

BUY HERE WITH  
Co%ownership

# THE BARTLEY APARTMENTS AT



# MILLMOUNT VILLAGE

COMBER ROAD, DUNDONALD



LaganHomes®





# THE BARTLEY APARTMENTS

APTS 453-456

APTS 457-460

LaganHomes®

eHome®





APTS 453-456

APTS 457-460

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

## THE BARTLEY APARTMENTS 453-456



### GROUND FLOOR

Apartment 453  
Entrance Hall  
Living / Kitchen / Dining  
18'8" x 13'11"  
Utility  
Bedroom 1 (min) 12'5" x 9'4"  
Bedroom 2 10'11" x 10'1"  
Bathroom  
Total Floor Area: 709 sq. ft. approx.

Apartment 455  
Entrance Hall  
Living / Kitchen / Dining  
18'6" x 12'10"  
Utility  
Bedroom 1 (min) 12'5" x 9'4"  
Bedroom 2 11'10" x 10'1"  
Bathroom  
Total Floor Area: 698 sq. ft. approx.

### FIRST FLOOR

Apartment 454  
Entrance Hall  
Living / Kitchen / Dining  
18'8" x 13'11"  
Utility  
Bedroom 1 (min) 10'11" x 10'1"  
Bedroom 2 12'5" x 9'0"  
Bathroom  
Total Floor Area: 788 sq. ft. approx.

Apartment 456  
Entrance Hall  
Living / Kitchen / Dining  
18'6" x 12'10"  
Utility  
Bedroom 1 (min) 12'5" x 9'0"  
Bedroom 2 11'10" x 10'1"  
Bathroom  
Total Floor Area: 788 sq. ft. approx.



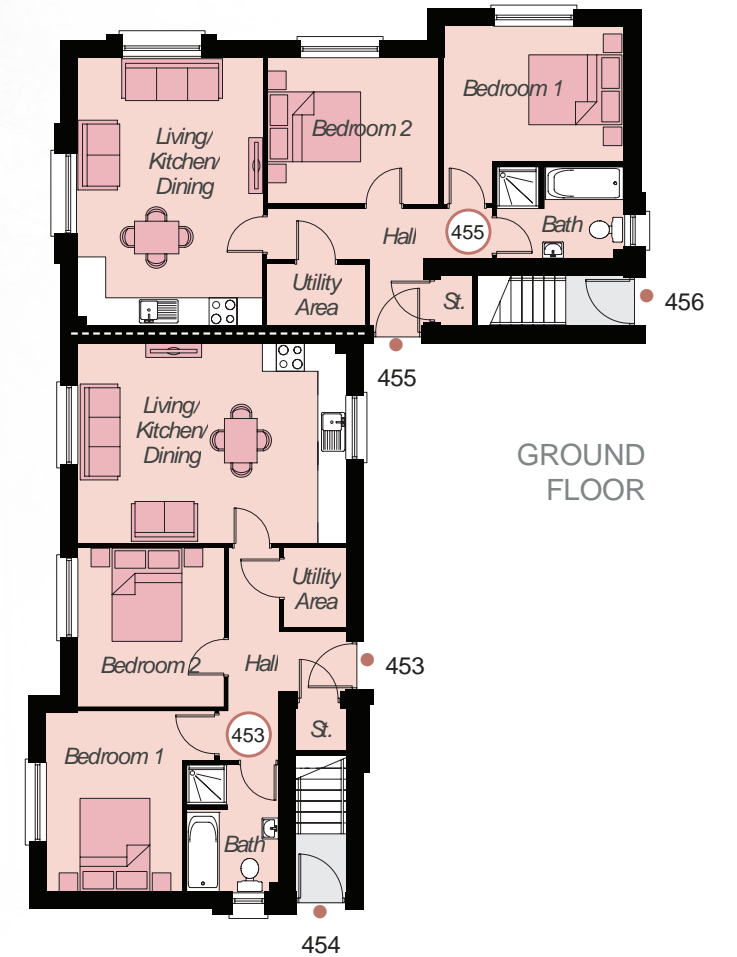
Computer visual of typical bedroom for illustrative purposes only.



