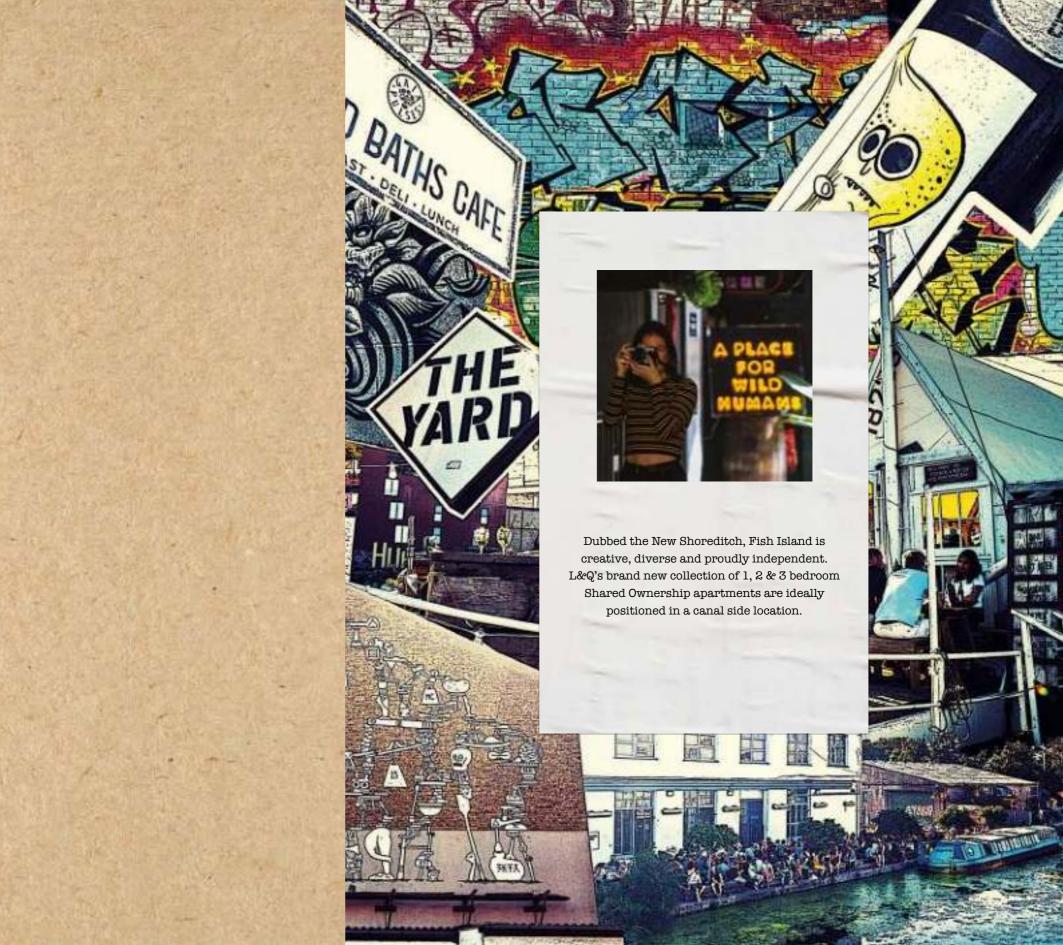
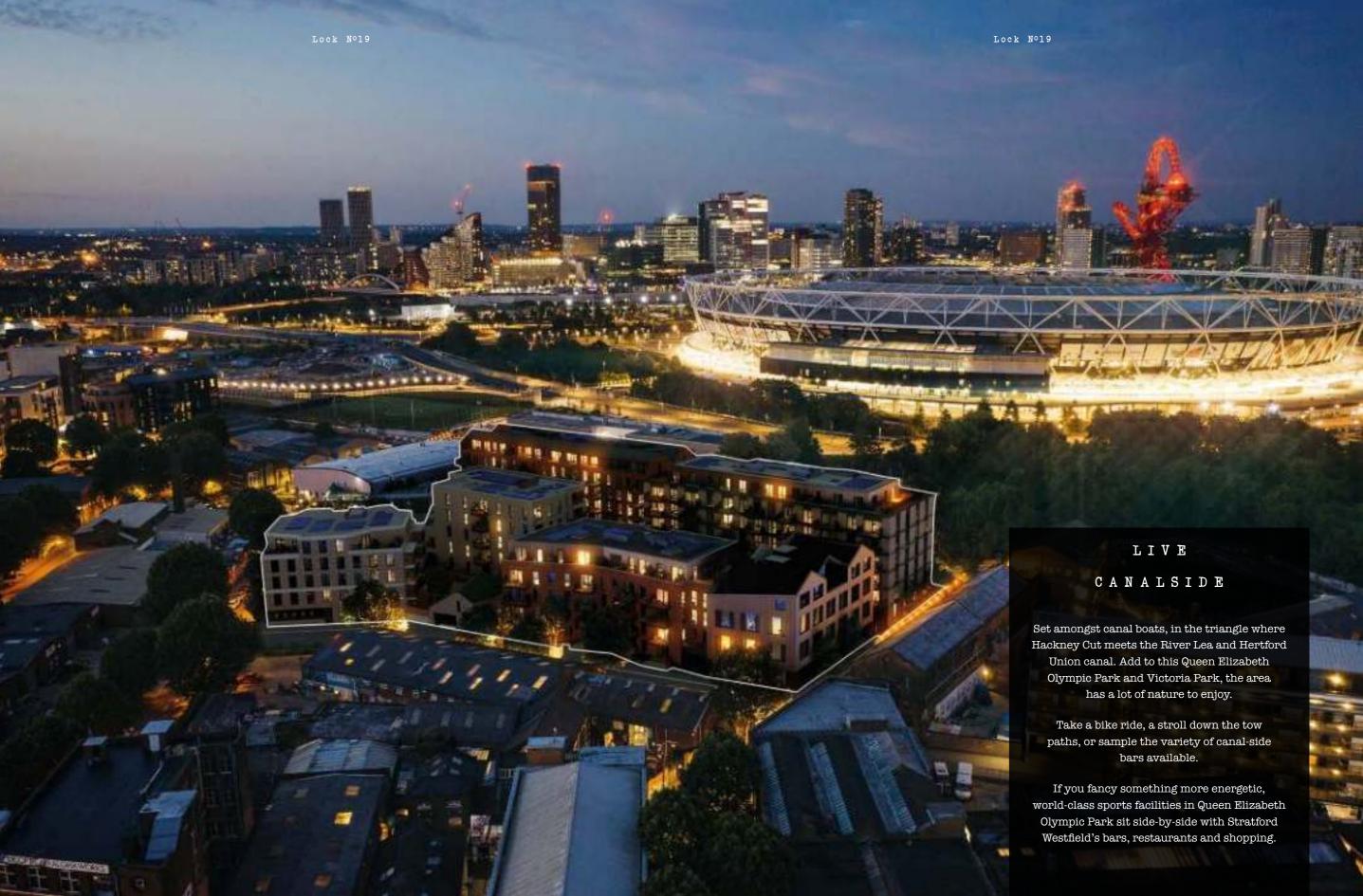


