



Charles Baron Court

Banbridge Rd, Lurgan





Introducing Charles Baron Court

Ideally located on the Banbridge Road, Charles Baron Court offers convenient access to excellent local amenities and some of the provinces very best schools. Lurgan Park which is Ireland's second largest public park, boasts an impressive range of activities and is situated within half a mile of the development.

Each home will be finished to the highest of standards including kitchens by Alwood Red, generous selections of tiles by Armatile and a plentiful amount of electrical switches and sockets finished in brushed chrome.

The development is being undertaken by Steadland. Our objective is to provide purchasers with an unrivalled home that combines quality and, of course, affordability.

Our latest developments demonstrate our willingness to go above and beyond, creating special homes that will last a lifetime. In the local area we have proudly completed developments at Ballyhannon in Portadown, Linen Lane in Dromore and the Lisnisky project in Portadown.

We want our homes to be the best in the province in terms of the quality, finishings and value for money. We provide generous touches to each home we build no matter how big or small. It's truly the little extras that help create the perfect home.

Internal Features

- » Choice of luxury kitchen units, door handles and work tops by Alwood Red.
- » Belling electric oven and ceramic hob.
- » Integrated fridge freezer & dishwasher.
- » Tiling by Armatile in hallway, kitchen, WC, utility room, bathroom and en-suites.
- » Deep pile carpet on stairs, landing and bedrooms.
- » Wood effect laminate flooring in lounge and study.
- » Interior paint finishes to all internal walls, ceilings and woodwork.
- » Fitted bathroom and en-suites in contemporary white.
- » Mains pressurised water system including showers.
- » High efficiency Firmus gas heating system and electronic timer.

Electrical Features

- » Energy efficient LED down lighting in kitchen, dining and bathrooms.
- » Feature brushed chrome switches and sockets throughout.
- » Comprehensive range of electrical, television and telephone points.
- » Fitted smoke & carbon monoxide detectors.
- » Wired for intruder alarm.

External Features

- » 10 year NHBC structural guarantee.
- » Black seamless aluminium guttering.
- » White PVC fascia and soffit boards.
- » Garden lawns top soiled, levelled and seeded.
- » Perimeter rear garden surrounded in 6 foot timber fencing.



