

# Lisney

FOR SALE

5 no. Partially Finished 2 Bedroom Apartments

**BROOKLANDS GROVE, BRYANSFORD ROAD,  
NEWCASTLE, BT33 0GJ**

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## CONTACT

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## BRIEF

- 5 no. partially finished ground, first and second floor apartments
- Convenient location close to Newcastle town centre
- Situated in a well maintained and quiet residential development



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## LOCATION

Travelling from Central Promenade, Newcastle, turn right onto Bryansford Road at 'Nikis Kitchen Café.' Travel approximately 0.4 miles and take a left into the Brooklands Grove development.

Follow the road round to the left and turn right into the car parking area. The apartments are located in two blocks directly ahead of the turn in to the car park.

## DESCRIPTION

5 no. apartments located just outside Newcastle town centre. The apartments consist of 2 x bedrooms, 1 x bathroom, 1 x kitchen/ living area and 1 x storage cupboard.

The apartments have been finished to shell specification to enable purchasers to apply their own finishes to their selected standard.

The apartments are located in two blocks, more specifically, there is one located on the ground floor, one on the first floor and three on the second floor. The apartments benefit from gas fired heating with Vokèra gas boilers, door entry system, double glazing and

stunning views across the Mourne Mountains.

Brooklands Grove is a well maintained and quiet residential development comprising a mixture of townhouses and apartments. There is ample parking throughout the development.

## FEATURES

- Gas fired central heating
- Double glazed windows
- Secure door entry system
- Finished to shell specification

## INTERIORS



## ACCOMMODATION

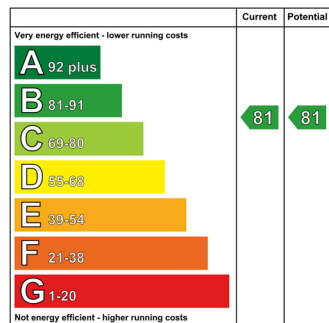
### Block One (For reference purposes only)

Apt No	Floor	Kitchen/Living Room	Bedroom 1	Bedroom 2	Bathroom	Storage Cupboard
68	2nd	4.19m x 4.40m (13.75' x 14.44')	3.1m x 2.96m (10.17' x 9.71')	3.64m x 3.26m (11.94' x 10.70')	1.87m x 2.04m (6.14' x 6.69')	0.47m x 1.72m (1.54' x 5.6')

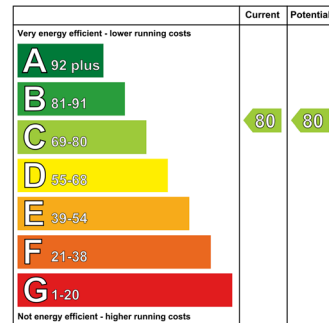
### Block Two (For reference purposes only)

Apt No	Floor	Kitchen/Living Room	Bedroom 1	Bedroom 2	Bathroom	Storage Cupboard
50	Ground	4.44m x 4.16m (14.57' x 13.65')	3.25m x 3.78m (10.66' x 12.40')	3.08m x 3.1m (10.10' x 10.17')	2.06m x 1.78m (6.76' x 5.84')	1.46m x 0.48m (4.79' x 1.58')
54	1st	4.37m x 4.18m (14.34' x 13.71')	3.76m x 3.24m (12.34' x 10.63')	3.08m x 3.08m (10.10' x 10.10')	1.77m x 2.04m (5.81' x 6.69')	0.48m x 1.45m (1.58' x 4.76')
56	2nd	4.17m x 4.38m (13.68' x 14.37')	3.08m x 3.11m (10.10' x 10.20')	3.76m x 3.23m (12.34' x 10.60')	1.78m x 2.04m (5.84' x 6.69')	1.49m x 0.47m (4.89' x 1.54')
58	2nd	4.41m x 4.19m (14.47' x 13.75')	3.21m x 3.75m (10.53' x 12.30')	3.10m x 3.06m (10.17' x 10.04')	2.04m x 1.77m (6.69' x 5.81')	0.47m x 1.47m (1.54' x 4.82')

