



MONCRIEF

LUXURY APARTMENTS TO RENT IN EGLINTON



Braidwater

RESIDENCES FOR RENT



Braidwater is offering the opportunity to rent exclusive luxury apartments in a safe and secure environment at Moncrief, Main Street, Eglinton.

Braidwater
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The reading room

All CGIs are for illustration only

With our beautiful residences for rent, smooth away all the responsibilities of buying a house and enjoy all the easy comfort a Braidwater home has to offer.

The mature setting combined with secure access will offer residents a unique lifestyle in the most prominent location in Eglinton. High end living on flexible terms includes; luxurious turnkey finish, communal reading room, gated and secure access, communal lift, level accesses and walk in showers, beautifully landscaped and fully maintained gardens, intercom, energy efficient apartments with high ceilings.

Added Benefits

TURNKEY FINISH

Our turnkey homes offer residents luxurious apartments that are finished to the high standards associated with Braidwater Homes.

PROFESSIONALLY MANAGED

The Moncrief development will be professionally managed for select residents and therefore a strict shortlist criteria will be adhered to.

See page 10 for further details.

FURNITURE PACKAGE

A Balmoral furniture package option is available for apartments inclusive of beds, wardrobes, sofa and dining table.

Ground Floor Apartments

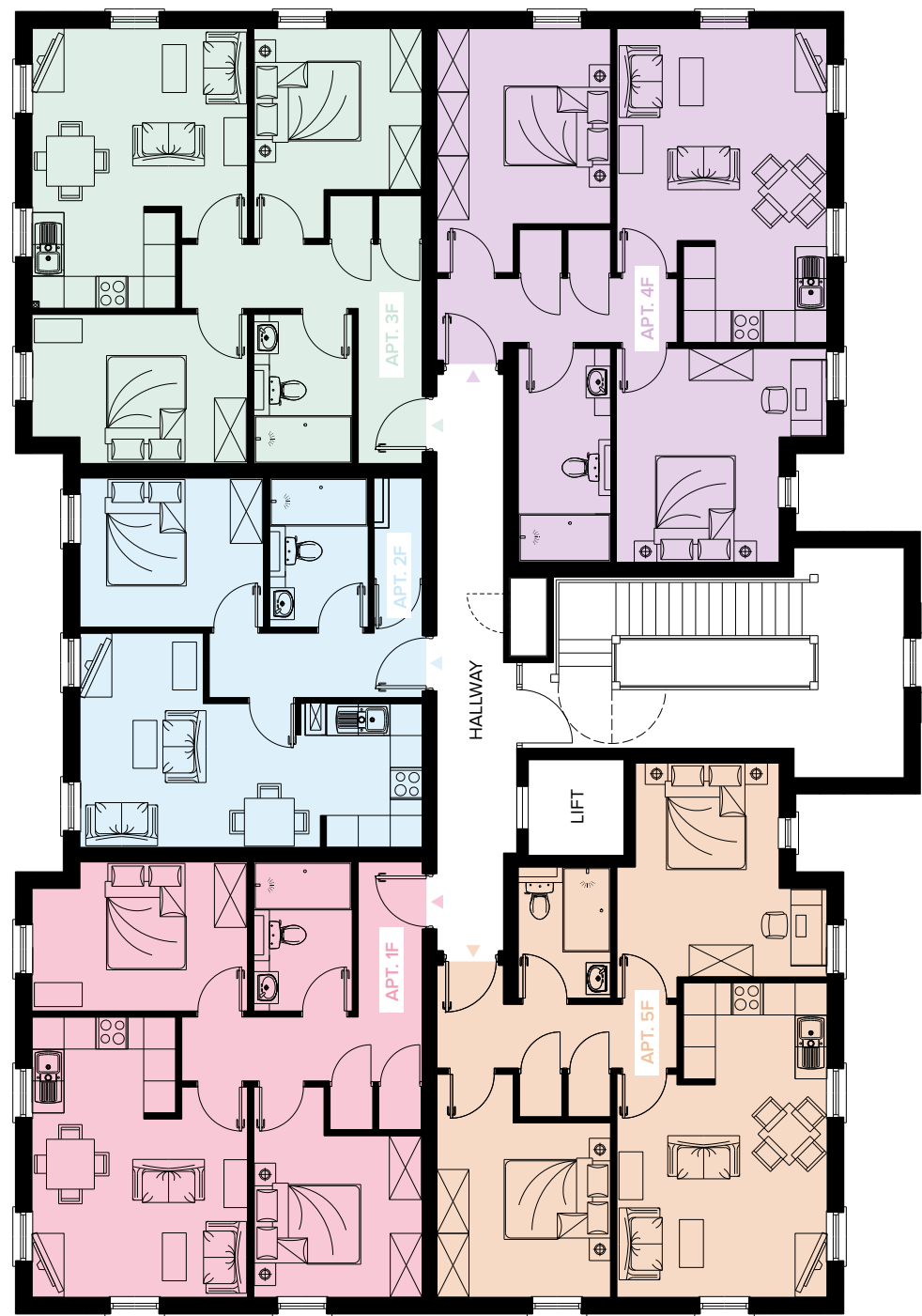


- Apt. 1G – 2 bed apartment with own door access
- Apt. 2G – 1 bed apartment with own door access
- Apt. 3G – 2 bed apartment with own door access

- Apt. 4G – 2 bed apartment with own door access
- Apt. 5G – 2 bed apartment with own door access

Indicative plan and may change during construction.