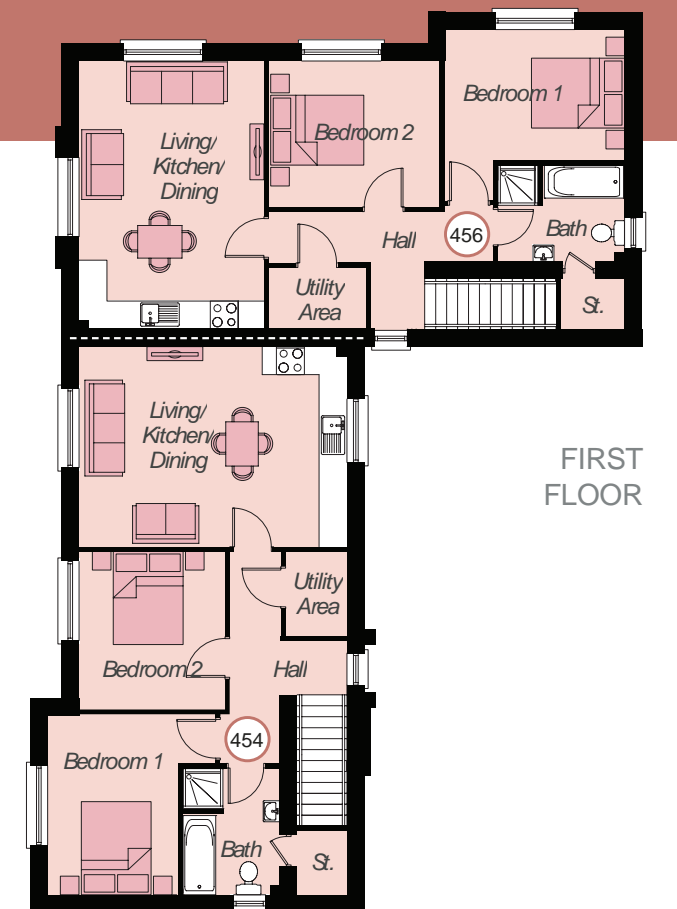
Computer visual of typical kitchen for illustrative purposes only.

**eHome**

Lagan eHomes 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 doors, windows, installation of PV panels and the latest in heating technology.

