



**STERLING GARDENS**  
— NEWBURY —

Contemporary 1, 2 and 3  
bed apartments

# Perfectly positioned, perfectly designed



Located close to the town centre, Sterling Gardens is an impressive new development of one, two and three bedroom apartments, set around private gardens and benefitting from secure allocated parking and a dedicated concierge. These contemporary designed apartments have been built to exacting standards and feature stunning views over Newbury and the wider countryside. In keeping with modern day living, the apartments are light, airy and stylish and feature state of the art appliances and fittings throughout.

Steeped in history and surrounded by some of the UK's most outstanding countryside, Newbury offers the perfect mix of vibrancy and relaxation having a fresh, rural feel.

Newbury's fabulous location and combination of market town ambience with a wealth of retail and leisure opportunities also makes it a much sought-after location.

Within an easy commute of Reading, London, Oxford, Swindon, Basingstoke, Sterling Gardens is perfectly placed for work and leisure allowing residents the best of both worlds; avoiding the hustle and bustle of the city and instead experiencing the charm of countryside living.

Style, connectivity and relaxation go hand in hand at Sterling Gardens



# A view over Newbury





# Perfectly located

*Newbury is a true hidden gem, with everything right on your doorstep. From spectacular surroundings to a vibrant arts scene, fine dining to shopping, you're guaranteed a good day out.*

Newbury sits nestled between the North Wessex Downs and Berkshire Downs in an Area of Outstanding Natural Beauty. An extensive network of public footpaths ensures that within minutes of leaving the town centre you can be immersed in rolling countryside and woodland retreats.

Picnic at Greenham Common, a magnificent nature reserve, climb Beacon Hill Iron Fort to get lost in award winning Victoria Park. Cycle along the towpaths or take the easier option of a relaxing narrowboat trip along the Kennet and Avon Canal.



Another must do day out is a tour of the spectacular Highclere Castle, most famous now as the setting of Downton Abbey, but itself steeped in a rich and diverse history. Equally, the ruins of Donnington Castle are a rich picking for history lovers.



For those partial to a flutter on the horses or keen to soak up the atmosphere of a day at the races, Newbury Racecourse is a stone's throw away.





Kennet and Avon Canal



For a bit of retail therapy, Newbury offers a complementary blend of old and new. Big brand names sit side by side with small independent shops. Boutiques offering hidden gems meaning you never need to venture far. With a bi-weekly market and monthly farmers and artisan market locally sourced goods are a must for any foodie.



Once you've shopped till you drop relax in one of the many local bars or café. From a fabulous three course meal, a quick lunch or coffee or a glass of wine, Newbury has it all in abundance. Setting it apart from many other locations, the majority of restaurants and bars are independently owned giving a real flavour of originality which is hard to rival elsewhere.



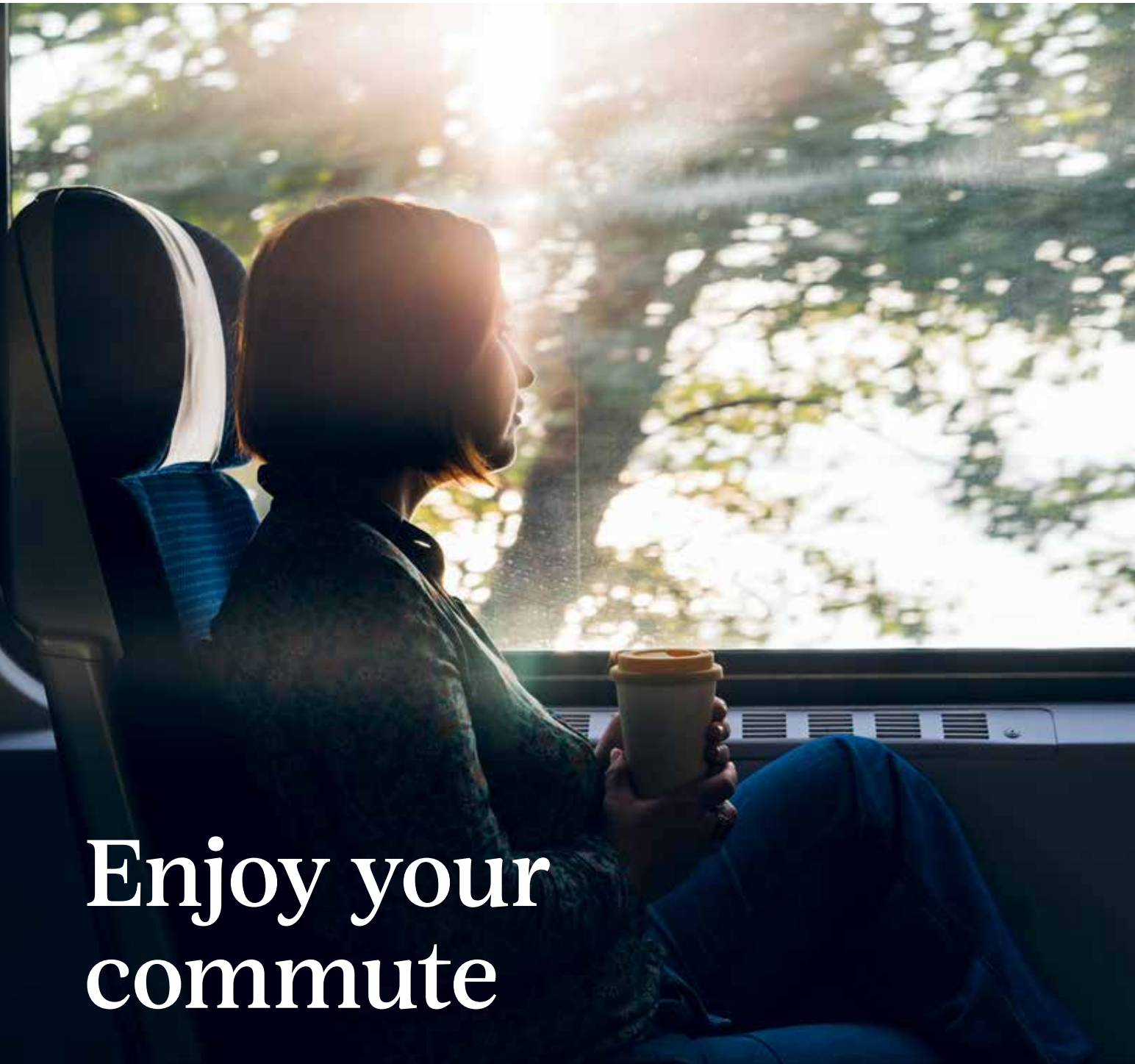


The local area is full of culinary delights. Whether you choose to eat out or explore local artisan producers, markets and delis there is an enticing mix to select from. Enjoy brunch with friends at gastropub The Newbury, have supper at Henry and Joe's and try the delicious seven course tasting menu.

Japanese restaurant Arigato, provides a house special of tempura sushi roll and also has a 'music room' for karaoke enthusiasts. John Campbell's Michelin starred restaurant and culinary school, The Woodspeen is a must with views over the Berkshire countryside. There is something in Newbury to suit everyone's taste.

Newbury boasts a thriving arts and culture scene, regularly holding a wide programme of events. The Corn Exchange Trust brings together theatre and independent cinema, The Watermill Theatre is nationally renowned and Arlington Arts hosts live music and entertainment.





# Enjoy your commute

Enviably connections make it a must for commuters wanting the best of both worlds. Sterling Gardens is an ideal location for commuters, offering excellent links by rail, car, bus and cycle paths.

With two railway stations, Newbury and Newbury racecourse, within nearby walking distance, the journey time to London Paddington is just over 40 minutes.

Located conveniently at the crossroads of the M4 and the A34 bypass, Newbury is easily accessible and runs through West Berkshire with the main passageway from the south to the Midlands and beyond. London, Reading, Swindon and Bristol are all under an hour commute.

Gatwick, Heathrow, Luton, Stanstead, Southampton and Bournemouth airports are all in easy reach.



## Walking from Sterling Gardens

Sainsbury's	7 minutes
Newbury Racecourse Station	8 minutes
Newbury Railway Station	10 minutes
Kennet Shopping Centre	12 minutes
Victoria Park	13 minutes



## Cycling from Sterling Gardens

Newbury Railway Station	3 minutes
Vodafone HQ	10 minutes
West Berkshire Community Hospital	10 minutes
Thatcham Lakes	14 minutes
Donnington Castle	15 minutes



## Driving from Sterling Gardens

Highclere Castle	12 minutes
West Berkshire Golf Club	18 minutes
Reading	33 minutes
Oxford	35 minutes
Winchester	36 minutes
Heathrow Airport	53 minutes



## Train from Newbury Station

Thatcham	6 minutes
Reading	14 minutes
London	40 minutes
Basingstoke	48 minutes
Oxford	65 minutes
Swindon	70 minutes
Bristol	90 minutes



## Crossrail from Reading Station

Paddington	23 minutes
Ealing Broadway	38 minutes
Liverpool Street	52 minutes

Source [trainline.com](http://trainline.com) and [Google.com/Maps](http://Google.com/Maps)

