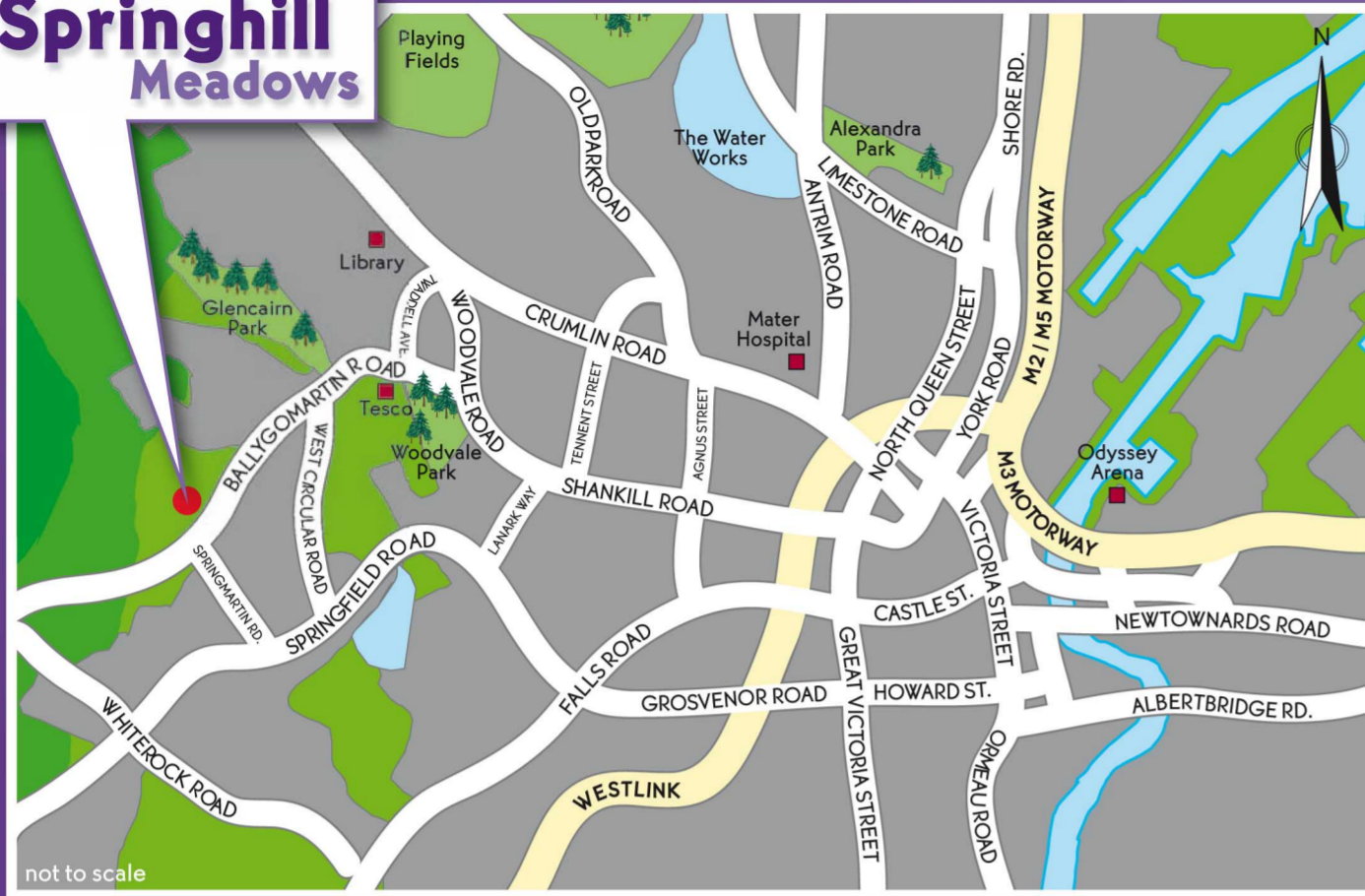
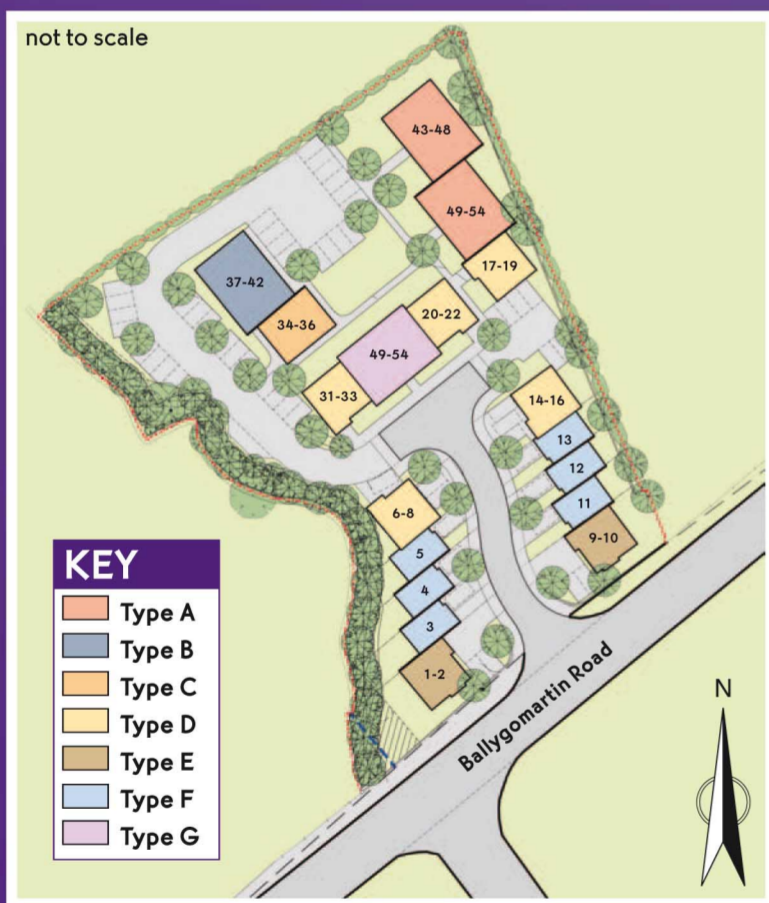


