



COLLEGE

◀ ——— GREEN ——— ▶

CASTLEROCK ROAD  
COLERAINE

TWELVE LUXURY APARTMENTS



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CGI shown for illustration purposes only

# Designed with you in mind

Feature height glazing, generous proportions and meticulous design mean these apartments are light filled, spacious and airy – the perfect place to unwind.



Mountsandel Forest Walk



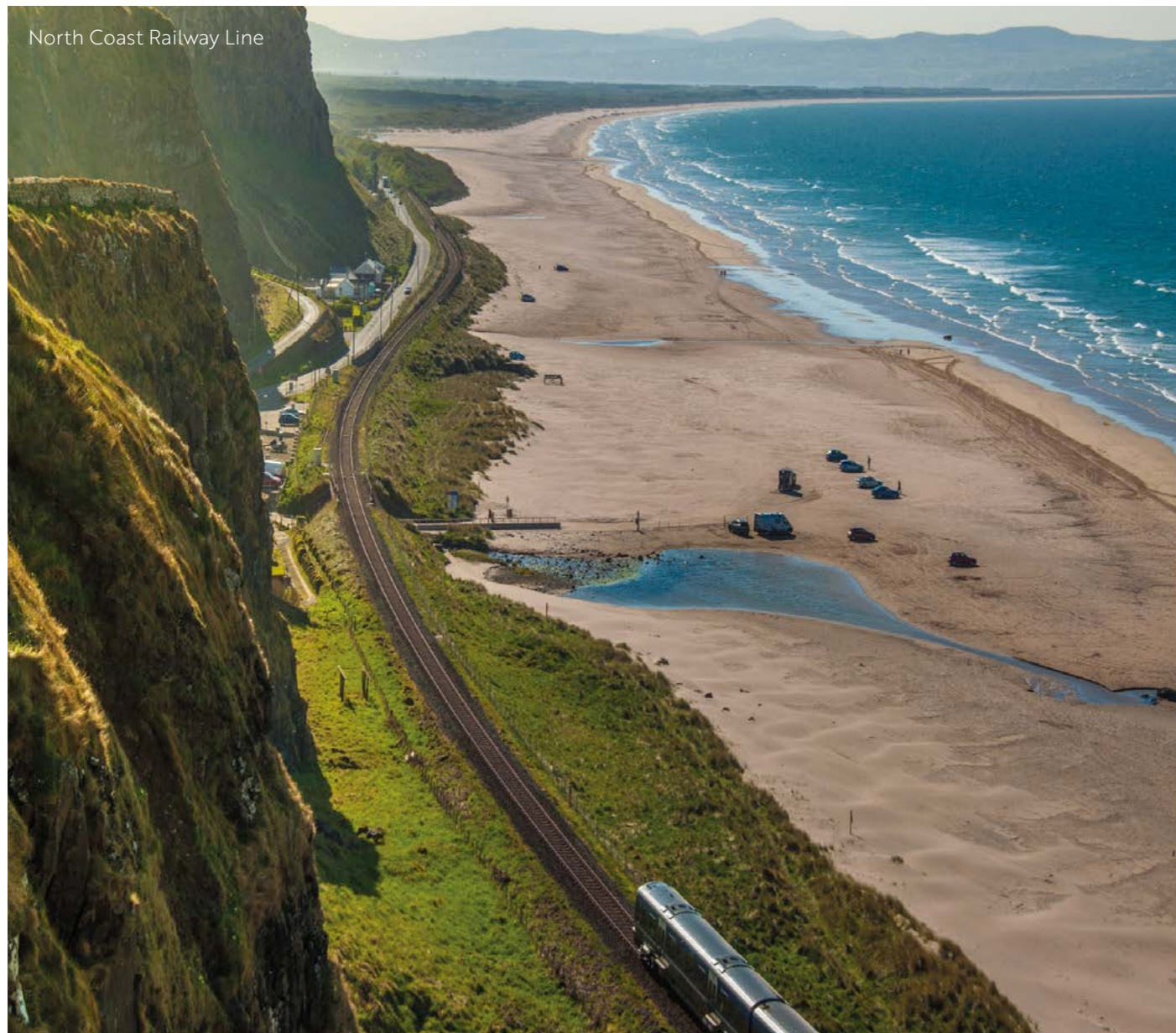
Lost and Found Cafe



The Diamond Coleraine



Castlerock Golf Course



North Coast Railway Line



River Bann at Sunset



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# On your doorstep

A highly sought after location on the North Coast, College Green, on the Castlerock Road offers easy access to Coleraine town centre and it's excellent range of shopping and local amenities. For golfers, the renowned links courses at Portstewart, Castlerock and Portrush are some of the best in the world. Coleraine Rugby Club, Coleraine Football Club and the local leisure centre are within a 3 mile radius.

