



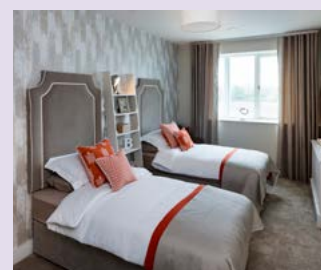
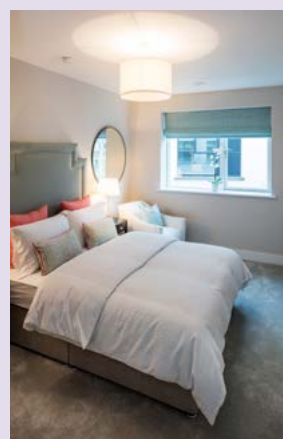
HAMILTON PARK APARTMENTS

CASTLEKNOCK

Love where you live

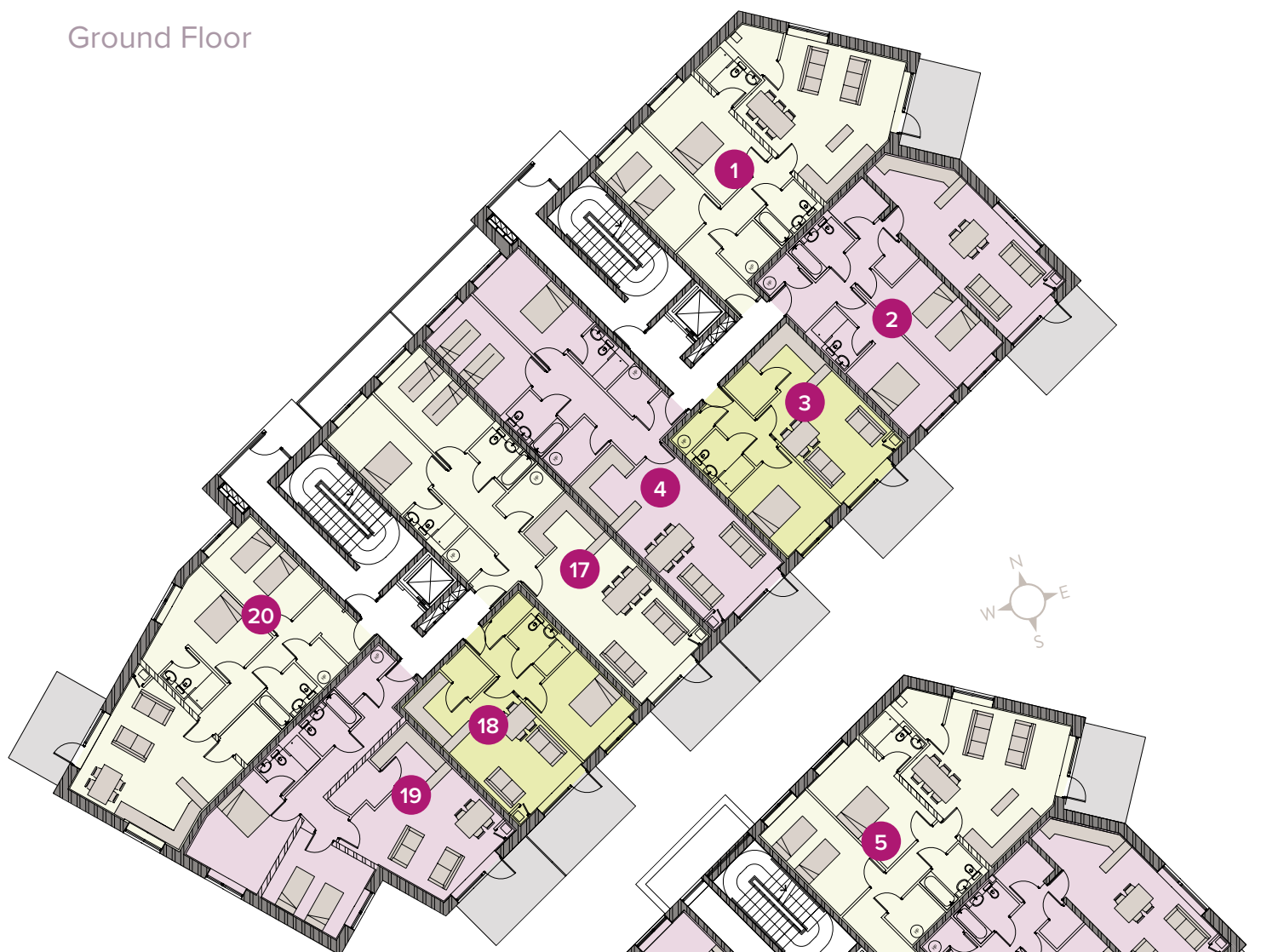


Bramley and Orchard Hall



Orchard Hall

