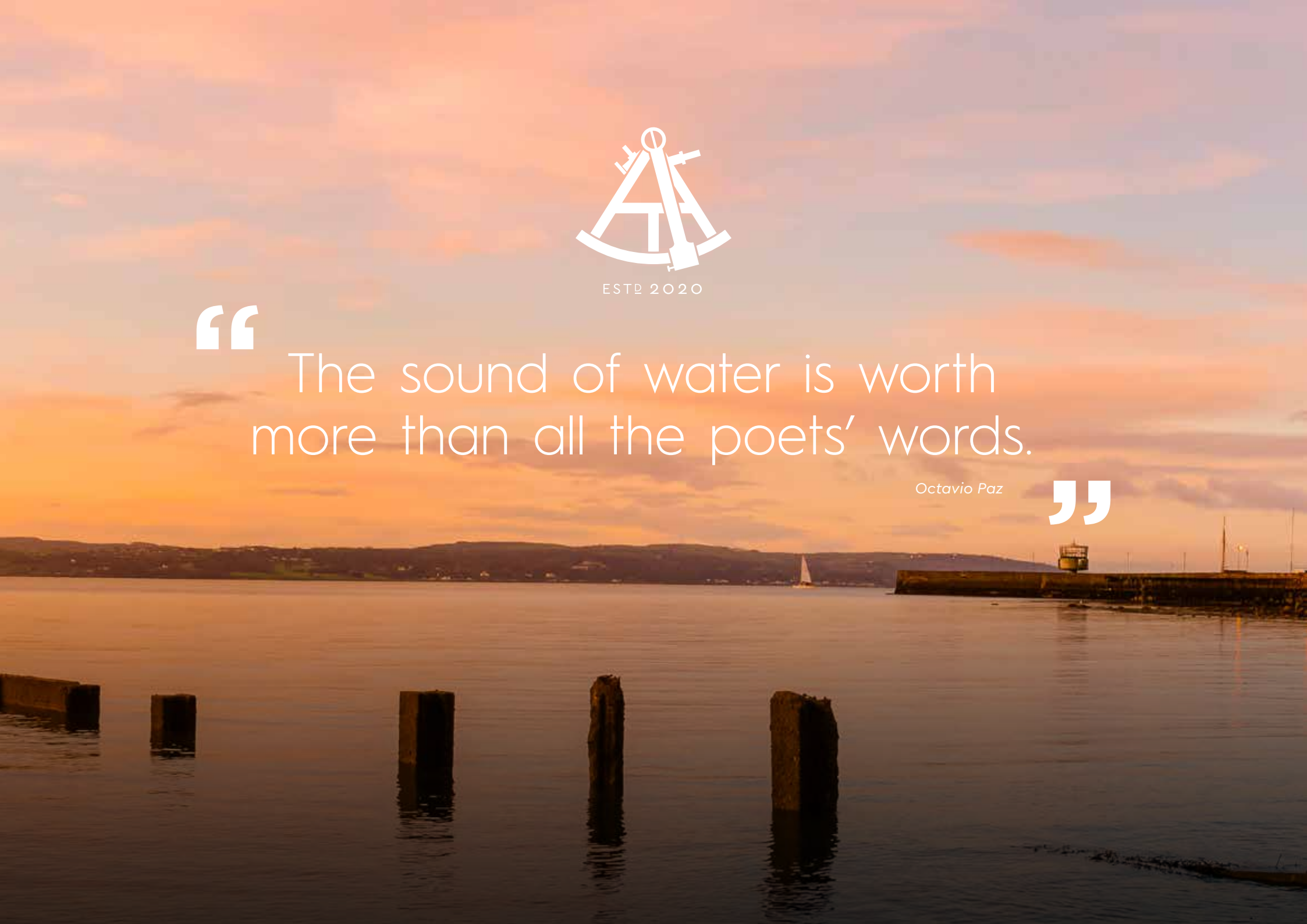
ESTD 2020

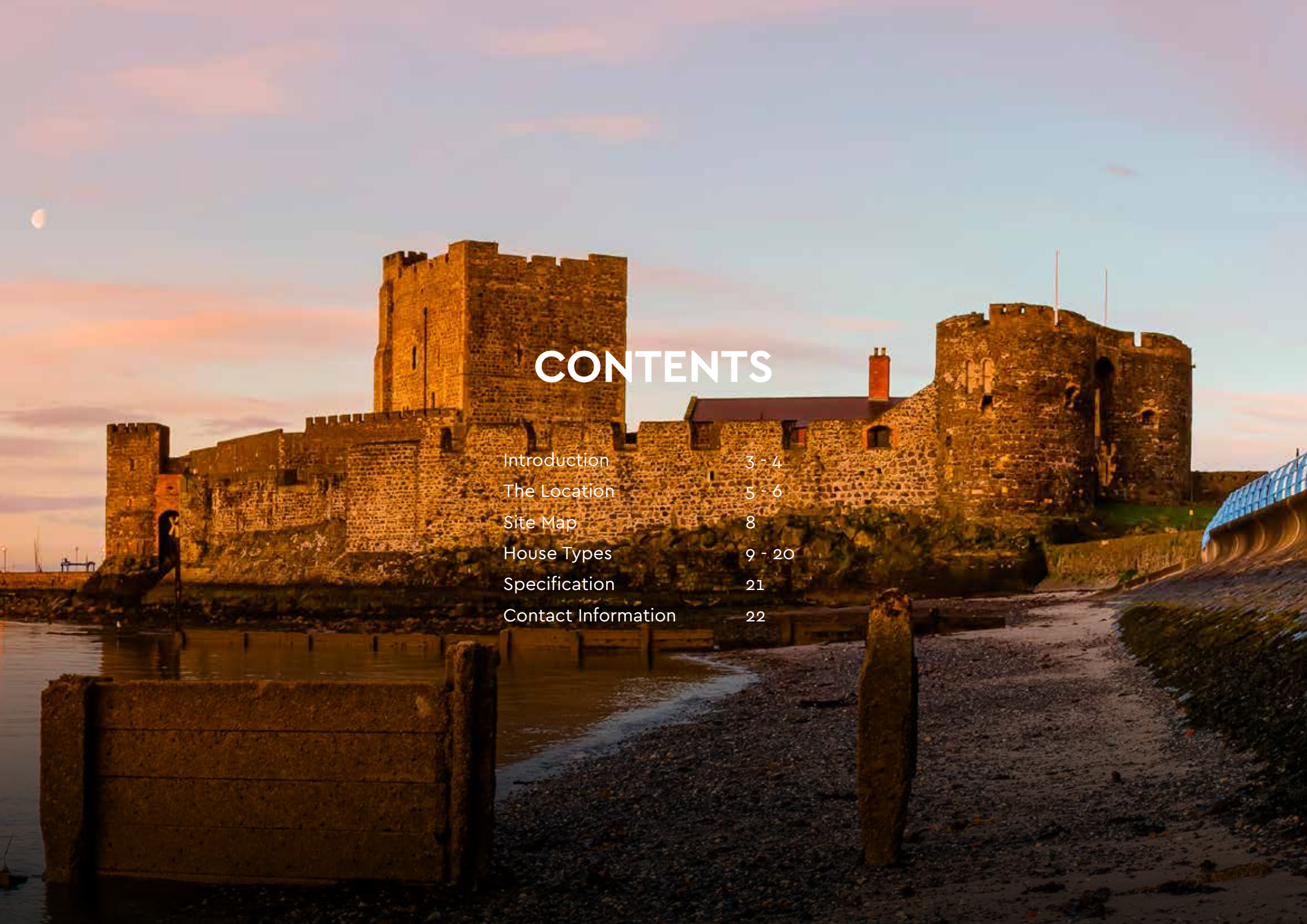
ASHBOURNE MANOR

CARRICKFERGUS

THE APARTMENTS

A stunning selection of stylish 2 bedroom apartments with modern turnkey finish


ESTD 2020
“
The sound of water is worth more than all the poets’ words.
Octavio Paz
”



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CONTEMPORARY APARTMENTS FOR MODERN DAY LIVING.

Enjoy the tranquillity of a waterfront view just 20 minutes from Belfast City Centre.

Set in the stunning beauty of the north shore of Belfast Lough, Carrickfergus is Co. Antrim's oldest town. Enriched in history with Carrickfergus Castle being the most prominent landmark and widely known as one of the best-preserved Norman castles in Ireland.

These stunning 2 bedroom apartments offer spacious open plan living with a contemporary feel. Whether you are downsizing from a larger property or simply enjoy the reduced upkeep and maintenance of apartment living, this is the perfect home for you.

LOCATION	DISTANCE	TIME*
Trooperslane Railway Platform	0.5 miles	2 mins
M&S Food Hall	0.8 miles	2 mins
Carrickfergus Marina	1.4 miles	3 mins
Carrickfergus Castle	1.6 miles	4 mins
Marine Gardens	1.9 miles	5 mins
Amphitheatre Wellness Centre	2.1 miles	6 mins
Carrickfergus Golf Club	2.1 miles	6 mins
Carrickfergus Town Centre	2.2 miles	6 mins
Belfast Zoo	6.1 miles	13 mins
Belfast Castle	7.9 miles	19 mins
Belfast City Centre	9.1 miles	20 mins

** Travel times via car*

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IT'S ALL ABOUT THE LOCATION.