Lurgan Train Station

Brownlow House

Lurgan Park

St. Ronans College

Town Centre

Waves Leisure Complex

Tesco Superstore

Queen St

Kings Park Primary School

South Eastern Regional College

Alwood Kitchens

Avenue Rd

Moira

Millenium Way

The Jethro Center

Charles Baron Development

SuperValu

Lurgan Junior High School

Gilford Rd

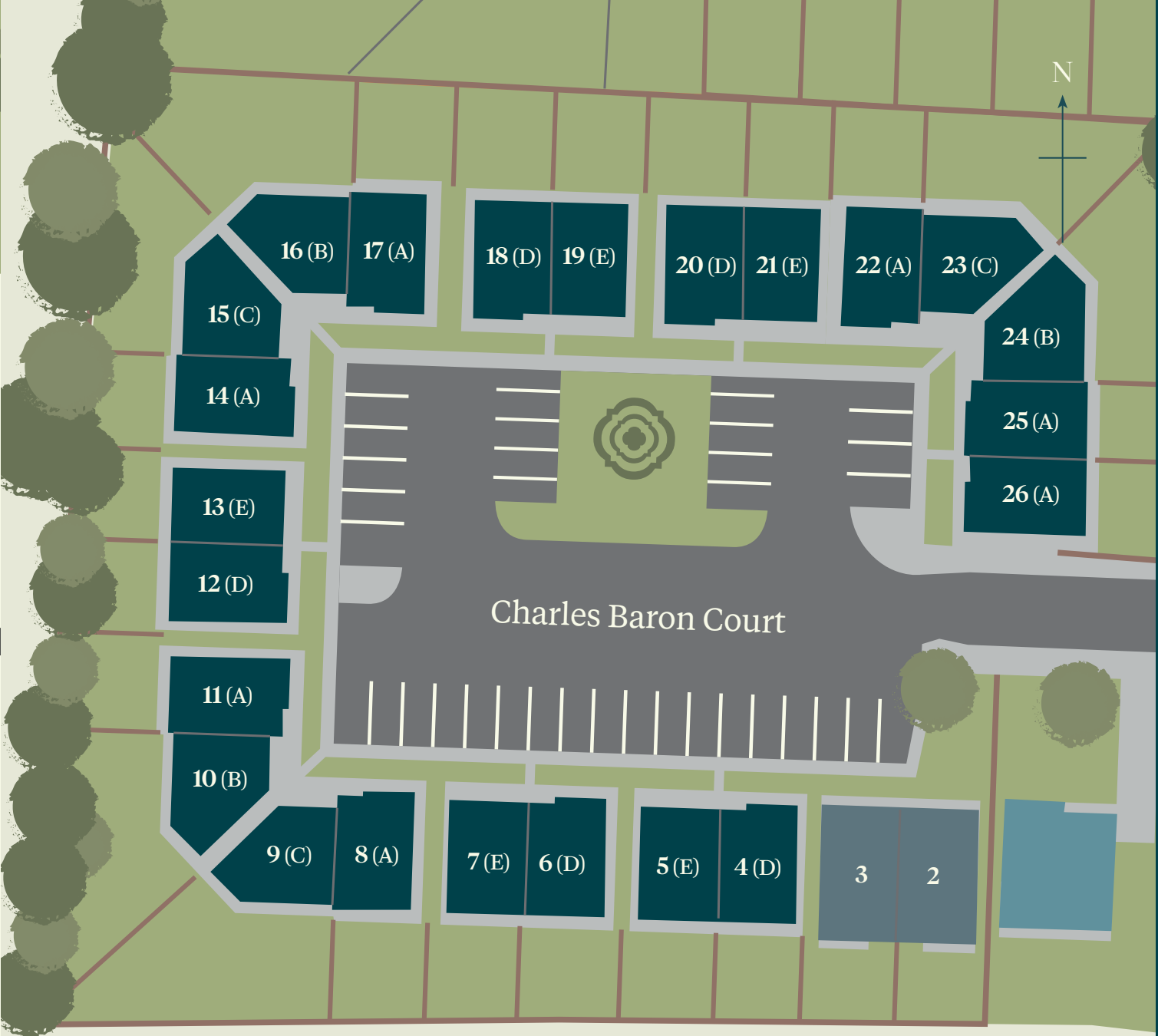
Banbridge Rd

Location Map

Gilford

Banbridge

A3



Site Map





A. Jane

Townhouse with Bay
88.47m² 952 ft²





Ground Floor Plan

Kitchen/Dining

3.54m x 5.37m

11'7" x 17'7"

Lounge

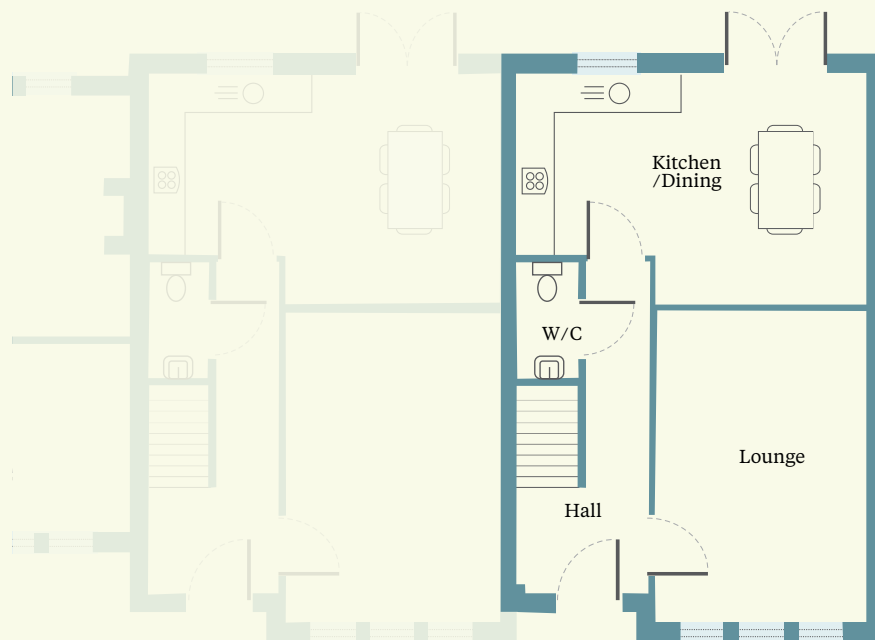
4.75m x 3.23m

15'7" x 10'7"

