

BUY HERE WITH
Co/ownership

THE BARTLEY APARTMENTS AT



MILLMOUNT VILLAGE

COMBER ROAD, DUNDONALD



LaganHomes®



APTS 453-456



THE BARTLEY APARTMENTS

APTS 457-460

LaganHomes®

eHome

APTS 453-456



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

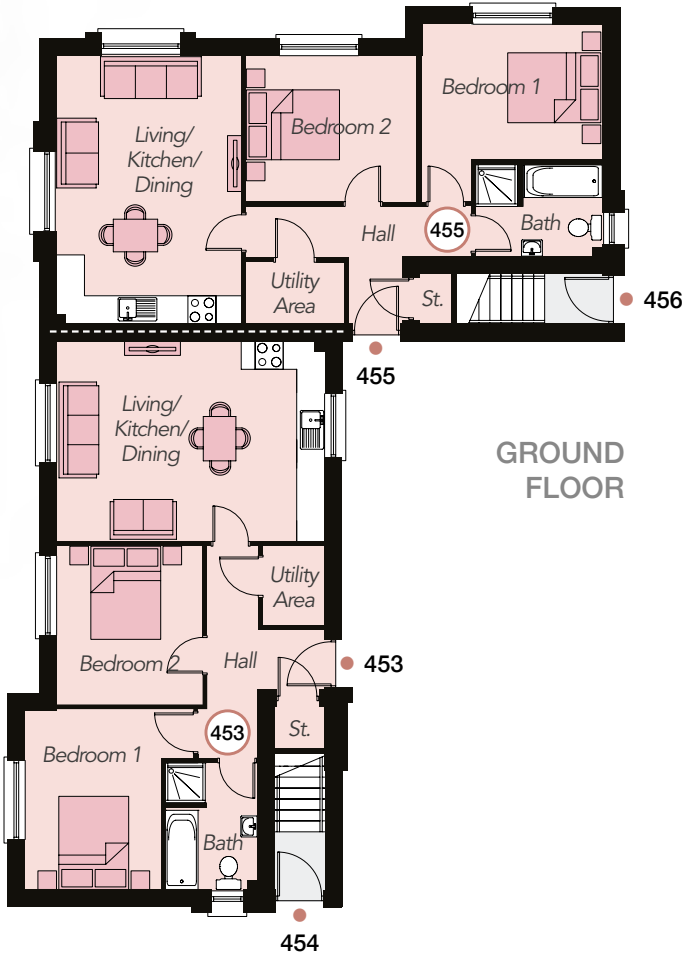
Entrance Hall	
Living / Kitchen / Dining	18'8" x 13'11"
Utility	
Bedroom 1 (min)	10'11" x 10'1"
Bedroom 2	12'5" x 9'0"
Bathroom	
Total Floor Area: 788 sq. ft. approx.	

Apartment 456

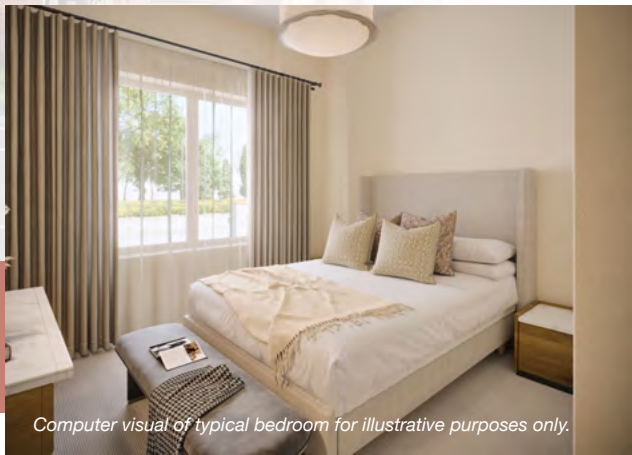
Entrance Hall	
Living / Kitchen / Dining	18'6" x 12'10"
Utility	
Bedroom 1 (min)	12'5" x 9'0"
Bedroom 2	11'10" x 10'1"
Bathroom	
Total Floor Area: 788 sq. ft. approx.	