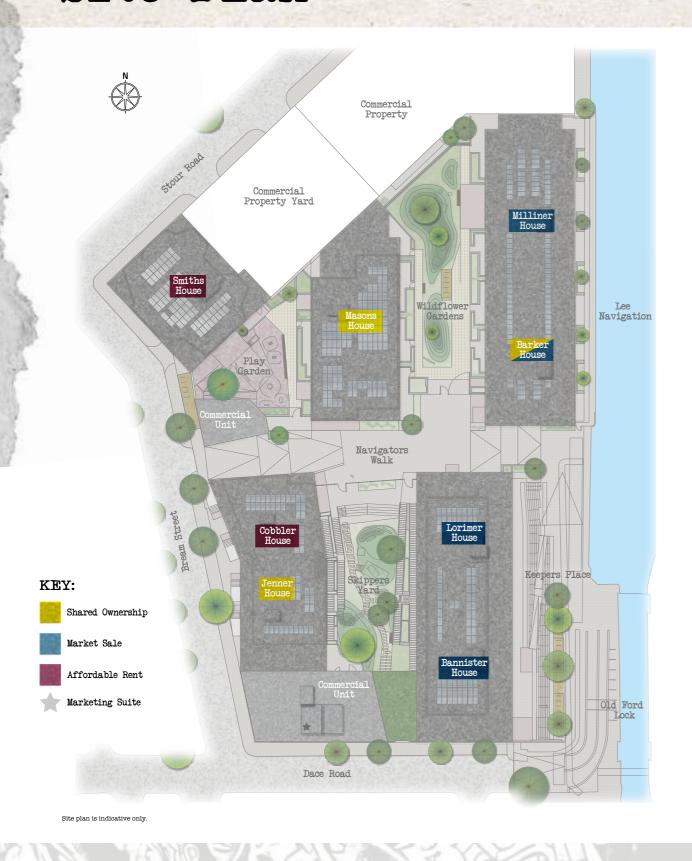
Shared Ownership
Floorplans and Specification

