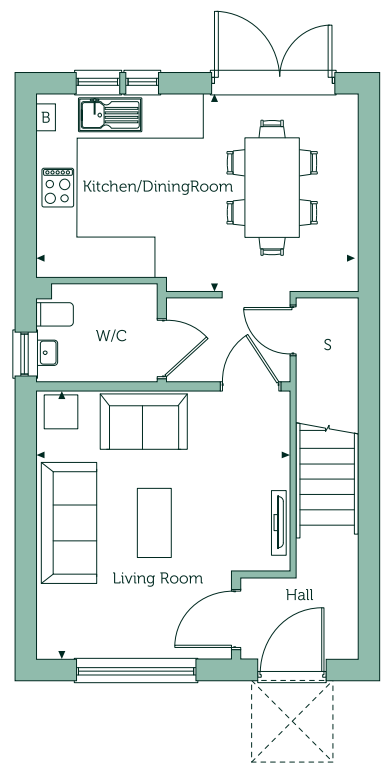


# The Larkspur

Orbit Homes at St James Gate



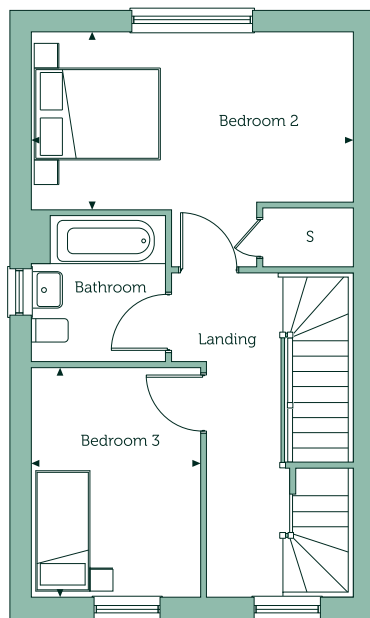
## Ground Floor

### Kitchen/Dining Room

15'7" x 9'6" 4.74m x 2.90m

### Living Room

12'2" x 12'12" 3.71m x 3.95m



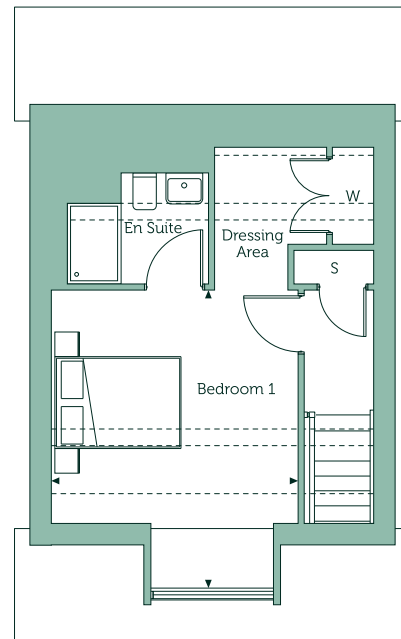
## First Floor

### Bedroom 2

15'7" x 8'2" 4.74m x 2.48m

### Bedroom 3

8'2" x 11'1" 2.48m x 3.38m



## Second Floor

### Bedroom 1

15'7" x 11'2" 4.74m x 3.41m

### Gross internal area

1124 sq.ft. 104.4 sq.m.

**Handed Plots** 25, 27, 29 & 110

## Key

**B** Boiler **S** Store Cupboard **W** Built-in Wardrobe

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf is to be used for guidance only. September 2025. 07206-01.