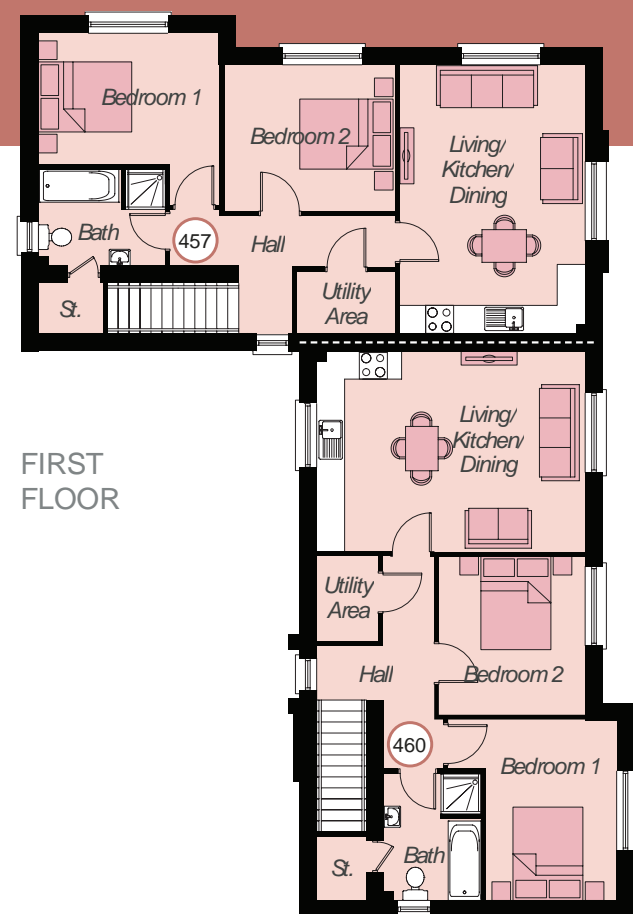
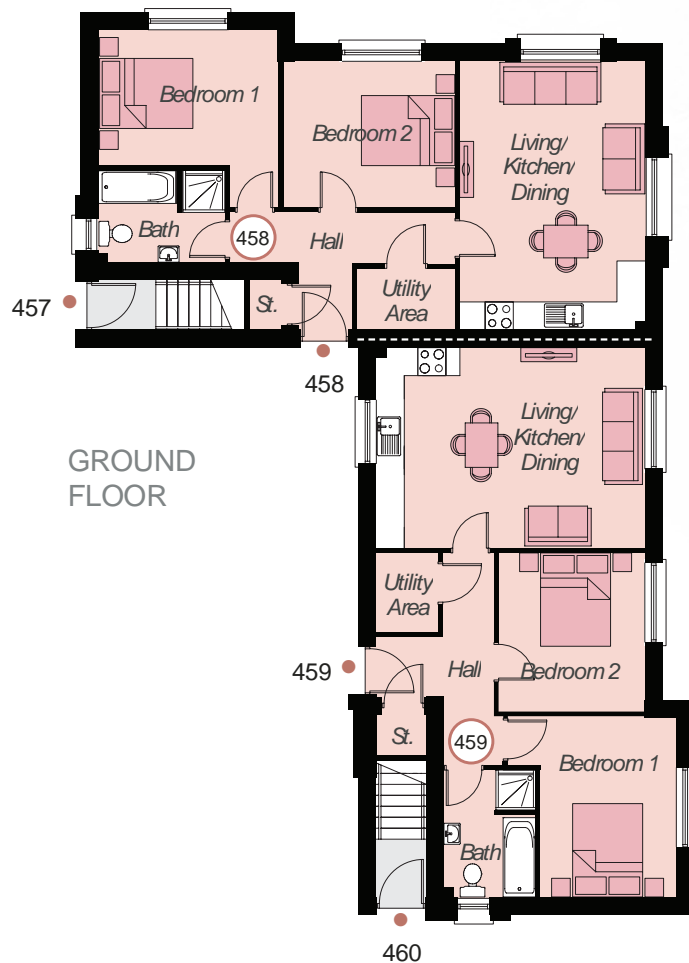


GROUND  
FLOOR



FIRST  
FLOOR





Lagan eHomes 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 doors, windows, installation of PV panels and the latest in heating technology.



