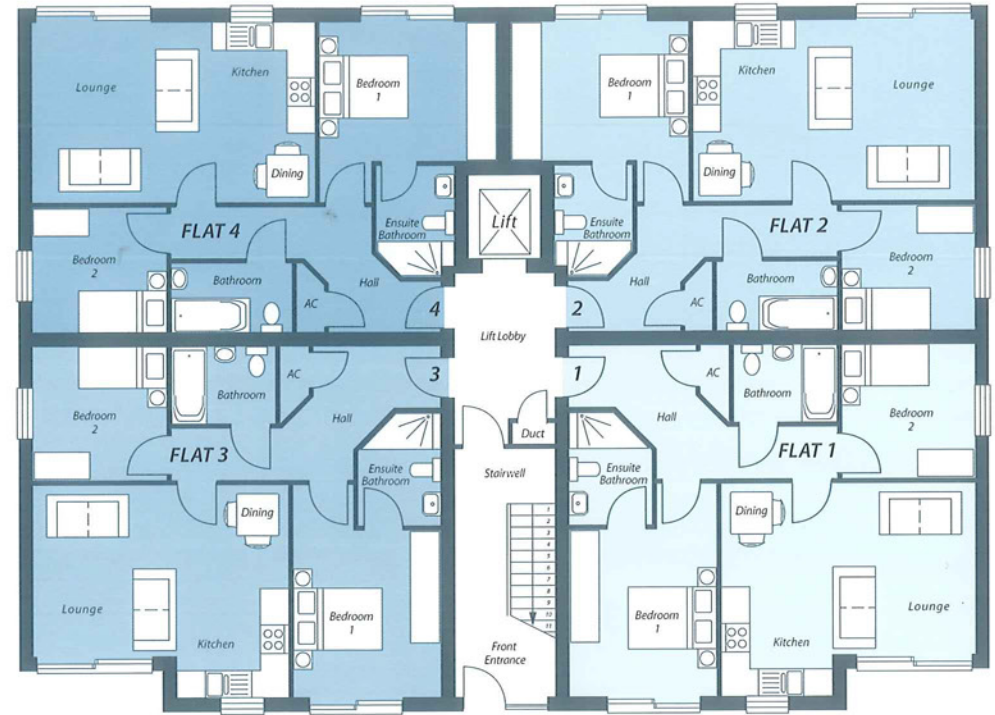


# specification

## Each property benefits from:

- Individual allocated off-road parking.
- Elevator access to all floors.
- Gas-fuelled central heating, with underfloor heating in every room.
- Fully-fitted kitchen with NEFF cooker and integrated microwave, dishwasher, fridge freezer and washing machine. Stylish worktops, Italian-tiled walls and floors, and stainless steel taps and fittings round off the look.
- Superbly appointed bathrooms and ensuites, with fully Italian-tiled walls and floors, heated towel rails and luxury taps and shower fittings.
- Fully carpeted throughout (wooden floors in penthouses).
- All windows and doors are double-glazed, with large sliding patio doors from lounge and main bedroom.
- Ensuite facilities to all principal bedrooms.
- Controllable downlighters in lounge-diner and bedrooms.
- Internal beech doors with feature glazing.
- Secure entry-phone system.
- Tenure: 125 year leasehold.
- A management company will be appointed and each apartment will jointly contribute to the care, upkeep and maintenance of the development.



# ground floor

## Ground floor flats:

- Rear flats (2 and 4) have share of large rear garden, accessed by sliding doors to private patio areas.
- Access to paved patio areas at front (flats 1 and 3).

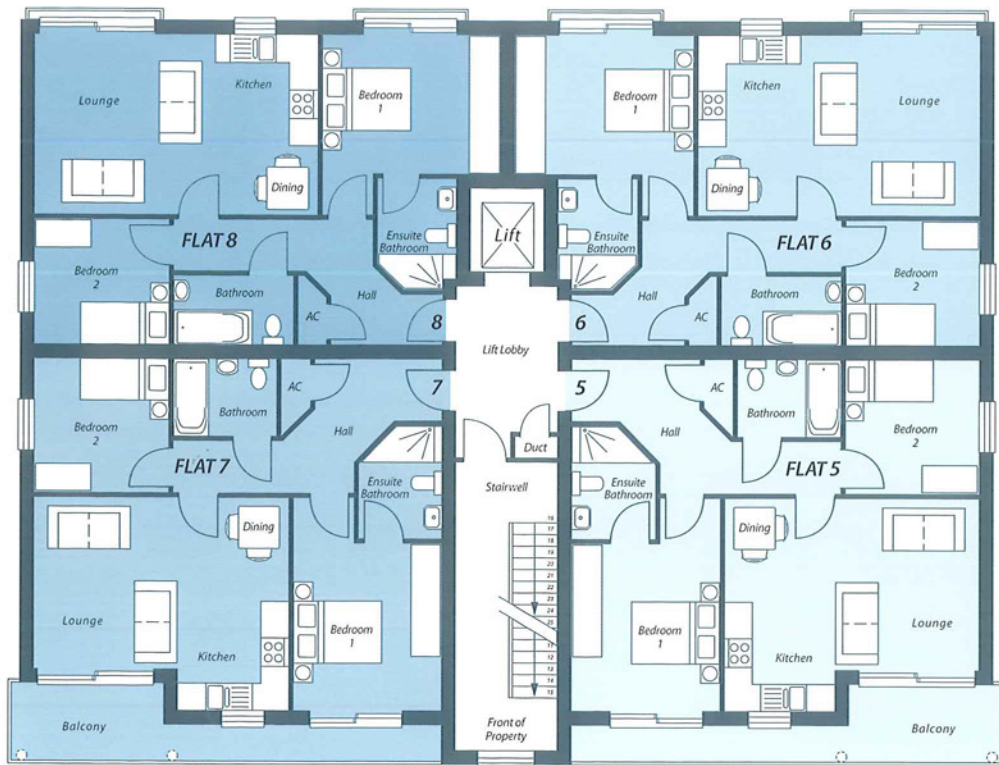
## First floor flats:

- Full width balconies across front flats (5 and 7).
- Standing balconies at rear, with views over landscaped garden (flats 6 and 8).

