



HELENS WOOD LAKESIDE APARTMENTS

RATHGAEL ROAD
BANGOR

THE HAWTHORN
BUILDING

LaganHomes®

THE HAWTHORN

BUILDING AT HELENS WOOD

Nestled in a tranquil, mature setting, Lakeside Apartments offer exceptional living within an exclusive location. Perfectly positioned beside the picturesque lake within the highly sought-after Helens Wood development, these apartments are ideally located for homeowners to enjoy the beauty of the surrounding natural landscape.

Showcasing stunning scenery and easy access to open outdoor spaces, Lakeside Apartments offer a once-in-a-lifetime opportunity for prospective residents to settle down in a unique, desirable area. With pathways surrounding the perimeter of the serene lake within the Helens Wood development, Lakeside Apartments are ideal for those who love the great outdoors, providing breath-taking backdrops for a peaceful afternoon stroll, right from your doorstep.

LaganHomes®

eHome®

LUXURY LAKESIDE APARTMENT LIVING

Thoughtfully designed and carefully crafted to the highest standards for contemporary living, Lakeside Apartments offer a calming haven to kick back and relax at the end of a long day. Boasting sophistication, style and elegance, Lakeside Apartments certainly do not compromise on luxury, thanks to streamlined fixtures and sleek finishes which have been purposefully curated with the needs of the modern homeowner in mind.

Lagan Homes are proud to present ecological eHome features, in the form of innovative solar panels, with Lakeside Apartments providing a cleaner, energy-efficient living space. Affording easy maintenance and placing emphasis on sustainability, Lakeside Apartments are at the forefront of environmentally friendly living.



Computer visual, solar panel positioning is for illustrative purposes only.