It's said to be all about the location when choosing your new home. That's certainly true at Ashbourne Manor, you really do have everything you need close by. The waterside setting of these striking new apartments offers homebuyers the perfect opportunity to enjoy the richness of living beside the water's edge, close to all local amenities. So, whether you prefer a leisurely stroll along the magnificent lough shoreline, or enjoy more active pursuits, there is definitely something for everyone in this idyllic location.

A vibrant mixture of coffee houses and places to eat offering a choice and a friendly service are all on your doorstep. Carrickfergus has many excellent sporting and recreational clubs.

From city shopping in Belfast, to strolls around the Marina, to events in the SSE Arena, just take a short drive and you're there. With Belfast International Airport 30 minutes away and Belfast City Airport 20 minutes away, the world really is on your doorstep. Local train and bus services run regularly for those who want to choose to leave the car at home.

SITE MAP

ASHBOURNE MANOR APARTMENTS

BLOCK A

2 x GROUND FLOOR APARTMENTS
2 BED APARTMENTS - 753 sq.ft.

2 x FIRST FLOOR APARTMENTS
2 BED APARTMENTS - 753 sq.ft.

BLOCK B

4 x GROUND FLOOR APARTMENTS
2 BED APARTMENTS - from 753 - 789 sq.ft.

4 x FIRST FLOOR APARTMENTS
2 BED APARTMENTS - from 764 - 796 sq.ft.

4 x SECOND FLOOR APARTMENTS
2 BED APARTMENTS - from 764 - 796 sq.ft.

▲ MAIN ENTRANCES

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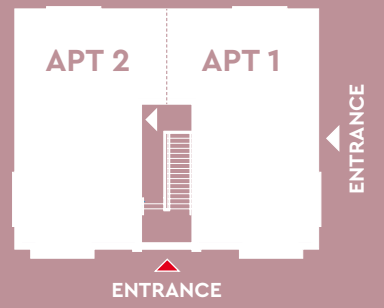
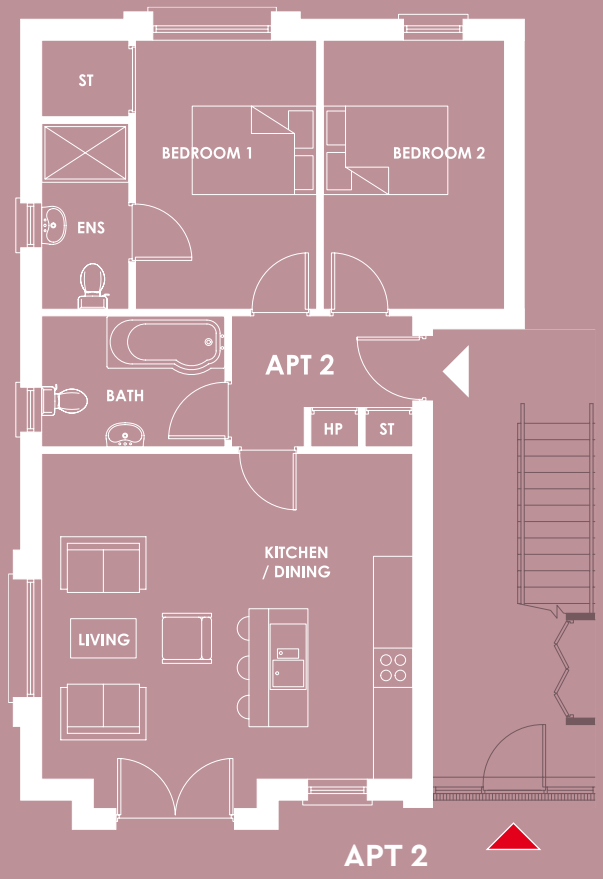
BLOCK A