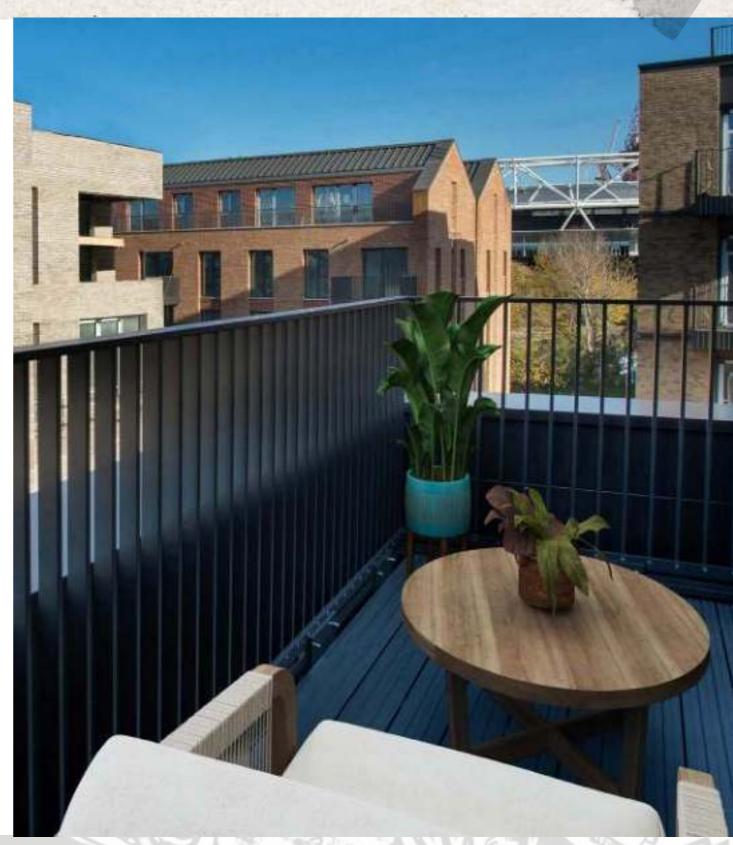






# Site Plan





# Barker House Specification



## Kitchen

- Linear Form kitchen units with soft close doors
- Integrated Grundig fan assisted oven
- Integrated Grundig cooker hood
- Integrated Grundig fridge freezer
- Integrated Grundig dishwasher
- Stainless steel 1.5 bowl sink
- Engineered hardwood flooring
- Underfloor heating

## Bathroom & En Suite

- Roca contemporary white sanitaryware
- Ceramic tiling to floor and walls
- · Mirrored wall vanity cupboard
- Low profile shower tray with chrome and clear glass shower frame
- Thermostatically controlled heated towel rail

## Bedroom

- Fitted carpet
- Fitted wardrobe to master bedrooms including hanging rail and shelving.

## Wall & Floor Finishes

- Tiled entrance lobbies to communal areas
- · Carpet to communal corridors
- Engineered hardwood flooring to hallways and kitchen/living/ dining areas
- Ceramic large format floor and wall tiles to bathrooms and en-suites.