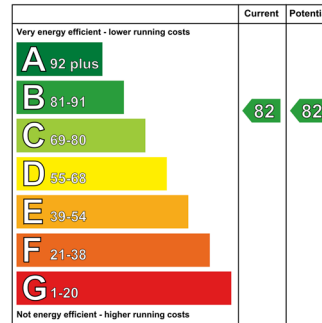
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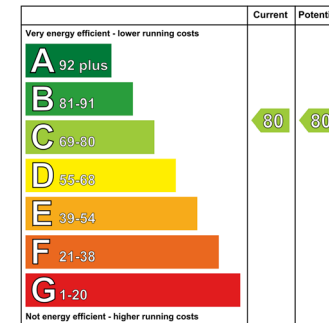
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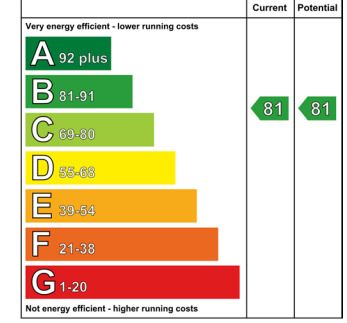
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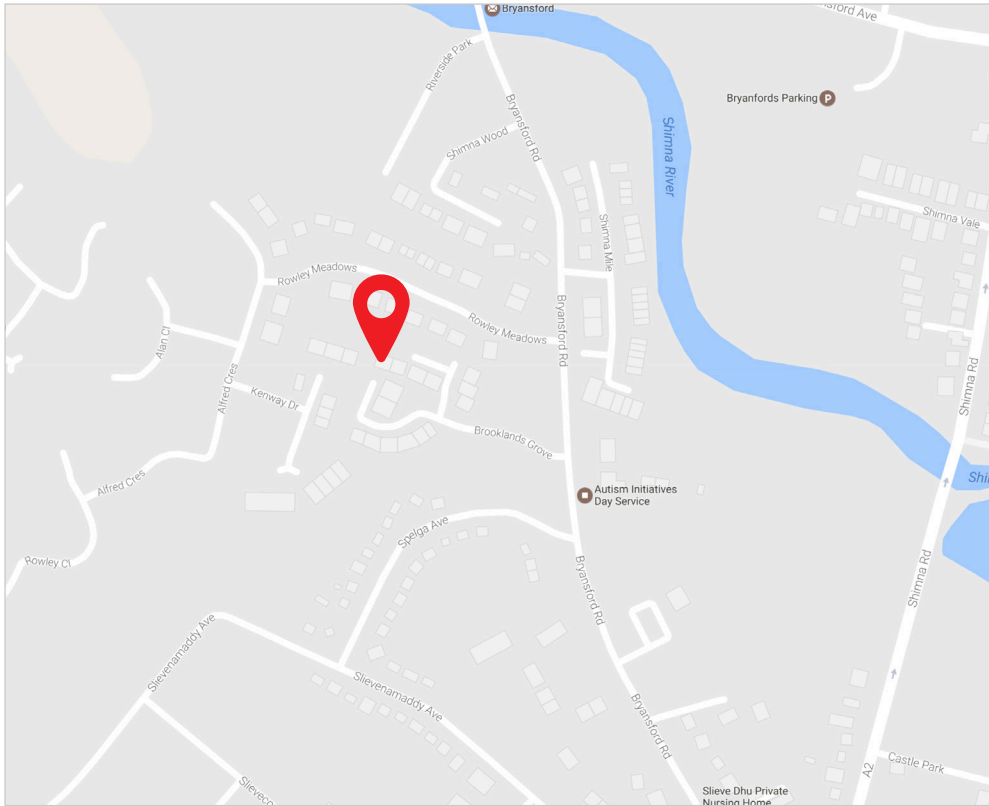
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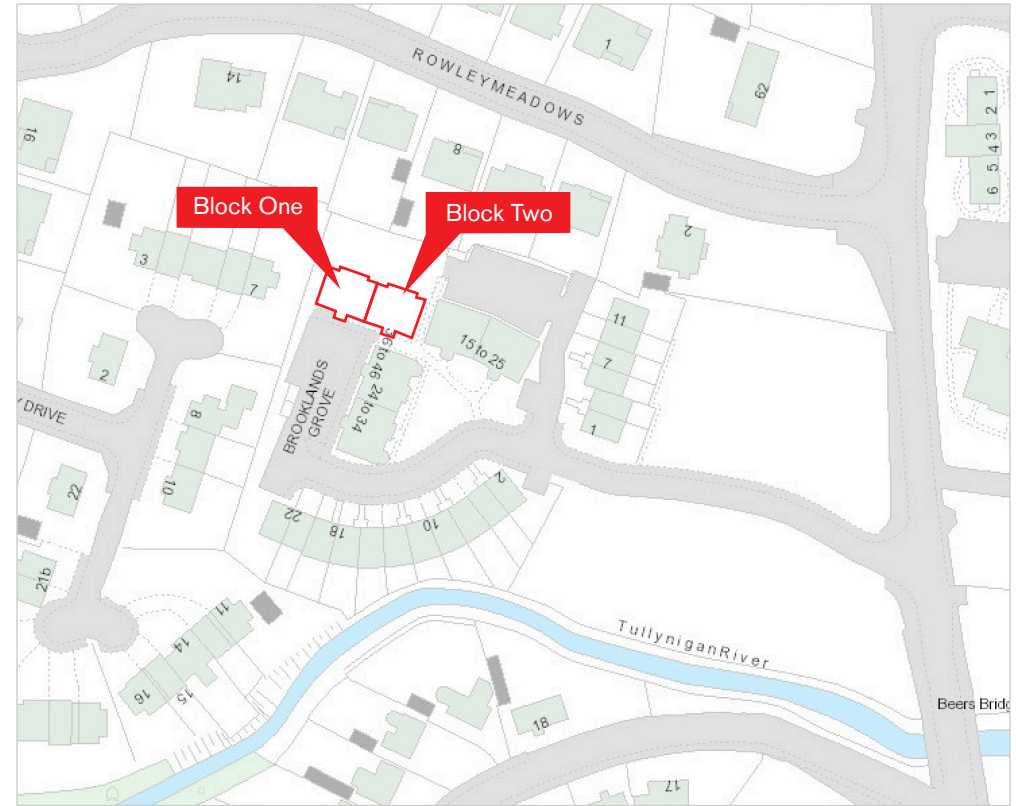
### EPC - NO 58 - B81



## LOCATION MAP



## BOUNDARIES



### RATES

*As the apartments are unfinished, they have not yet been assessed by Land & Property Services for rates.*

### ASKING PRICE

*Offers are invited over £300,000*

### VAT

*All prices and outgoings are exclusive of but may be liable to VAT*

### EPC

*Full certificates can be made available on request.*

### SERVICE CHARGE

*£500\* per annum, per apartment.*

*\*Subject to change*

### CONTACT

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