WC

1.67m x 0.95m

5'5" x 3'1"



First Floor Plan

Master Bedroom

3.64m x 3.23m

11'11" x 10'7"

En-Suite

2.4m x 1.03m

7'10" x 3'4"

Bedroom 2

3.54m x 3.23m

11'7" x 10'7"

Bedroom 3

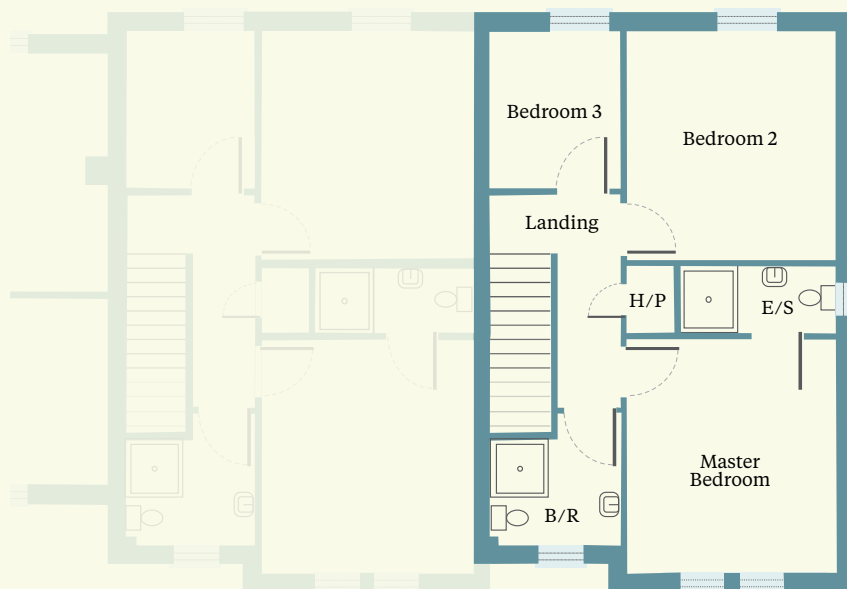
2.4m x 2.05m

7'10" x 6'8"

Bathroom

2.08m x 2.05m

6'9" x 6'8"





B. William

Corner Townhouse
95m² 1038ft²



Ground Floor Plan

Kitchen/Dining

2.9m x 6.07m
9'6" x 19'11"

Lounge

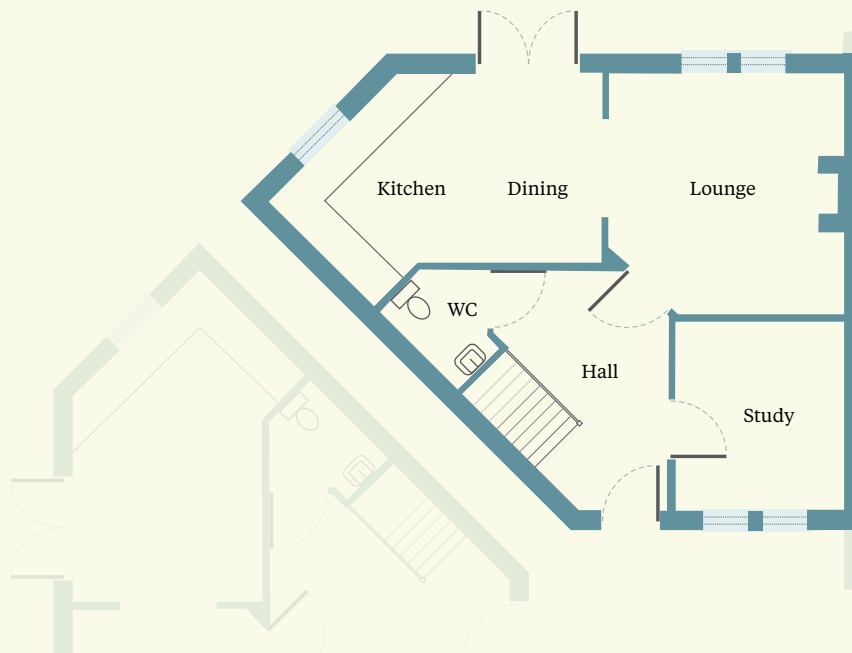
3.7m x 3.6m
12'2" x 11'10"