# Places to explore

## Bars & Restaurants

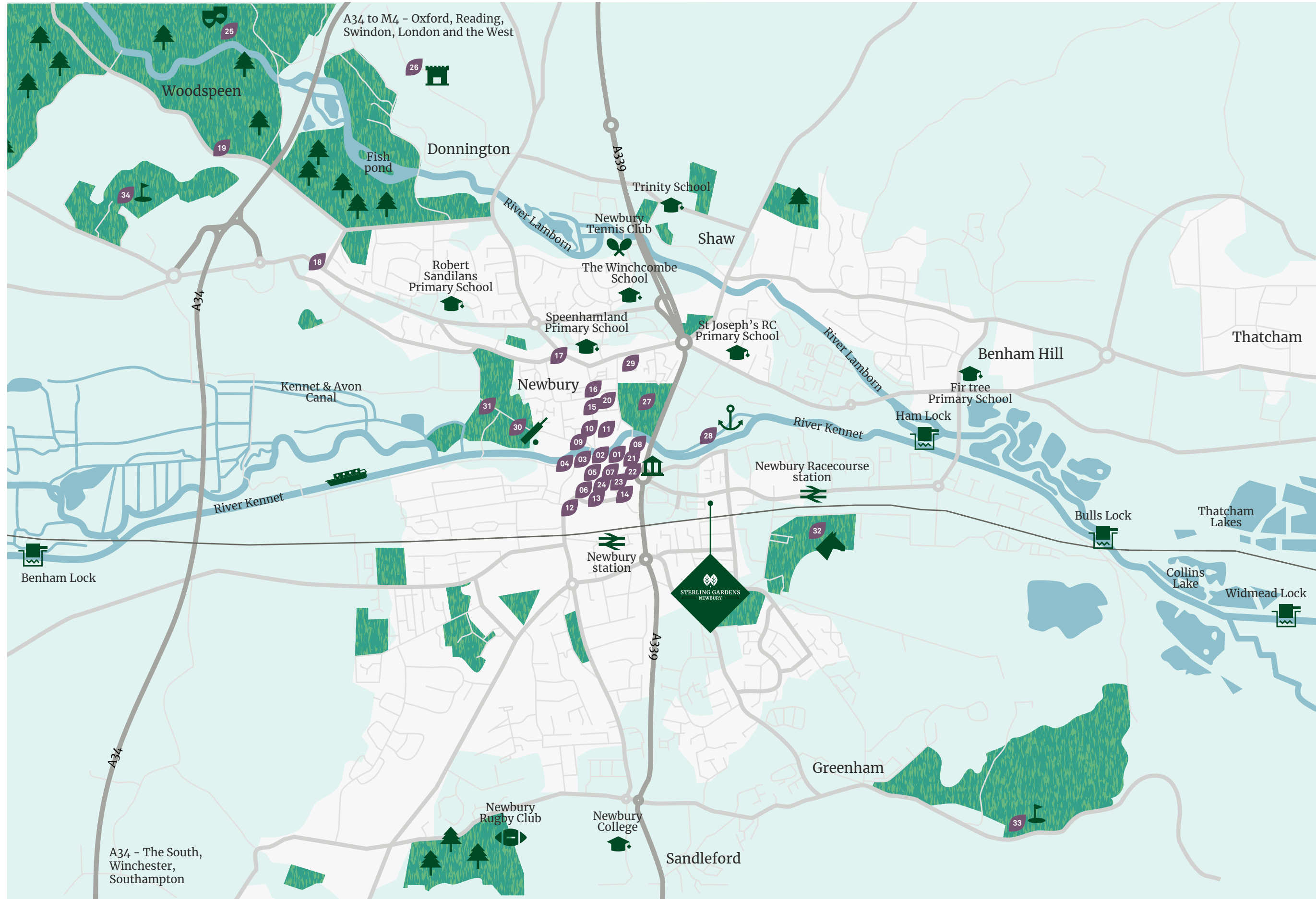
- 01 Colline's Kitchen
- 02 7Bone Burger Co
- 03 TIY Tea Bar
- 04 Arigato
- 05 The Sushi Maki
- 06 The Newbury
- 07 The Spare Wheel
- 08 Teashop by the canal
- 09 The Lock Stock & Barrel
- 10 Côte
- 11 Cobrizo Lounge
- 12 KhonKaen
- 13 Mio Fiore
- 14 Henry & Joe's
- 15 Lusso
- 16 Soyami
- 17 Valle D'Oro
- 18 The Barn at The Hare & Hounds
- 19 The Woodspeen

## Retail & Leisure

- 20 Parkway Shopping
- 21 Newbury Library
- 22 West Berkshire Museum
- 23 Corn Exchange
- 24 Kennet Shopping
- 25 The Watermill Theatre
- 26 Donnington Castle

## Green Spaces & Fitness

- 27 Victoria Park
- 28 Newbury Marina
- 29 bstFitness Newbury
- 30 Newbury Cricket Club
- 31 Northcroft Leisure Centre
- 32 Newbury Racecourse
- 33 Newbury & Crookham Golf Club
- 34 Deanwood Park Golf Club





Sunrise near Newbury

# Stylish interiors

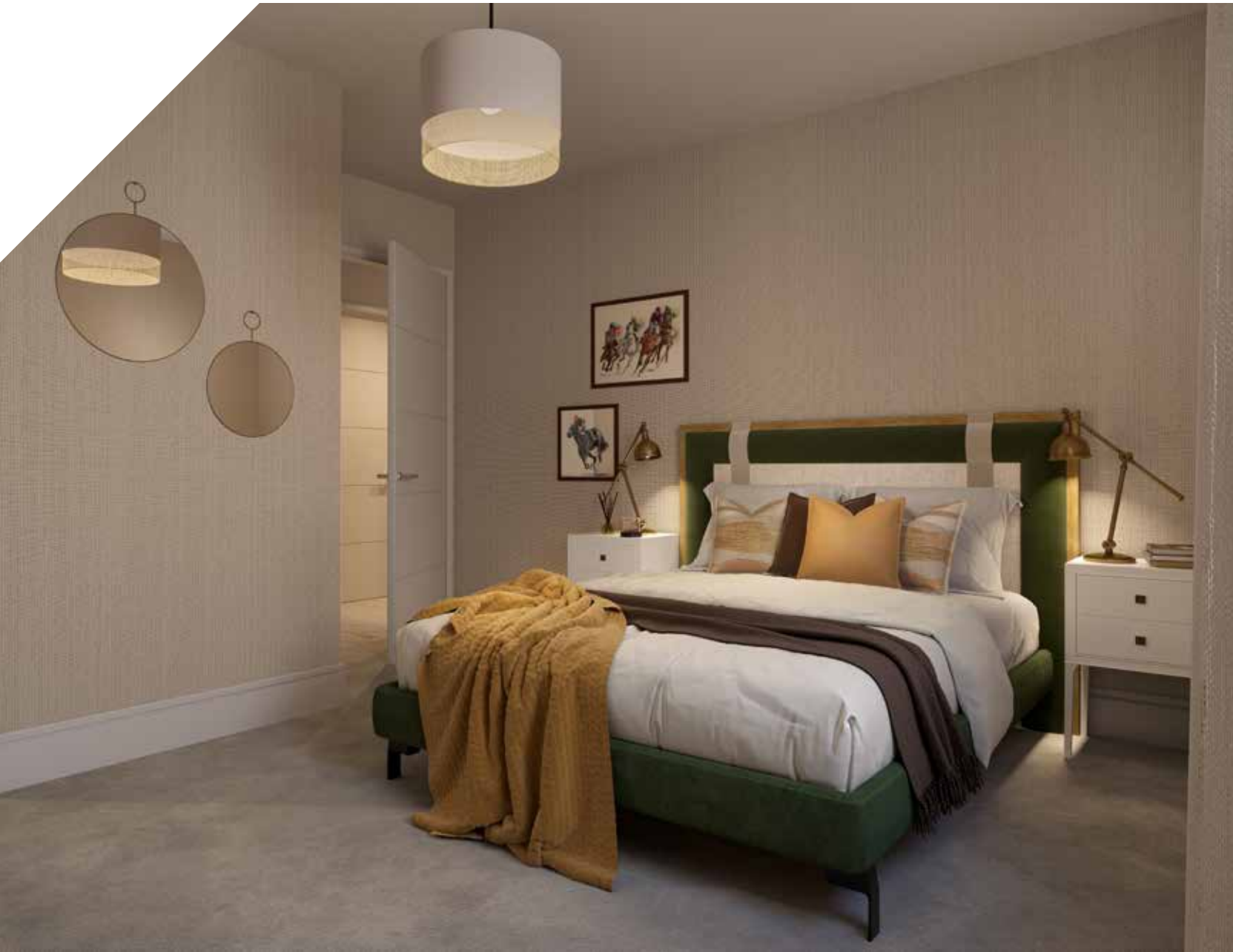
Spacious and light-filled interiors reflect that apartments have been thoughtfully designed for modern living.

The large open plan living area looks out to the stunning residents' gardens and provide a feeling of elegant sophistication as a perfect place to entertain family and friends.



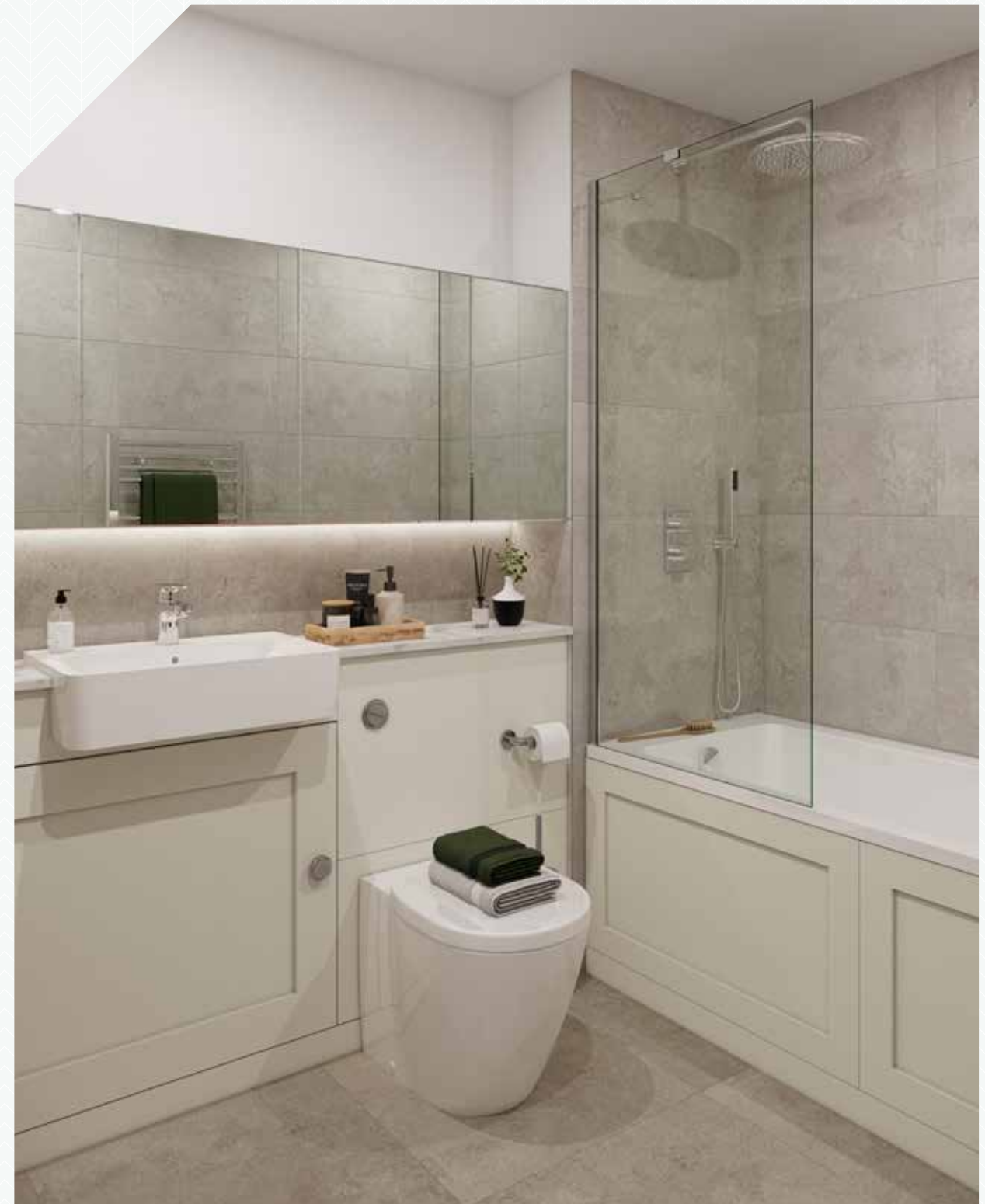
Individually designed contemporary kitchens, alongside Bosch appliances bring a chic feel and exude style.