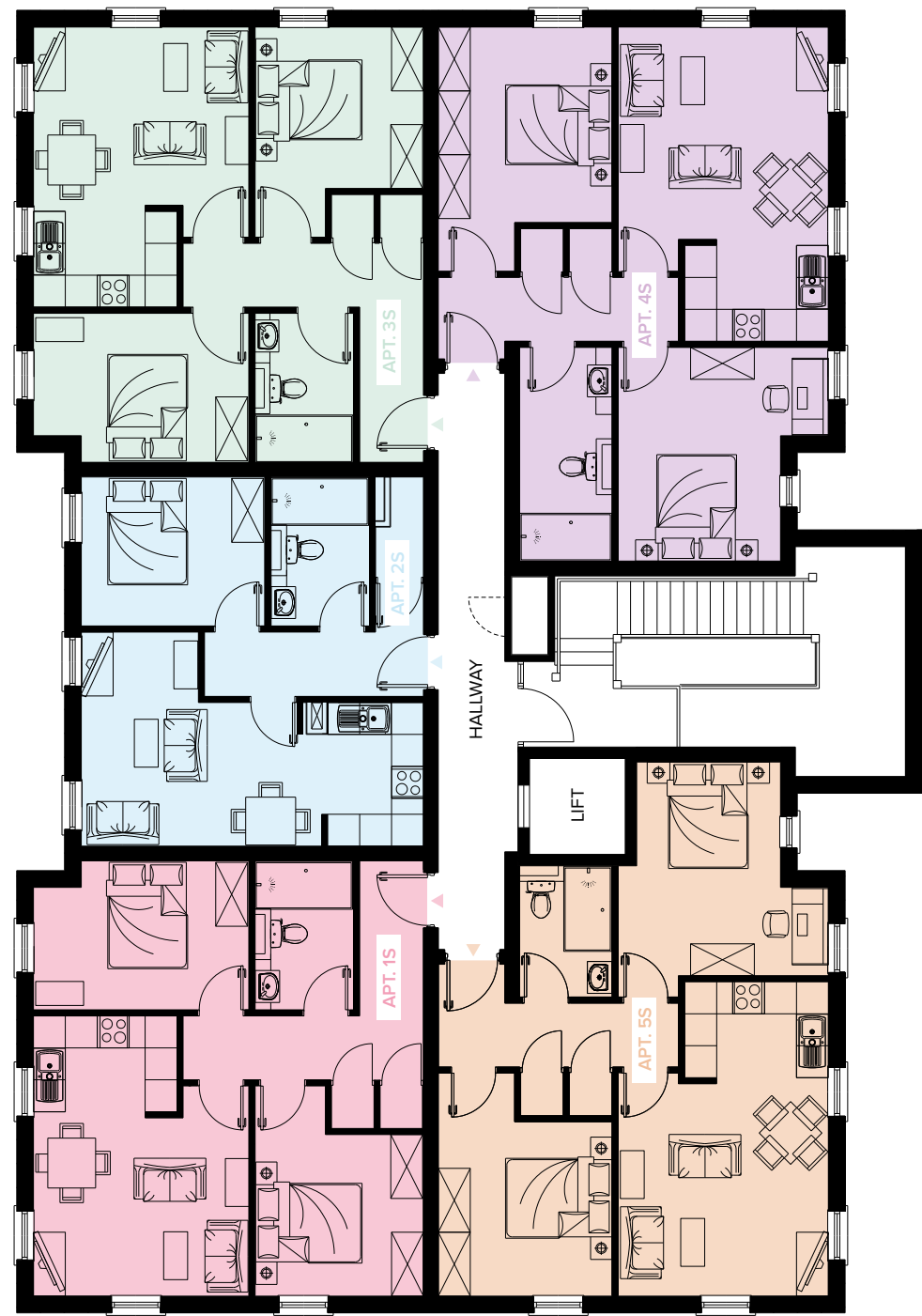
First Floor Apartments



- Apt. 1F – 2 bed apartment
- Apt. 2F – 1 bed apartment
- Apt. 3F – 2 bed apartment
- Apt. 4F – 2 bed apartment
- Apt. 5F – 2 bed apartment

Indicative plan and may change during construction.

Second Floor Apartments



- Apt. 1S – 2 bed apartment
- Apt. 2S – 1 bed apartment
- Apt. 3S – 2 bed apartment
- Apt. 4S – 2 bed apartment
- Apt. 5S – 2 bed apartment

Indicative plan and may change during construction.

Your Turnkey Package

Each apartment in Moncrief is complete with a full turnkey package, ensuring once the lease is agreed, you can move straight into your new dream home.

Kitchen

- A carefully designed premium kitchen with square edged worktop complete with upstands and contemporary door handles;
- Full range of integrated appliances;
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living (where applicable);
- Stainless steel Leisure bowl & a half sink & Lever tap.

Lounge

- Enhanced window proportions to maximise natural light.

Bathroom

- Premium quality white sanitary ware;
- Walk in fully tiled electric shower;
- Chrome shower cubicles with slimline trays;
- Chrome towel rail and attractive vanity unit to bathroom.

Heating

- Energy efficient app controlled electric heating.

Floor coverings

- Wood effect laminate in kitchen / dining / entrance hall and bedrooms;
- Floor tiled in bathroom.

Wall coverings

- Easy clean glass splashback to hob area in kitchen;
- Wall tiling to shower and splashback area in bathroom.

Woodwork & Painting

- Oak style shaker doors throughout with contemporary satin chrome ironmongery;
- Classical 6” moulded skirting throughout;
- Classical 4” moulded architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

Lighting & Media

- Extensive range of electrical sockets & TV points throughout;
- Integrated downlighters to kitchen and bathroom (where applicable);
- Internal wiring for TV and Sky;
- Wired for BT landline and broadband provision;
- Mains operated smoke and carbon monoxide detectors.

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (where applicable);
- High ceilings throughout, adding space & elegance (where applicable);

Apartment floors are fitted with an impact resistant acoustic quilt membrane for additional sound proofing between floors.

Exterior

- Composite GRP insulated front door with multi point locking system;
- Beautifully landscaped & fully maintained communal gardens with patio area;
- Outside lighting at front and side entrances (where applicable) for added security.

Access

- Secure gated front entrance;
- Intercom system for each apartment;
- Central lift to facilitate ground to second floor access;
- Communal parking spaces.



Further Information

Professionally Managed Criteria

- Enhanced home let reference including credit check, employment references and previous landlord reference;
- Double deposit and/or guarantor;
- Long term lease (minimum 12 months).