FLOOR PLANS

BLOCK A

GROUND FLOOR APARTMENTS



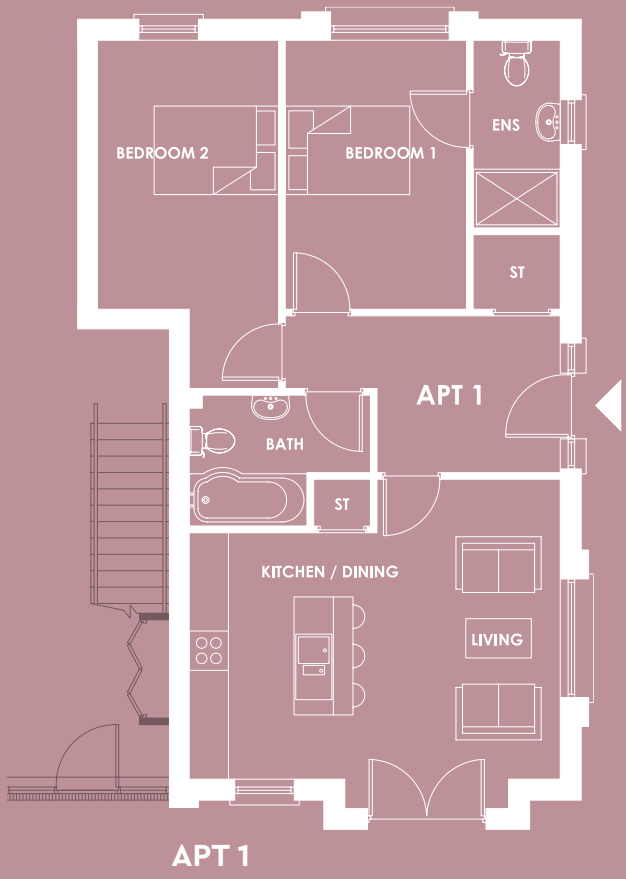


APARTMENT 1 : 753 sq.ft.

Kitchen / Living	18'4" x 16'5"	5.6m x 5.0m
Master Bedroom	13'5" x 8'10"	4.1m x 2.7m
Ensuite	9'2" x 4'3"	2.8m x 1.3m
Bedroom 2	17'5" x 8'10"	5.3m x 2.7m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

APARTMENT 2 : 753 sq.ft.

Kitchen / Living	18'4" x 17'9"	5.6m x 5.4m
Master Bedroom	13'5" x 8'10"	4.1m x 2.7m
Ensuite	9'2" x 4'3"	2.8m x 1.3m
Bedroom 2	13'5" x 8'10"	4.1m x 2.7m
Bathroom	8'10" x 6'7"	2.7m x 2.0m



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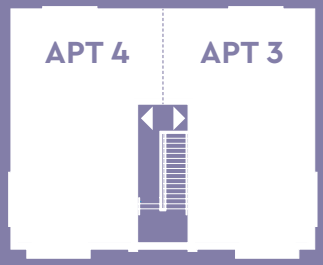
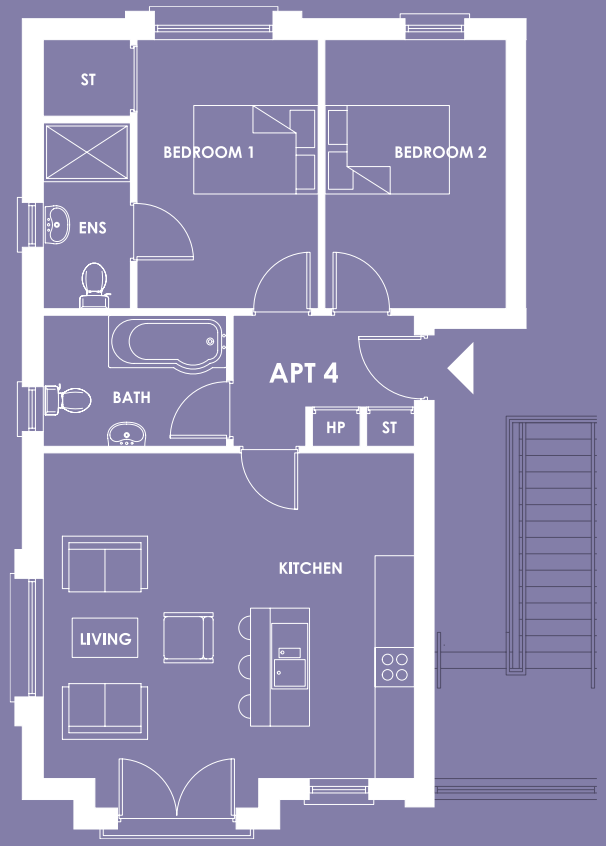
BLOCK A

FIRST FLOOR APARTMENTS





APT 4

APARTMENT 3 : 753 sq.ft.

Kitchen / Living	18'4" x 17'9"	5.6m x 5.4m
Master Bedroom	13'5" x 8'10"	4.1m x 2.7m
Ensuite	9'2" x 4'3"	2.8m x 1.3m
Bedroom 2	13'5" x 8'10"	4.1m x 2.7m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

APARTMENT 4 : 753 sq.ft.

Kitchen / Living	18'4" x 17'9"	5.6m x 5.4m
Master Bedroom	13'5" x 8'10"	4.1m x 2.7m
Ensuite	9'2" x 4'3"	2.8m x 1.3m
Bedroom 2	13'5" x 8'10"	4.1m x 2.7m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