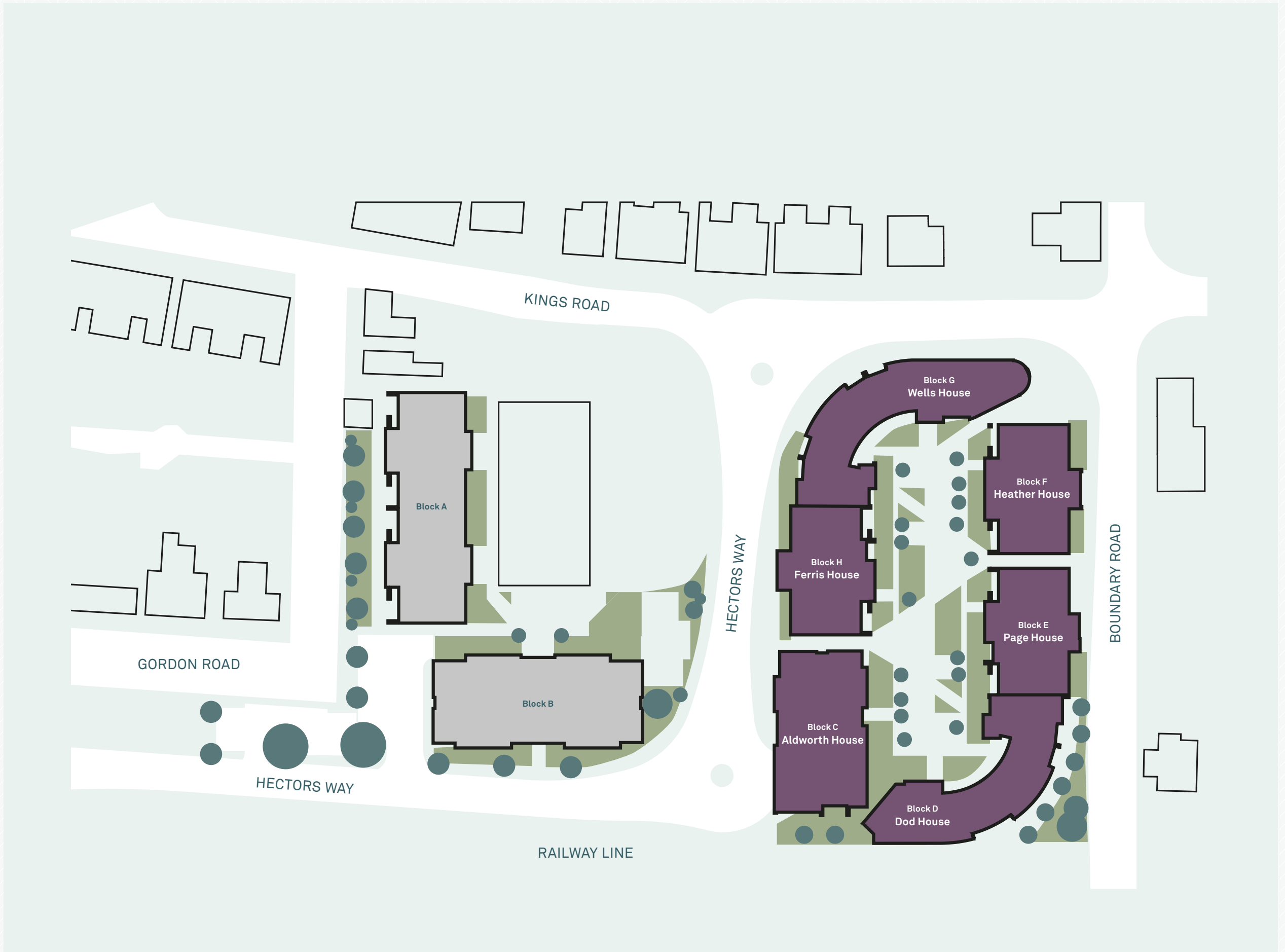
Beautiful bedrooms are a haven of peace for relaxing and unwinding at the end of a busy day.

Elegant bespoke bathrooms with luxury features are complemented by chrome fittings, natural finish floors and wall tiles to create a serene space.

