

Luxury Retirement Living at Sandown Manor



Secure, stylish apartments for the over 55s

Phase III Now Released

- 1, 2 and 3 bedroom apartments available



Artists Impression



Sandown Manor

Sandown Road, Belfast

Security | Independence | Community

Retirement Living at its Best

A new and exciting concept for retirement living is coming to Belfast. Fraser Homes are developing Sandown Manor, a gated complex of four luxury, serviced apartment blocks, exclusively for the over 55s.

Purchasing one of these stylish homes means you become part of a ready made community. Our services and amenities aim to maximise and maintain your independence, security and privacy today, and in the future.

Community

Sandown Manor is more than a retirement community, it's a lifestyle. Living in a neighbourhood of your peers within a central area in Belfast will help keep both mind and body young. Forge friendships whilst gardening, at a barbeque or simply when going for a walk around the complex.

Join other residents in the shared areas, and still have the privacy of your own apartment.

Secure and Private Estate

A private, secluded and secure estate which blends the charm and character of a bygone era with today's luxury living. The development is situated in woodland and enjoys a combination of mature shrubbery and magnificent trees.

Boundary fencing and electric gates make this a very secure complex. You'll feel safe and secure with your video entry system, intruder alarm, smoke detector and carbon monoxide detector.



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Living Independently

An emergency pull cord in every apartment ensures assistance from the 24hr Careline. Careline is included in the service charge for the first year, and may be continued by each individual resident.

All external maintenance to the apartment block and the garden will be taken care of, however should you enjoy gardening, the gardening club will allocate a portion to you. Your Estate Manager is on site Monday to Friday from 9am to 5pm and may be contacted by mobile phone out of hours.

Luxury Living by Fraser Homes, a name you can Trust

Each apartment has been designed to a very high specification. Fitted kitchens, blinds, fitted bathrooms and carpets are all included. Choose from 1, 2 or 3 bedroom apartments. Apartments are available from £66,000. Should you require assistance with your purchase decision, Fraser Homes will be glad to help.

Apartments are available to any buyer as long as the resident is over 55. Sandown Manor is an apartment complex for independent and active over 55s.

Fraser Homes is a Grade A1 listed builder with the NHBC and builds according to the high standards of the NI Building Control Regulations.



Services and Amenities

Inspired by the high expectations of today's retirees, Sandown Manor offers a range of services and amenities. An annual service fee allows each member of the community to relax with maintenance free living as well as enjoy the leisure options available.

Services

- Careline (24hrs) for the first year
- Estate Manager: Mon - Fri, 9am - 5pm (may be contacted out of hours by mobile phone)
- Lift

Amenities

- Walking Path
- Extensive Gardens
- Patio Areas
- Barbeque Areas
- Parking
- Close to shops (5 minutes walk)
- Small pets welcome*

* Please see terms and conditions - available from Fraser Homes Ltd..

Key Features

Turn-key Development

Construction

- Sandown Manor apartments are of timber frame construction with high insulation values

Features

- White uPVC double glazed sliding sash windows
- Phoenix Natural Gas central heating
- Central extraction system
- Burglar alarm fitted and connected to autodialer
- Smoke and carbon monoxide detectors
- Digital satellite and decoder
- Excellent range of TV, light and socket points
- Carpets and blinds
- Built in wardrobes (1 bedroom apartments)

Internal Joinery

- Painted panelled doors with chrome furniture
- Moulded skirtings and architraves

Outside

- Gardens will be sown out as per detailed plan
- Patio area serving each apartment block (where applicable)
- External lighting to front and rear
- Outside water tap fitted (where applicable)
- Communal areas will be finished and landscaped to a high standard
- Secure parking with electric gates linked to each apartment (buzzer and camera)
- Walking path around perimeter of development

Sanitary Ware

- White sanitary ware
- Shower walling is fitted, where applicable, in a choice of colours
- Standard shower door fitted (a different shower door may be fitted, at an additional cost, providing purchaser has bought it through a Fraser Homes nominated supplier)

Kitchens

- Luxury kitchen fitted by a Fraser Homes nominated supplier, complete with granite worktops
- Teka appliances fitted (5 year guarantee)
- 1 bedroom apartment appliances include a double oven, fridge/freezer, dishwasher (except G6, F6 and S6), washing machine / dryer (except G6, F6 and S6)
- 2 and 3 bedroom apartment appliances include a microwave, double oven, fridge/freezer, dishwasher, and washing machine / dryer

Service Charge

The service charge of £1,500 per annum covers:

- Communal lighting
- Cleaning of communal areas
- Gardening
- Window cleaning
- Insurance
- Lift maintenance and inspection in blocks 1, 2 and 3
- Repairs and maintenance of the building
- Accountants fees
- Management fees

Apartment Number	Area Sq Ft	Bedrooms
1LG	614	1 Bed
2LG	760	2 Bed
3LG	963	2 Bed & Study
4LG	522	1 Bed
5LG	1,138	3 Bed