## Heating, Electrical & Lighting

 Low energy white LED downlights to kitchen/ dining/living area/hallway and bathrooms

- Pendant lights to bedrooms
- Brushed Steel switches and sockets
- TV point to living area, master bedroom
- Brushed Steel shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Sky+ HD enabled TV connection point to living area with relay connection to master bedroom (connection and contract by others)
- Mains operated ceiling mounted smoke/heat detector
- Telephone point to living area and all bedrooms
  External light to balcony or

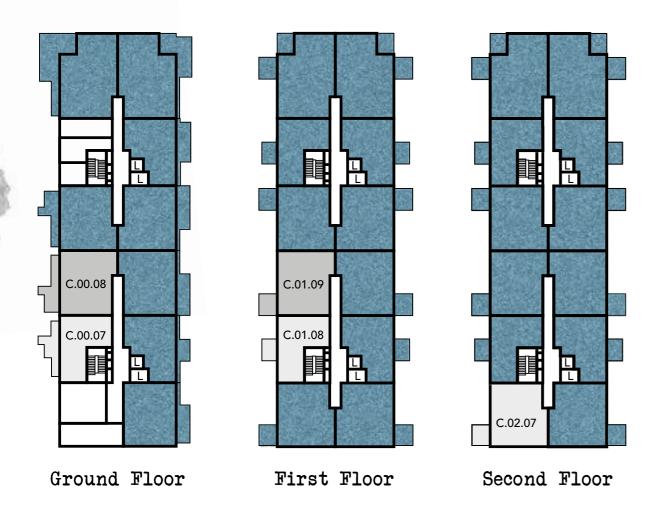
terrace

- General
- Freestanding washer/dryer
- Video door entry control
- Lifts to all floors
- Secure by design compliant veneered oak lacquered apartment entrance door with brushed stainless-steel handles
- Satin white lacquered internal doors with brushed stainlesssteel handles
- 10-year NHBC warranty



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# Barker House Plot Locator





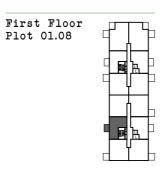
# Barker House - One Bedroom Homes

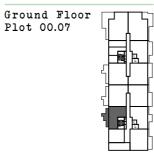
Type A Plots 00.07, 01.08

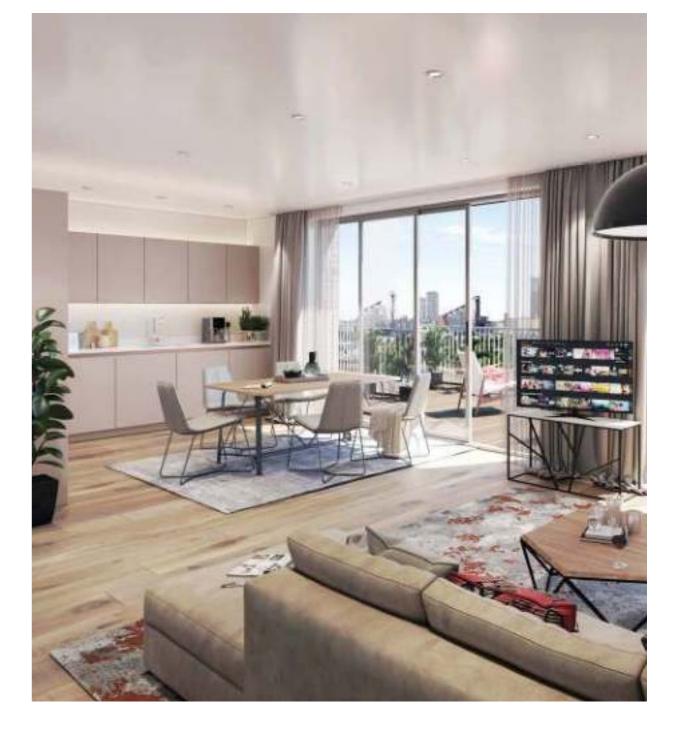


Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	6.4m x $3.4$ m	20'12" x 11'2"
Bedroom	4.3m x 3.3m	14'1" x 10'10"
Total Internal Area	50.5 sq m	543.6 sq ft
Balcony	3.2m x 2.1m	10'6" x 6'11"
Garden*	8.3m x 2.0m	27'3" x 6'7"









S Storage W Wardrobe E/S Ensuite

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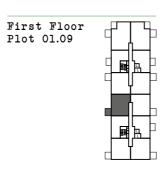
# Barker House - Two Bedroom Homes