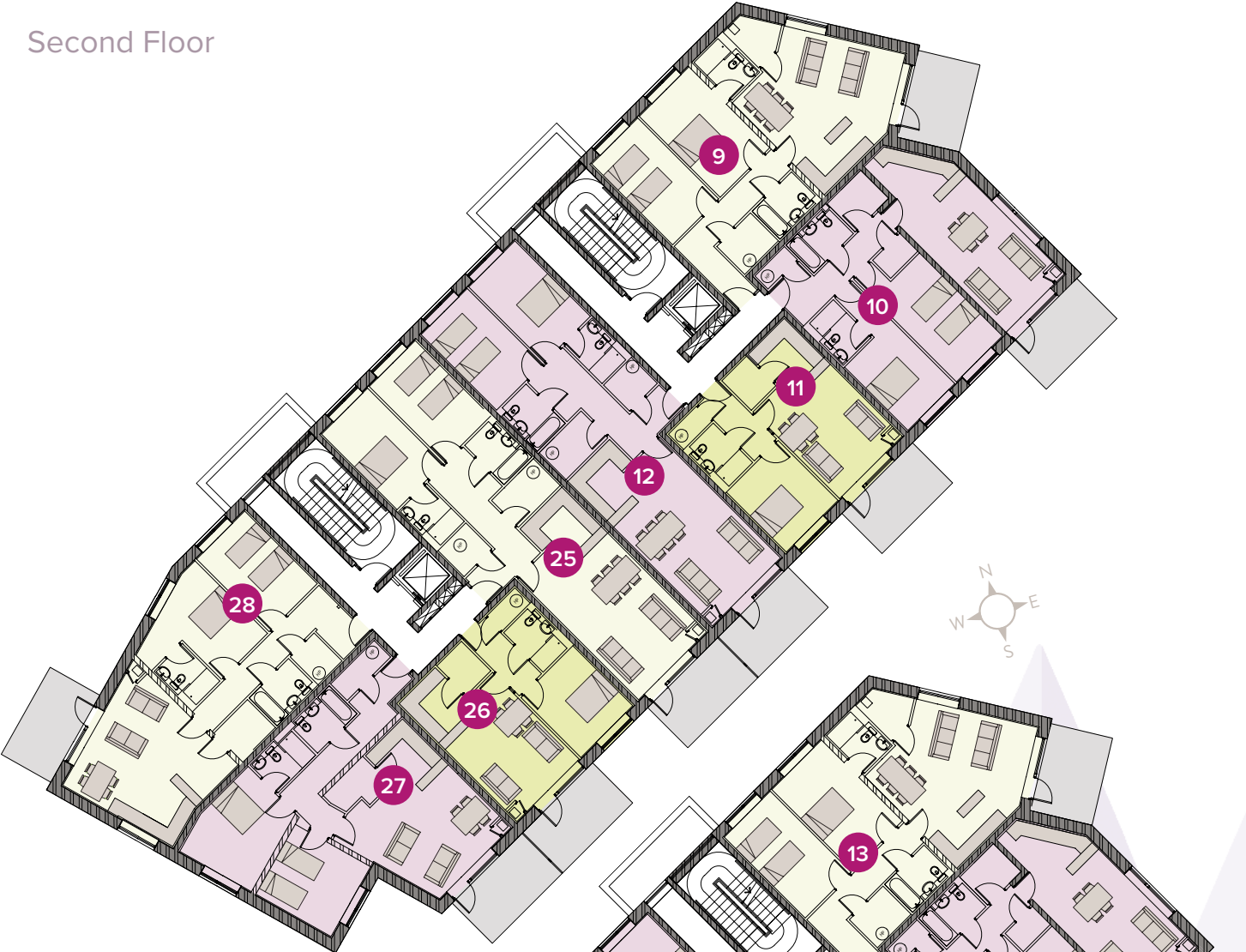
Ground Floor



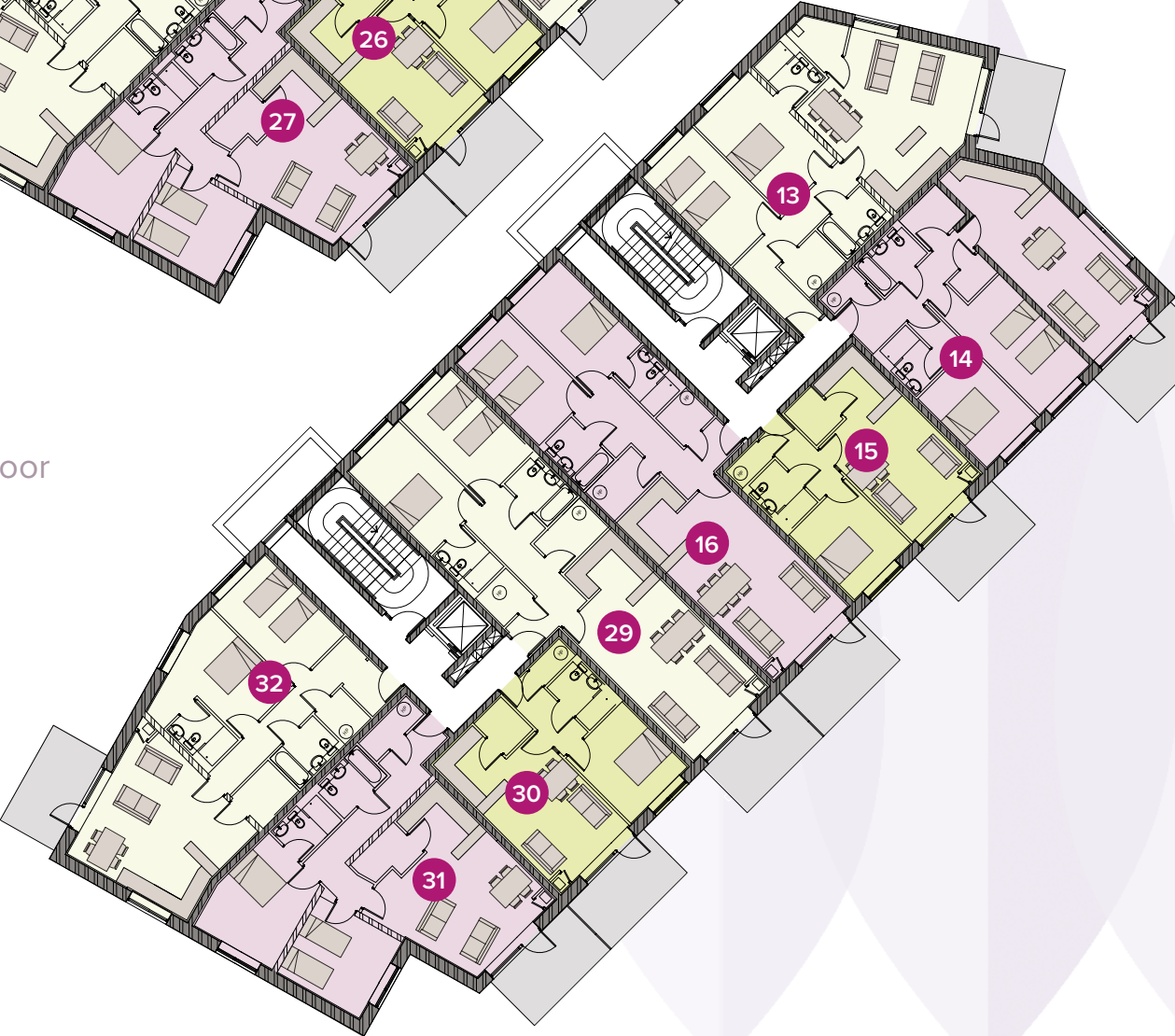
First Floor



Second Floor

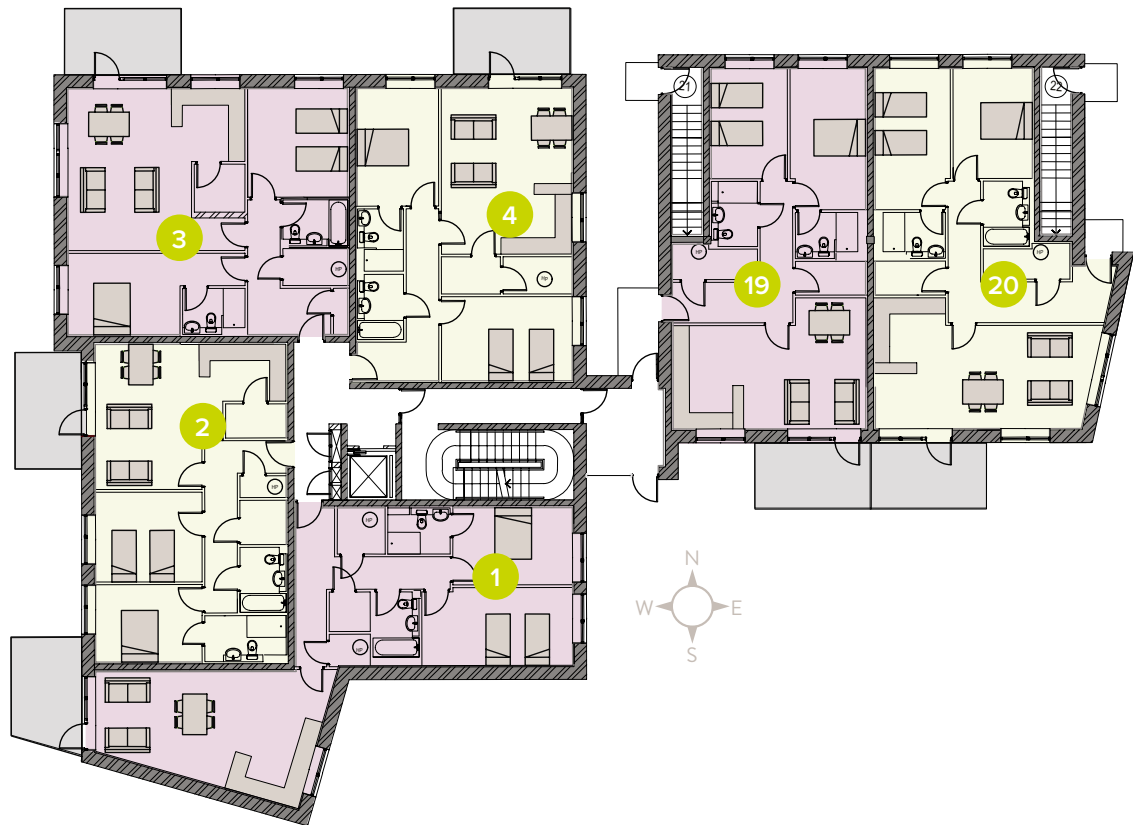


Third Floor

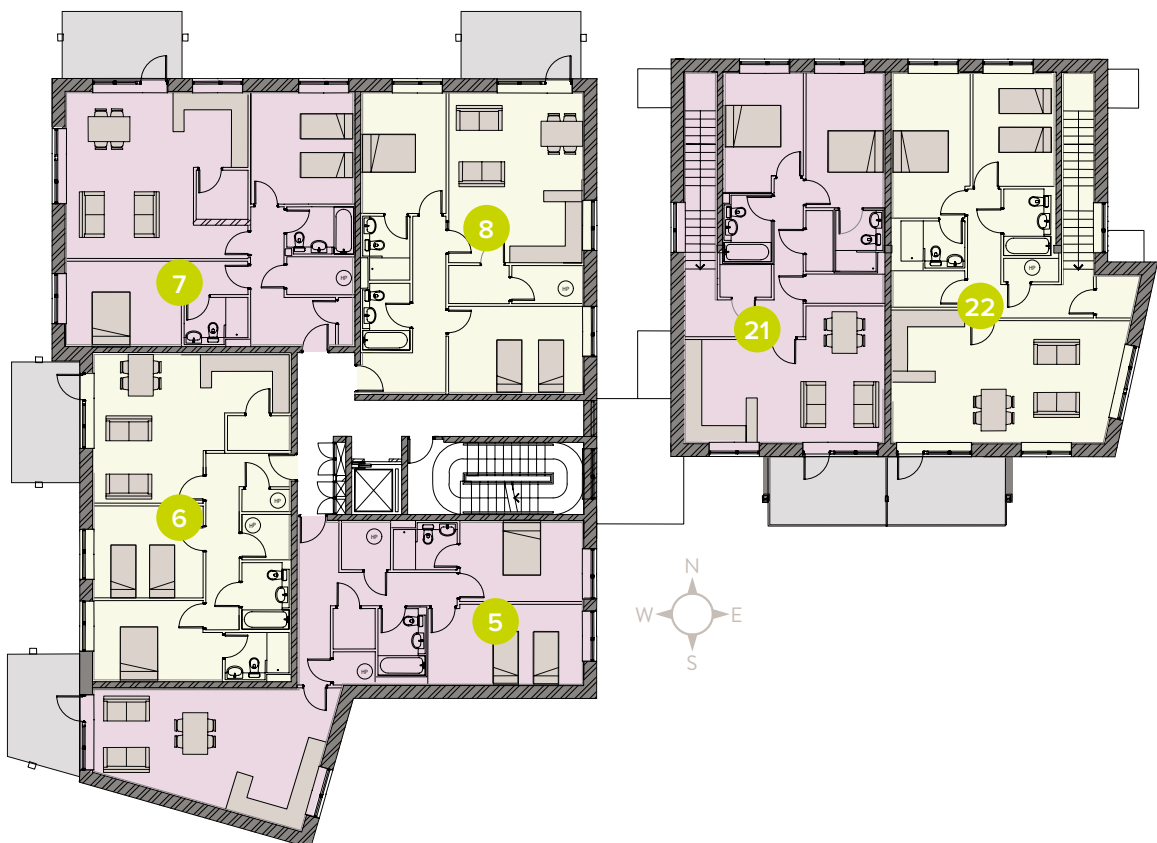