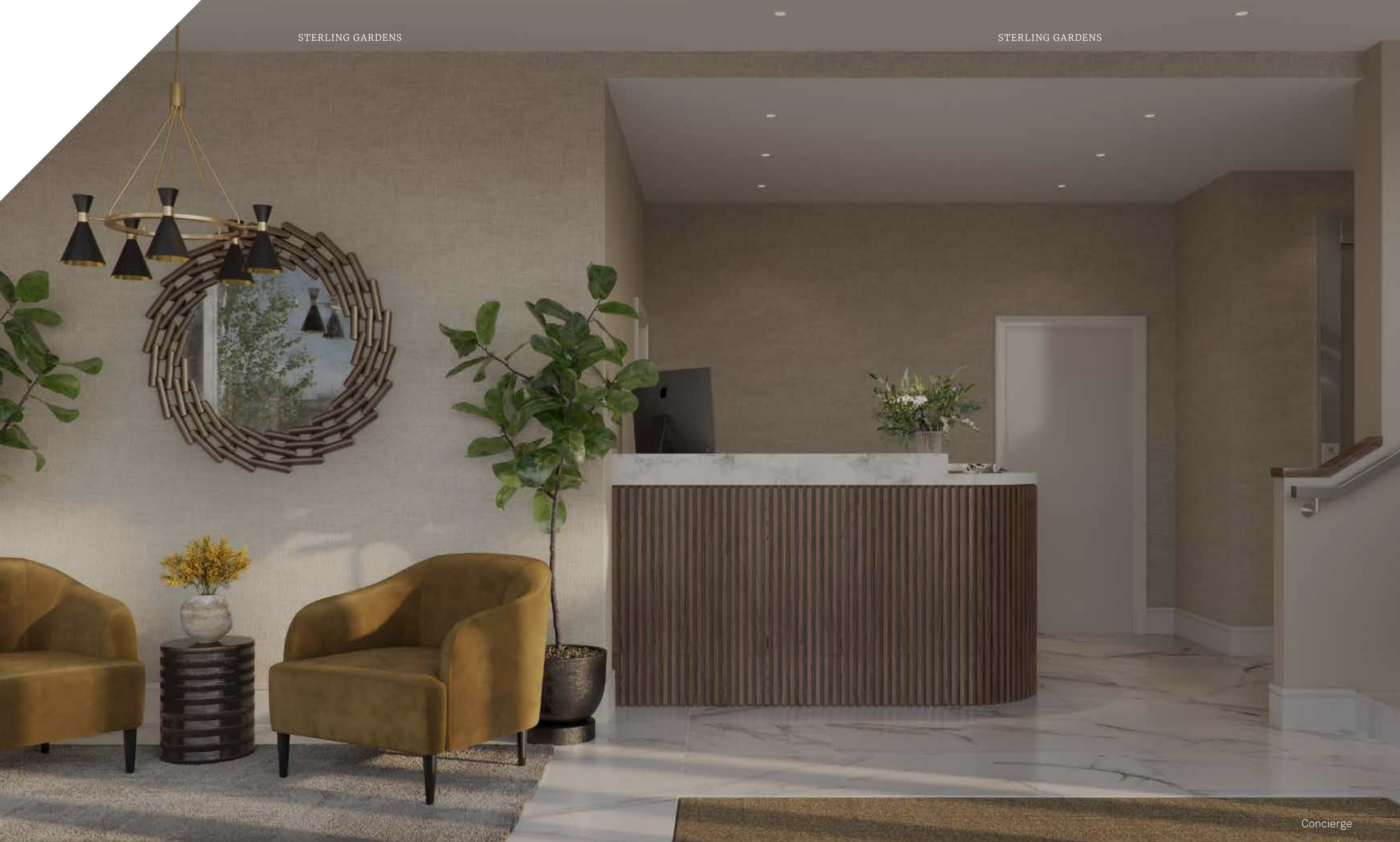


# Site plan

- PHASE 1
- PHASE 2



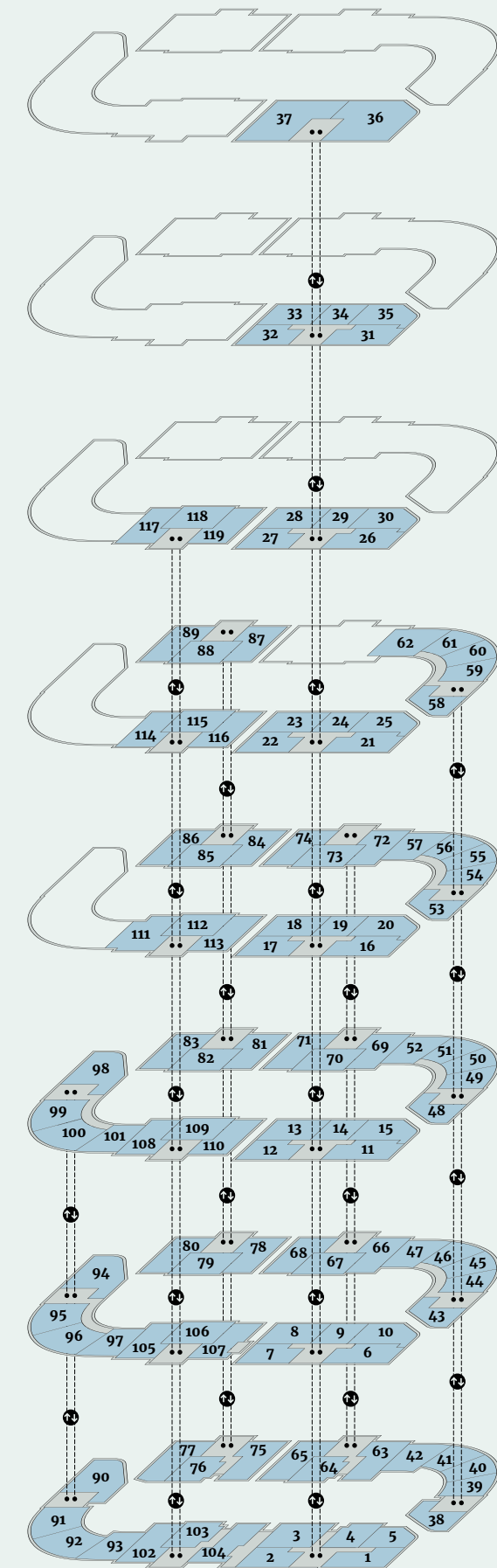




# Car park plan



# Apartment locator



# 1 Bedroom

## Plot Type 2A

**Page House**  
Plot 64

**Heather House**  
Plot 76

**Ferris House**  
Plot 103

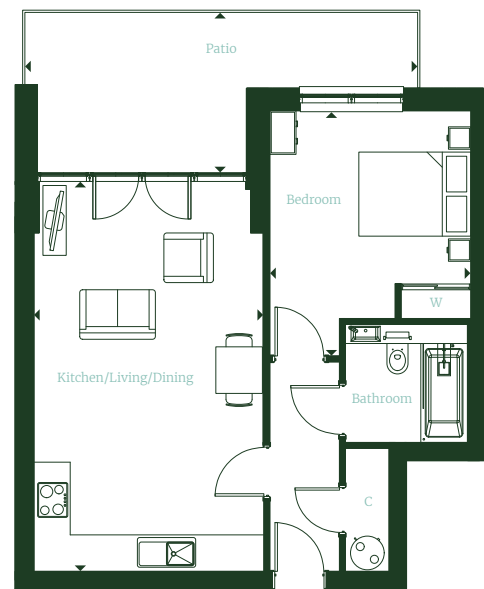
### Dimensions

**Kitchen/Living/Dining**  
6.55m x 3.95m    21'5" x 12'11"

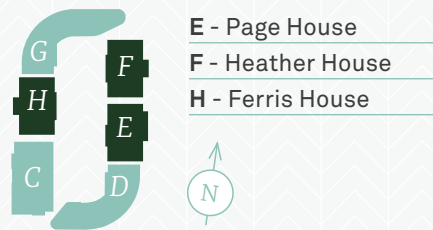
**Bedroom**  
3.55m x 3.45m    11'7" x 11'3"

**Patio**  
6.30m x 2.60m    20'8" x 8'6"

**Total Area**  
50.8 sq m    546 sq ft



### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	
2	
1	64, 76, 103
GF	

### Key

**C** Cupboard  
**W** Wardrobe

Maximum dimensions are shown.  
They are intended as a guide only and are subject to change.  
Not all plans are to scale.  
Please speak to our sales executive for further information.

# 1 Bedroom

## Plot Type 2B

**Dod House**  
Plot 39, 40, 41, 44, 45, 46, 49, 50, 51,  
54, 55, 56, 59, 60, 61

### Dimensions

**Kitchen/Living/Dining**  
6.40m x 3.55m    20'11" x 11'76"

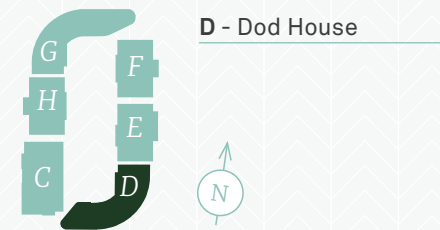
**Bedroom**  
3.90m x 3.75m    12'9" x 12'3"

**Balcony**  
3.45m x 1.10m    11'3" x 3'7"

**Total Area**  
48.0 sq m    516 sq ft



### Block plan



### Floor locator

8	
7	
6	
5	59, 60, 61
4	54, 55, 56
4	49, 50, 51
2	44, 45, 46
1	39, 40, 41
GF	

### Key

**C** Cupboard  
**W** Wardrobe

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# 1 Bedroom

## Plot Type 2C

**Dod House**  
Plot 38, 43, 48, 53, 58

### Dimensions

**Kitchen/Living/Dining**  
4.55m x 4.10m    14'11" x 13'5"

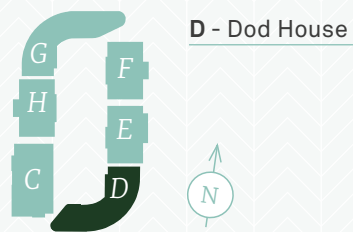
**Bedroom**  
5.25m x 2.60m    17'2" x 8'6"

**Balcony**  
3.25m x 2.00m    10'7" x 6'6"

**Patio (Plot 38)**  
2.80m x 6.30m    9'2" x 20'8"

**Total Area**  
48.1 sq m    517 sq ft

### Block plan



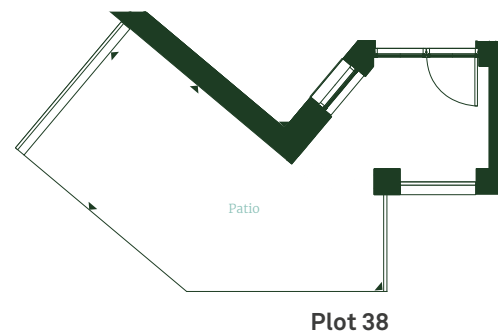
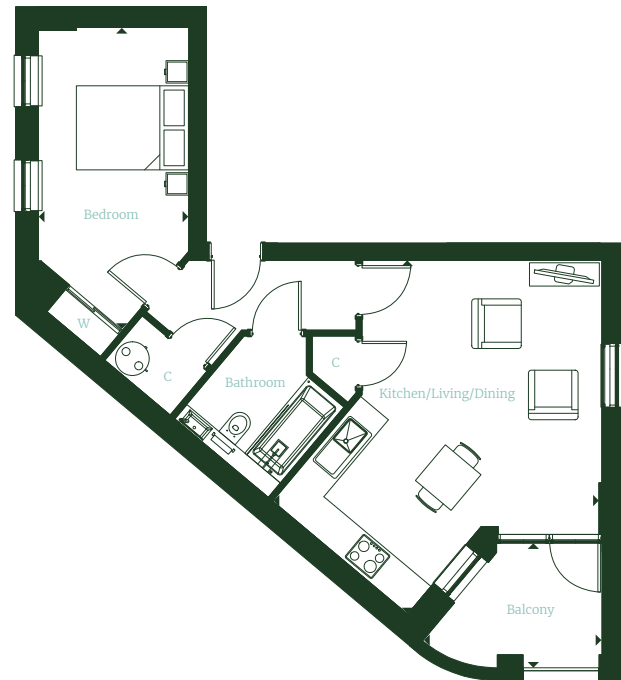
### Floor locator

8	
7	
6	
5	58
4	53
3	48
2	43
1	38
GF	

### Key

**C** Cupboard  
**W** Wardrobe

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# 1 Bedroom

## Plot Type 2D

**Aldworth House**  
Plot 4

### Dimensions

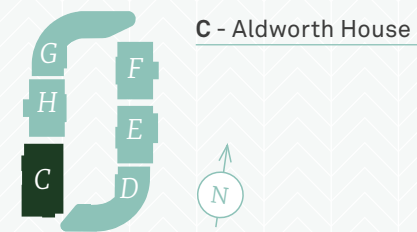
**Kitchen/Living/Dining**  
7.20m x 3.40m    23'7" x 11'1"

**Bedroom**  
3.50m x 3.30m    11'5" x 10'9"

**Patio**  
5.70m x 1.2m    18'8" x 3'11"

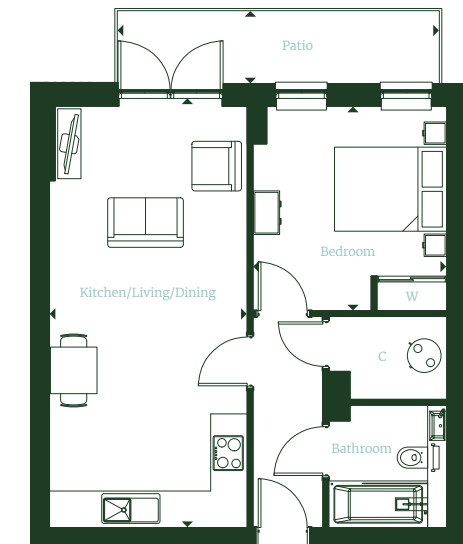
**Total Area**  
49.2 sq m    529 sq ft

### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	
2	
1	4
GF	



### Key

**C** Cupboard  
**W** Wardrobe

Maximum dimensions are shown.  
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# 1 Bedroom

