



HOLLYOAK HOUSE  
LOUGHTON

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Nestled in its own quiet enclave within the heart of vibrant Loughton, Hollyoak House offers exclusive retirement living.

A private community of 29 stunning one and two bedroom apartments, enjoying both boutiques and high street mainstays on its doorstep, yet surrounded by beautiful and historic green spaces.

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HOLLYOAKHOUSE.CO.UK







AN ENVIRONMENT CAREFULLY DESIGNED  
TO OFFER CONVENIENCE, PEACE AND  
RELAXATION IN EQUAL MEASURE.







EXQUISITE APARTMENTS



OPEN LIVING

When you step through the door of a Hollyoak House apartment, the first thing that hits you is the light, bright, open spaces. The neutral colour palettes and sweeping views work together to flood living spaces with natural light.



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## BEAUTY IN EVERY DETAIL

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An obsession with quality can be seen and felt in every last detail of Hollyoak House. Sourced from specialist suppliers across Europe, materials have been carefully selected to carry a sense of luxury right through from the overall design to the choice of colours and fittings. This quality is without compromise.





## DESIGNED FOR LIFE

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The team behind Hollyoak House was determined to balance aesthetic appeal with practical and sensitive design choices. These homes are made to be lived in, from storage facilities for mobility scooters to lifts servicing every floor, every retirement need has been considered and satisfied. Faultless taste and style are more than matched by comfort and relaxation.





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— THE TERRACES —







## AMENITIES AND SOCIAL SPACES



### EVERYTHING YOU NEED HERE ON SITE

During the design phase, special consideration was given to the construction of attractive communal spaces. Spaces that inspire a strong sense of community like the Club Lounge and the large communal garden, ideal for outdoor events. Physical features are supplemented by provisions for your peace of mind, such as on-site management.

Now you can add some sparkle to your social life without leaving home.



### ON-SITE AMENITIES INCLUDES

Spacious Club Lounge

Luxurious Guest Suite

Lift to all floors

On-site, secure parking

On-site House Manager

Gated, secure development

Mobility scooter storage



## LUXURIOUS GUEST SUITE

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If you want to host guests in style or are looking for a place for your family to stay, then our luxurious Guest Suite was designed with your needs in mind. Spacious enough to comfortably host a couple, the suite has been created to offer convenience and comfort in equal measure whenever someone comes to stay.



## GIVING YOU YOUR LIFESTYLE NEEDS

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Loughton's centre with its selection of boutique stores, coffee shops, bars and restaurants is the perfect place to entertain guests. Surrounding green spaces allow tranquil escapes from the hustle and bustle while the town centre provides everything you need to host a weekend to remember.



OUR SPACIOUS CLUB LOUNGE  
PROVIDES THE PERFECT SPACE  
TO SOCIALISE AND RELAX.



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## A GATED PROPERTY WITH SECURE PARKING

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The secure, gated on-site parking available by arrangement offers an additional level of assurance.

Your day-to-day needs may be all within walking distance, but knowing that there's private parking on-site means that you can pick and choose how and when to live your life, whether that's daily local driving or planning trips further afield.





## THE IDEAL LOCATION



Close to ancient Epping Forest, just 40 minutes from central London on public transport, Loughton has it all. This is your chance to live in an oasis of calm on the cusp of the capital whilst in the heart of Loughton town centre.