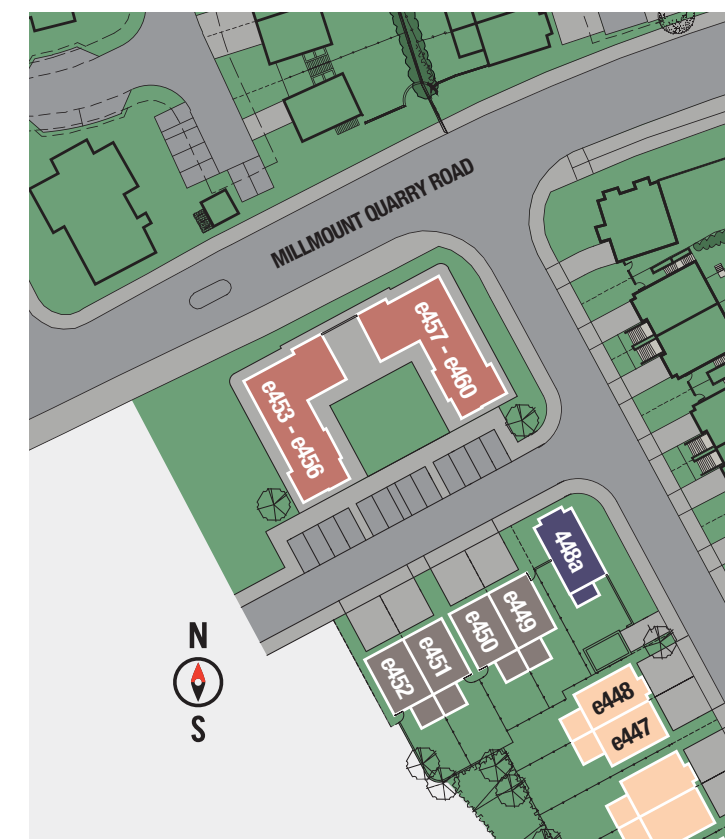
## THE BARTLEY APARTMENTS 457-460

### GROUND FLOOR

Apartment 458		Apartment 459	
Entrance Hall		Entrance Hall	
Living / Kitchen / Dining		Living / Kitchen / Dining	
	18'6" x 12'10"		18'8" x 13'11"
Utility		Utility	
Bedroom 1 (min)	12'5" x 9'4"	Bedroom 1 (min)	12'5" x 9'4"
Bedroom 2	11'10" x 10'1"	Bedroom 2	10'11" x 10'1"
Bathroom		Bathroom	
Total Floor Area: 698 sq. ft. approx.		Total Floor Area: 709 sq. ft. approx.	

### FIRST FLOOR

Apartment 457		Apartment 460	
Entrance Hall		Entrance Hall	
Living / Kitchen / Dining		Living / Kitchen / Dining	
	18'6" x 12'10"		18'8" x 13'11"
Utility		Utility	
Bedroom 1 (min)	12'5" x 9'0"	Bedroom 1 (min)	10'11" x 10'1"
Bedroom 2	11'10" x 10'1"	Bedroom 2	12'5" x 9'0"
Bathroom		Bathroom	
Total Floor Area: 788 sq. ft. approx.		Total Floor Area: 788 sq. ft. approx.	





# Co-Ownership has helped over 33,000 people in Northern Ireland into home ownership. If you dream of owning your home but can't get a full mortgage, Co-Ownership might be for you.

Co-Ownership is a not for profit organisation that helps people become homeowners. You buy whatever share of the home you can afford, between 50% and 90% of the purchase price, and Co-Ownership will buy the rest. You will pay Co-Ownership a monthly rent which is lower than what you would pay if renting privately.

Depending on your personal circumstances, you could buy a home with Co-Ownership up to the value of £195,000.

