

Phoenix Fields, Ballymena

11th January 2024

Phase 2

Site 5	2 Bed Duplex Apartment	900 sqft	Reserved
Site 8	2 Bed Duplex Apartment	900 sqft	Reserved

A Reservation Fee of £500.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £250 (Administration Fee).

RESERVED/SOLD : 1, 2, 3, 4, 5, 6, 7,9, 10, 12

IMPORTANT INFORMATION FOR HOLDING DEPOSITS

Our obligations under the new Money Laundering Regulations 2003 (which includes Estate Agents) means that we at Lynn & Brewster Ltd must obtain photographic and support identification documents to enable us to accept your deposit for the purchase of your property in Phoenix Fields. This procedure is similar to that operated by the Banking industry.

The various forms of acceptable photographs and support identification are detailed below:

PHOTOGRAPHIC ID

- Current signed passport
- EEA member state ID card
- Northern Ireland Voters card
- Resident permit EU national
- Current EEA or UK photo-card driving License
- Blue Disabled drivers pass
- Current full old style driving licence
- Benefit Book or original notification letter from relevant benefits agency
- Inland Revenue Tax notification
- Photographic registration cards for those who are self-employed in the construction industry
- Shotgun/Firearms certificate

SUPPORT/VERIFICATION ID *Not if already used as primary ID

- Record of a home visit
- Confirmation from the electoral register
- Recent utility bill/statement
- Valid local authority tax bill
- EEA Member State ID card containing current address *
- Current UK driving license *
- Recent systems generated or signed documents from a regulated financial sector firm containing clients address
- Solicitors letter confirming recent house purchase
- NIHE or private rent card/tenancy agreement
- Benefit book or original notification letter from relevant benefits agency
- Inland Revenue correspondence addressed to the applicant *

*not if already used as primary ID

Typical EPC Rating – Duplex Apartment Not available

SELECTIONS

Kitchens:

Johanna Montgomery Designs Ltd
28a Lisnamanny Road, Martinstown, BT43 6QH
Point of Contact: Gillian Gregg 028 2175 8400

Carpets:

Small Cost Carpets
18a Railway Street, Ballymena, BT42 2AD
028 2564 8430

Tiles:

Tuscany Tiles
4 Gilmore Street, Ballymena, BT42 3AB
028 2563 2049