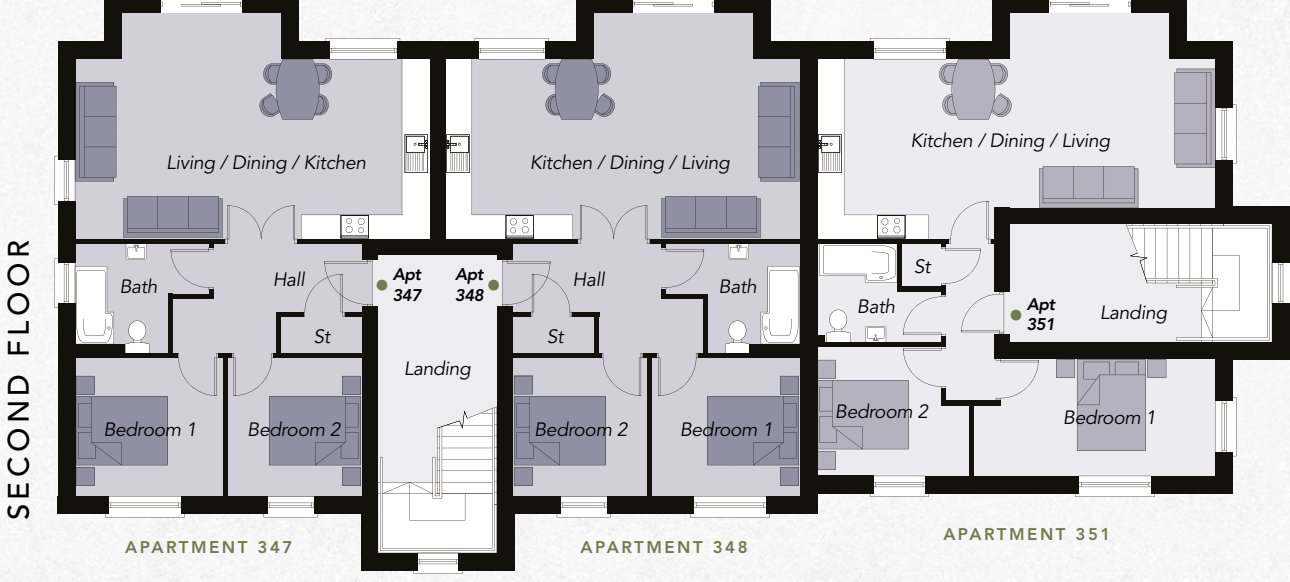
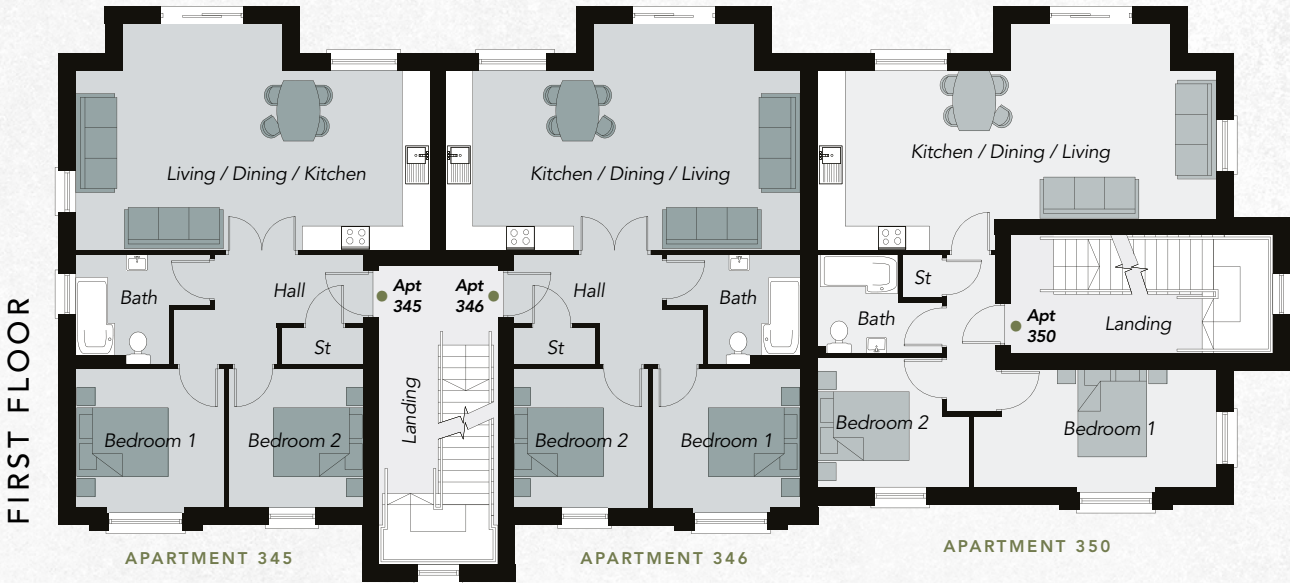
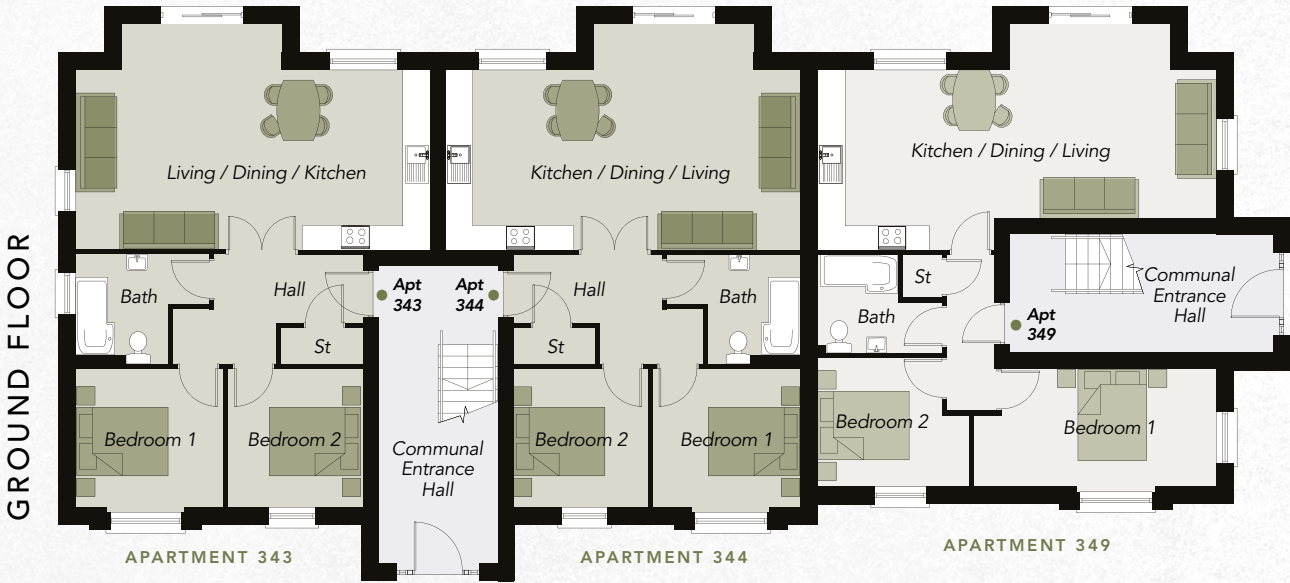
THE HAWTHORN BUILDING