Bramley Hall

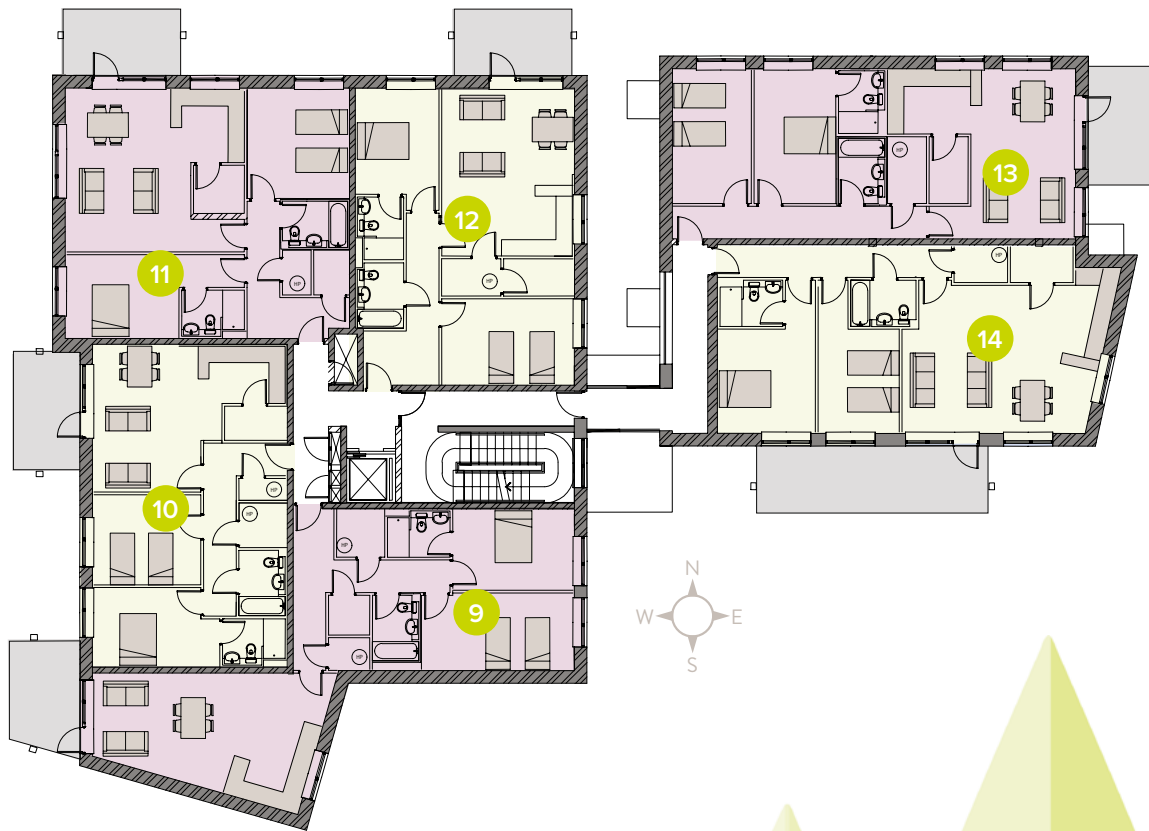
Ground Floor



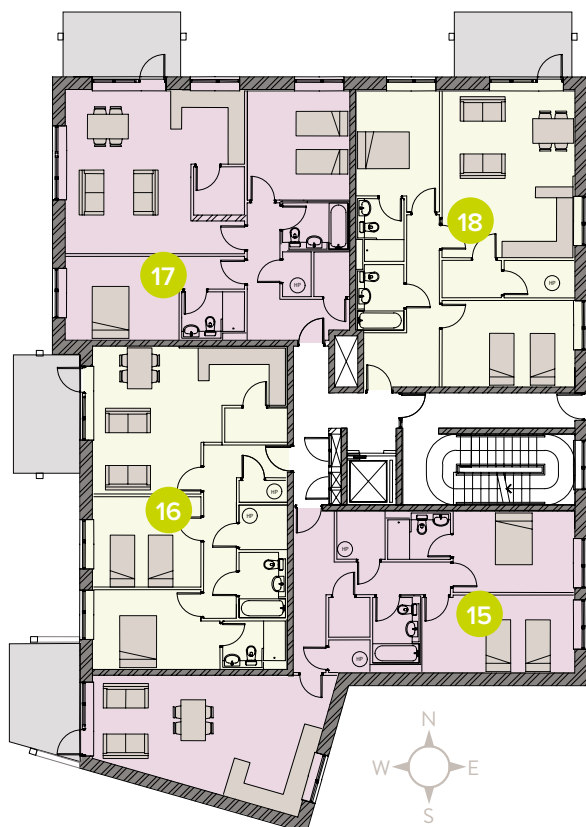
First Floor



Second Floor



Third Floor



HAMILTON PARK

Love where you live

Specification

External Finishes

- Elegant, high quality elevations comprising brickwork and low maintenance rendered finish with zinc covered lobbies to entrance cores
- High quality landscaping by SAP
- Contemporary bollard lighting throughout landscaped areas/walkways
- Courtyard seating

Internal Finishes

- Walls and ceilings are skimmed and painted throughout in a neutral colour
- Attractive entrance hallways featuring walnut joinery and tiling on the ground floor. Stairwells and upper floor landings are carpeted
- State of the art access control system provided to all apartments

Doors & Ironmongery

- High quality flush painted internal doors with recessed trim
- Brushed chrome ironmongery throughout