Block 1: Lower Ground Floor

Block 1: Ground Floor

Apartment Number	Area Sq Ft	Bedrooms
1G	935	2 Bed
2G	838	2 Bed
3G	522	1 Bed
4G	875	2 Bed
5G	483	1 Bed
6G	311	1 Bed (compact)
7G	947	2 Bed & Study
8G	511	1 Bed
9G	483	1 Bed
10G	875	2 Bed
11G	570	1 Bed
12G	546	1 Bed



Block 1: First Floor

Apartment Number	Area Sq Ft	Bedrooms
1F	935	2 Bed
2F	838	2 Bed
3F	522	1 Bed
4F	875	2 Bed
5F	483	1 Bed
6F	311	1 Bed (compact)
7F	947	2 Bed & Study
8F	511	1 Bed
9F	483	1 Bed
10F	875	2 Bed
11F	570	1 Bed
12F	546	1 Bed



Block 1: Second Floor



Block 1: Third Floor



The Manor House: Lower Ground Floor

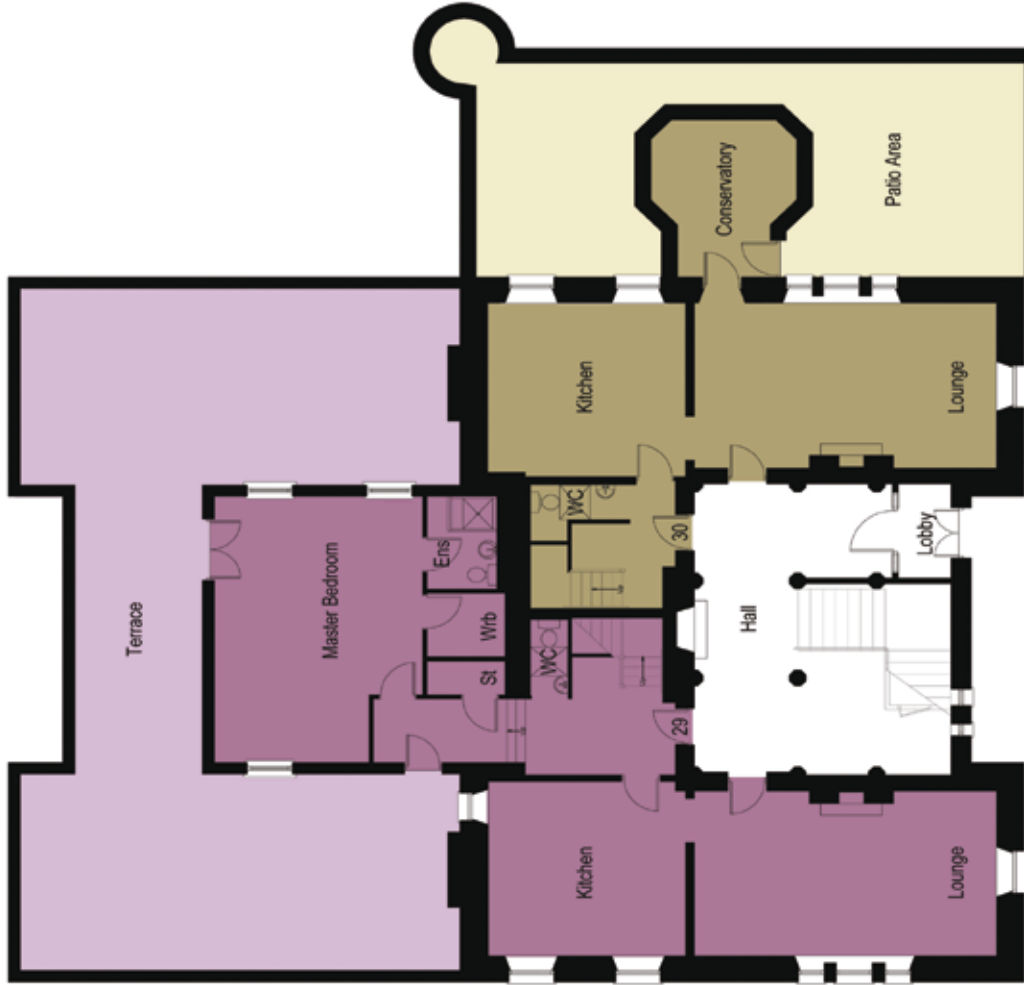


Apartment 31a
Lower Ground Floor

Apartment 31b
Lower Ground Floor

Apartment Number	Floor	Area Sq Ft	Bedrooms	Exterior (Sq Ft)
31B	Lower Ground	1,433	2 Bed	
31A	Lower Ground	1,433	2 Bed	
30	Ground & First	1,556	2 Bed	Patio (640)
29	Ground & First	2,014	3 Bed	Terrace (1,415)

The Manor House: Ground and First Floor Duplex Apartments



Apartment 29
Ground Floor

Apartment 30
Ground Floor



Apartment 29
First Floor

Apartment 30
First Floor

For further information

Please call in to our sales office at Sandown Manor and speak to one of our sales representatives or telephone 078 9440 3935.

Opening Hours	Mon	2 - 8 pm
	Tue	2 - 8 pm
	Wed	closed
	Thur	2 - 8 pm
	Fri	2 - 5 pm
	Sat	3 - 5 pm
	Sun	3 - 5 pm



Fraser Homes Ltd. Sales Office
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