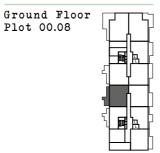
Type B Plots 00.08, 01.09



Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	$7.3 \text{m} \times 3.5 \text{m}$	23'11" x 11'6"
Bedroom 1	5.9m x 2.8m	19'4" x 9'2"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"
Total Internal Area	70.5 sq m	758.9 sq ft
Balcony	3.2m x 2.5m	10'6" x 8'2"
Garden*	8.4m x 2.4m	27'7" x 7'10"

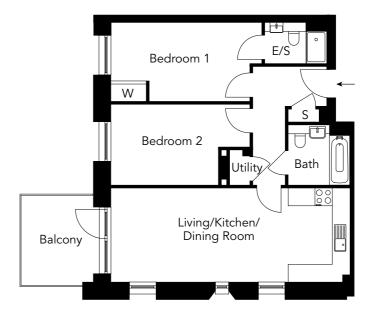






Type C Plot 02.07





Second Floor Plot 02.07	4	<u> </u>
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Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	8.1m x 3.2m	26'7" x 10'6"
Bedroom 1	5.1m x 2.8m	16'9" x 9'2"
Bedroom 2	4.7m x 2.8m	15'5" x 9'2"
Total Internal Area	69.4 sq m	747.0 sq ft
Balcony	3.2m x 2.5m	10'6" x 8'2"

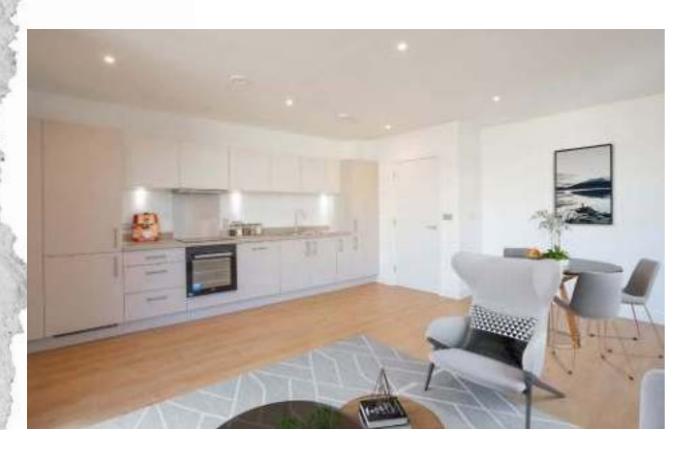
S Storage W Wardrobe E/S Ensuite

S Storage W Wardrobe E/S Ensuite

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# Jenner House Specification



## Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer and dishwasher.

### Bathroom

 Modern white sanitaryware including semi-recessed basin with chrome basin tap

- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en-suite will include a shower screen over the bath, chrome bath tap, thermostatic shower valve with hair wash attachment and overhead shower.
- Homes with an en-suite will include a bath - shower screen over the bath, chrome back tap, thermostatic shower valve with hair wash attachment.

## En Suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Full height mirror
- Chrome towel radiator
- White shower tray with fixed shower screen
- Thermostatic mixer valve with shower head and hair wash attachment.

## Bedroom

- Fitted carpet
- Fitted wardrobe with sliding doors to master bedroom (Bedroom 1 only).

## Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Laminate flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en-suites.

## Heating, Electrical & Lighting

- Underfloor heating sourced by onsite CHP heating)
- Low energy white LED downlights to kitchen/dining/ living area/hallway and bathrooms
- Pendant lights to bedrooms
- Brushed Steel switches and sockets
- Brushed Steel shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
  Mains operated ceiling

mounted smoke/heat detector.

## General

- Freestanding washer/dryer located in store cupboard subject to location
- White internal doors
- Brushed Steel door furniture
- Balcony or terrace or garden to every home
- · Video door entry system
- Communal bicycle storage for every home
- NHBC 10-year Warranty.