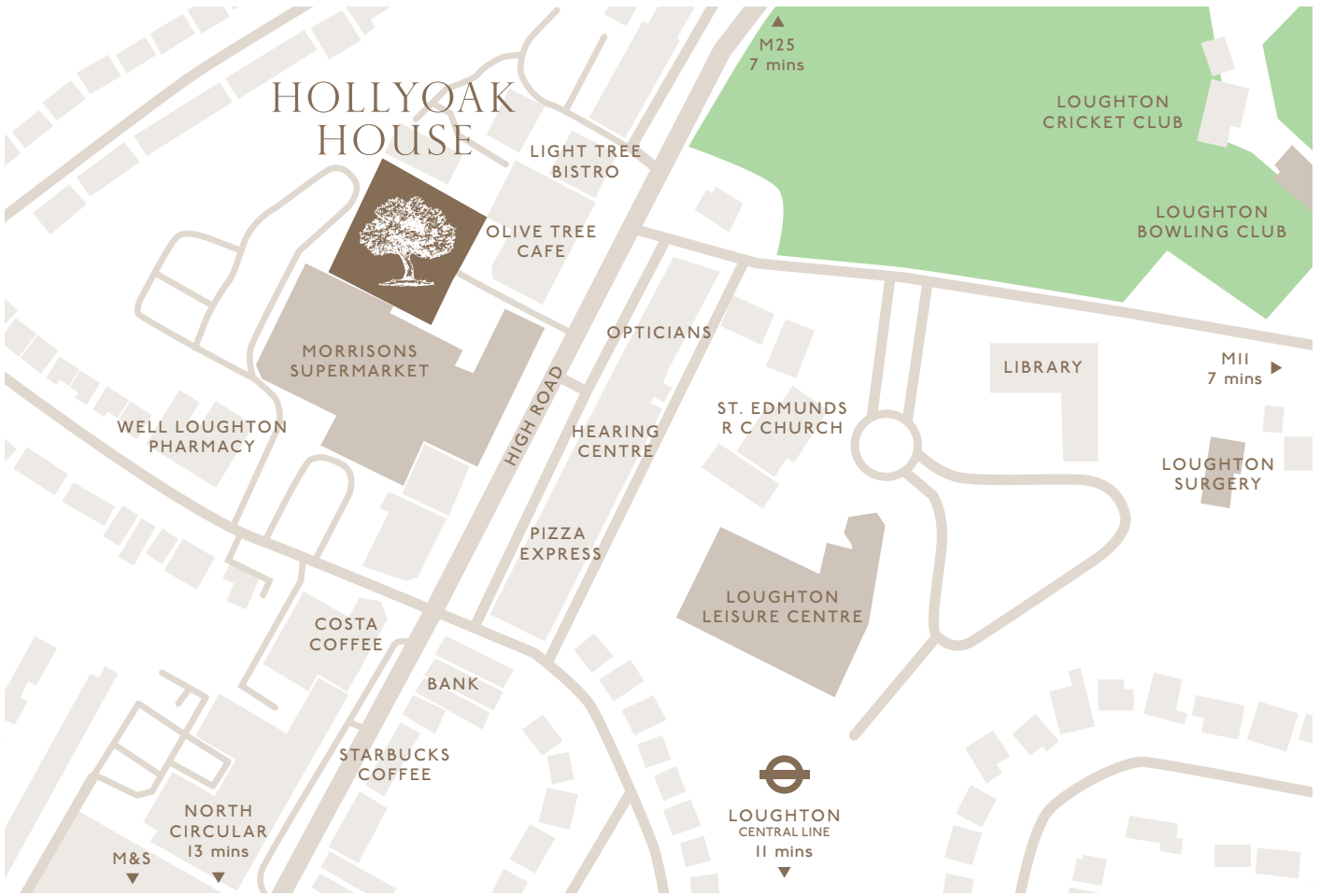
### POSITIONED PERFECTLY

Despite being surrounded by forest and farmland, Loughton's transport connections put the heart of the capital within easy reach. For those looking to leave the city completely behind, easy access to the M25 and the M11 presents the chance for an easy escape.



HOPPING ON THE CENTRAL LINE GETS YOU TO STRATFORD IN 18 MINUTES AND LIVERPOOL STREET IN 25 MINUTES.





LOUGHTON ON YOUR DOORSTEP

Hollyoak House sits in the heart of Loughton’s vibrant town centre. As you would expect from a popular market town in the commuter belt, Loughton offers everything you need including local banks, GP clinics and supermarkets from Morrisons to M&S. In addition, the high street’s various cafés, restaurants and pubs are just a short walk from your front door.