## Plot Type 2E

Aldworth House  
Plot 5

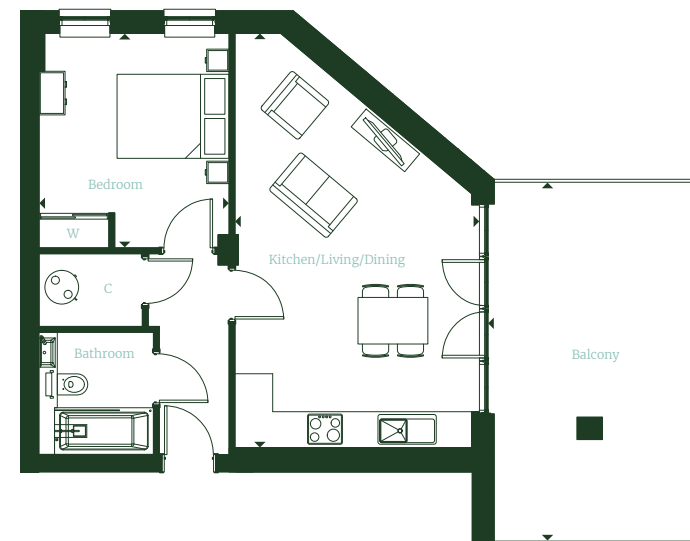
### Dimensions

**Kitchen/Living/Dining**  
7.10m x 4.70m    23'3" x 15'5"

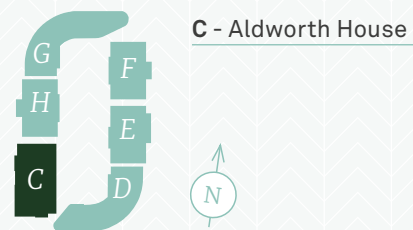
**Bedroom**  
3.25m x 3.70m    10'7" x 12'1"

**Balcony**  
3.50m x 6.00m    11'5" x 19'8"

**Total Area**  
48.7 sq m    524 sq ft



### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	
2	
1	5
GF	

### Key

- C** Cupboard
- W** Wardrobe

Maximum dimensions are shown.  
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# 1 Bedroom

## Plot Type 2F

Aldworth House  
Plot 9, 14, 19, 24, 29, 34

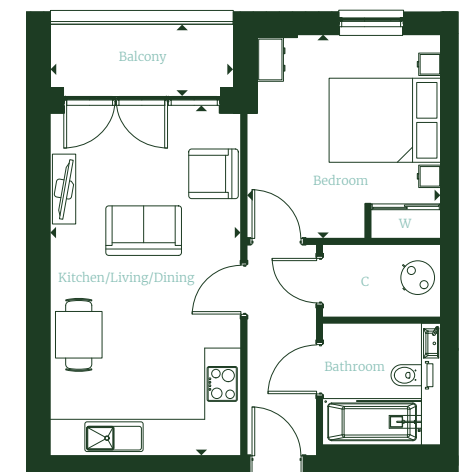
### Dimensions

**Kitchen/Living/Dining**  
5.90m x 3.30m    19'4" x 10'9"

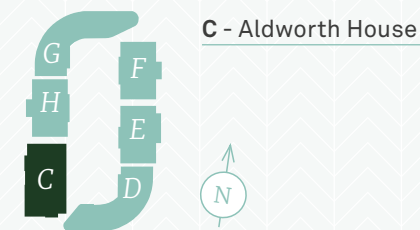
**Bedroom**  
3.50m x 3.30m    11'5" x 10'9"

**Balcony**  
3.15m x 1.10m    10'4" x 3'7"

**Total Area**  
44.0 sq m    473 sq ft



### Block plan



### Floor locator

8	
7	34
6	29
5	24
4	19
3	14
2	9
1	
GF	

### Key

- C** Cupboard
- W** Wardrobe

Maximum dimensions are shown.  
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Not all plans are to scale.  
Please speak to our sales executive for further information.

# 2 Bedroom

## Plot Type 3A

**Aldworth House**  
Plot 3, 8, 13, 18, 23, 28, 33

### Dimensions

**Kitchen/Living/Dining**  
5.75m x 4.00m    18'8" x 13'12"

**Principal Bedroom**  
3.80m x 2.80m    12'5" x 9'2"

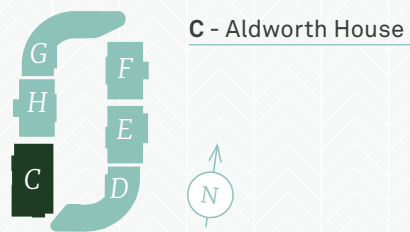
**Bedroom 2**  
3.80m x 2.80m    12'5" x 9'2"

**Balcony**  
3.80m x 1.10m    12'5" x 3'7"

**Patio (Plot 3)**  
9.40m x 2.60m    30'10" x 8'6"

**Total Area**  
64.9 sq m    698 sq ft

### Block plan



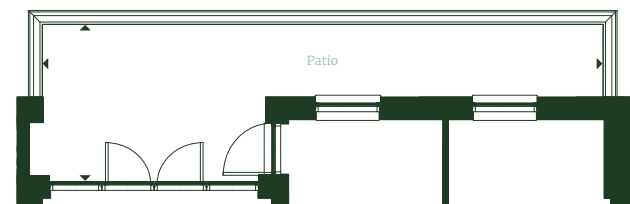
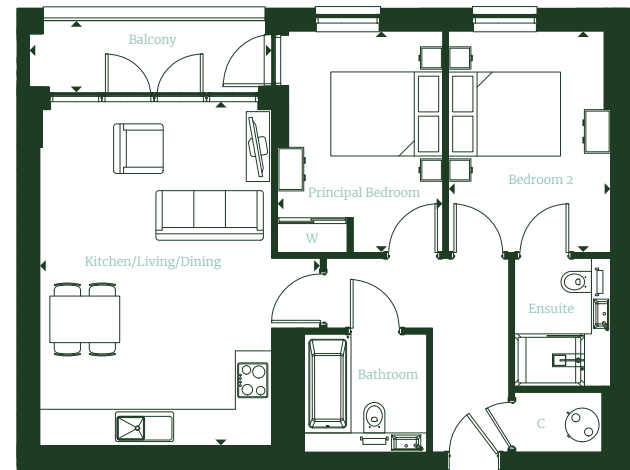
### Floor locator

8	
7	33
6	28
5	23
4	18
3	13
2	8
1	3
GF	

### Key

- C** Cupboard
- W** Wardrobe

Maximum dimensions are shown.  
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Please speak to our sales executive for further information.



Plot 3

# 2 Bedroom

## Plot Type 3B

**Aldworth House**  
Plot 2, 7, 12, 17, 22, 27, 32

### Dimensions

**Kitchen/Living/Dining**  
3.90m x 5.75m    21'7" x 15'5"

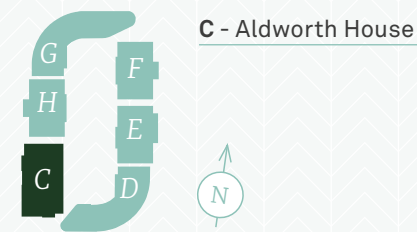
**Principal Bedroom**  
2.70m x 3.60m    12'3" x 9'0"

**Bedroom 2**  
2.90m x 3.65m    9'2" x 9'0"

**Balcony**  
3.80m x 1.10m    19'0" x 5'2"

**Total Area**  
57.8 sq m    622 sq ft

### Block plan



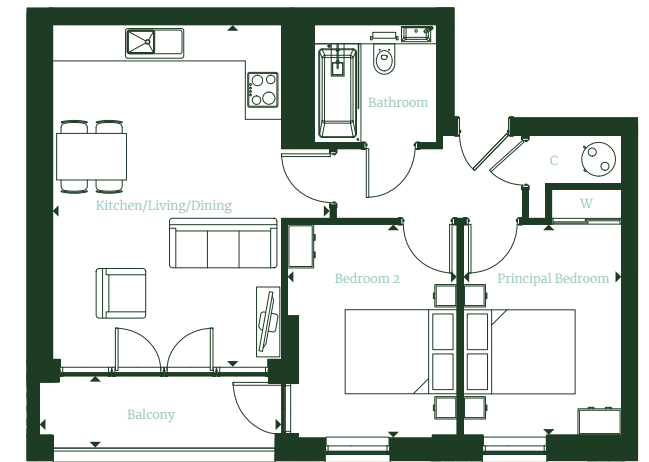
### Floor locator

8	
7	32
6	27
5	22
4	17
3	12
2	7
1	2
GF	

### Key

- C** Cupboard
- W** Wardrobe

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# 2 Bedroom

## Plot Type 3C

**Dod House**  
Plot 42, 47, 52, 57, 62

**Wells House**  
Plot 93, 97, 101

### Dimensions

**Kitchen/Living/Dining**  
6.30m x 4.20m    20'8" x 13'9"

**Principal Bedroom**  
3.90m x 2.80m    12'9" x 9'2"

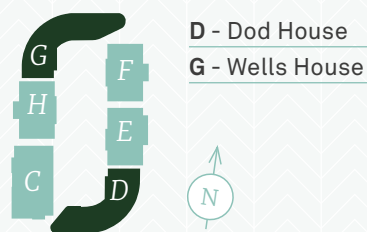
**Bedroom 2**  
3.30m x 3.25m    10'9" x 10'7"

**Balcony**  
3.45m x 1.10m    11'3" x 3'7"

**Terrace (Plot 62)**  
9.75m x 2.40m    31'11" x 7'10"

**Total Area**  
62.5 sq m    672 sq ft

### Block plan



### Floor locator

8	
7	
6	
5	62
4	57
3	52, 101
2	47, 97
1	42, 93
GF	



Plot 62

### Key

- C** Cupboard
- W** Wardrobe

Maximum dimensions are shown.  
They are intended as a guide only and are subject to change.  
Not all plans are to scale.  
Please speak to our sales executive for further information.