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# Jenner House Plot Locator



Ground Floor

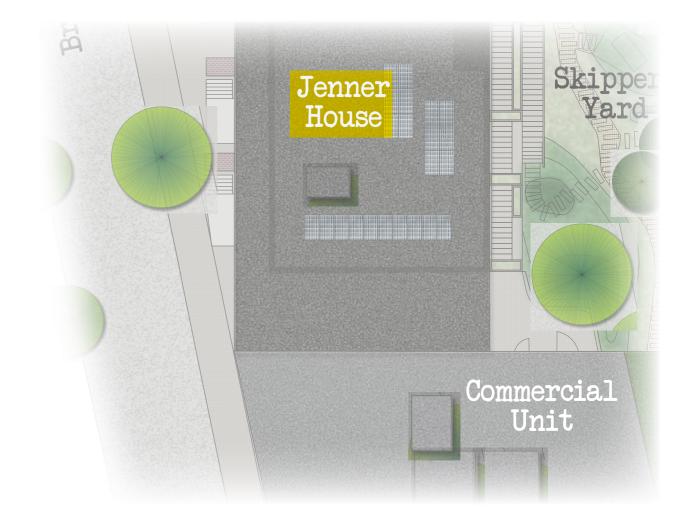
First Floor

Second Floor



Third Floor

Fourth Floor



l bedroom apartment

2 bedroom apartment Affordable Rented

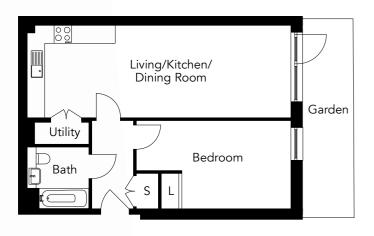
# Jenner House - One Bedroom Homes

Type D Plot 00.02



Type E Plot 00.03





Metric

9.0m x 3.2m

5.3m x 3.0m

6.0m x 1.6m

56.3 sq m

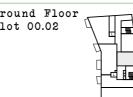
Imperial

29'6" x 10'6"

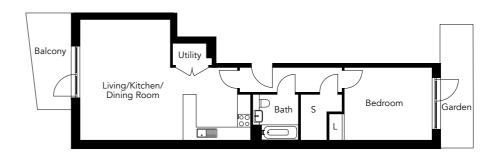
17'5" x 9'10"

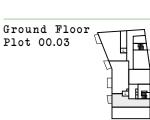
606.0 sq ft

19'8" x 5'3"



Ground Floor Plot 00.02





Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	7.8m x 5.5m	25'7" x 18'1"
Bedroom	4.0m x 3.3m	13'1" x 10'10"
Total Internal Area	65.9 sq m	709.3 sq ft
Balcony	3.5m x 1.8m	11'6" x 5'11"
Garden	5.0m x 1.7m	16'5" x 5'7"

S Storage W Wardrobe E/S Ensuite

Dimensions

Total Internal Area

Living/Kitchen/ Dining Room

Bedroom

Garden

S Storage W Wardrobe E/S Ensuite

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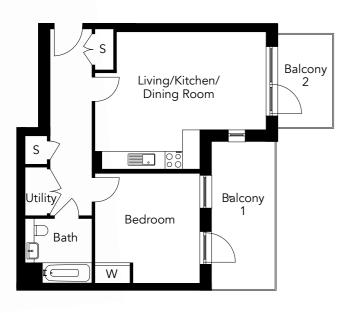
# Jenner House - One Bedroom Homes

Type F Plots 01.04, 02.04, 03.04

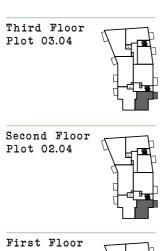


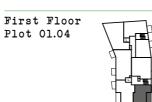
Type G Plot 04.03

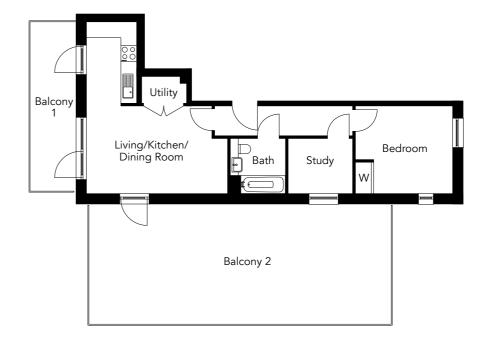




Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	$5.8 \text{m} \times 4.7 \text{m}$	19'0" x 15'5"
Bedroom	3.7m x 3.6m	12'2" x 11'10"
Total Internal Area	56.2 sq m	604.9 sq ft
Balcony 1*	5.1m x 2.2m	16'9" x 7'3"
Balcony 2	3.3m x 1.9m	10'10" x 6'3"







