Claremont

At River Hill

by Northland

A superb new development of detached,
semi detached and townhouses minutes from
Newtownards town centre

Claremont

At River Hill

ABOUT
THE DEVELOPER

NORTHLAND DEVELOPMENTS have been synonymous over the last twenty years with the community progression of the Green Road, Bangor having established the Ardvanagh, Ardrowan, The Hastings, Stonebridge Village and most recently the Woodgate, BridgeLea and Tullynagardy developments.

They are now pleased to announce the release of Claremont - a new phase at RiverHill, Newtownards which will provide a wide selection of new homes to cater for all needs from first time buyers to large, detached family homes.

Northland's Sales Offices are conveniently located and are open Monday-Friday (9.00am - 5.00pm) providing customers both old and new with a convenient and reliable service on site from our highly trained and friendly office and on site teams.

Northland's commitment to high standards and excellent customer care is reflected in the numerous quality awards won over the years from both CEF and NHBC and they are proud to have been Pride in the Job NHBC winners for the last 14 years in succession.

NORTHLAND DEVELOPMENTS

W E S

Make Yours a Northland Home

Woodgate, Bangor

The Hastings, Bangor

Tullynagardy, Newtownards

Tullynagardy, Newtownards

River Hill, Newtownards

Tullynagardy, Newtownards

Stonebridge Village, Bangor

Stonebridge Village, Bangor

Scrabo Golf Club

Claremont

At River Hill

NEWTOWNARDS IS AN IDEAL PLACE TO LIVE, ITS BUSTLING TOWN CENTRE OFFERS HIGH STREET SHOPPING, CAFÉS, BARS AND RESTAURANTS, AS WELL AS THE RENOWNED ARDS SHOPPING CENTRE.

Mount Stewart

Kiltonga Nature Reserve

Educational facilities are in abundance, with many of North Down's leading primary, secondary and grammar schools located in the town.

For those interested in leisure and recreational facilities, the location of Claremont could not be better - a magnificent golf course at Scrabo Golf Club, as well as several rugby, hockey and football clubs are all extremely close by.

The shores of Strangford Lough also offer various watersports facilities including the superb Newtownards Sailing Club.

Living at Claremont will mean that the very best of what Newtownards, Strangford and the peninsula has to offer is on your doorstep - peace of mind that you couldn't choose a better place to live.

Claremont

At River Hill

Claremont offers a choice of uniquely designed two, three and four bedroom detached, semi detached homes and townhouses, providing thoughtfully planned internal layouts, based on Northland's highly successful Tullynagardy development, situated off the Crawfordsburn Road.

The well proportioned accommodation in each of these superb homes is perfectly geared for the rigours of a modern family lifestyle. Each of these classical homes will be complemented by highly detailed exteriors and landscaped gardens.

Great thought and attention to detail has gone in to making these homes notable for their external style and finish. The use of stone, render and detailed black fascia ensures that they will provide a timeless look that will maintain its appeal for decades.

The impressive, unique house types, superb designs, quality finish and proximity to open countryside and the town centre all set Claremont apart as something truly special.

NORTHLAND DEVELOPMENTS

Make Yours a Northland Home

The Nook

The Manor House

Gardeners Cottage

Keepers Lodge

Blacksmiths Cottage

LUXURY
SPECIFICATION

AN EXCEPTIONAL QUALITY FINISH WILL BE INCORPORATED INTO EACH OF THESE OUTSTANDING HOMES

GENERAL HOUSE FEATURES

- Gas high efficiency condensing boiler with thermostatically controlled radiators
- Choice of fireplace surround (where applicable)
- Internal walls and ceilings painted in neutral colours
- Carpet and under felt supplied and fitted from a superior range
- Mains supply smoke, heat and carbon monoxide detectors
- 2 year maintenance period with Northland Developments
- 10 year NHBC warranty