# 2 Bedroom

## Plot Type 3D

**Aldworth House**  
Plot 10, 15, 20, 25, 30, 35

### Dimensions

**Kitchen/Living/Dining**  
6.60m x 4.75m    21'7" x 15'7"

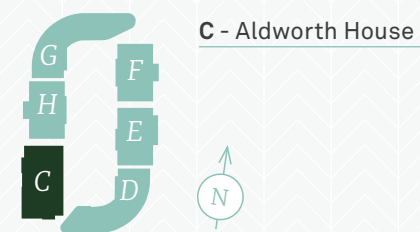
**Principal Bedroom**  
3.80m x 2.75m    12'5" x 9'0"

**Bedroom 2**  
3.80m x 2.75m    12'5" x 9'0"

**Balcony**  
5.80m x 1.60m    19'0" x 5'2"

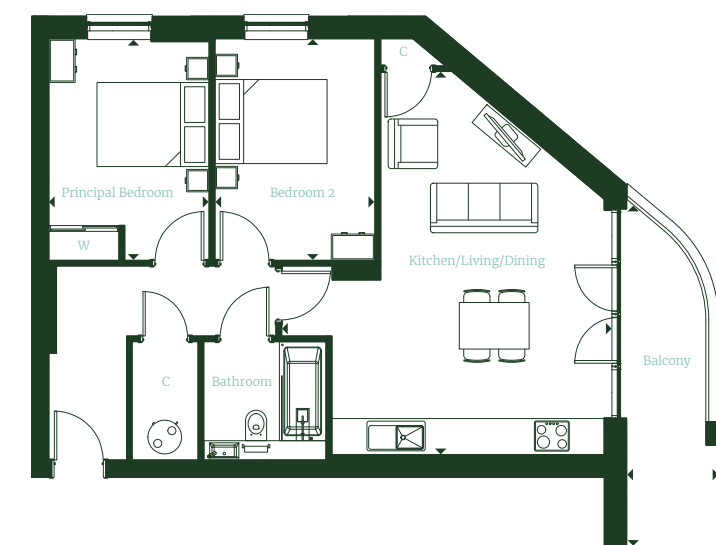
**Total Area**  
64.2 sq m    691 sq ft

### Block plan



### Floor locator

8	
7	35
6	30
5	25
4	20
3	15
2	10
1	
GF	



### Key

- C** Cupboard
- W** Wardrobe

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# 2 Bedroom

## Plot Type 3E

**Aldworth House**  
Plot 37

### Dimensions

**Kitchen/Living/Dining**  
6.30m x 3.90m    20'8" x 12'9"

**Principal Bedroom**  
4.40m x 2.75m    14'5" x 9'0"

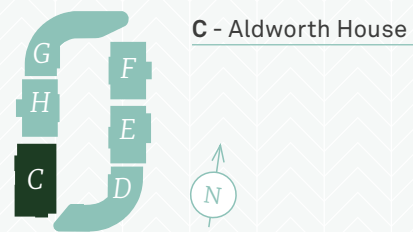
**Bedroom 2**  
3.80m x 2.85m    12'5" x 9'4"

**Balcony**  
4.00m x 1.10m    6'6" x 6'10"

**Terrace**  
13.15m x 6.40m    43'1" x 20'11"

**Total Area**  
69.9 sq m    752 sq ft

### Block plan

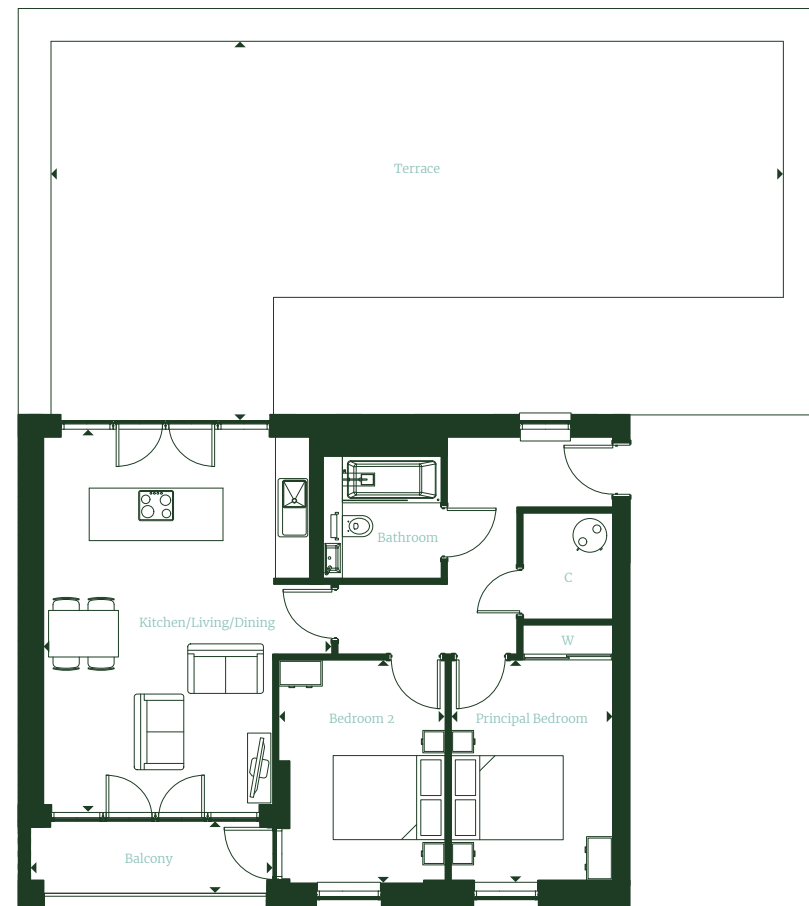


C - Aldworth House

### Floor locator

8	37
7	
6	
5	
4	
3	
2	
1	
GF	

STERLING GARDENS



### Key

**C** Cupboard  
**W** Wardrobe

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# 2 Bedroom

## Plot Type 4A

**Page House**  
Plot 63, 65, 66, 68, 69, 71, 72, 74

**Heather House**  
Plot 75, 77, 78, 80, 81, 83, 84, 86, 87, 89

**Ferris House**  
Plot 102, 105, 108, 110, 111, 113, 114, 116, 117, 119

### Dimensions

**Kitchen/Living/Dining**  
5.00m x 3.30m    16'4" x 10'9"

**Principal Bedroom**  
3.70m x 3.65m    9'2" x 11'11"

**Bedroom 2**  
3.70m x 3.15m    9'2" x 10'4"

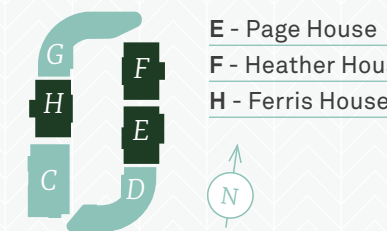
**Balcony (Except Plot 63 and 111 below)**  
5.20m x 1.10m    17'0" x 3'7"

**Patio (Plot 63)**  
4.95m x 2.65m    16'2" x 8'8"

**Terrace (Plot 111)**  
9.25m x 2.45m    30'4" x 8'0"

**Total Area**  
65.6 sq m    706 sq ft

### Block plan

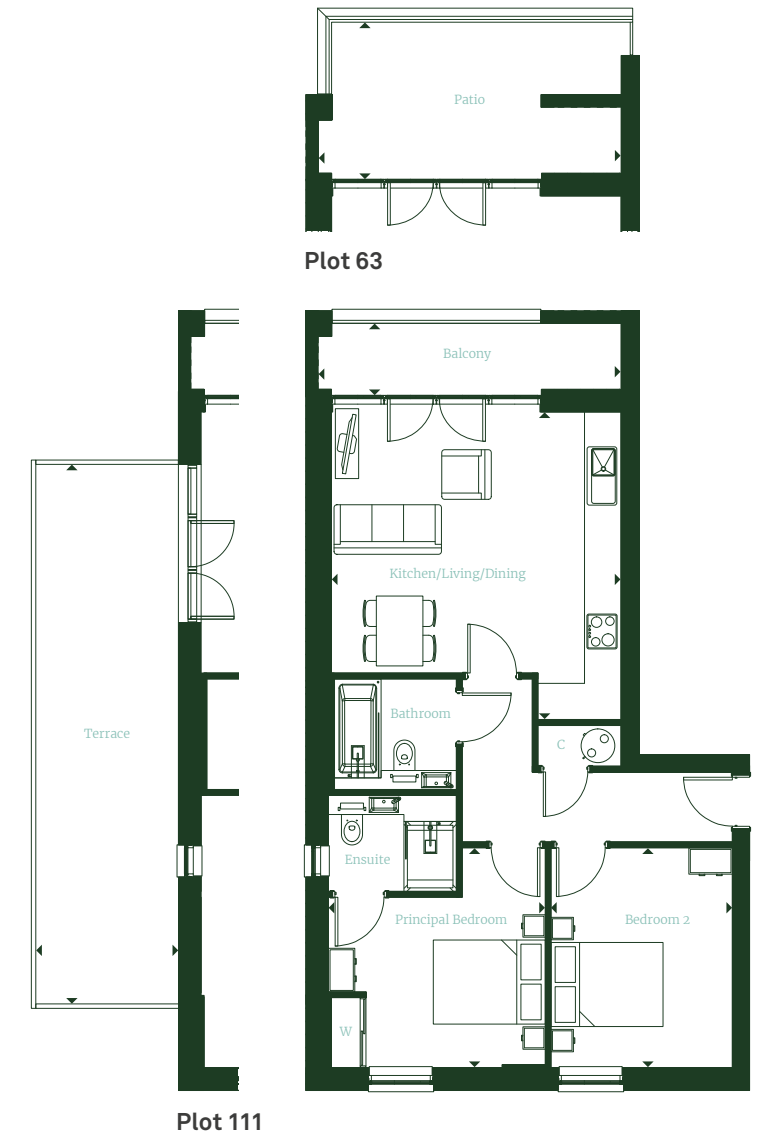


E - Page House  
F - Heather House  
H - Ferris House

### Floor locator

8	
7	
6	117, 119
5	87, 89, 114, 116
4	72, 74, 84, 86, 111, 113
3	69, 71, 81, 83, 108, 110
2	66, 68, 78, 80, 105
1	63, 65, 75, 77, 102
GF	

STERLING GARDENS



### Key

**C** Cupboard  
**W** Wardrobe

Maximum dimensions are shown.  
They are intended as a guide only and are subject to change.  
Not all plans are to scale.  
Please speak to our sales executive for further information.