SITES 343 - 351



FLOOR PLANS & DIMENSIONS



GROUND FLOOR

APARTMENTS 343 & 344

Entrance Hall	
Living / Kitchen / Dining (max)	25'3" x 16'0"
Bedroom 1	10'5" x 9'9"
Bedroom 2	9'9" x 9'5"
Bathroom	
TOTAL FLOOR AREA	751 Sq. Ft. Approx.

APARTMENT 349

Entrance Hall	
Living / Kitchen / Dining (max)	28'5" x 13'9"
Bedroom 1	17'2" x 8'3"
Bedroom 2	10'8" x 9'1"
Bathroom	
TOTAL FLOOR AREA	723 Sq. Ft. Approx.

FIRST FLOOR

APARTMENTS 345 & 346

Entrance Hall	
Living / Kitchen / Dining (max)	25'3" x 16'0"
Bedroom 1	10'5" x 9'9"
Bedroom 2	9'9" x 9'5"
Bathroom	
TOTAL FLOOR AREA	751 Sq. Ft. Approx.

APARTMENT 350

Entrance Hall	
Living / Kitchen / Dining (max)	28'5" x 13'9"
Bedroom 1	17'2" x 8'3"
Bedroom 2	10'8" x 9'1"
Bathroom	
TOTAL FLOOR AREA	723 Sq. Ft. Approx.

SECOND FLOOR

APARTMENTS 347 & 348

Entrance Hall	
Living / Kitchen / Dining (max)	25'3" x 16'0"
Bedroom 1	10'5" x 9'9"
Bedroom 2	9'9" x 9'5"
Bathroom	
TOTAL FLOOR AREA	751 Sq. Ft. Approx.

APARTMENT 351

Entrance Hall	
Living / Kitchen / Dining (max)	28'5" x 13'9"
Bedroom 1	17'2" x 8'3"
Bedroom 2	10'8" x 9'1"
Bathroom	
TOTAL FLOOR AREA	721 Sq. Ft. Approx.



Computer visual for illustrative purposes only.

eHome



SPECIFICATION

These apartments at Helens Wood have been designed to be more sustainable by retaining heat and saving on energy bills. The energy efficiency of these homes is achieved by using thermally efficient insulation, highly thermal windows and the latest in heating technology.