Warranty

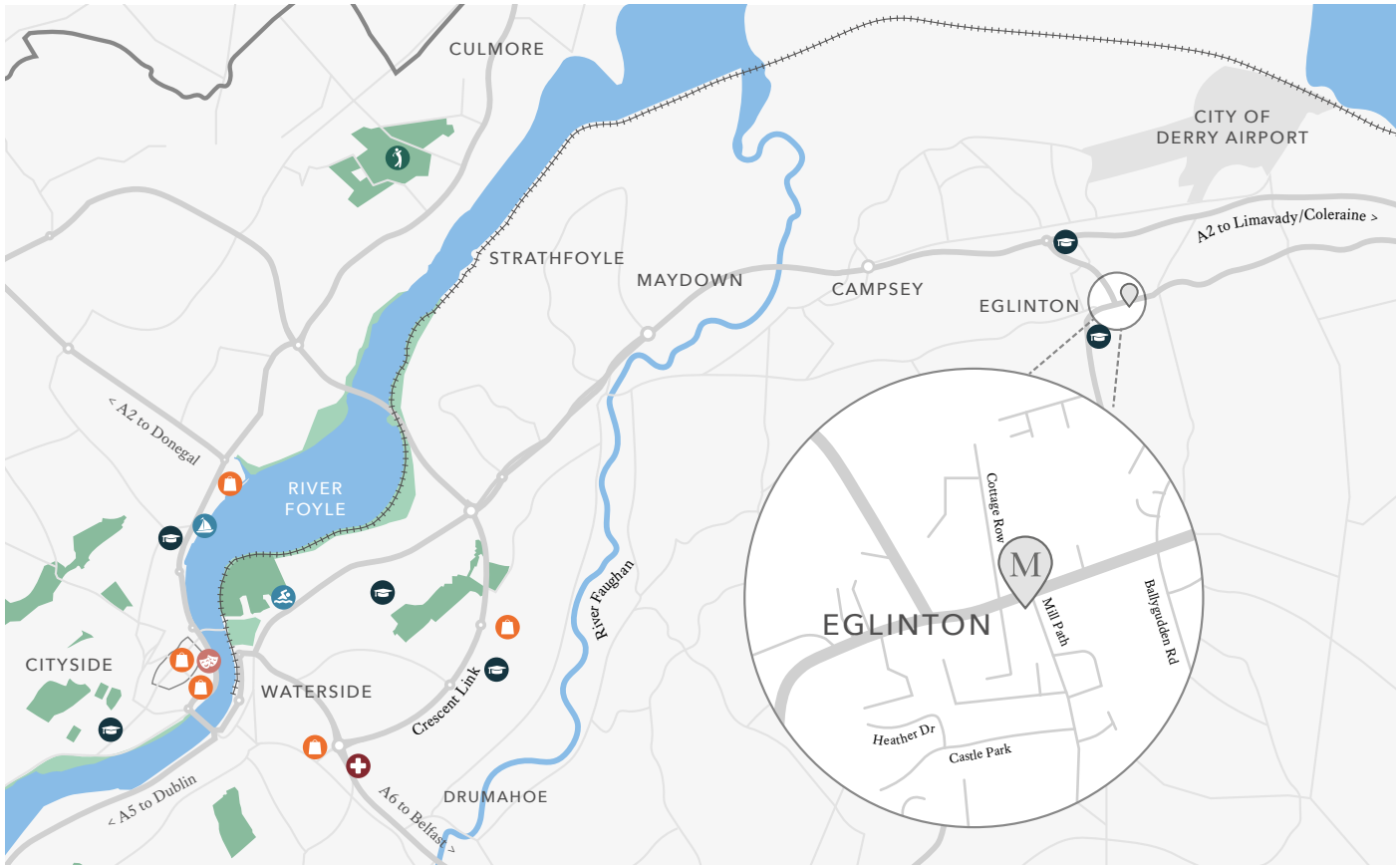
Braidwater is an A1 rated NHBC registered company giving residents peace of mind.

Please note:

All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification options are correct at time of going to print but maybe subject to change during construction.

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This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes.

You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.