# 2 Bedroom

## Plot Type 4B

**Ferris House**  
Plot 104, 107

### Dimensions

**Kitchen/Living/Dining**  
5.10m x 4.95m    16'8" x 16'2"

**Principal Bedroom**  
3.70m x 3.15m    12'9" x 10'4"

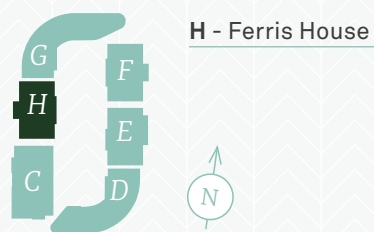
**Bedroom 2**  
3.70m x 3.00m    12'9" x 9'1"

**Balcony**  
5.20m x 1.10m    17'0" x 3'7"

**Patio (Plot 104)**  
4.95m x 3.60m    16'2" x 11'9"

**Total Area**  
62.9 sq m    677 sq ft

### Block plan



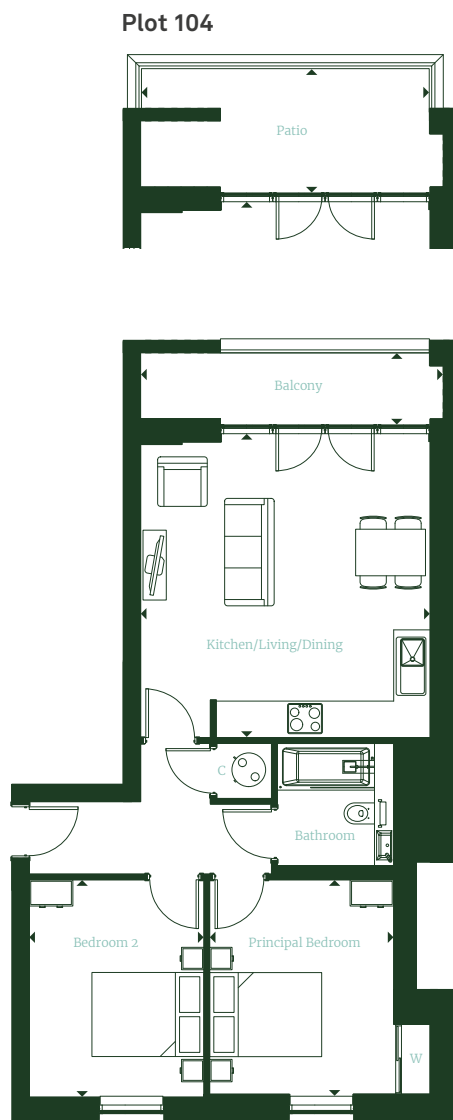
### Floor locator

8	
7	
6	
5	
4	
3	
2	107
1	104
GF	

### Key

**C** Cupboard  
**W** Wardrobe

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# 2 Bedroom

## Plot Type 4C

**Page House**  
Plot 67, 70, 73

**Heather House**  
Plot 79, 82, 85, 88

**Ferris House**  
Plot 106, 109, 112, 115, 118

### Dimensions

**Kitchen/Living/Dining**  
7.90m x 3.65m    25'11" x 11'11"

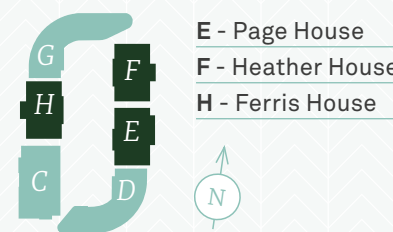
**Principal Bedroom**  
4.35m x 2.95m    14'3" x 9'8"

**Bedroom 2**  
4.35m x 2.65m    14'3" x 8'8"

**Balcony**  
5.40m x 1.10m    17'0" x 3'7"

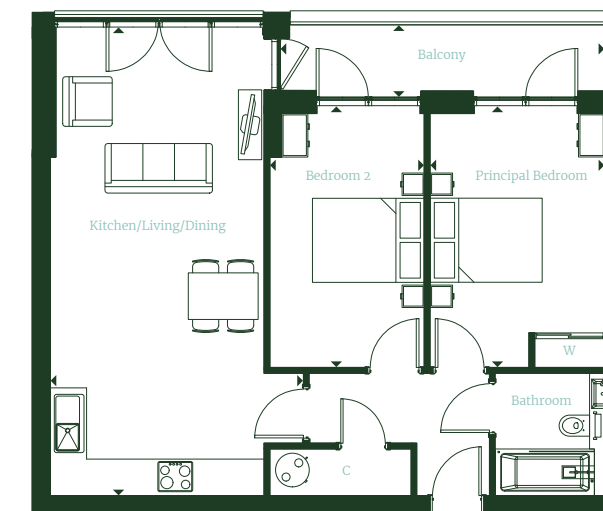
**Total Area**  
62.9 sq m    677 sq ft

### Block plan



### Floor locator

8	
7	
6	118
5	88, 115
4	73, 85, 112
3	70, 82, 109
2	67, 79, 106
1	
GF	



### Key

**C** Cupboard  
**W** Wardrobe

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# 2 Bedroom

## Plot Type 4D

Aldworth House  
Plot 1

### Dimensions

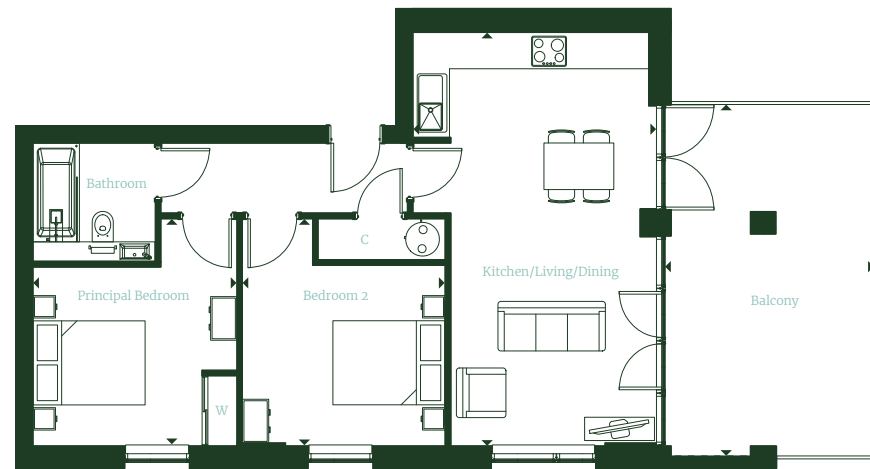
**Kitchen/Living/Dining**  
7.00m x 3.40m    22'11" x 11'1"

**Principal Bedroom**  
3.90m x 3.50m    12'9" x 11'5"

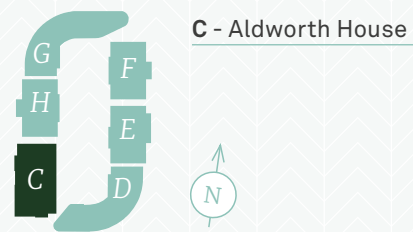
**Bedroom 2**  
4.50m x 3.90m    14'9" x 12'9"

**Balcony**  
6.00m x 3.50m    19'6" x 11'5"

**Total Area**  
63.2 sq m    680 sq ft



### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	
2	
1	1
GF	

### Key

**C** Cupboard  
**W** Wardrobe

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# 2 Bedroom

## Plot Type 4E

Aldworth House  
Plot 6, 11, 16, 21, 26, 31

### Dimensions

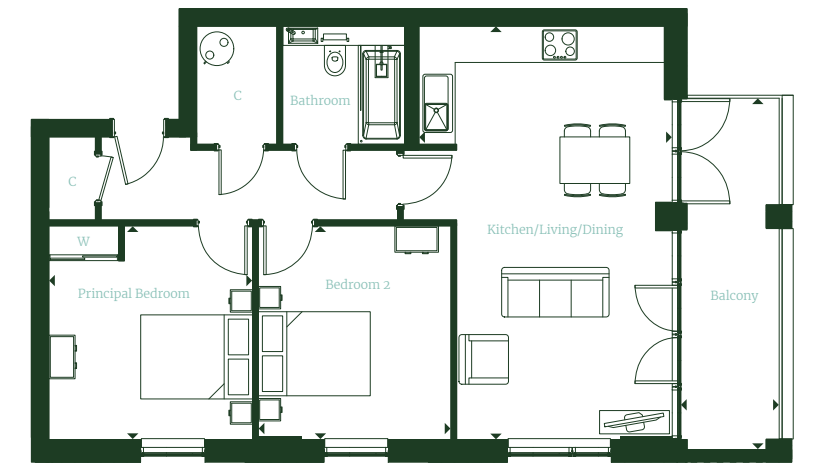
**Kitchen/Living/Dining**  
7.00m x 4.20m    22'11" x 13'9"

**Principal Bedroom**  
3.65m x 3.50m    11'11" x 11'5"

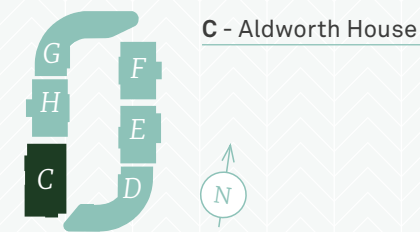
**Bedroom 2**  
3.65m x 3.30m    11'11" x 10'9"

**Balcony**  
6.00m x 1.60m    19'8" x 5'2"

**Total Area**  
70.8 sq m    762 sq ft



### Block plan



### Floor locator

8	
7	31
6	26
5	21
4	16
3	11
2	6
1	
GF	

### Key

**C** Cupboard  
**W** Wardrobe

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# 2 Bedroom

## Plot Type 4F

**Wells House**  
Plot 91, 95, 99

### Dimensions

**Kitchen/Living/Dining**  
7.85m x 4.60m    25'9" x 11'9"

**Principal Bedroom**  
4.20m x 3.30m    13'9" x 10'9"

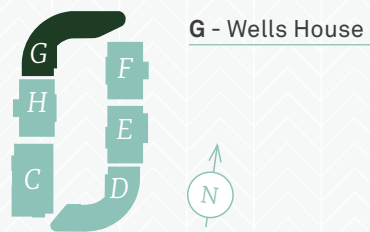
**Bedroom 2**  
3.80m x 2.90m    12'5" x 9'6"

**Balcony 1**  
3.45m x 1.10m    11'3" x 3'7"

**Balcony 2**  
3.45m x 1.10m    11'3" x 3'7"

**Total Area**  
67.4 sq m    725 sq ft

### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	99
2	95
1	91
GF	

### Key

- C** Cupboard
- W** Wardrobe

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# 2 Bedroom

## Plot Type 4G

**Wells House**  
Plot 92, 96, 100

### Dimensions

**Kitchen/Living/Dining**  
7.80m x 4.20m    25'7" x 13'9"

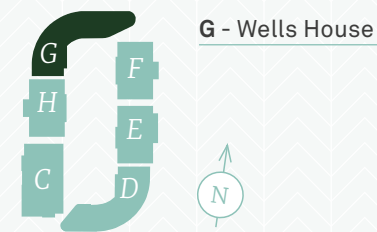
**Principal Bedroom**  
4.70m x 4.30m    15'5" x 14'1"