BY FOOT

- .....
- Morrisons Supermarket  
1 min
- .....
- Loughton Surgery  
4 mins
- .....
- Loughton Leisure Centre  
4 mins
- .....
- Loughton Bowling Club  
5 mins
- .....
- Post Office  
7 mins
- .....
- Loughton Tube Station  
11 mins
- .....

BY TUBE

- .....
- Theydon Bois  
5 mins
- .....
- Woodford  
5 mins
- .....
- Epping  
10 mins
- .....
- Stratford  
18 mins
- .....
- Liverpool Street  
25 mins
- .....
- Oxford Circus  
40 mins
- .....

BY CAR

- .....
- M11  
7 mins
- .....
- M25  
7 mins
- .....
- North Circular  
13 mins
- .....
- Chelmsford  
40 mins
- .....
- Stansted Airport  
30 mins
- .....
- Heathrow Airport  
50 mins
- .....





## VILLAGE SPIRIT, LONDON ALLURE



### NEVER A DULL MOMENT

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The meeting of old world charm and the influence of London is reflected in the incredible range of cafés and restaurants in the area. Traditional sandwich bars and tea rooms sit side by side with trendy restaurants and bistros catering to Essex's most glamorous. You will be spoilt for choice, from morning until evening.



### GLORIOUS PUB LUNCHES

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Blessed on every side with forests and countryside, Loughton boasts some of the most beautiful pubs in Essex. Discover The Foresters Arms, close to Epping Forest, the much loved Victoria Tavern with its beautiful pub garden, or take your tipples in the Gardeners Arms where every pint is served with glorious views overlooking London.





## A TASTE OF BRITAIN

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In recent years Essex has been at the front of the food revival, putting British produce in the spotlight. Leading the way are many of Loughton's luxurious delis, the Loughton Farmers' Market with its celebration of local produce, and famous butcher, The Ginger Pig, which sees hungry visitors flocking to its doors from across the county.

### CAFES & DELIS

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The Olive Tree  
Two Kitchens  
Cafe Mosaic  
The Light Tree  
8 Rocks Deli & Wine Bar  
The Wagon Boulangerie  
Molens  
Zest Salad Bar

### PUBS & RESTAURANTS

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The Victoria Tavern  
Quindici  
The Foresters Arms  
Bengal Spice  
Gardeners Arms  
Zizzi  
The Carpenters Arms  
The Last Post

### SHOPPING

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The Body Shop  
Clarks Shoes  
Space NK  
WHSmith  
Zee & Co  
Ches Boutique

### GROCERIES

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M&S Foodhall  
The Ginger Pig  
Sainsbury's  
Morrisons  
Majestic Wine





## BEAUTIFUL OUTDOORS

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For anyone who likes to get outside and surround themselves in nature, Loughton is heaven sent. Explore the ancient beauty of Epping Forest. Walk the trails of Hainault Forest. Visit Queen Elizabeth's Hunting Lodge, or the magical Connaught Water. Living in Hollyoak House is to be steeped in history and natural beauty.



## SUNDAY MORNINGS

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The green spaces around the area are an open invitation to get involved with the local community. A long list of community activities and clubs can all be found close to Hollyoak House. From cricket to lawn bowls, to golf, simply find your club and get stuck in.

If you're a bit more relaxed about your activities, leisure centres and walking groups provide a chance to explore the great outdoors at a more gentle pace.



## GREEN SPACES & LEISURE CLUBS

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- |                         |                        |
|-------------------------|------------------------|
| Loughton Cricket Club   | Epping Forest          |
| Loughton Bowling Club   | The Poets Walk         |
| Loughton Leisure Centre | High Beach Nature Walk |
| Chingford Golf Course   | Hainault Forest        |
| Woodfod Golf Club       |                        |



# GROUND FLOOR AMENITIES PLAN

- Club Lounge
- Gated parking
- Mobility scooter parking
- House Manager's Office
- Residents' Garden

From an exquisitely designed Club Lounge to inviting outdoor area, your every need is catered for at Hollyoak House. Make use of the electric car charging spaces, mobility store and ample guest parking. What's more, the Guest Suite will make sure your family can join you and relax in the utmost comfort.