APTS 457-460



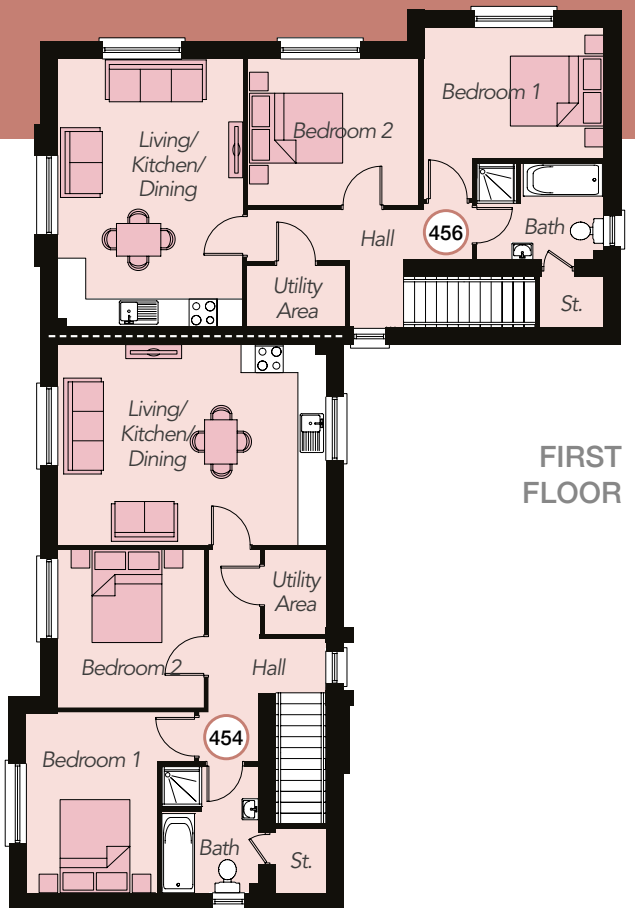
GROUND FLOOR



Computer visual of typical bedroom for illustrative purposes only.



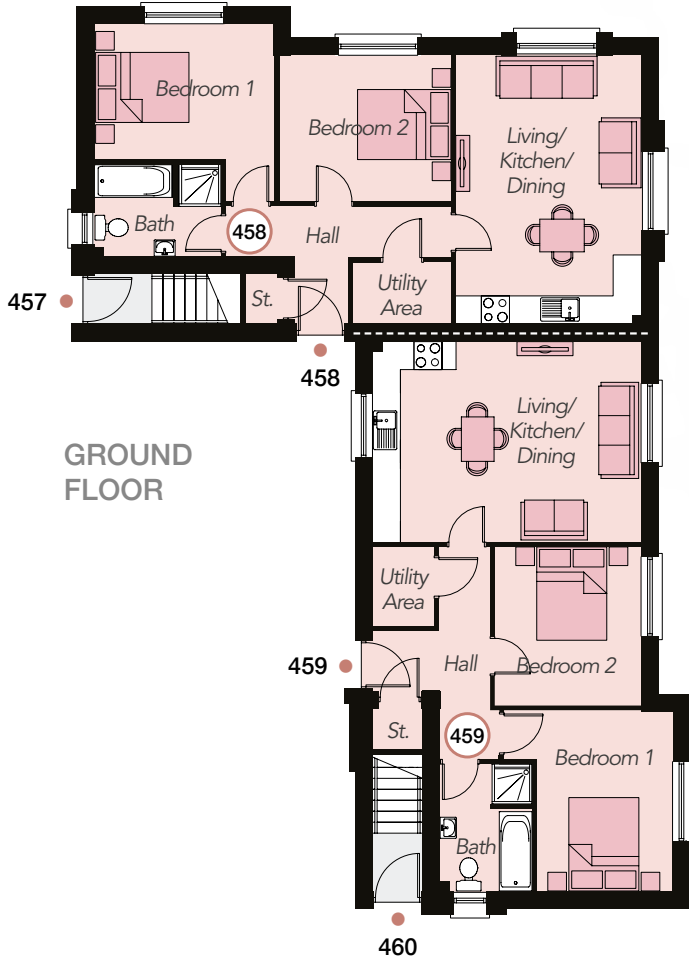
Computer visual of typical kitchen for illustrative purposes only.