**Bedroom 2**  
3.65m x 3.20m    11'11" x 10'5"

**Balcony**  
3.45m x 1.10m    11'3" x 3'7"

**Total Area**  
80.0 sq m    861 sq ft

### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	100
2	96
1	92
GF	

# 2 Bedroom

## Plot Type 4G

**Wells House**  
Plot 92, 96, 100

### Dimensions

**Kitchen/Living/Dining**  
7.80m x 4.20m    25'7" x 13'9"

**Principal Bedroom**  
4.70m x 4.30m    15'5" x 14'1"

**Bedroom 2**  
3.65m x 3.20m    11'11" x 10'5"

**Balcony**  
3.45m x 1.10m    11'3" x 3'7"

**Total Area**  
80.0 sq m    861 sq ft

### Block plan



### Floor locator

8	
7	
6	
5	
4	
3	100
2	96
1	92
GF	

### Key

- C** Cupboard
- W** Wardrobe

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# 2 Bedroom

## Plot Type 4H

**Aldworth House**  
Plot 36

### Dimensions

**Kitchen/Living/Dining**  
7.60m x 4.00m    24'11" x 13'1"

**Principal Bedroom**  
3.70m x 3.50m    12'1" x 11'5"

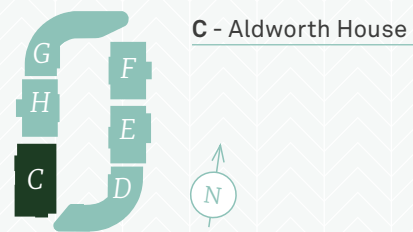
**Bedroom 2**  
3.70m x 2.90m    12'1" x 9'6"

**Balcony**  
8.00m x 1.60m    26'2" x 5'2"

**Terrace**  
15.00m x 6.40m    49'2" x 20'11"

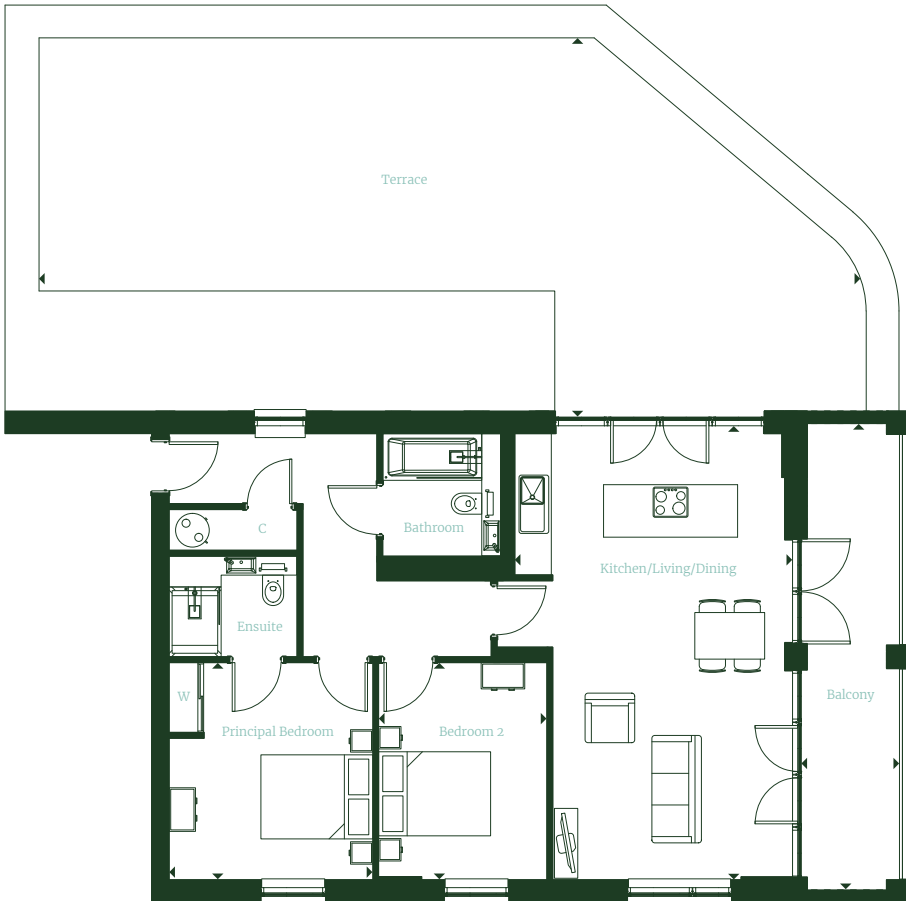
**Total Area**  
81.9 sq m    881 sq ft

### Block plan



### Floor locator

8	36
7	
6	
5	
4	
3	
2	
1	
GF	



### Key

- C** Cupboard
- W** Wardrobe

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# 3 Bedroom

## Plot Type 5A

**Wells House**  
Plot 90, 94, 98

### Dimensions

**Kitchen/Living/Dining**  
7.10m x 4.30m    23'3" x 14'1"

**Principal Bedroom**  
4.80m x 2.65m    15'8" x 8'8"

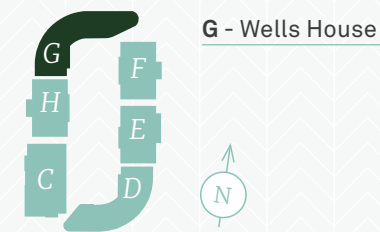
**Bedroom 2**  
5.20m x 2.60m    17'0" x 8'6"

**Bedroom 3**  
3.50m x 3.30m    11'5" x 10'9"

**Balcony**  
5.80m x 3.15m    19'0" x 10'4"

**Total Area**  
88.1 sq m    948 sq ft

### Block plan



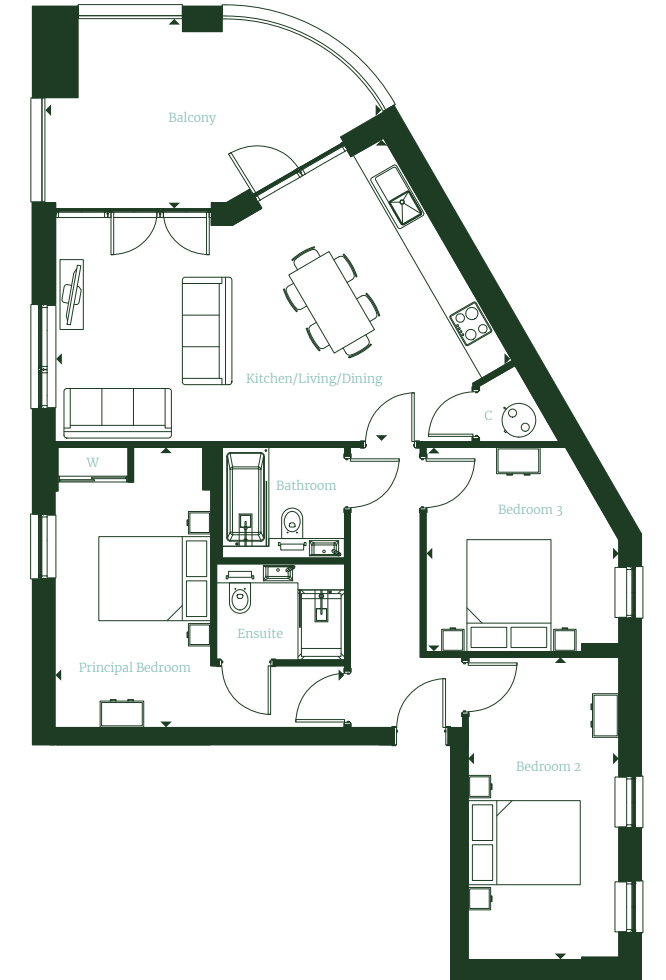
### Floor locator

8	
7	
6	
5	
4	
3	98
2	94
1	90
GF	

### Key

- C** Cupboard
- W** Wardrobe

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# Specifications



## General

- High-quality full height double glazed windows
- Amtico flooring
- Laddered white painted internal doors with contemporary Denleigh ironmongery
- White painted skirting and architraves
- Dimmable recessed LED downlight
- Pendants to bedrooms
- Smart panel electric heaters throughout
- Videophone door entry system with colour monitor
- Mains supply smoke detectors and heat detectors with battery back up
- Sprinkler system
- TV/Sky Q provision/BT fibre broadband point
- Hyperoptic superfast broadband
- Manned concierge and post room
- CCTV to ground floor concierge area and car park
- Architecturally and ecologically designed courtyard garden designed to enhance biodiversity
- Landscaped communal gardens
- Lift access to all apartments
- Bike storage spaces available
- Car parking spaces available
- 10 year build zone warranty cover

## Kitchen

- Fully fitted symphony kitchen with handleless cupboards and under unit feature LED lighting
- Touchstone silestone worktops with upstand
- Integrated Bosch stainless steel multi-function single oven
- Integrated Bosch four zone frameless ceramic hob with glass splashback
- Blanco Envoy under-mounted single bowl stainless steel sink with coordinating chrome mixer tap
- Bosch integrated canopy extractor hood or box island extractor
- BEKO integrated fridge/freezer, dishwasher and washer/dryer

## Bathroom/en suite

- White Ideal Standard basin with Sottini Tesino chrome mixer tap
- White Ideal Standard bath with Coalbrook Domo twin thermostatic chrome shower mixer tap, with 300mm drench shower head, hand shower and bath filler
- Wall mounted/Recessed mirror cabinets with integrated lighting, glass shelves and shaver socket
- Ideal Standard floor mounted WC with soft closing seat and lid, concealed cistern and dual flush plate
- Heated chrome towel rail
- Bespoke vanity bath panel
- Bespoke vanity unit with silestone worktop
- Floor and wall tiles in a natural finish

## Bedroom

- Cormar Primo Plus carpets to bedrooms
- Mirrored fitted wardrobes with shelving and hanging rail to bedroom one

## Terraces and Balconies

- Private balcony or terrace to every apartment
- Terrace and balconies finished with paving slabs and black railings





Dusk



Nelson Group is a family-run property investment and development company with a strong track record for delivering high quality residential and commercial projects.

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Established in the UK in the 1990s, the Nelson Group began with a focus on property company focused on commercial and industrial investment, eventually managing 35 assets and with over 150 tenants. Following the sale of the portfolio in 2005, it invested in residential and commercial projects across the UK, France and Switzerland.

Nelson Group's focus today is the UK residential market, where it invests in assets with the potential for redevelopment or active management, building on its expertise in unlocking difficult urban sites.

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