APT 3

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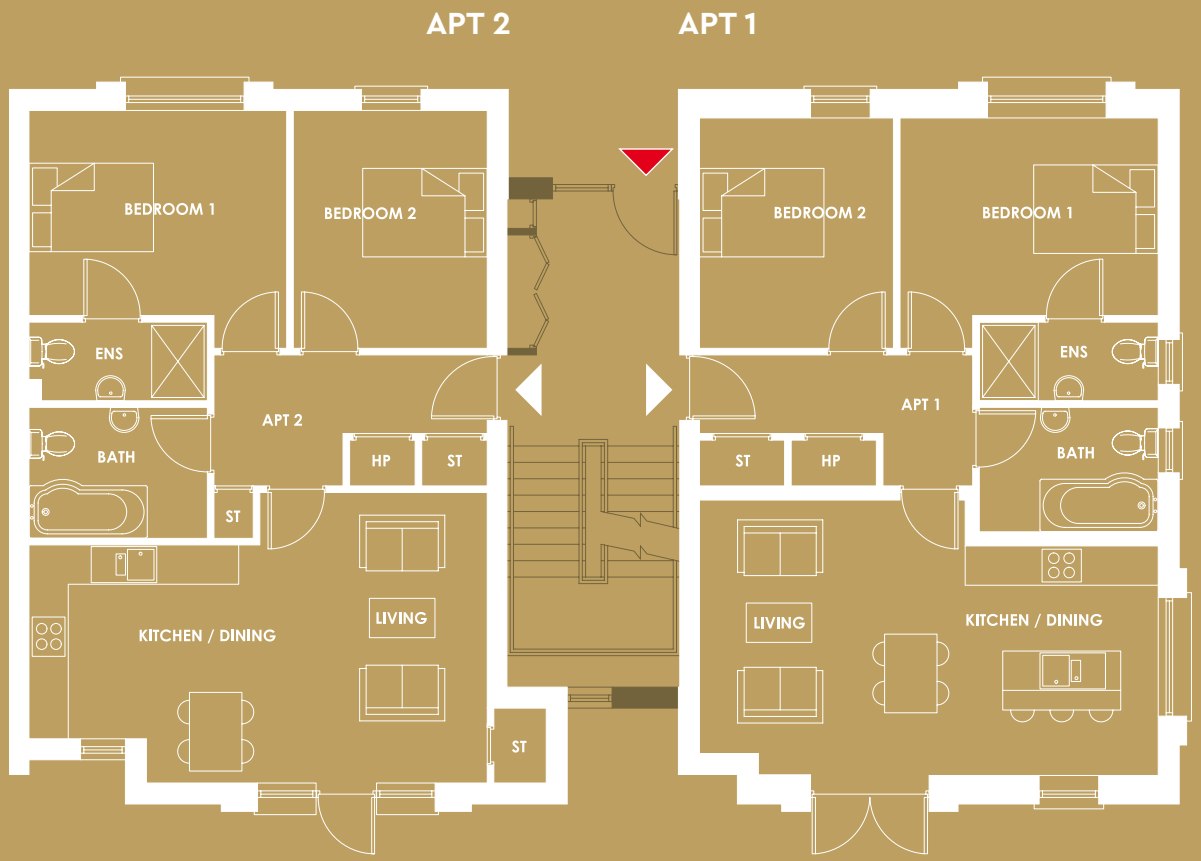
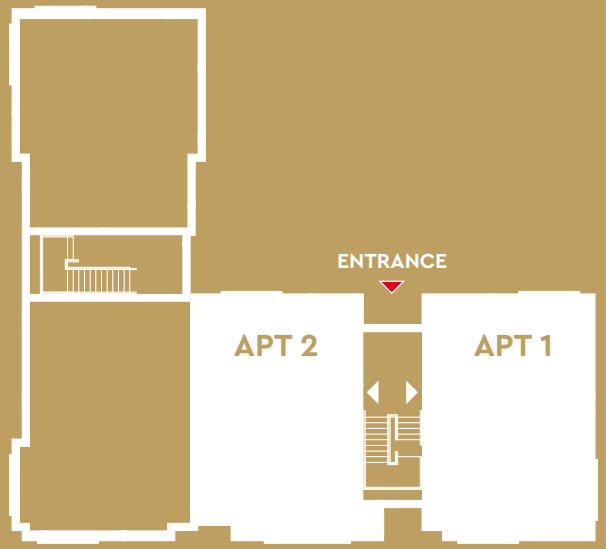
BLOCK B

FLOOR PLANS

BLOCK B

GROUND FLOOR APARTMENTS





APARTMENT 1 : 753 sq.ft.

Kitchen / Living	22'0" x 13'5"	7.0m x 4.1m
Master Bedroom	12'10" x 11'6"	3.9m x 3.5m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'6" x 9'6"	3.5m x 2.9m
Bathroom	8'10" x 6'3"	2.7m x 1.9m

APARTMENT 2 : 769 sq.ft.

Kitchen / Living	22'8" x 14'5"	6.9m x 4.4m
Master Bedroom	12'10" x 11'10"	3.9m x 3.6m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'10" x 9'6"	3.6m x 2.9m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

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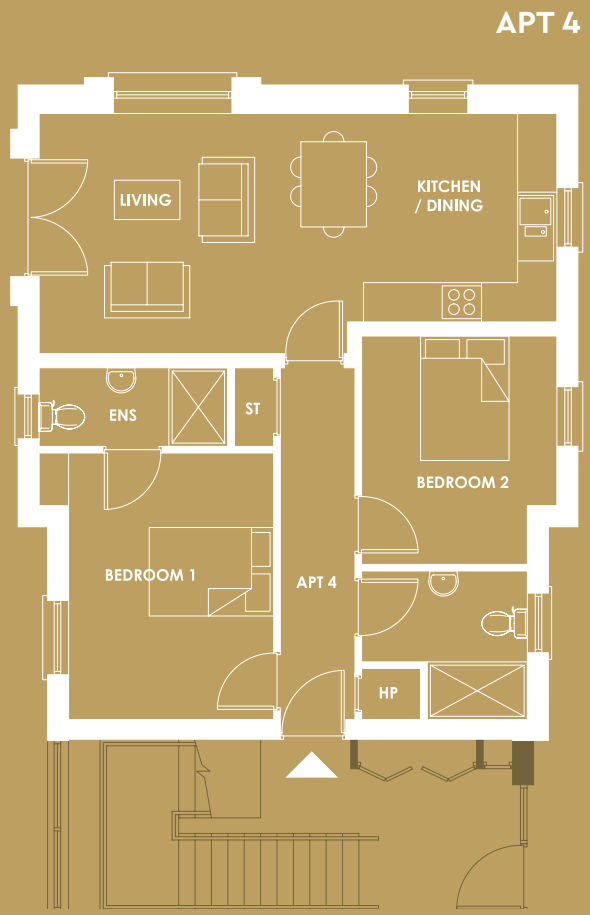
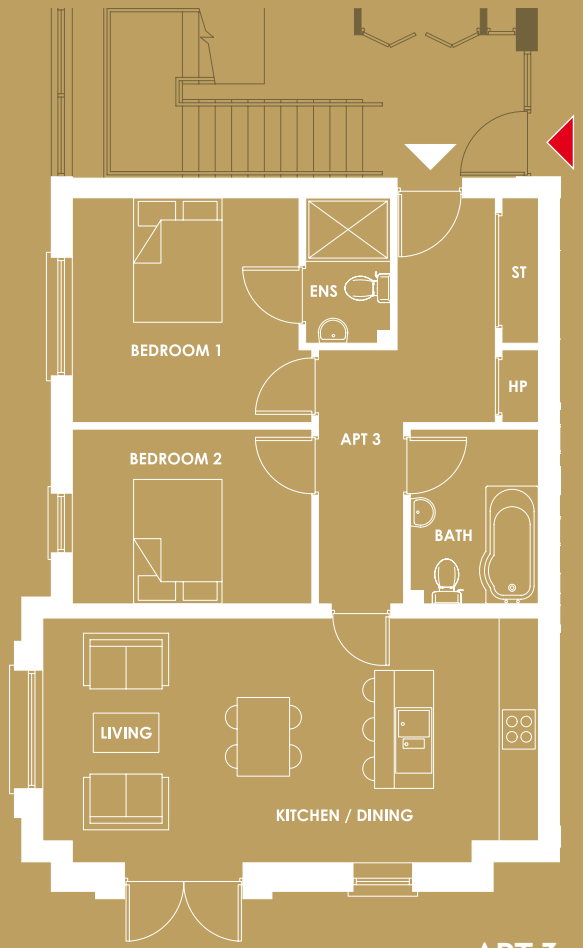
BLOCK B

