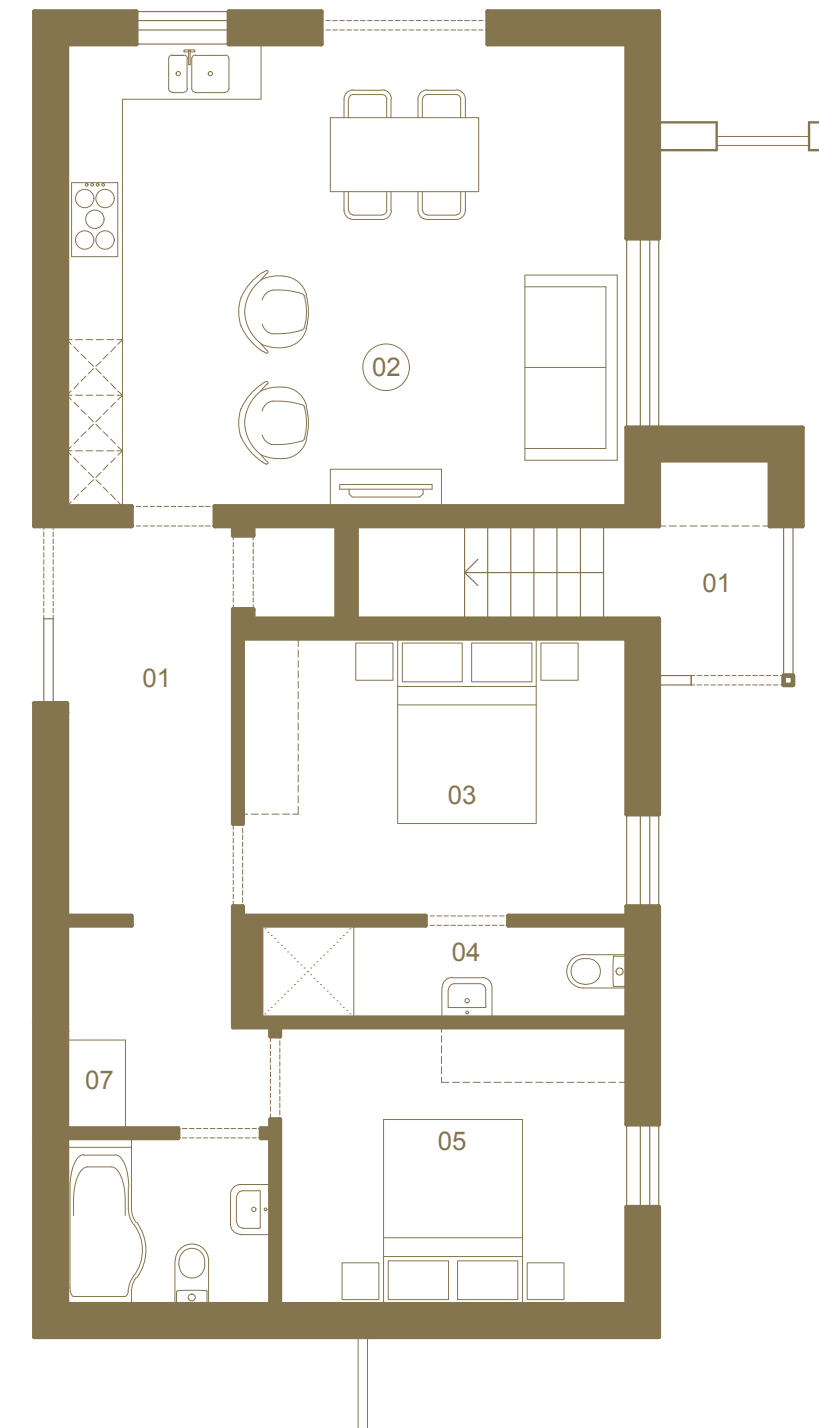


01. Entrance Hall	1.7 X 2.4
02. Landing / Home Office	3.1 X 1.3
03. Living/Dining/Kitchen	7.7 X 4.9
04. Bedroom 1	3.9 X 3.3
05. Ensuite	1.5 X 2.6
06. Bathroom	3.0 X 2.6
07. Bedroom 2	3.4 X 3.3
08. Laundry / Utility	2.3 X 1.2



# GF2

Enjoy privacy on the ground floor with this courtyard facing 2 bedroom apartment. With open plan living/ dining space there is plenty of room to entertain family and friends.