# Springhill Meadows



Location Map



Site Layout

**simonBRIEN**  
RESIDENTIAL

Simon Brien Residential  
525 Lisburn Road  
Belfast  
028 90668888

DEVELOPER

**LISSUE**  
DEVELOPMENTS LIMITED



superb modern turn key townhouses & apartments

# Springhill Meadows

Ballygomartin Road, Belfast

love where you live!



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Springhill  
Meadows



# Springhill Meadows

Ballygomartin Road, Belfast

Stunning natural surroundings, panoramic views over the City, and the benefit of a wide range of amenities on its doorstep, Springhill Meadows could not be better suited to today's demanding lifestyle.

Leave the hustle and bustle of the City behind and in a few short minutes enjoy the tranquillity of the open countryside at the foot of Belfast's Blackmountain.

Springhill Meadows has been a carefully conceived residential scheme that in its design and layout puts people first by providing an ideal environment in which to live.

It offers apartments and townhouses designed to exacting standards at affordable prices. Thoughtfully planned layouts offer excellent versatile accommodation to suit a wide range of needs.

Externally the townhouses and apartments exude a feeling of quality and craftsmanship synonymous with Lissue Developments Ltd achieved by using high quality materials, applied to exacting standards to achieve a seamless finish. Internally, each dwelling is meticulously completed, with generously proportioned rooms that are light, bright and spacious, reflecting the stylish modern design of these exceptional homes.

Love where you live.



Panoramic views towards the city



Tesco, Ballygomartin Road



Woodvale Park



Belfast City Hall



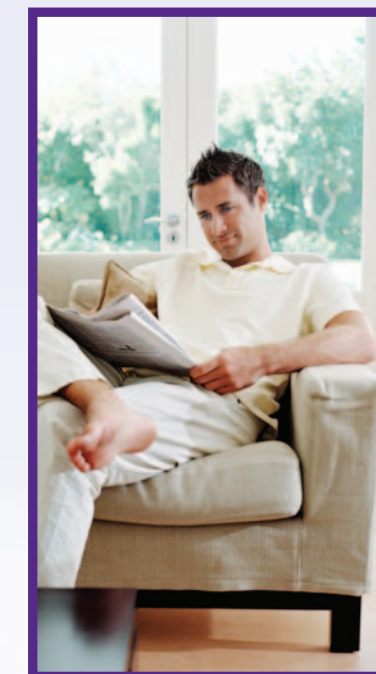
## Standard Specification

- Phoenix gas central heating
- Double glazed windows in white uPVC frames
- White uPVC fascia and barge boards
- Black rainwater goods
- Pre-finished internal doors with chrome ironmongery
- Moulded skirting boards and architraves painted with a white gloss finish
- Extensive electrical sockets and switches throughout
- Telephone points in Hallway, Lounge and Master Bedroom or Bedroom 1
- Recessed low voltage downlights in Kitchen, Bathroom and Ensuite
- Mains supply smoke detectors
- Wired for both Terrestrial and Satellite Television
- Lift access to all floors (Type G only)
- Audio intercom entry system
- Communal areas carpeted
- NHBC 10 year warranty



## Turn Key Specification

- Fully fitted kitchen with choice of laminated worktops, choice of doors and handle styles with stainless steel extractor hood, oven & gas hob, integrated 70/30 fridge/freezer and integrated washer/dryer
- Modern white sanitary ware to bathrooms and ensembles with electric shower in ensuite
- Carpeting to all bedrooms
- All walls and ceilings painted with matt emulsion finish



## SUPERB BUYERS PACKAGE

### BUYERS PACKAGE

- 5% deposit paid by developer
- Full turn key package including appliances - see details
- Solicitors fees paid up to £750
- Survey fees paid up to £500

### FURNITURE PACKAGE

- Wardrobes to all bedrooms excluding those with built-in wardrobes
- 2 & 3 seater sofas
- Dining table & chairs
- Double & single beds

Photographs included in this brochure are merely indicative of the standard of finish that can be attained in such a prestige development. They should not be taken as factual representation of any individual home.