



HYDE HOUSE

ASHTON COURT

LUXURY COASTAL LIVING



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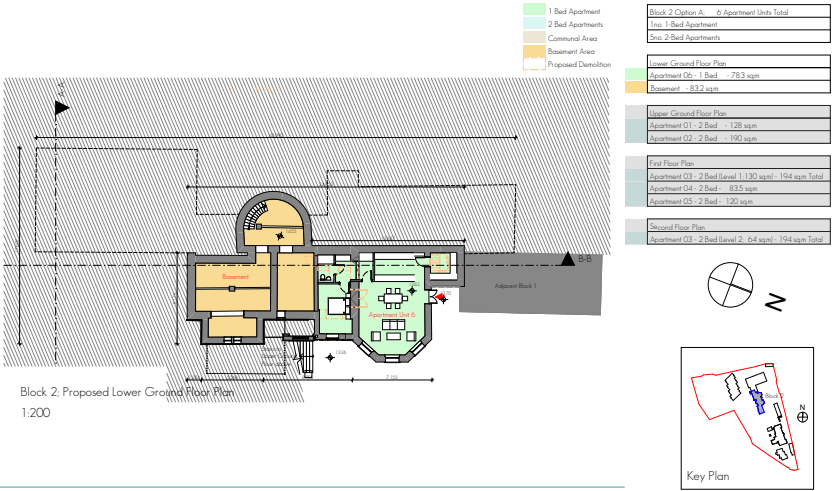
ASHTON COURT

Wonderfully situated at the mouth of the river Blackwater Ashton Court is a bespoke development of 44 apartments and townhouses nestled within four acres of private grounds for the residents to enjoy. Dating back to the early 19th Century, Hyde House was reconstructed to its present form in 1898. Now in the 21st Century it is being recreated again. While maintaining many of its original features each of the seven unique homes will be a new level of luxury in the local market, all with unparalleled sea views.