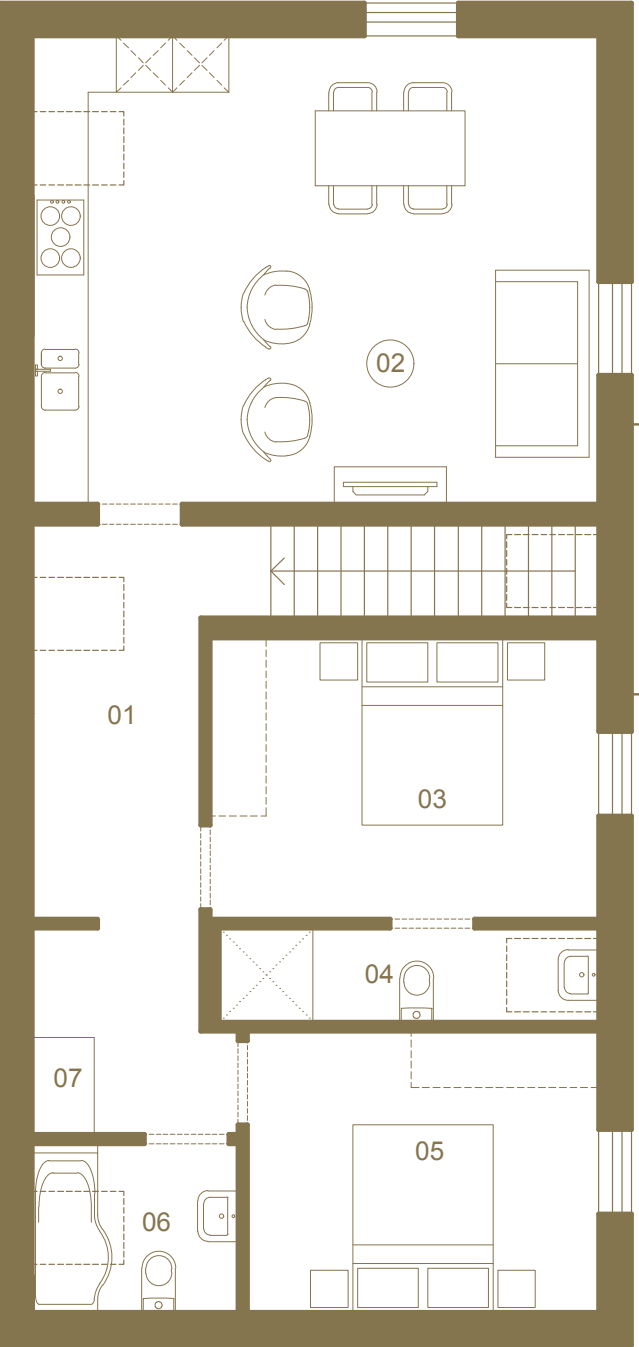


01. Hall	1.8 X 6.5
02. Living/Dining/Kitchen	6.0 X 5.0
03. Bedroom 1	4.1 X 3.0
04. Ensuite	3.9 X 1.0
05. Bedroom 2	3.7 X 3.0
06. Bathroom	2.2 X 1.8
07. Utility / Laundry	2.2 X 0.7



# FF2

Relax and enjoy this first floor, courtyard facing, 2 bedroom apartment. With open plan living/dining space there is plenty of room to entertain family and friends.