WC

1.7m x 0.9m
5'7" x 2'11"

Study

2.9m x 2.58m
9'6" x 8'5"



First Floor Plan

Master Bedroom

3.68m x 3.74m
12'1" x 12'3"

En-Suite

2.15m x 1m
7'1" x 3'3"

Bedroom 2

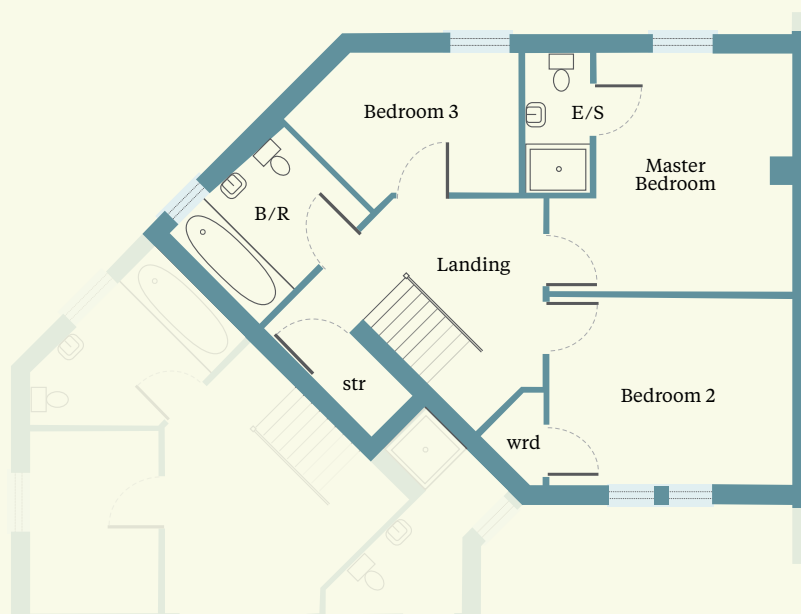
2.9m x 3.74m
9'6" x 12'3"

Bedroom 3

2.15m x 3.7m
7'1" x 12'2"

Bathroom

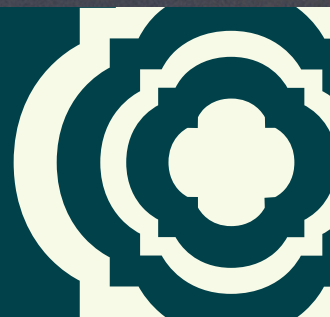
1.97m x 2.4m
6'5" x 7'10"





C. Caroline

Corner Townhouse
93.5m² 1010 ft²





Ground Floor Plan

Kitchen/Dining

2.9m x 6.07m
9'6" x 19'11"

Lounge

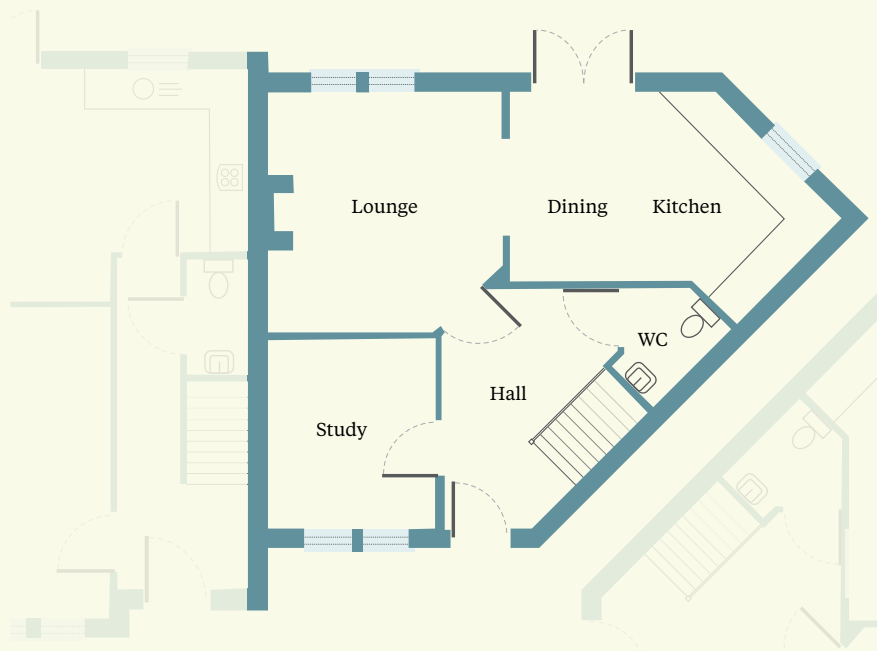
3.7m x 3.6m
12'2" x 11'10"