GROUND FLOOR APARTMENTS





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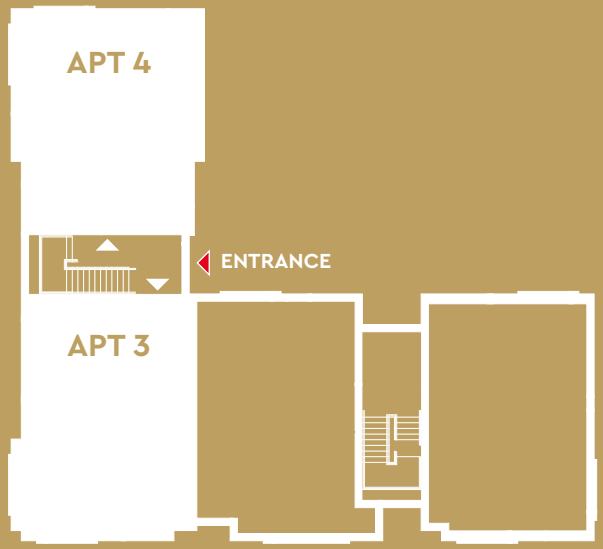

APARTMENT 3 : 789 sq.ft.

Kitchen / Living	24'7" x 12'2"	7.5m x 3.7m
Master Bedroom	11'10" x 11'2"	3.6m x 3.4m
Ensuite	7'3" x 3'11"	2.2m x 1.2m
Bedroom 2	11'10" x 8'6"	3.6m x 2.6m
Bathroom	8'6" x 6'3"	2.6m x 1.9m

APARTMENT 4 : 753 sq.ft.

Kitchen / Living	25'11" x 11'10"	7.9m x 3.6m
Master Bedroom	13'1" x 11'6"	4.0m x 3.5m
Ensuite	9'2" x 3'11"	2.8m x 1.2m
Bedroom 2	11'2" x 9'6"	3.4m x 2.9m
Shower room	8'2" x 7'3"	2.5m x 2.2m

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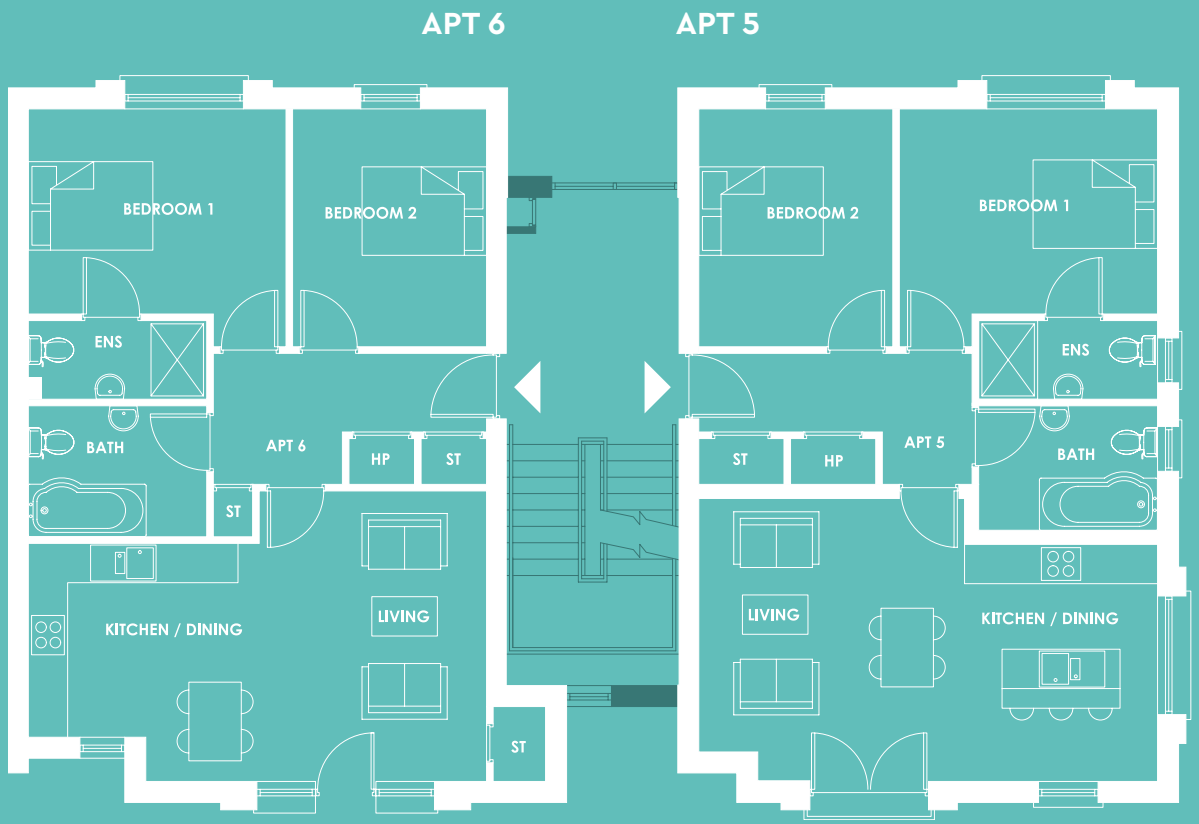
BLOCK B