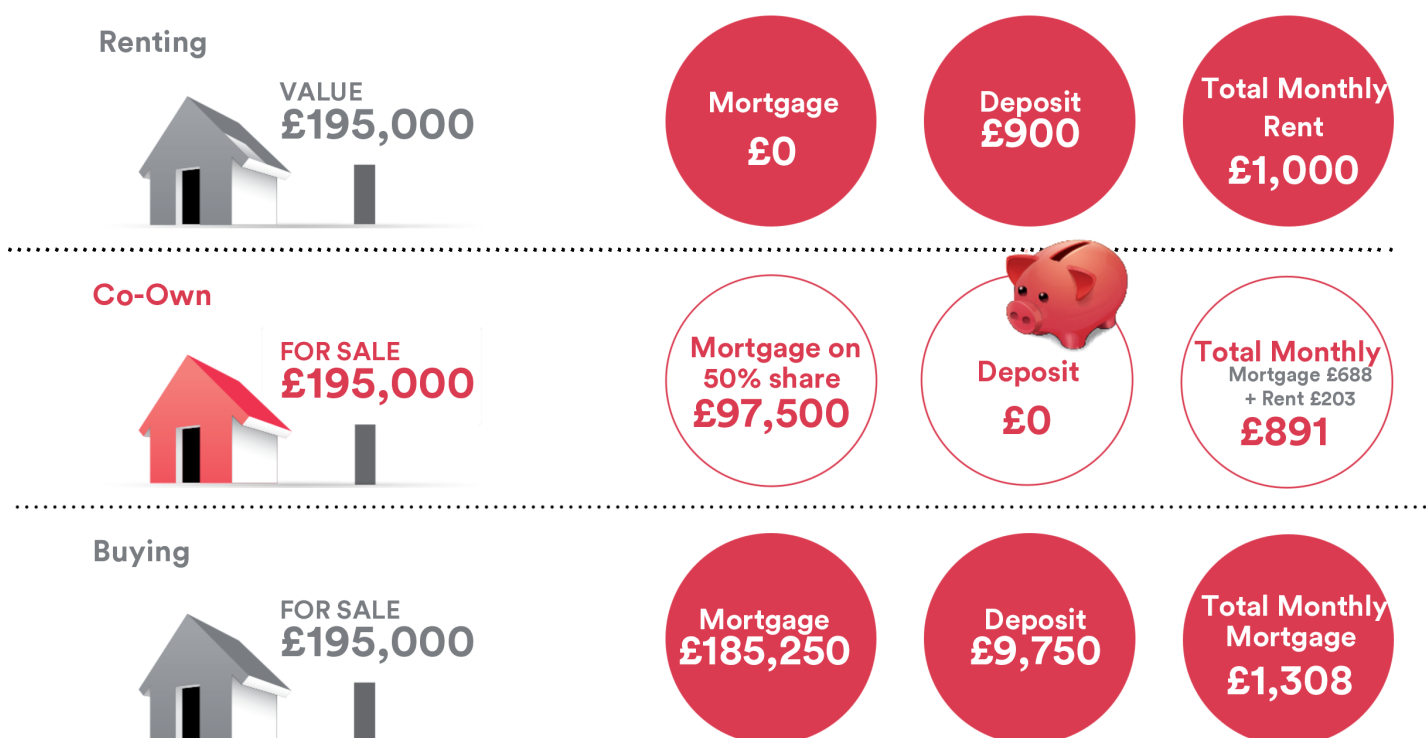
## Co-Own

If you want to own your own home but are unable to save for a deposit within a reasonable time, or can't afford a full mortgage, Co-Own may be right for you.

With Co-Own you get a mortgage to buy your share, and Co-Ownership buy the rest.

See how the cost of Co-Own, a full mortgage and renting a home compare below.

## How do the costs compare?



Figures are for illustration purposes only. Co-Own example is based on 7.6% interest rate, repayment mortgage over 30 years. Buying example is based on a 7.6% interest rate, repayment mortgage over 30 years, with a loan to value (LTV) of 95%. Criteria and LTV rates may vary depending on the lender. Rental figure is based on projected rent for an apartment in this development. We recommend that you seek independent financial advice before applying for a mortgage. The cost of buying your home will depend on your circumstances, property price and the mortgage product you choose.

# Co/ownership

## How do I apply?

This is a mixed tenure development and these affordable homes are only available to people who need Co-Ownership's support to purchase a home. If you can buy a home without Co-Ownership's support you will not be eligible to own one of these properties.

To secure one of these properties you will need a Co-Ownership Approval of at least the value of the house you wish to purchase.



“Without Co-Ownership, I would still be trying to save for a deposit while paying sky high rent. Thank you Co-Ownership for helping me achieve my dream of owning my home.”  
Marinus



Any purchase from Co-Ownership will be subject to their usual terms and conditions. Visit Co-Ownership's website for more information, including eligibility and property criteria.

## Eight step guide

- 1 Do some research**  
Check Co-Ownership's criteria and use the tools on their website to see if you are eligible and how much you can afford. You should also check your credit file to make sure there are no surprises. If you need some help you can speak to Co-Ownership and a mortgage broker.
- 2 Apply**  
Apply online at co-ownership.org and we'll assess your financial circumstances. There will be a £100 non-refundable assessment fee.
- 3 Get approved**  
If successful, you'll receive your Co-Ownership Approval that you can share with your estate agent. Your Co-Ownership Approval is valid for four months. If you aren't successful with this property you can use the approval on another property that meets Co-Ownership's criteria.
- 4 Share your approval with the estate agent**  
Share your Co-Ownership Approval with your estate agent to reserve your affordable home. You won't need a holding deposit as Co-Ownership looks after that.
- 5 Share property details with Co-Ownership**  
Once you have confirmed your property you will need to upload your property details to your application. There will be a £550 property fee which covers a property assessment and most of your legal fees.
- 6 Your formal offer**  
You'll receive a formal offer from Co-Ownership to purchase a share in your new home.
- 7 Next steps**  
Your financial adviser will advise when to apply for a mortgage. You will also need to appoint a solicitor to complete their bit.
- 8 Move in**