WC

1.7m x 0.9m
5'7" x 2'11"

Study

2.9m x 2.58m
9'6" x 8'5"



First Floor Plan

Master Bedroom

3.38m x 3m
11'1" x 9'10"

En-Suite

2.1m x 3.09m
6'10" x 10'1"

Bedroom 2

3.19m x 3m
10'5" x 9'10"

Bedroom 3

1.98m x 2.8m
6'6" x 9'2"

Bathroom

1.97m x 3.1m
6'5" x 10'2"





D. Henry

Semi Detached With Bay
93.19m² 1003ft²



Ground Floor Plan

Kitchen/Dining

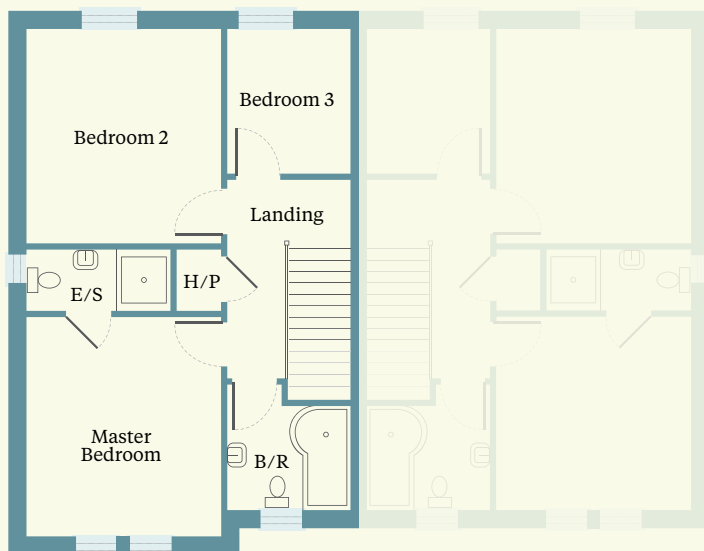
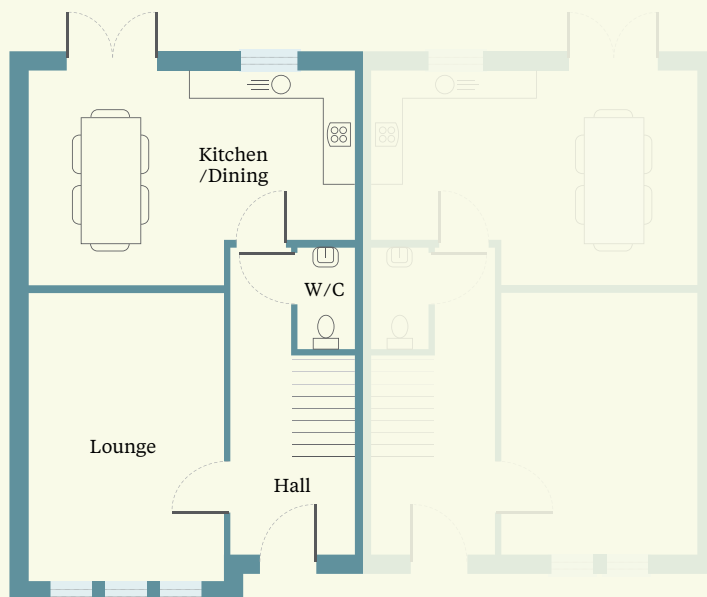
3.98m x 5.37m
13'1" x 17'7"

Lounge

4.75m x 3.23m
15'7" x 10'7"

WC

1.67m x 0.95m
5'5" x 3'1"



First Floor Plan

Master Bedroom

3.6m x 3.23m
11'10" x 10'7"