Fourth Floor Plot 04.03

Dimensions Metric Imperial Living/Kitchen/ Dining Room  $6.5 \text{m} \times 5.4 \text{m}$ 21'4" x 17'9" Bedroom 3.7m x 3.3m 12'2" x 10'10" 55.9 sq m **Total Internal Area** 601.7 sq ft Balcony 1  $6.5 \text{m} \times 1.9 \text{m}$ 21'4" x 6'3" 38'5" x 15'5" Balcony 2 11.7m x 4.7m

S Storage W Wardrobe E/S Ensuite

S Storage W Wardrobe E/S Ensuite

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# Jenner House - Two Bedroom Homes

Type H Plot 03.03



Type I Plot 04.02







Living/Kitch Dining Roc	en/ om	Balcony
Bath	Bedroo	m 2
Utility E/S	Bedroo	m 1



Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	6.6m x $4.3$ m	21'8" x 14'1"
Bedroom 1	6.8m x 2.8m	22'4" x 9'2"
Bedroom 2	5.4m x 2.5m	17'9" x 8'2"
Total Internal Area	82.8 sq m	891.3 sq ft
Balcony	3.7m x 1.9m	12'2" x 6'3"

S Storage W Wardrobe E/S Ensuite

Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	$5.3 \text{m} \times 5.3 \text{m}$	17'5" x 17'5"
Bedroom 1	3.8m x 3.6m	12'6" x 11'10"
Bedroom 2	3.8m x 2.8m	12'6" x 9'2"
Total Internal Area	69.7 sq m	750.2 sq ft
Balcony	4.3m x 1.6m	14'1" x 5'3"

S Storage W Wardrobe E/S Ensuite

Ground Floor

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# Jenner House - Two Bedroom Homes

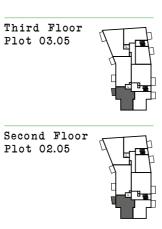
Type J Plots 01.05, 02.05, 03.05



Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	$5.5 \text{m} \times 4.2 \text{m}$	18'1" x 13'9"
Bedroom 1	4.3m x 2.2m	14'1" x 7'3"
Bedroom 2	5.4m x 2.8m	17'9" x 9'2"
Total Internal Area	68.5 sq m	737.3 sq ft
Balcony 1*	5.1m x 2.2m	16'9" x 7'3"
Balcony 2	3.8m x 1.7m	12'6" x 5'7"

S Storage W Wardrobe E/S Ensuite

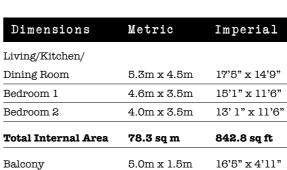






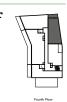
Type K Plot 04.01







Fourth Floor Plot 04.01



S Storage W Wardrobe E/S Ensuite

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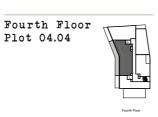
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# Jenner House - Two Bedroom Homes

Type L Plot 04.04

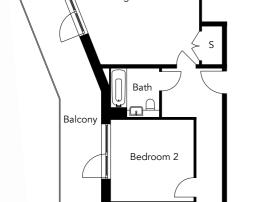






Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	7.2m x $6.4$ m	23'7" x 20'12"
Bedroom 1	4.8m x 3.3m	15'9" x 10'10"
Bedroom 2	3.6m x 3.5m	11'10" x 11'6"
Total Internal Area	93.4 sq m	1005.3 sq ft
Balcony	25.7m x 1.9m	84'4" x 6'3"

S Storage W Wardrobe E/S Ensuite

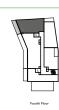


Type M Plot 04.05





Fourth Floor Plot 04.05



Dimensions	Metric	Imperial
Living/Kitchen/		
Dining Room	$6.9 \mathrm{m} \times 5.3 \mathrm{m}$	22'8" x 17'5"
Bedroom 1	3.9m x 3.3m	12'10" x 10'10"
Bedroom 2	3.9m x 3.6m	12'10" x 11'10"
Total Internal Area	79.7 sq m	857.9 sq ft
Balcony	7.2m x 1.9m	23'7" x 6'3"

S Storage W Wardrobe E/S Ensuite

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# Better places and better lives

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed - locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

### A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new homeand help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Homes Warranty and the NHBC Buildmark Choice.

#### Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.







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lqhomes.com/lockno19 0208 189 7581 sharedownership@lockno19.co.uk