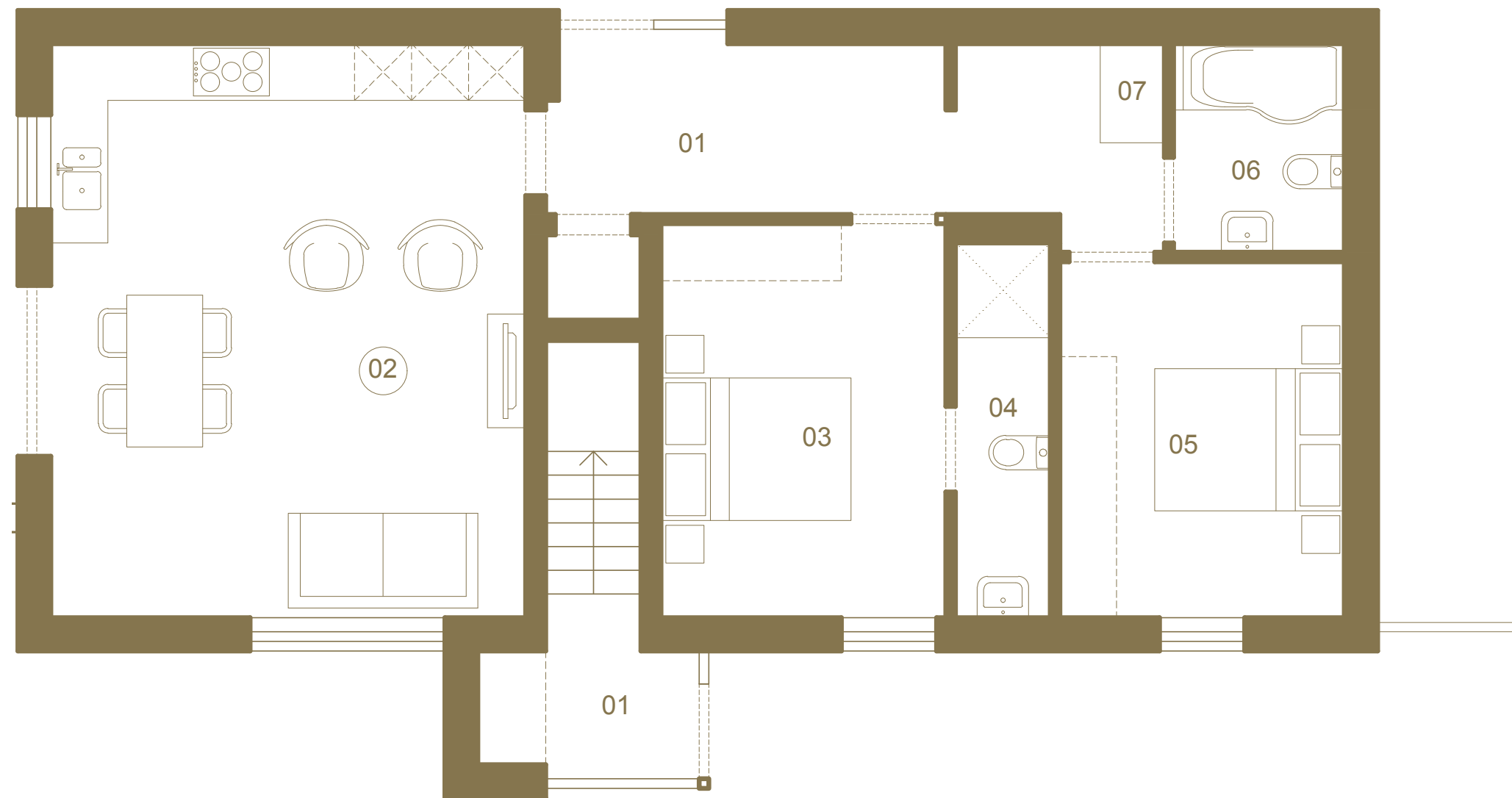


- |                           |           |
|---------------------------|-----------|
| 01. Hall                  | 1.8 X 6.5 |
| 02. Living/Dining/Kitchen | 6.0 X 5.0 |
| 03. Bedroom 1             | 4.1 X 3.0 |
| 04. Ensuite               | 3.9 X 1.0 |
| 05. Bedroom 2             | 3.7 X 3.0 |
| 06. Bathroom              | 2.2 X 1.8 |
| 07. Utility / Laundry     | 2.2 X 0.7 |



# GF3

Enjoy privacy on the ground floor with this courtyard facing 2 bedroom apartment. With open plan living/ dining space there is plenty of room to entertain family and friends.