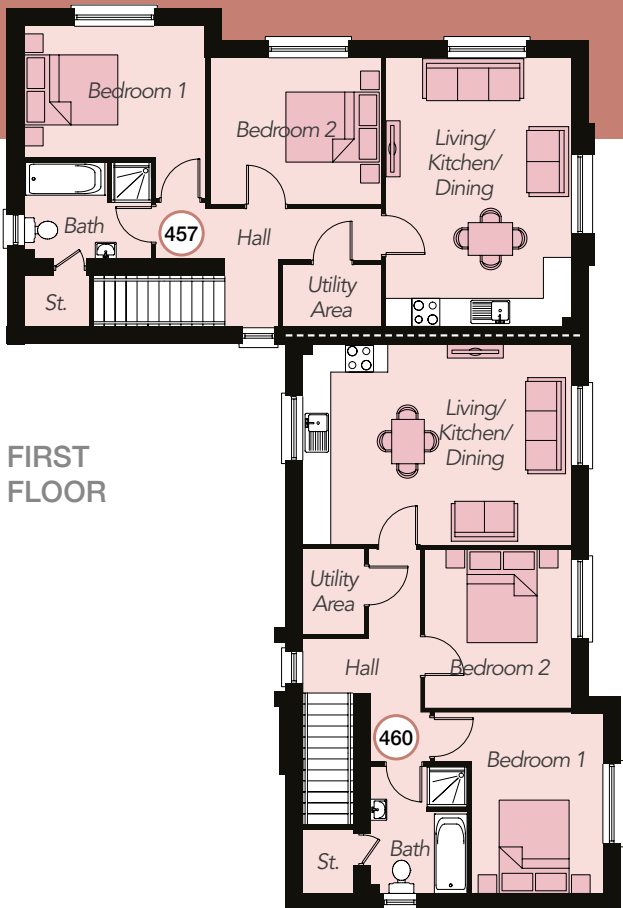
FIRST FLOOR



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.



APTS 457-456



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.

APTS 457-460



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

THE BARTLEY APARTMENTS 457-460

GROUND FLOOR

Apartment 458

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.**

Apartment 459

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.**

FIRST FLOOR

Apartment 457

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.**

Apartment 460

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.**



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.

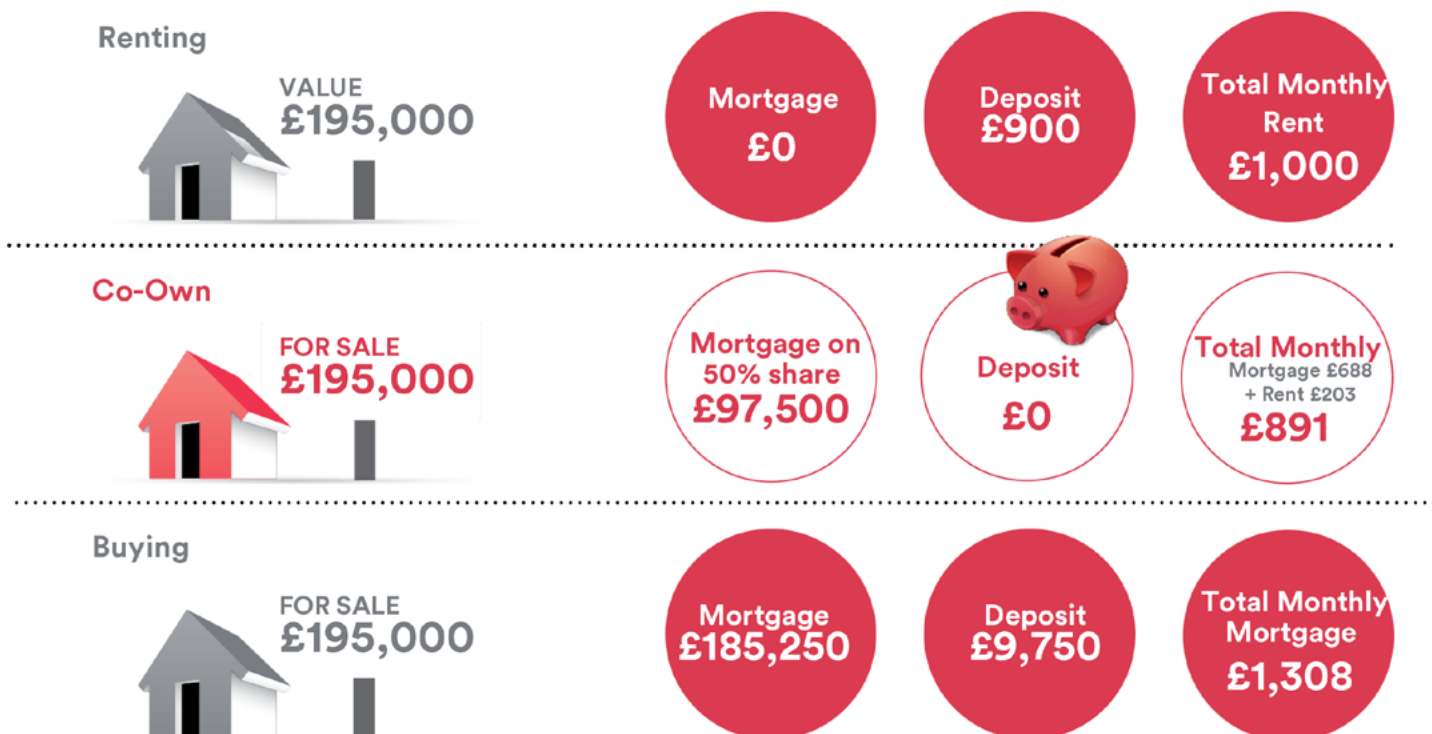
See how the cost of Co-Own, a full mortgage and renting a home compare below.