# GENERAL AREA MAP

NOT TO SCALE



# LOCAL MAP

NOT TO SCALE



## Well Connected

Coleraine is a vibrant shopping town offering an eclectic range of independent artisan and craft outlets alongside high-street retail names and superstores. Combine these with the famous Moore's of Coleraine and the Diamond Shopping Centre and you have everything you'll need for convenient modern living on your doorstep.

A short drive and you'll be spoilt for choice when it comes to historical and National Trust sites with Mussenden Temple, Dunluce Castle, Portstewart Strand and the Giant's Causeway all within half an hour.

### RETAIL

Tesco Superstore.....	0.9 miles
Lidl.....	1.7 miles
Riverside Retail Park.....	1.3 miles
Asda Superstore.....	2.2 miles
M&S.....	0.7 miles
Coleraine Town Centre.....	0.7 miles
Dunnes Stores.....	0.7 miles

### STAYING ACTIVE

Jet Centre.....	1.5 miles
Coleraine RFC.....	1.7 miles
Coleraine Leisure Centre.....	1.1 miles
Coleraine Football Club.....	1.5 miles
Portstewart Strand.....	5.5 miles
Portstewart Golf Club.....	5.5 miles
Royal Portrush Golf Club.....	6.6 miles
Castlerock Golf Club.....	5.5 miles

### DINING OUT

Water Margin.....	0.7 miles
Lost and Found Cafe.....	0.7 miles
Native Seafood.....	2.6 miles
Barn Door Coffee.....	2.7 miles
Harry's Shack.....	5.5 miles
Villa Portstewart.....	5.3 miles
Amici Ristorante.....	6.0 miles
Ramore, Portrush.....	7.1 miles

# Imaginative design has been used to maximise light and space in these wonderful apartments

The kitchens epitomise today's modern luxury homes. Clear, clean lines, a selection of colour palettes and high specification appliances result in a space dedicated to your inner chef.

The bathrooms and ensuites feature smart, contemporary sanitary ware and are designed to inspire a sense of peace in your own private haven.



# Our Luxury Specification

## KITCHEN

- Modern kitchen in a choice of colours and finishes, designed to the highest standard
- Choice of worktop
- Integrated appliances to include hob, oven, fridge/freezer, dishwasher, extractor and washing machine

## BATHROOM & ENSUITE

- White sanitary ware with chrome fittings (from nominated supplier)
- Power showers in bathroom/ensuite
- Chrome heated towel rail
- Fully tiled shower enclosures, part wall tiling to bathroom and splash backs to ensuite wash hand basins
- Splash back mirror at wash hand basins

## DECORATION

- Painted internal walls and ceilings in a choice of colours
- Painted internal doors with quality ironmongery and feature glazed doors to living room
- Painted moulded skirting boards and architraves

## FLOOR COVERINGS

- Tiled or wooden floor to Hall, Kitchen, Living Dining
- Quality carpet and underlay to Bedrooms
- Tiled floor to Bathrooms and Ensuite

## ELECTRICAL SPECIFICATION

- Comprehensive range of electrical sockets, switches, TV and telephone points
- Video camera security entry system
- Wired for security alarm
- Mains supply smoke and carbon monoxide detectors with battery back-up
- High speed BT broadband

## HEATING

- Gas fired central heating
- High energy efficient combination boiler

## COMMUNAL & EXTERNAL FINISHES

- Passenger lift
- High specification flooring and décor to entrance lobbies and stairwell
- Feature intelligent lighting to entrance lobby and staircases
- Private courtyard car parking
- Feature railings to front of development