FIRST FLOOR APARTMENTS



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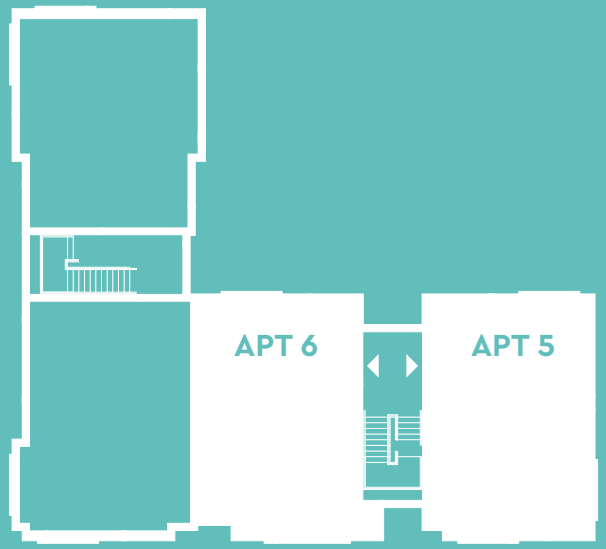

APARTMENT 5 : 768 sq.ft.

Kitchen / Living	22'0" x 14'1"	7.0m x 4.3m
Master Bedroom	12'10" x 11'10"	3.9m x 3.6m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'10" x 9'6"	3.6m x 2.9m
Bathroom	8'10" x 6'3"	2.7m x 1.9m

APARTMENT 6 : 769 sq.ft.

Kitchen / Living	22'8" x 14'5"	6.9m x 4.4m
Master Bedroom	12'10" x 11'10"	3.9m x 3.6m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'10" x 9'6"	3.6m x 2.9m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

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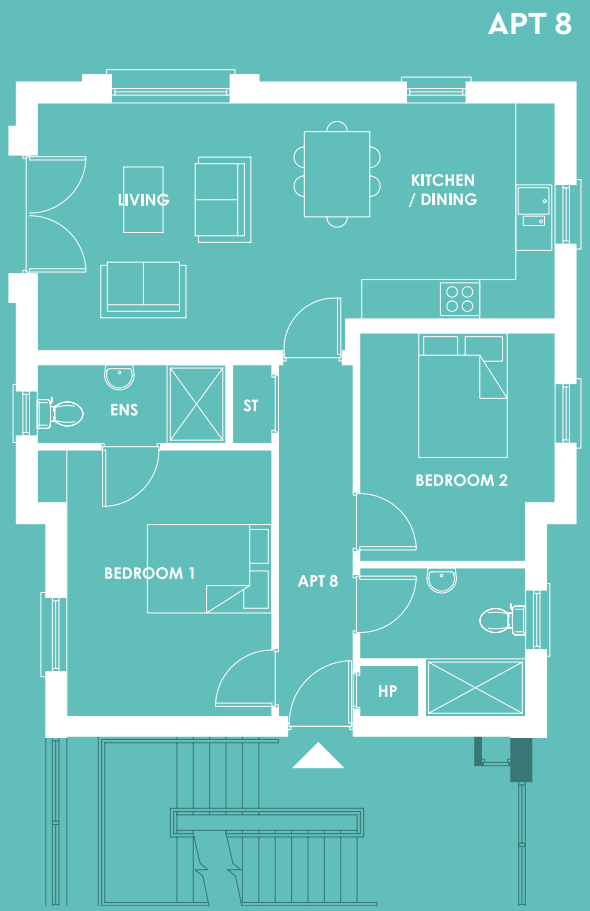
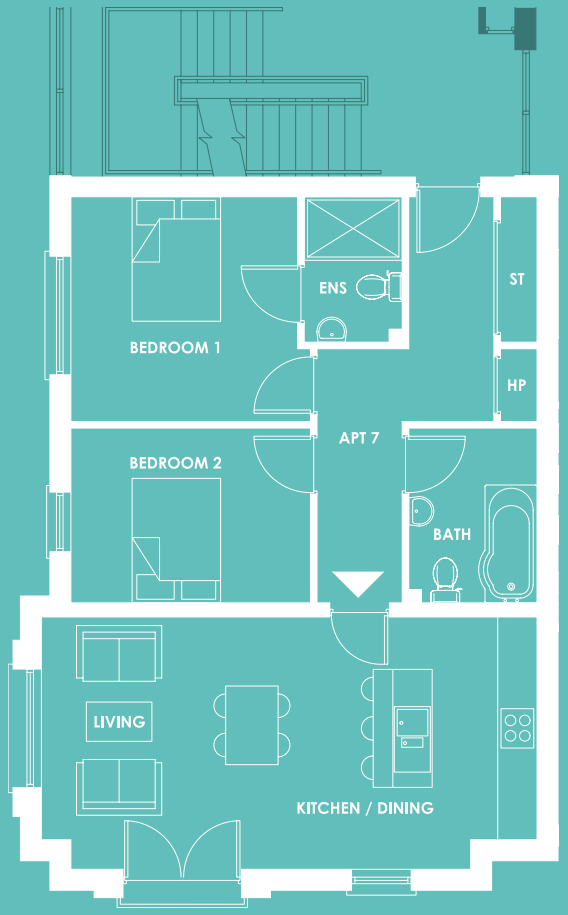
BLOCK B

FIRST FLOOR APARTMENTS





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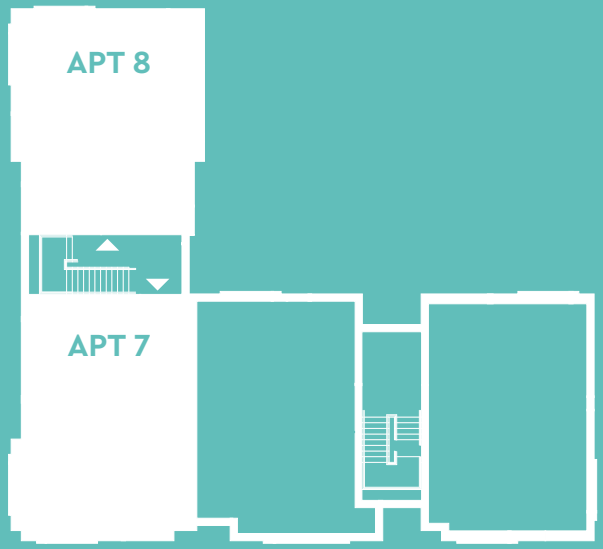

APARTMENT 7 : 796 sq.ft.