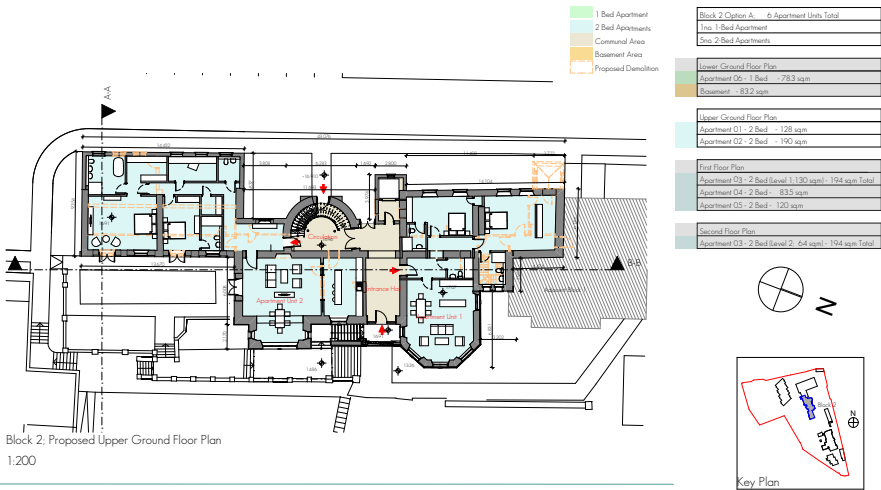


Floor Plans

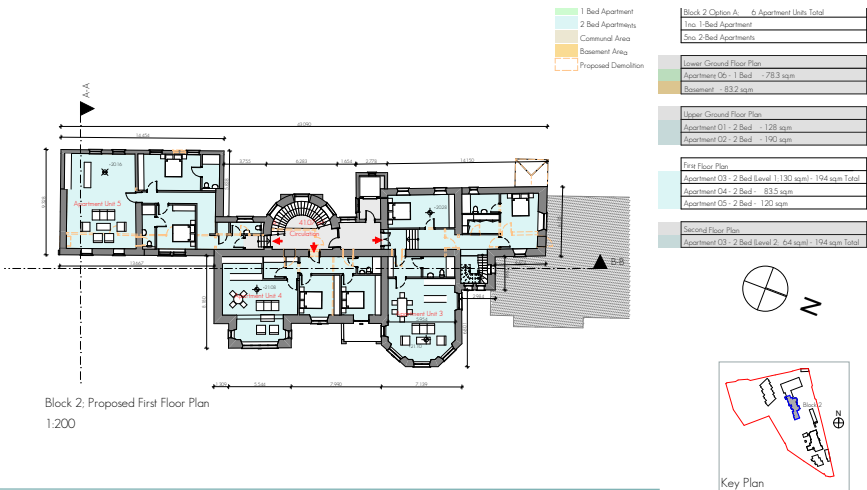
Proposed Lower Ground Floor



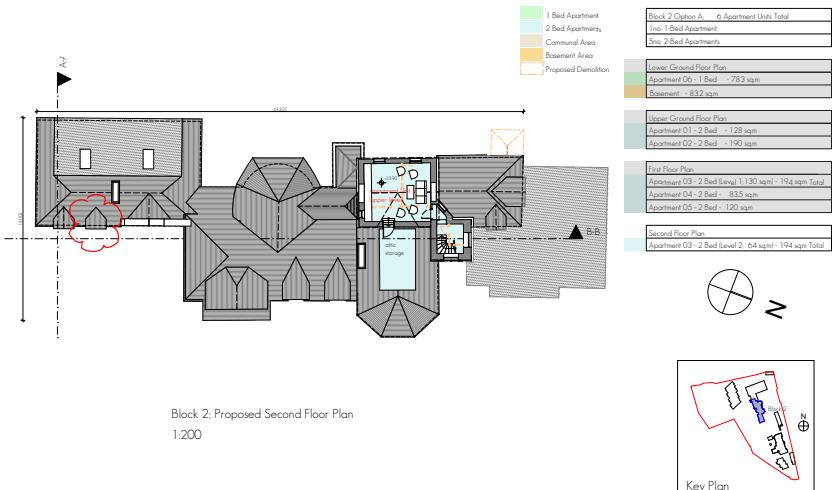
Proposed Upper Ground Floor



Proposed First Floor



Proposed Second Floor



Specs

Luxury Period Apartments

- Low energy lighting throughout
- Traditional hardwood sash and casement windows, double glazed to ensure energy efficiency
All finished with high quality brass ironmongery
- High efficiency gas fired central heating and hot water with multi-zone controls.
- Thermostatically controlled radiators in each room
- Smoke, Heat and CO Alarms fitted as standard
- Eircom and TV points provided in each apartment
- Intercom and access control in each apartment

Kitchen

- Choice of high quality, modern and fully integrated German kitchens by Bauformat or traditional solid timber shaker style kitchen units in a range of colours. Upgrades to framed and hand painted kitchens also available.
- Choice quartz or marble effect laminate work tops and upstands, with a choice of upgrades to marble, granite, solid wood or corian
- High quality stone effect large format ceramic tiles to floor
- Stainless steel kitchen sink with modern chrome monoblock tap
- Indesit hob, oven and cooker hood included.

Bathrooms

- Choice of Traditional “period” or Modern bathroom suites, with Chrome taps
- Large mirror
- Choice of large format stone effect ceramic tiles to floors, bath and shower areas or traditional smaller brick pattern tiles.
- Slimline shower trays with stainless and glass shower doors
- Chrome thermostatically controlled shower with rain head and separate hand held shower.

Interior Finishes

- All walls painted in 2 coats of high-quality matt emulsion, with a choice of 6 colours
- All woodwork painted in 2 coats of high-quality satinwood paint in a choice of 4 colours
- 6 panel period look doors with a choice of handles and locks
- Engineered oak floor to living room and hall ways, with option to upgrade to Herringbone oak or walnut flooring.
- Carpets to bedroom areas with choice of colours
- Traditional architraves and high skirting boards with traditional window surrounds.

Outside areas

- Private storage area
- Central electric vehicle charging point
- Beautifully landscaped communal gardens
- Access controlled main and auxiliary entrances

Sales



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