

THE MAYFAIR APARTMENTS
at
BIRCH HILL
— BELT ROAD —



Braidwater

RESIDENCES FOR RENT

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.

Birch Hill is an exclusive development of high quality homes located on the edge of open countryside at Belt Road, one of Derry's most sought after addresses. With rich landscaping and fully grown trees featuring as the centrepiece, Birch Hill is maturing into a beautiful development.

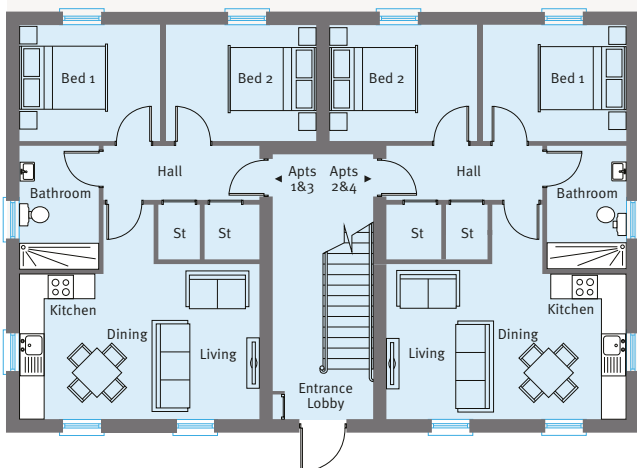


The Mayfair Apartments

2 Bedroom Apartments

CGI is for Illustrative Purposes Only

GROUND FLOOR - Apartments 1 & 2 | FIRST FLOOR - Apartments 3 & 4



GROUND FLOOR & FIRST FLOOR

metres

Entrance Hall	
Kitchen/Dining/Living (max)	5.10 x 5.70
Bedroom 1 (max)	2.75 x 3.10
Bedroom 2 (max)	2.75 x 3.20
Bathroom	2.95 x 1.90

Floor plans are not to scale and dimensions are approximate

Braidwater

RESIDENCES FOR RENT

YOUR TURNKEY APARTMENT

Each Mayfair apartment in Birch Hill 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 sink unit

Bathroom

- Premium quality white sanitary ware
- Chrome shower cubicle with slimline tray
- Chrome towel rail and attractive vanity unit to bathroom

Heating

- Natural gas central heating supplying instant hot water

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)

Exterior

- Composite GRP insulated front door with multi point locking system
- Professionally managed landscape area
- Outside lighting at front entrance (where applicable) for added security

Access

- Intercom system for each apartment
- Communal parking spaces

FURTHER INFORMATION

Professionally Managed Criteria

- All interested parties are to complete an online application prior to viewing
- Double deposit and/or guarantor
- Long term lease (minimum 12 months)

Warranty:

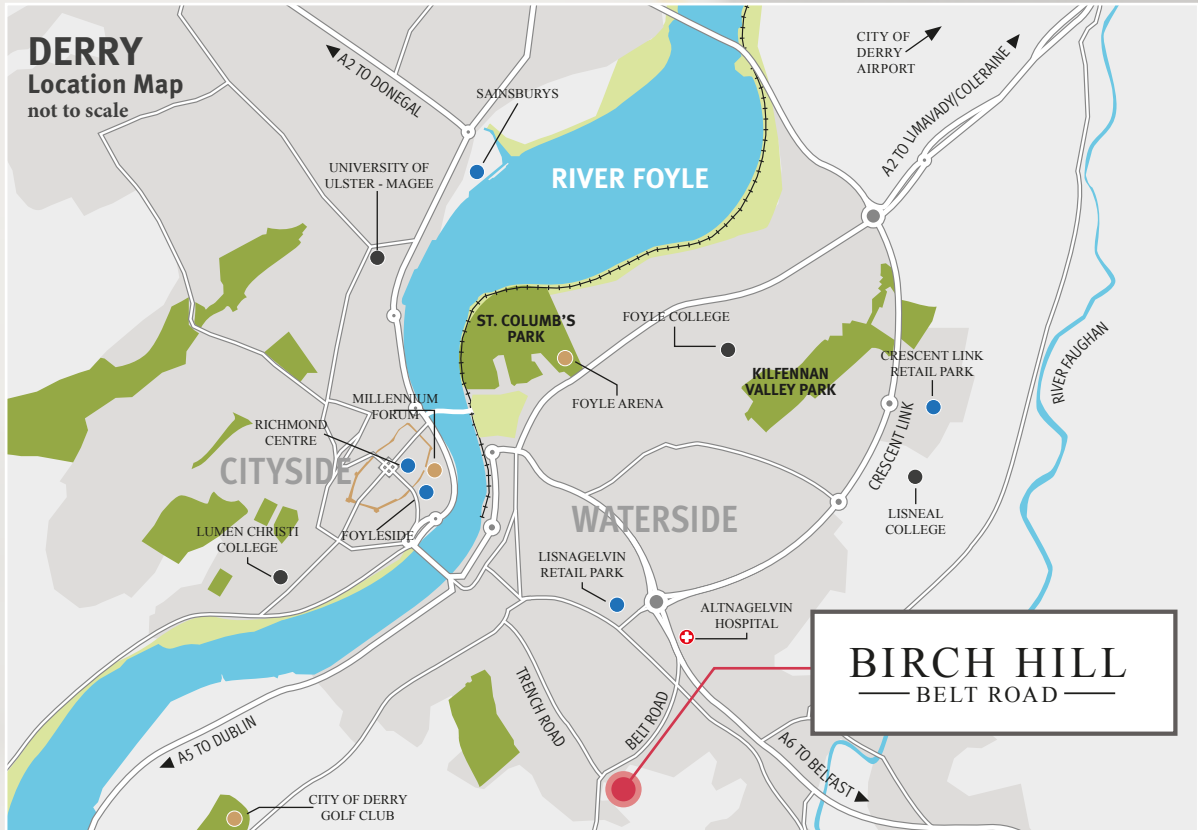
Braidwater is an A1 rated NHBC registered company giving residents peace of mind

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.

Braidwater

RESIDENCES FOR RENT



Well Connected

- | | | | |
|-------------------------------------|-----------|------------------------------------|-----------|
| - Altnagelvin Hospital | 0.2 miles | - Lisnagelvin Primary School | 0.7 miles |
| - Tesco Superstore | 0.4 miles | - Train Station | 0.9 miles |
| - Lisnagelvin Retail | 0.4 miles | - Kilfennan Valley Park | 1 mile |
| - Sacred Heart Primary School | 0.5 miles | - City Centre | 1 mile |

Contact:

Braidwater

RESIDENCES FOR RENT

www.braidwater.com
028 7181 0106

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 reserve 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 the standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.



BLOCK
creative property marketing