Kitchen / Living	24'7" x 12'6"	7.5m x 3.8m
Master Bedroom	11'10" x 11'2"	3.6m x 3.4m
Ensuite	7'3" x 4'7"	2.2m x 1.4m
Bedroom 2	11'10" x 8'6"	3.6m x 2.6m
Bathroom	8'6" x 6'3"	2.6m x 1.9m

APARTMENT 8 : 764 sq.ft.

Kitchen / Living	25'11" x 12'2"	7.9m x 3.7m
Master Bedroom	13'1" x 11'6"	4.0m x 3.5m
Ensuite	9'2" x 3'11"	2.8m x 1.2m
Bedroom 2	11'2" x 9'6"	3.4m x 2.9m
Shower room	8'2" x 7'3"	2.5m x 2.2m

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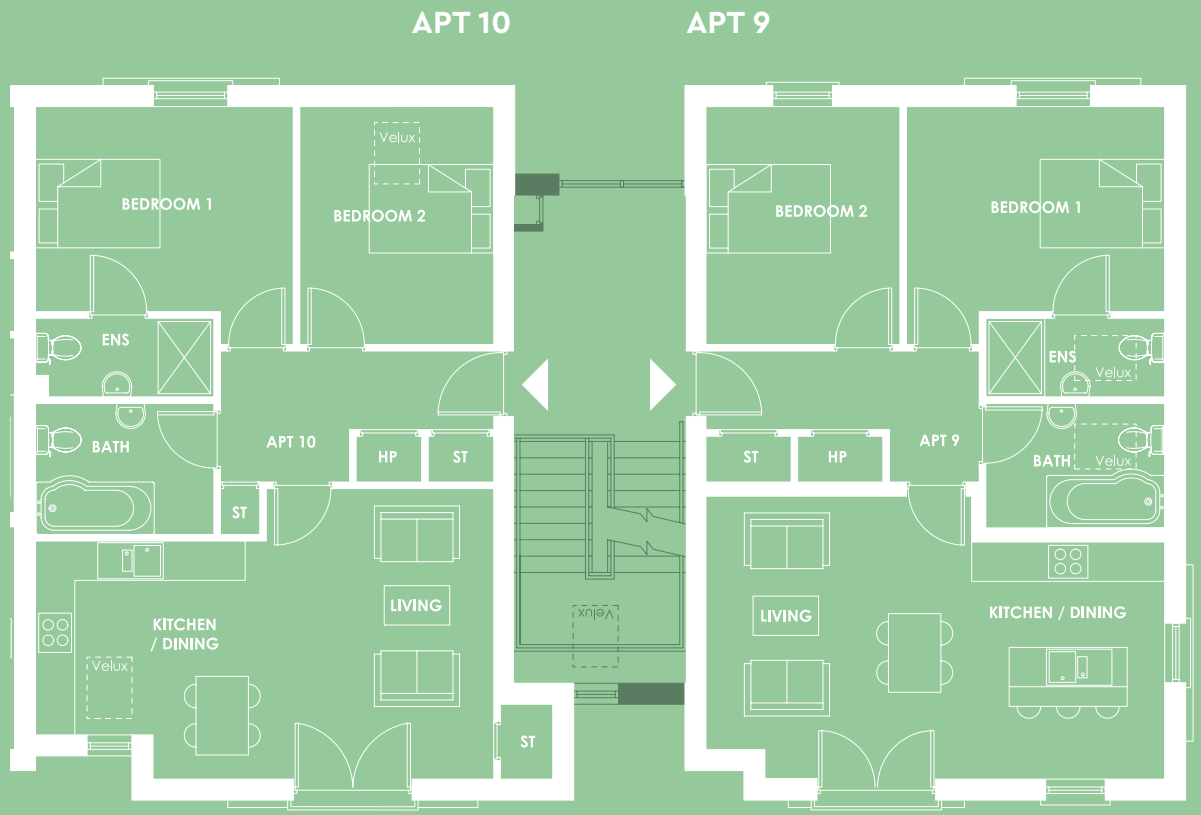
BLOCK B

SECOND FLOOR APARTMENTS



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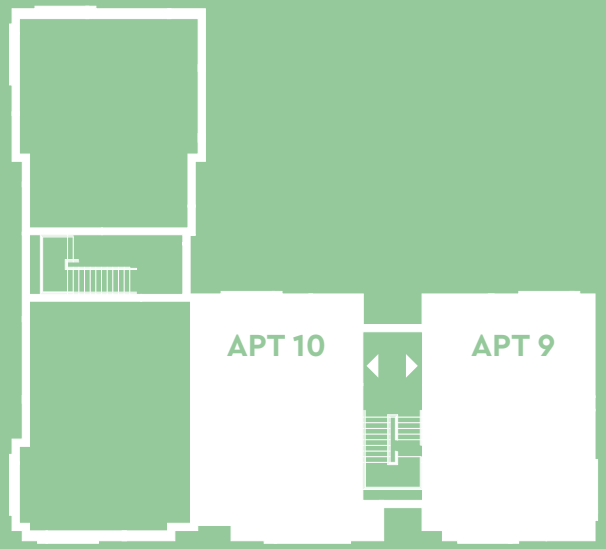

APARTMENT 9 : 768 sq.ft.

Kitchen / Living	22'0" x 14'1"	7.0m x 4.3m
Master Bedroom	12'10" x 11'10"	3.9m x 3.6m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'10" x 9'6"	3.6m x 2.9m
Bathroom	8'10" x 6'3"	2.7m x 1.9m

APARTMENT 10 : 769 sq.ft.

Kitchen / Living	22'8" x 14'5"	6.9m x 4.4m
Master Bedroom	12'10" x 11'10"	3.9m x 3.6m
Ensuite	8'10" x 3'11"	2.7m x 1.2m
Bedroom 2	11'10" x 9'6"	3.6m x 2.9m
Bathroom	8'10" x 6'7"	2.7m x 2.0m