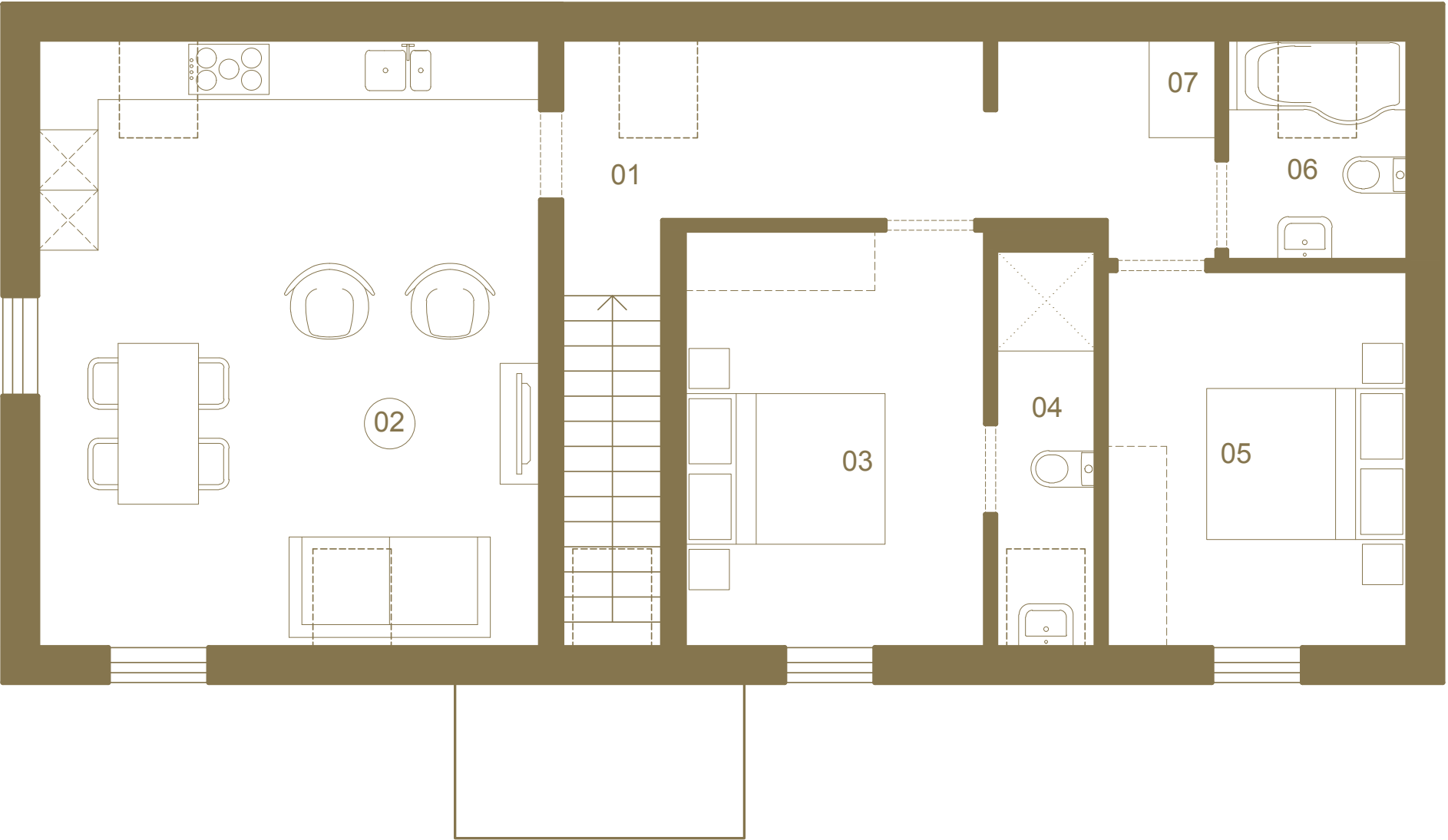


01. Hall	1.8 X 6.5
02. Living/Dining/Kitchen	6.0 X 5.0
03. Bedroom 1	4.1 X 3.0
04. Ensuite	3.9 X 1.0
05. Bedroom 2	3.7 X 3.0
06. Bathroom	2.2 X 1.8
07. Utility / Laundry	2.2 X 0.7



# FF3

Relax and enjoy this first floor, courtyard facing, 2 bedroom apartment. With open plan living/dining space there is plenty of room to entertain family and friends.



- |                           |           |
|---------------------------|-----------|
| 01. Hall                  | 1.8 X 6.5 |
| 02. Living/Dining/Kitchen | 6.0 X 5.0 |
| 03. Bedroom 1             | 4.1 X 3.0 |
| 04. Ensuite               | 3.9 X 1.0 |
| 05. Bedroom 2             | 3.7 X 3.0 |
| 06. Bathroom              | 2.2 X 1.8 |
| 07. Utility / Laundry     | 2.2 X 0.7 |



# Specification of your new home.

We provide you with a home of fine appearance, maximum comfort and ease of maintenance.

## External Features

Energy efficient traditional masonry construction with brick, stone & render to selected areas.

Solid concrete floors to both ground and first floor maximising insulation and minimising sound transmission.

Black seamless aluminium rainwater goods, with black uPVC downpipes.

Double glazed windows with sills.

GRP composite front door with a 5 point locking system.

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency.

## Internal Features

### Internal Trimming & Doors

Moulded skirting & architrave.

Painted internal doors with quality ironmongery.

Glazed door to lounge with quality ironmongery (if applicable).

### Painting

Internal walls, ceilings and woodwork painted.

### Kitchen

Quality kitchen with choice of units, doors, work tops and handles.

Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer.

Washing machine and space for tumble dryer in utility room where applicable.

Feature downlighters.

### Bathrooms

Pre-selected designer sanitaryware. Chrome towel radiators will be fitted in all bathrooms and ensuite areas.

Selection of high quality floor tiling and strategically placed wall tiling.

### Flooring

Choice of quality tiling to stairs, hall, w.c, kitchen/dining/living and utility.

Choice of quality carpets to bedrooms.

### Heating & Plumbing

Pressurised hot and cold water systems, gas fired central heating with energy efficient combi boiler and thermostatically controlled radiators / Heating with time clock.

Underfloor heating (excluding apartment 2).

### Electricity

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.



# Communal Areas

Decorative landscaping and historic paving to the courtyard.  
Feature lighting provided to landscaped areas.  
Each apartment comes with one parking space.  
Outside tap provided.

# Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

# Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

# Warranty

White goods carry a 1 year guarantee from date of installation.  
10 Year Buildmark warranty.





## All enquiries to:

Bill McCann Estate Agency

**028 9266 6222**

**[billmccann.com](http://billmccann.com)**

Simon Brien Residential

**028 9066 8888**

**[simonbrien.com](http://simonbrien.com)**

Constructed by