Images shown for illustration purposes only

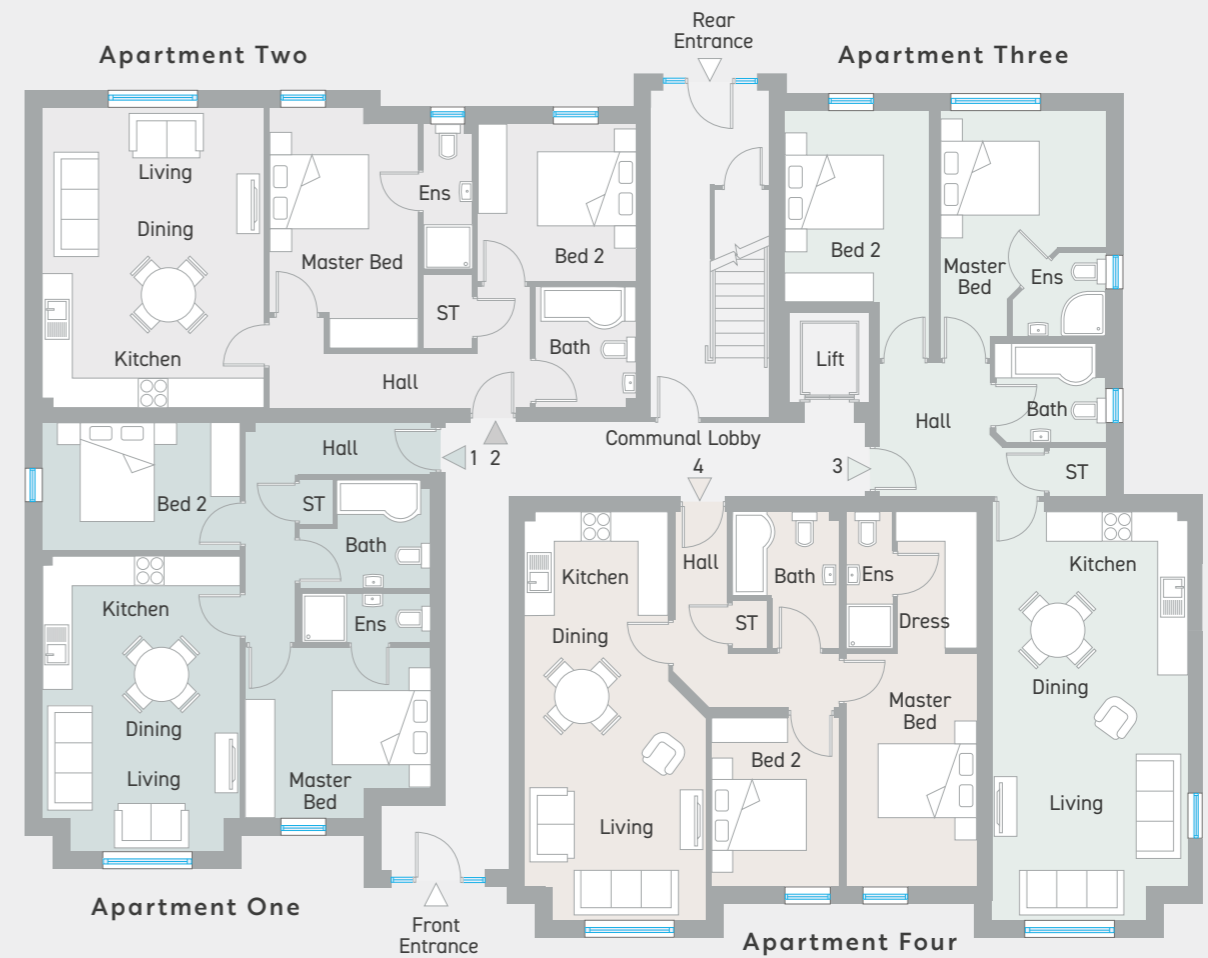


# SITE LAYOUT

NOT TO SCALE



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### Apartment Two - 764 sq ft

Entrance Hall				
Kitchen   Dining   Living	ft 19'9" x 14'7"	m 6.06 x 4.48		
Master Bedroom	ft 16'3" x 9'9"	m 4.96 x 3.01		
Ensuite	ft 9'6" x 3'3"	m 2.92 x 1.00		
Bedroom 2	ft 10'5" x 10'4"	m 3.20 x 3.17		
Bathroom	ft 8'1" x 6'7"	m 2.45 x 2.03		