En-Suite

2.4m x 1.03m
7'10" x 3'4"

Bedroom 2

3.98m x 3.23m
9'6" x 10'7"

Bedroom 3

2.4m x 2.02m
9'6" x 6'7"

Bathroom

2.08m x 2m
6'9" x 6'7"



E. Clara

Semi Detached Without Bay
90.28m² 972 ft²





Ground Floor Plan

Kitchen/Dining

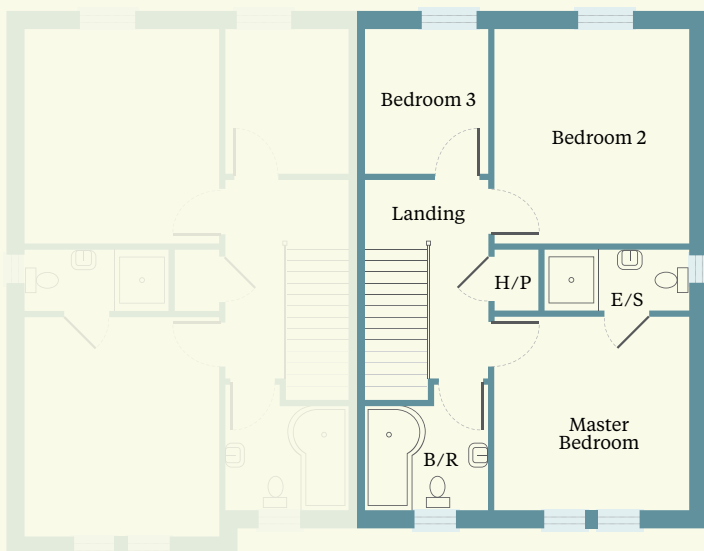
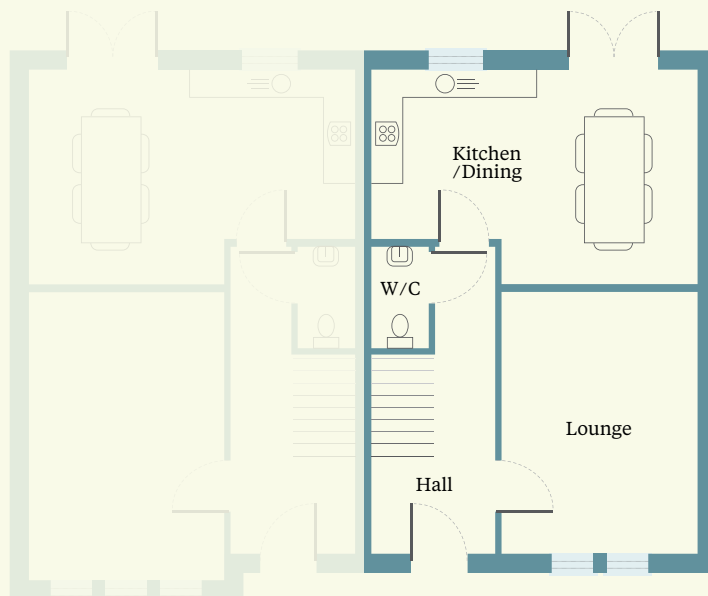
3.98m x 5.37m
13'1" x 17'7"

Lounge

4.31m x 3.23m
14'1" x 10'7"

WC

1.67m x 0.95m
5'5" x 3'1"



First Floor Plan

Master Bedroom

3.16m x 3.23m
10'4" x 10'7"

En-Suite

2.4m x 1.03m
7'10" x 3'4"

Bedroom 2

3.98m x 3.23m
13'1" x 10'7"

Bedroom 3

2.9m x 2.02m
9'6" x 6'8"

Bathroom

2.08m x 2m
6'9" x 6'7"





We provide
generous
touches to each
home we build
no matter how
big or small.
It's truly the
little extras that
help create the
perfect home.

STEADLAND

Ideally located on the Banbridge Road, Charles Baron Court offers convenient access to excellent local amenities and some of the provinces very best schools.



028 3833 1111
joyceclarke.team



028 3832 2244
jonesestateagents.com



STEADLAND
steadland.com

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 requirements of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in the particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. 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 whatever in relation to any property. Artist's impressions and photographs are for illustration only and may be subject to variation. Plans are not to scale and all dimensions shown are approximate.