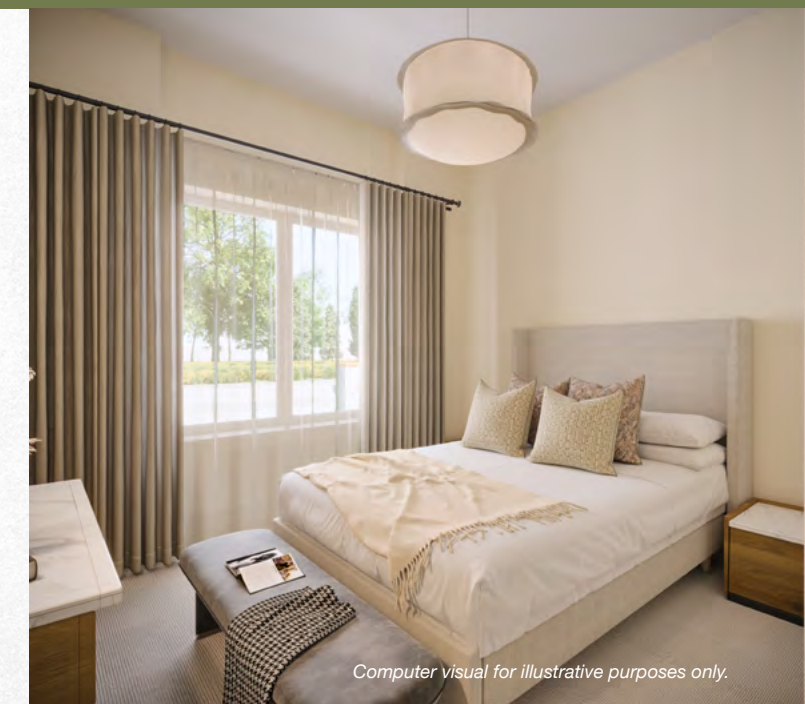


EXTERNAL FEATURES

- High standard of floor, wall and loft insulation to ensure minimal heat loss
- PV Solar Panels
- Brick and stone effect finish
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Bitmac parking areas
- Coloured pre-finished insulated composite communal apartment entrance door
- Landscaped common areas in keeping with the rest of the development
- Extensive landscaping to common areas

INTERNAL FEATURES

- Internal decor, internal walls and ceilings painted one colour along with the internal woodwork
- Moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with USB connections fitted to the kitchen and bedroom 1
- TV/Data connections to living area and bedrooms
- Thermostatically controlled radiators
- Energy efficient LED downlighting to kitchen and bathroom
- Alarm system



Computer visual for illustrative purposes only.

KITCHEN

- Choice of contemporary kitchen doors, handles, worktop colours and matching upstand
- Integrated electrical appliances to include electric hob and electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer
- Concealed under unit lighting

BATHROOM

- Stylish white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Chrome heated towel rail
- Splash back tile to wash hand basin

FLOORING

- Living, bedrooms and hall carpeted
- Kitchen and bathroom tiled

HEATING

- Gas fired central heating
- Energy efficient combination boiler which provides instant hot water on demand

SELECTIONS

- All selections to be made from the builders nominated suppliers only
- All selections are from a pre-selected range and are subject to stage of construction

WARRANTY

- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



Computer visual for illustrative purposes only.





Not to scale.

APARTMENT KEY



THE ALDER
BUILDING

SITES 337-342



THE HAWTHORN
BUILDING

SITES 343-351

THE BEECH
BUILDING

SITES 328-336



Computer visual, solar panel positioning is for illustrative purposes only.

JOINT SELLING AGENTS



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NHBC



Protection for new-build home buyers

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 as to the correctness of each of the statements contained in these particulars.

All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21.

Configurations of kitchen and bathrooms are for illustration purposes only and may be subject to alteration from those shown without prior notification. Furniture and cloakroom placement are for visualisation purposes only. Purchasers should satisfy themselves as to the current specification at the time of booking.

Specifications are correct at the time of going to print and the developer reserves the right to implement changes to the specification without warning. Whilst these particulars are prepared with all due care for the convenience of the intending purchasers, the information is intended as a preliminary guide only.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to any property. Exterior and interior computer visuals and internal photographs are for illustration only. Variations: window formats and exterior brick and render details may vary. Plans are not to scale and all dimensions shown are approximate E. & O. E.

This development adheres to the Consumer Code Scheme & Requirements - Fifth Edition (1 Jan 2024)