### Apartment Three - 827 sq ft

Entrance Hall				
Kitchen   Dining   Living	ft 27'8" x 12'10"	m 8.46 x 3.95		
Master Bedroom	ft 15'7" x 10'10"	m 4.76 x 3.35		
Ensuite	ft 6'3" x 5'6"	m 1.90 x 1.70		
Bedroom 2	ft 12'7" x 9'7"	m 3.87 x 2.93		
Bathroom	ft 7'3" x 6'6"	m 2.21 x 2.00		

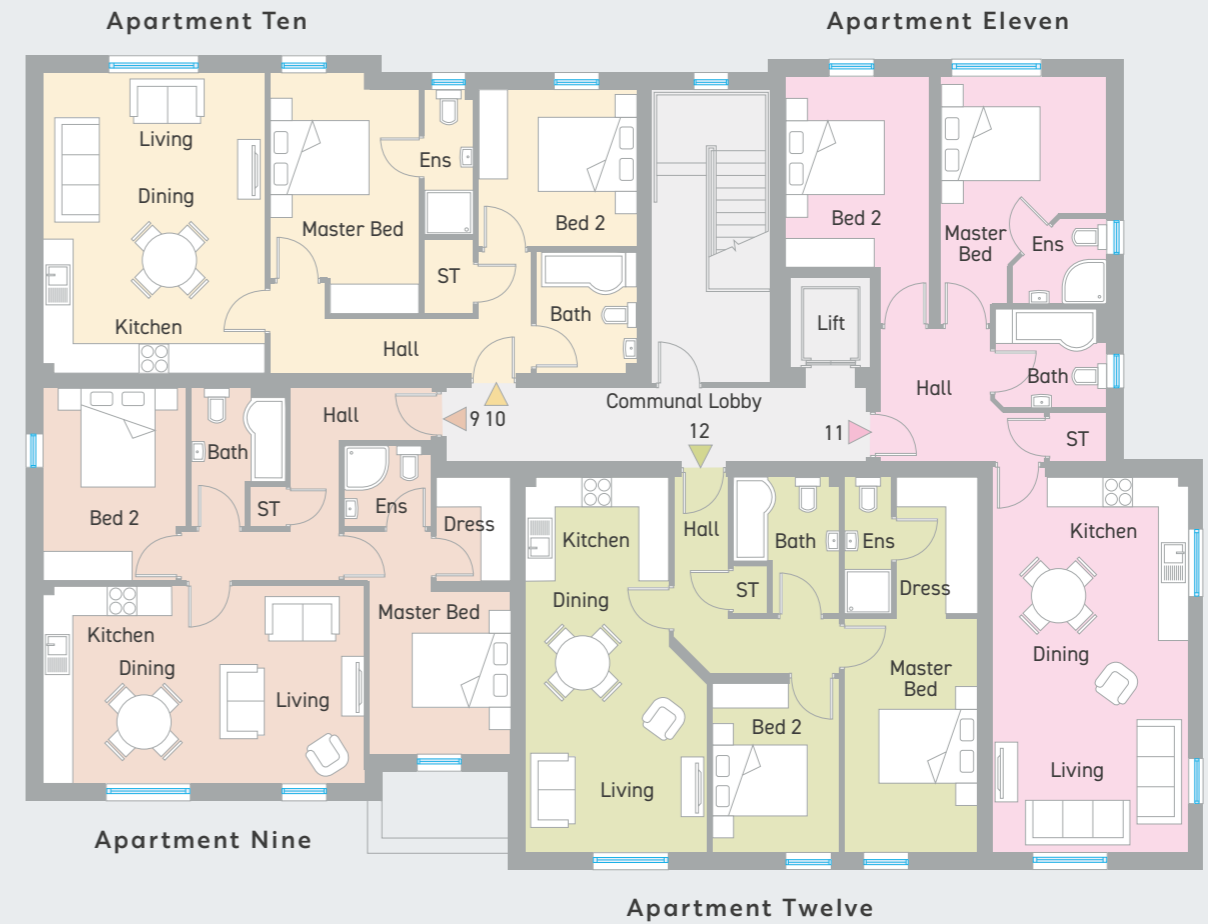