## Second floor penthouse flats:

- Triple-aspect balconies.
- Balcony access to front and rear.
- Wood and carpet complemented flooring.

flat 1	flat 2	flat 3	flat 4
63m <sup>2</sup> (679 ft <sup>2</sup> )	62.5m <sup>2</sup> (674 ft <sup>2</sup> )	63m <sup>2</sup> (679 ft <sup>2</sup> )	62.5m <sup>2</sup> (674 ft <sup>2</sup> )
<b>Living Area</b> 5.5m x 4.6m (18.0' x 15.0')	<b>Living Area</b> 6.0m x 3.9m (19.5' x 12.7')	<b>Living Area</b> 5.5m x 4.6m (18.0' x 15.0')	<b>Living Area</b> 6.0m x 3.9m (19.5' x 12.7')
<b>Bed 1</b> 3.1m x 4.6m (10.2' x 15.0')	<b>Bed 1</b> 3.8m x 3.9m (12.6' x 12.7')	<b>Bed 1</b> 3.1m x 4.6m (10.2' x 15.0')	<b>Bed 1</b> 3.8m x 3.9m (12.6' x 12.7')
<b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9')	<b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9')	<b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9')	<b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9')
<b>Bed 2</b> 2.9m x 2.9m (9.5' x 9.5')	<b>Bed 2</b> 2.7m x 2.8m (8.8' x 9.2')	<b>Bed 2</b> 2.9m x 2.9m (9.5' x 9.5')	<b>Bed 2</b> 2.7m x 2.8m (8.8' x 9.2')
<b>Bathroom</b> 1.7m x 2.6m (5.6' x 8.5')	<b>Bathroom</b> 2.7m x 1.7m (8.8' x 5.6')	<b>Bathroom</b> 1.7m x 2.6m (5.6' x 8.5')	<b>Bathroom</b> 2.7m x 1.7m (8.8' x 5.6')



# first floor

<b>flat 5</b> 63m <sup>2</sup> (679 ft <sup>2</sup> ) <b>Living Area</b> 5.5m x 4.6m (18.0' x 15.0') <b>Bed 1</b> 3.1m x 4.6m (10.2' x 15.0') <b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9') <b>Bed 2</b> 2.9m x 2.9m (9.5' x 9.5') <b>Bathroom</b> 1.7m x 2.6m (5.6' x 8.5') <b>Front Balcony</b> 1.6m x 8.7m (5.2' x 28.0')	<b>flat 6</b> 62.5m <sup>2</sup> (674 ft <sup>2</sup> ) <b>Living Area</b> 6.1m x 3.9m (20.0' x 12.7') <b>Bed 1</b> 3.9m x 3.9m (12.7' x 12.7') <b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9') <b>Bed 2</b> 2.7m x 2.8m (8.8' x 9.2') <b>Bathroom</b> 1.5m x 2.7m (4.9' x 8.8')	<b>flat 7</b> 63m <sup>2</sup> (679 ft <sup>2</sup> ) <b>Living Area</b> 5.5m x 4.6m (18.0' x 15.0') <b>Bed 1</b> 3.1m x 4.6m (10.2' x 15.0') <b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9') <b>Bed 2</b> 2.9m x 2.9m (9.5' x 9.5') <b>Bathroom</b> 1.7m x 2.6m (5.6' x 8.5') <b>Front Balcony</b> 1.6m x 8.7m (5.2' x 28.0')	<b>flat 8</b> 62.5m <sup>2</sup> (674 ft <sup>2</sup> ) <b>Living Area</b> 6.1m x 3.9m (20.0' x 12.7') <b>Bed 1</b> 3.9m x 3.9m (12.7' x 12.7') <b>Ensuite</b> 1.8m x 2.4m (5.9' x 7.9') <b>Bed 2</b> 2.7m x 2.8m (8.8' x 9.2') <b>Bathroom</b> 1.5m x 2.7m (4.9' x 8.8')
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# second floor

<b>flat 9</b> 69m <sup>2</sup> (739 ft <sup>2</sup> ) <b>Living Area</b> 6.8m x 3.9m (22.3' x 12.7') <b>Bed 1</b> 3.5m x 3.9m (11.4' x 12.7') <b>Ensuite</b> 1.9m x 1.9m (6.2' x 6.2') <b>Bed 2</b> 3.6m x 3.9m (11.8' x 9.2') <b>Bathroom</b> 2.4m x 1.8m (7.9' x 5.9') <b>Front Balcony</b> 5.6m x 2.3m (18.3' x 7.5') <b>Rear Balcony</b> 4.6m x 2.0m (15.0' x 6.5')	<b>flat 10</b> 69m <sup>2</sup> (739 ft <sup>2</sup> ) <b>Living Area</b> 6.8m x 3.9m (22.3' x 12.7') <b>Bed 1</b> 3.5m x 3.9m (11.4' x 12.7') <b>Ensuite</b> 1.9m x 1.9m (6.2' x 6.2') <b>Bed 2</b> 3.6m x 3.9m (11.8' x 9.2') <b>Bathroom</b> 2.4m x 1.8m (7.9' x 5.9') <b>Front Balcony</b> 5.6m x 2.3m (18.3' x 7.5') <b>Rear Balcony</b> 4.6m x 2.0m (15.0' x 6.5')
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