KITCHEN

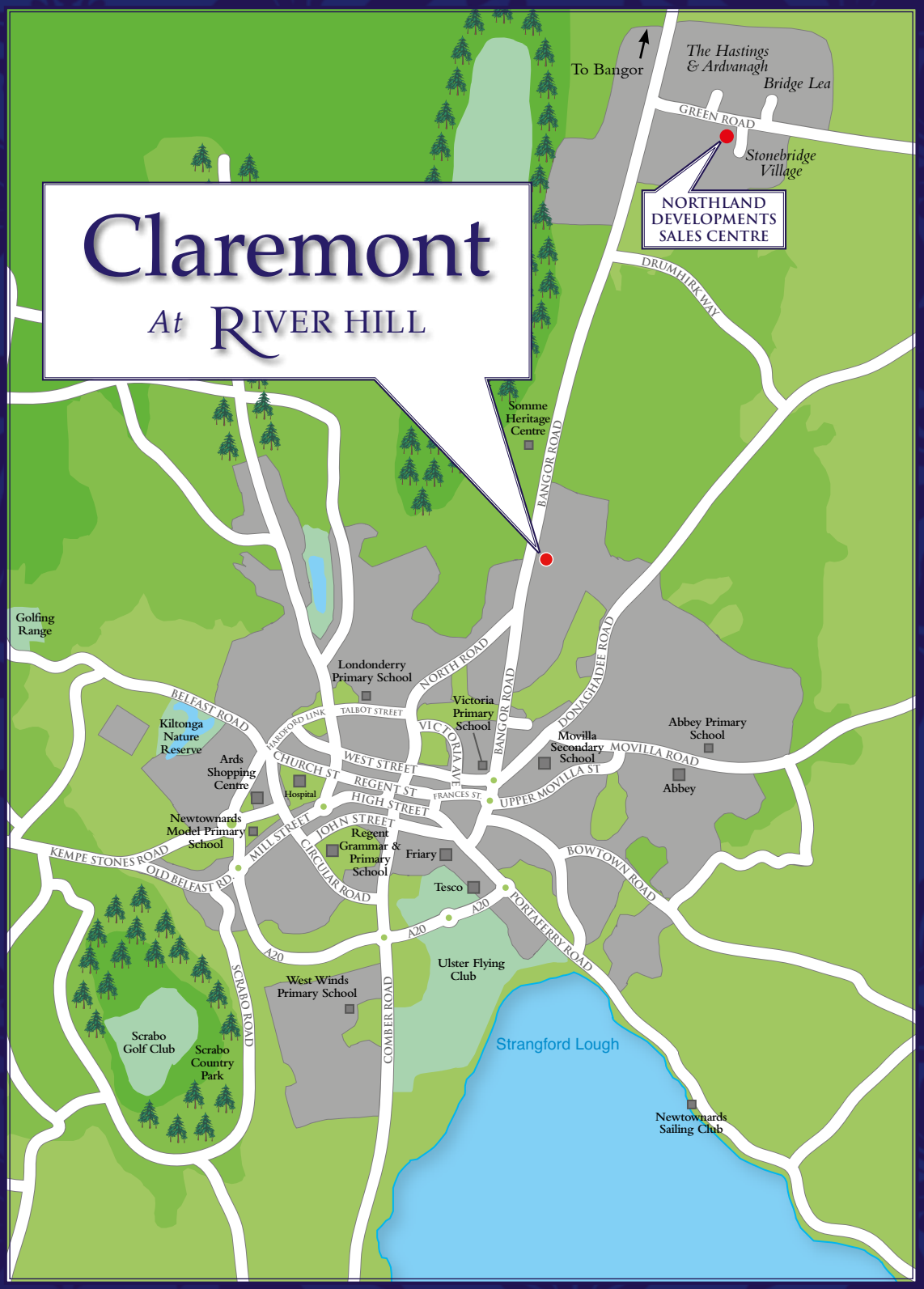
- Bespoke kitchen designed and fitted with choice of doors, work tops and handles
- Appliances to include gas hob, electric oven, extractor hood, washing machine, fridge freezer and dishwasher (where applicable)
- Contemporary chrome underlighting to kitchen units
- Recessed low voltage chrome downlighters
- Choice of ceramic floor tiling from a superior range

BATHROOM / ENSUITE

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower
- Choice of ceramic floor and partial wall tiling fitted from a superior range
- Recessed low voltage chrome downlighters
- Full height tiling to shower enclosures
- Chrome heated towel rail to main bathroom
- Splash back tiling to wash hand basins

EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap
- Rear garden sown and enclosed with timber fencing (where required)
- Pebble driveway



LOCATION MAP – NOT TO SCALE

Reeds Rains
· Since 1868 ·
For Sale 028 9181 4144
www.reedsrains.co.uk

2 Frances Street,
Newtownards, Co. Down
Tel: 028 9181 4144
www.reedsrains.co.uk

simonBRIEN RESIDENTIAL

60 High Street,
Holywood
Tel: 028 9042 8989
www.simonbrien.com

NORTHLAND DEVELOPMENTS

1 Stonebridge Avenue, Conlig,
Newtownards, Co. Down, BT23 7QL
Tel: 028 9147 9277
Email: info@northland-developments.co.uk
www.northlanddevelopments.co.uk

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 correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. 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 the authority to make oar give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.

BLOCK
creative property marketing