Kitchens / Utility

- Custom designed high gloss fitted kitchens by Nolan Kitchens to include quartz counter tops, attractive breakfast bar, under cabinet lighting and high quality integrated appliances comprising an oven, hob, extractor hood, fridge freezer and dishwasher
- The utility room features fitted units, a contemporary countertop, shelving and a combined washer/dryer
- Both kitchen and utility room floors are tiled with glazed porcelain tiles

Bathroom and En -Suites

- Attractive bathrooms and en-suites with extensive wall and floor tiling, thermostatically controlled Grohe showers, top quality sanitary ware and screens also come as standard
- Attractive storage units with quartz counter tops supplied to main bathroom by Brogan Jordan

- Mirrored vanity units to en-suite bathrooms
- Chrome heated towel rails are fitted as standard in the main bathroom and en-suite/s

Wardrobes

- Luxurious built in wardrobes with extensive hanging rails and shelving to all bedrooms by Brogan Jordan

Windows

- High performance, low maintenance "Rational" triple glazed Aluclad timber windows

Heating and Electrical

- Gas fired central heating with modern, high efficiency condensing boilers and thermostatically controlled radiators
- Smoke, heat and carbon monoxide detectors fitted as standard
- Recessed LED down lighters to Kitchen area, bathrooms and en-suites
- Pre-wired for Virgin Media and Eir

Lift

- Lift access to all floors*

* Please note apartments 21 & 22 Bramley Hall are not serviced by a lift

Parking/Bicycle Storage:

- All apartments come with one allocated car parking space
- Secure bicycle storage
- Bin storage

Balcony

- All apartments come with an attractive balcony or terrace

Management Company

- All apartment owners will become members of the management company

Guarantee

- 10-year Home Bond structural guarantee

Sustainability and Energy Efficiency

By investing in new technologies and making improvements to the fabric of the apartments at Hamilton Park, Park Developments Group have constructed apartments which are more sustainable, comfortable and energy efficient than those produced in previous decades. The following features combine to create a greener home with superior levels of comfort:

A2-A3 BER Rating **BER A2/A3**

- The apartments at Hamilton Park boast a high A2-A3 BER rating. This contributes to a significant reduction in the cost of heating the apartments

Triple Glazed Windows

- High performance, low maintenance "Rational" triple glazed Aluclad timber windows. The benefits include durability, better insulation, low thermal conductivity with an attractive appearance

Heat Recovery Ventilation (HRV)

- Heat Recovery and Ventilation System which is designed for 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat and transfers it into the fresh air supply entering the living room and bedrooms. The benefits of this systems are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered

Air Tightness

- Improved air tightness works together with the HRV to retain heat, reducing heat loss and minimise exposure to external elements

Solar PV (Photovoltaic) Panels

- Solar PV panels are connected directly to each apartment's electrical system. Solar PV (also called Photovoltaic) uses the sun's energy to convert daylight into renewable energy. This electricity is then consumed within the home, reducing the need to buy energy from a supplier. Benefits include:
 - Reduced electricity bills;
 - Reduction in CO2 emissions;
 - Improvement in the apartment's Building Energy Rating (BER)



Site Plan



PROFESSIONAL TEAM

Developer



Park Developments Group
The Herbert Building
The Park Carrickmines
Dublin 18
W www.parkdevelopments.ie

Architects

O'Mahony Pike
The Chapel
Mount St. Annes
Milltown, Dublin 6

Solicitor

Matheson
70 Sir John Rogerson's Quay
Dublin 2

Selling Agent



Sherry FitzGerald New Homes
164 Shelbourne Road
Ballsbridge
Dublin 4
T 01 667 1888
W www.sherryfitz.ie

Booking Arrangements

An initial booking deposit of €7,000 is payable on reservation.



This project is being funded
by the National Asset
Management Agency

www.hamilton-park.ie

Disclaimer: These particulars and any accompanying documentation are set out as a general outline only and do not constitute any part of an offer, and are strictly on that basis. Measurements are approximate and drawings, maps and plans are not to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout. Hamilton Park is a marketing name only and does not form part of the property address. Sherry FitzGerald New Homes. PSRA registration no: 002183. (6440 AD)