# SPECIFICATION

These apartments at Millmount Village 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, installation of PV panels 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
- Low maintenance 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 to appropriate rooms
- Energy efficient LED downlighting to kitchen and bathroom
- Alarm system



## 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

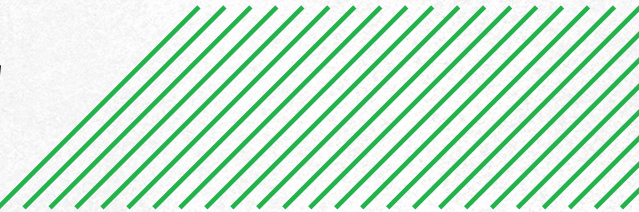
- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



# A more sustainable way of living



## MILLMOUNT VILLAGE



The Bartley Apartments at Millmount Village have been designed to be more sustainable by retaining heat and saving on energy bills. The energy efficiency of these homes will be achieved by using thermally efficient insulation, highly thermal doors, windows, PV solar panels and the latest in heating technology.

## THERMALLY EFFICIENT INSULATION



This is a key component of our homes. We use high specification materials which significantly improve the thermal performance of your home, reducing your heating bills and your carbon emissions.

## PHOTOVOLTAIC (PV) SOLAR PANELS



All homes at Millmount Village will be complete with PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow our home owners to produce their own renewable electricity.

## GREEN MORTGAGES

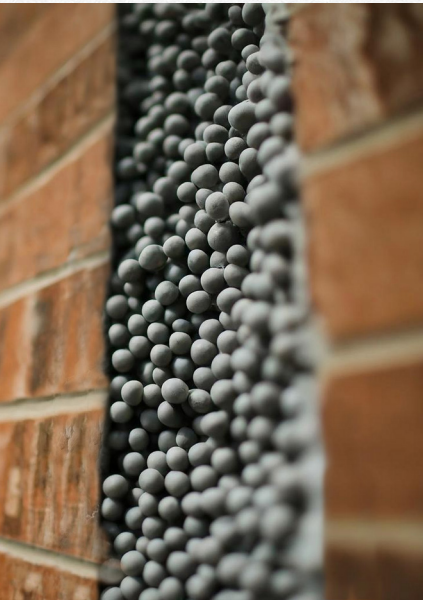


Typically, green mortgages offer home-seekers an incentive to buy an energy-efficient house and are usually available for new builds that meet specific criteria such as an energy performance certificate (EPC) rating of A or B. We build homes which meet this criteria, so ask your financial advisor about your green mortgage options.

## HIGH QUALITY WINDOWS & DOORS



High specification doors and accredited double glazed windows ensure that the heat in your house stays in your house.





JOINT SELLING AGENTS

**SimonBrien**  
NEW HOMES

Simon Brien Residential  
237 Upper Newtownards Road  
Belfast BT4 3JF  
Telephone 028 9059 5555  
Email [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

[www.simonbrien.com](http://www.simonbrien.com)

**Reeds Rains**

· Since 1868 ·

Reeds Rains  
350 Upper Newtownards Road  
Belfast BT4 3EX  
Telephone 028 9065 5555  
Email [ballyhackamore@reedsrains.co.uk](mailto:ballyhackamore@reedsrains.co.uk)

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

**LaganHomes**®

Lagan Homes (Millmount) Ltd.  
19 Clarendon Road  
Belfast BT1 3BG  
Telephone 028 9026 1080  
Email [info@laganhomes.com](mailto:info@laganhomes.com)

[www.laganhomes.com](http://www.laganhomes.com)



@LaganHomesNI

@LaganHomesNI

@LaganHomesNI

**NHBC**

CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

tsi  
APPROVED CODE  
TRADING STANDARDS UK

**CEF** CONSTRUCTION  
EMPLOYERS  
FEDERATION

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)