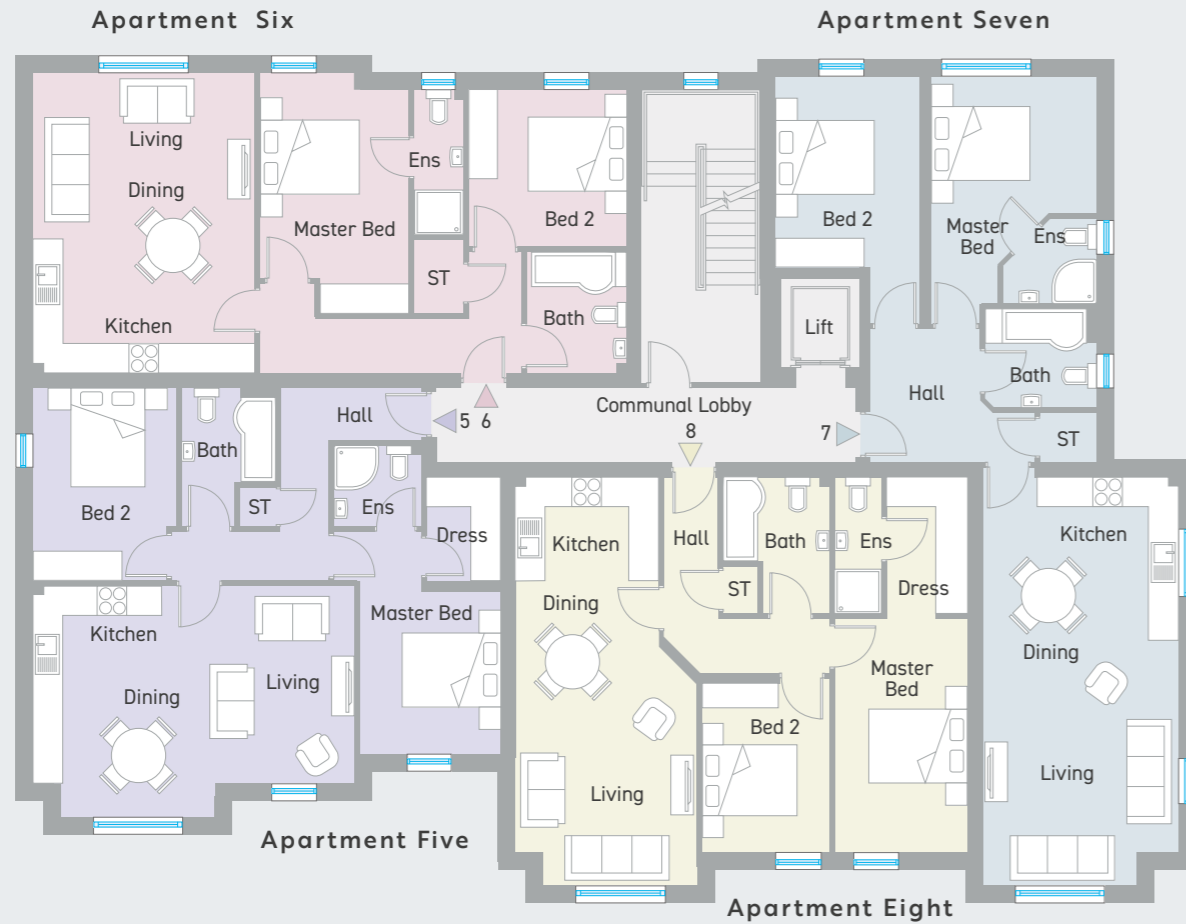
### Apartment One - 691 sq ft

Entrance Hall				
Kitchen   Dining   Living	ft 19'6" x 13'2"	m 5.97 x 4.00		
Master Bedroom	ft 12'3" x 11'4"	m 3.75 x 3.45		
Ensuite	ft 8'6" x 3'3"	m 2.61 x 1.00		
Bedroom 2	ft 13'2" x 8'6"	m 4.00 x 2.60		
Bathroom	ft 8'6" x 7'2"	m 2.61 x 2.18		