Co-Own for Over 55s

Co-Own for Over 55s might be for you if you are over 55 and want to sell your current home to buy somewhere that better suits your needs. Or, perhaps you haven't owned a home before and would like to now. If the value of your current home, or savings, doesn't stretch to the cost of a new home Co-Ownership can help.

With Co-Own for Over 55s, you use your savings or the equity from your current home to buy your share and Co-Ownership buy the rest.

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.

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

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



SCAN ME

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.

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 heatloss
- 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

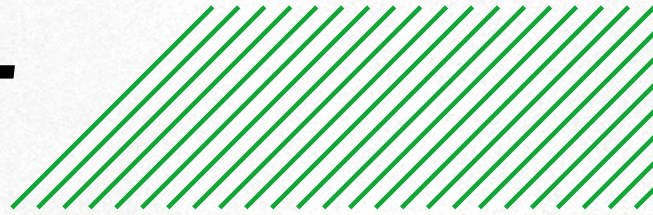
- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



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

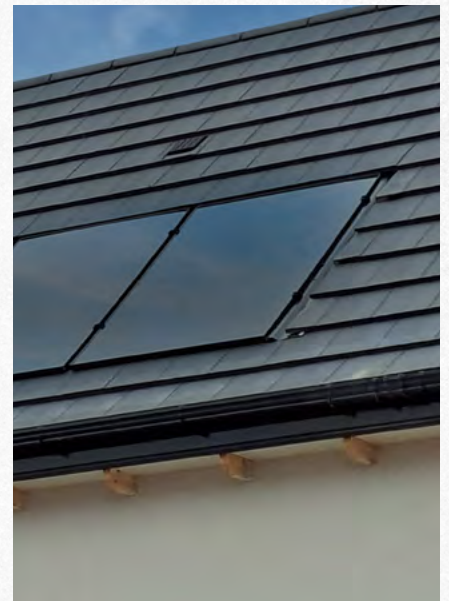
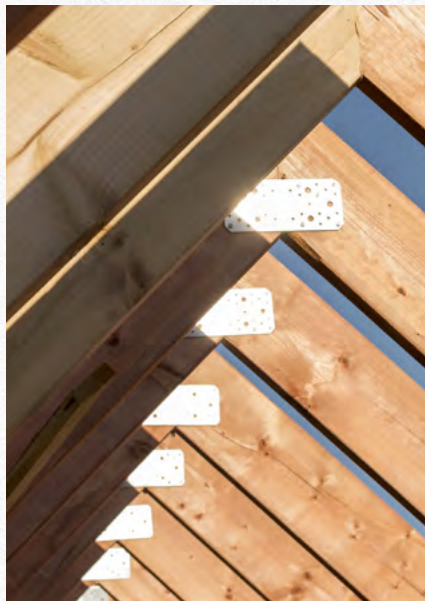


Typically, green mortgages offer home-seekers an incentive to buy an energy-efficient house and are usually available for new builds that meet specific criteria such as an energy performance certificate (EPC) rating of A or B. We build homes which meet this criteria, so ask your financial advisor about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

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

www.reedsrains.co.uk

LaganHomes®

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

www.laganhomes.com



@LaganHomesNI

@LaganHomesNI

@LaganHomesNI

NHBC

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CODE FOR
HOME BUILDERS
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 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)