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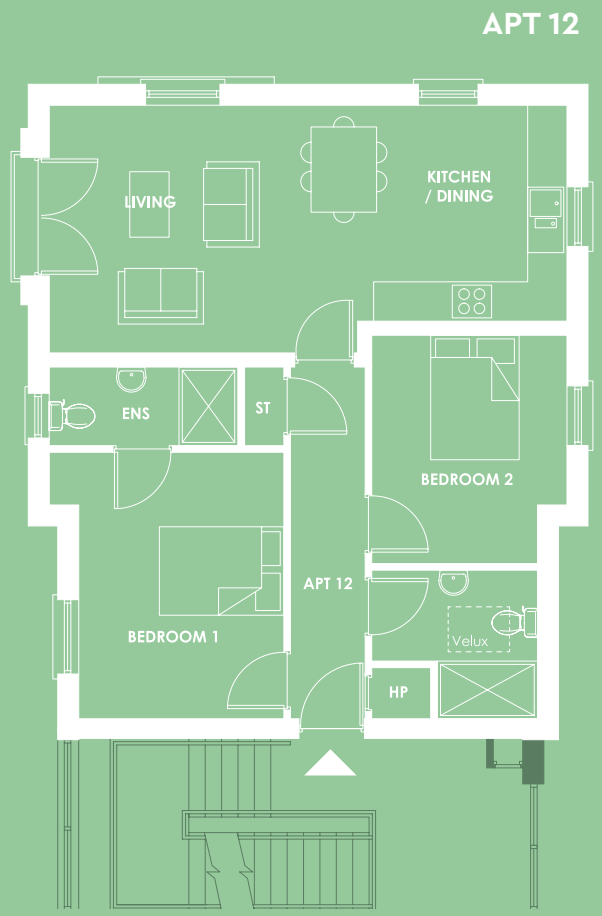
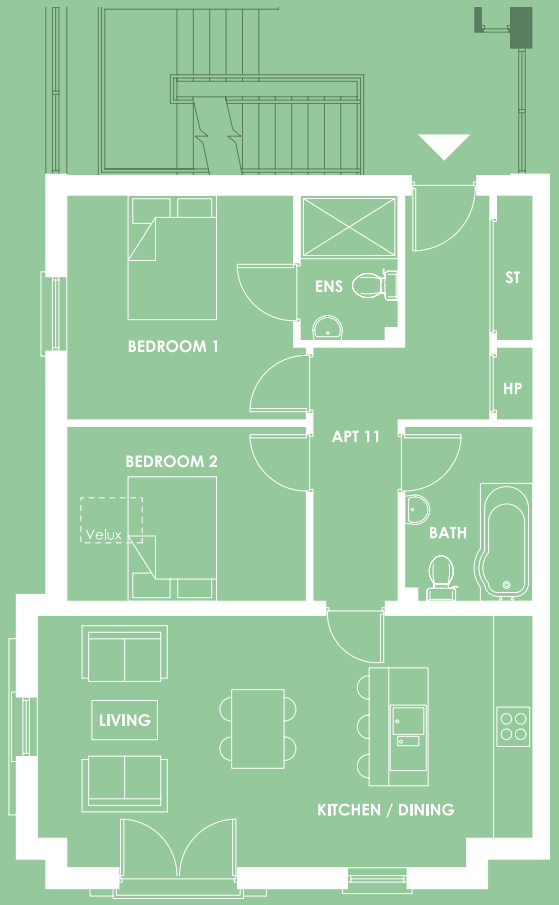
BLOCK B

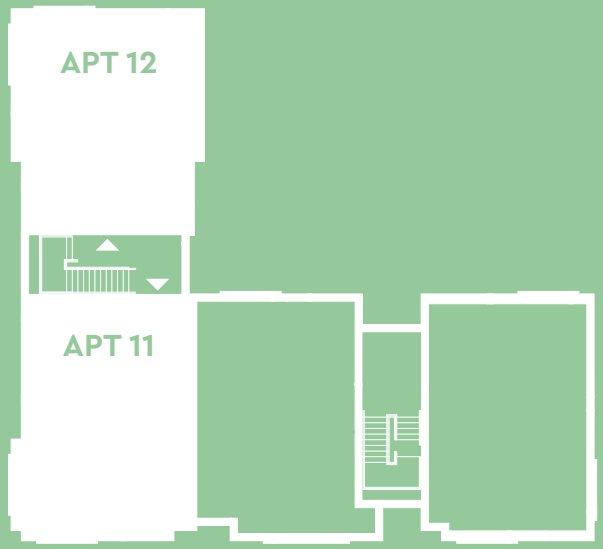
SECOND FLOOR APARTMENTS





APT 11

SEA VIEW



APARTMENT 11 : 796 sq.ft.

Kitchen / Living	24'7" x 12'6"	7.5m x 3.8m
Master Bedroom	11'10" x 11'2"	3.6m x 3.4m
Ensuite	7'3" x 4'7"	2.2m x 1.4m
Bedroom 2	11'10" x 8'6"	3.6m x 2.6m
Bathroom	8'6" x 6'3"	2.6m x 1.9m

APARTMENT 12 : 764 sq.ft.

Kitchen / Living	25'11" x 12'2"	7.9m x 3.7m
Master Bedroom	13'1" x 11'6"	4.0m x 3.5m
Ensuite	9'2" x 3'11"	2.8m x 1.2m
Bedroom 2	11'2" x 9'6"	3.4m x 2.9m
Shower room	8'2" x 7'3"	2.5m x 2.2m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only. All measurements are maximum measurements.

SPECIFICATIONS

INTERNAL AND EXTERNAL

EXTERNAL FEATURES

10 Year structural warranty cover

Double glazed high performance lockable uPVC windows

COMMUNAL AREAS

Stairs to upper floors

Secure entrance door with intercom system

Dedicated parking space

Visitor parking

Secure private post box

Fully decorated communal area

KITCHENS & UTILITY ROOMS

Fully fitted kitchen with choice of doors, worktop with matching upstands, glass splash back and handles.

Built-in oven and hob with extractor hood. Integrated fridge-freezer, dishwasher and washer dryer

Feature downlighters

INTERNAL FEATURES

High speed fibre optic broadband available

Mains gas central heating system with a high energy efficiency boiler

High thermal insulation & energy efficiency rating

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Painted internal doors with chrome ironmongery

Painted moulded skirting and architraves

All internal walls and ceilings painted throughout

Smoke, Heat and CO_2 detectors as standard

BATHROOMS, ENSUITES & WCS

Contemporary white sanitary ware and chrome fittings

Shower bath with thermostatic shower and shower screen

All en-suites have thermostatic showers

FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, bathroom and en-suite

Tiling around bath and to shower enclosures

Splash back tiling to all wash hand basins

Carpets and underlay to lounge, bedrooms and hall

MANAGEMENT COMPANY

A management company has been formed and each purchaser will become a shareholder. An annual charge will be payable to the management company to allow for all common areas to be maintained.

Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.

DEVELOPER

LOTUS HOMES

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by award winning developer.

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SELLING AGENTS

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TEL: 028 9066 8888

www.simonbrien.com

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

Lotus Homes (UK) Limited The Factory, 184 Newry Road, Banbridge, Co. Down, BT32 3NB.

LOTUS
HOMES

ESTD 2020