### Apartment Four - 763 sq ft

Entrance Hall				
Kitchen   Dining   Living	ft 27'1" x 10'2"	m 8.25 x 3.11		
Master Bedroom	ft 15'5" x 8'8"	m 4.72 x 2.66		
Ensuite	ft 9'1" x 3'2"	m 2.76 x 0.95		
Dressing	ft 9'1" x 5'3"	m 2.76 x 1.61		
Bedroom 2	ft 11'2" x 8'5"	m 3.40 x 2.57		
Bathroom	ft 9'1" x 7'1"	m 2.76 x 2.15		

Floor plans are not to scale



Apartment Six – 764 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 19'9" x 14'7"	m 6.06 x 4.48			
Master Bedroom	ft 15'10" x 9'9"	m 4.86 x 3.01			
Ensuite	ft 9'6" x 3'3"	m 2.92 x 1.00			
Bedroom 2	ft 10'5" x 10'4"	m 3.20 x 3.17			
Bathroom	ft 8'1" x 6'7"	m 2.45 x 2.03			

Apartment Seven – 827 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 27'8" x 12'10"	m 8.46 x 3.94			
Master Bedroom	ft 15'7" x 10'10"	m 4.79 x 3.35			
Ensuite	ft 6'3" x 5'6"	m 1.90 x 1.72			
Bedroom 2	ft 12'7" x 9'7"	m 3.87 x 2.93			
Bathroom	ft 7'4" x 6'6"	m 2.25 x 2.00			

Apartment Ten – 764 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 19'9" x 14'7"	m 6.06 x 4.48			
Master Bedroom	ft 15'10" x 9'9"	m 4.82 x 3.01			
Ensuite	ft 9'6" x 3'3"	m 2.92 x 1.00			
Bedroom 2	ft 10'5" x 10'4"	m 3.20 x 3.17			
Bathroom	ft 8'1" x 6'7"	m 2.45 x 2.03			

Apartment Eleven – 804 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 24'9" x 12'10"	m 7.58 x 3.95			
Master Bedroom	ft 16'1" x 11'2"	m 4.89 x 3.41			
Ensuite	ft 6'3" x 5'6"	m 1.90 x 1.72			
Bedroom 2	ft 12'7" x 9'8"	m 3.87 x 2.98			
Bathroom	ft 7'4" x 6'6"	m 2.25 x 2.00			

Apartment Five – 787 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 21'4" x 15'5"	m 6.50 x 4.70			
Master Bedroom	ft 10'8" x 9'4"	m 3.28 x 2.85			
Ensuite	ft 5'8" x 5'4"	m 1.77 x 1.64			
Dressing	ft 6'10" x 4'10"	m 2.10 x 1.49			
Bedroom 2	ft 12'8" x 9'6"	m 3.90 x 2.90			
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90			

Apartment Eight – 763 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 27'1" x 12'11"	m 8.25 x 3.67			
Master Bedroom	ft 15'5" x 8'8"	m 4.72 x 2.69			
Ensuite	ft 9'1" x 3'2"	m 2.76 x 0.95			
Dressing	ft 9'1" x 5'4"	m 2.76 x 1.64			
Bedroom 2	ft 11'2" x 8'5"	m 3.40 x 2.57			
Bathroom	ft 9'1" x 7'1"	m 2.76 x 2.15			

Apartment Nine – 764 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 21'4" x 13'2"	m 6.49 x 4.00			
Master Bedroom	ft 11'5" x 9'4"	m 3.49 x 2.85			
Ensuite	ft 5'8" x 5'4"	m 1.77 x 1.64			
Dressing	ft 6'10" x 4'10"	m 2.10 x 1.49			
Bedroom 2	ft 12'8" x 9'6"	m 3.90 x 2.90			
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90			

Apartment Twelve – 740 sq ft

Entrance Hall					
Kitchen   Dining   Living	ft 24'9" x 12'11"	m 7.58 x 3.67			
Master Bedroom	ft 15'5" x 8'8"	m 4.72 x 2.69			
Ensuite	ft 9'1" x 3'2"	m 2.76 x 0.95			
Dressing	ft 9'1" x 5'4"	m 2.76 x 1.64			
Bedroom 2	ft 11'6" x 8'5"	m 3.52 x 2.57			
Bathroom	ft 9'1" x 7'1"	m 2.76 x 2.15			



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