A SPACE DESIGNED FOR  
EASY LIVING IN A SERENE  
ESSEX LOCATION.





# 01

## GROUND FLOOR

2 Bedrooms

2 Bathrooms

Terrace

### Total

753 sqft, 70.0 sqm

### Kitchen / Living / Diner

18'4" x 14'1"

5.6 x 4.3 m

### Master Bedroom

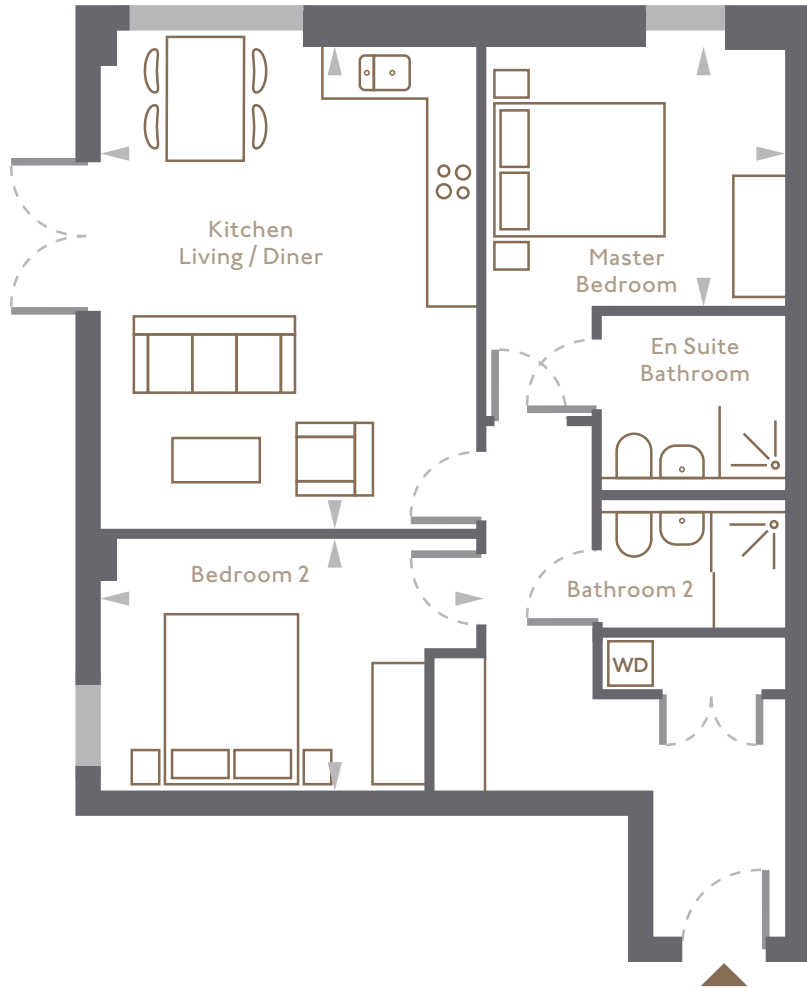
11'6" x 9'10"

3.5 x 3.0 m

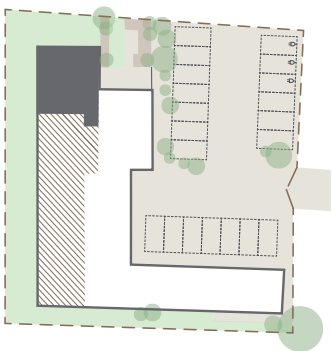
### Bedroom 2

14'1" x 9'6"

4.3 x 2.9 m



## GROUND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 02

## GROUND FLOOR

1 Bedroom

1 Bathroom

Terrace

### Total

538 sqft, 50.0 sqm

### Kitchen / Living / Diner

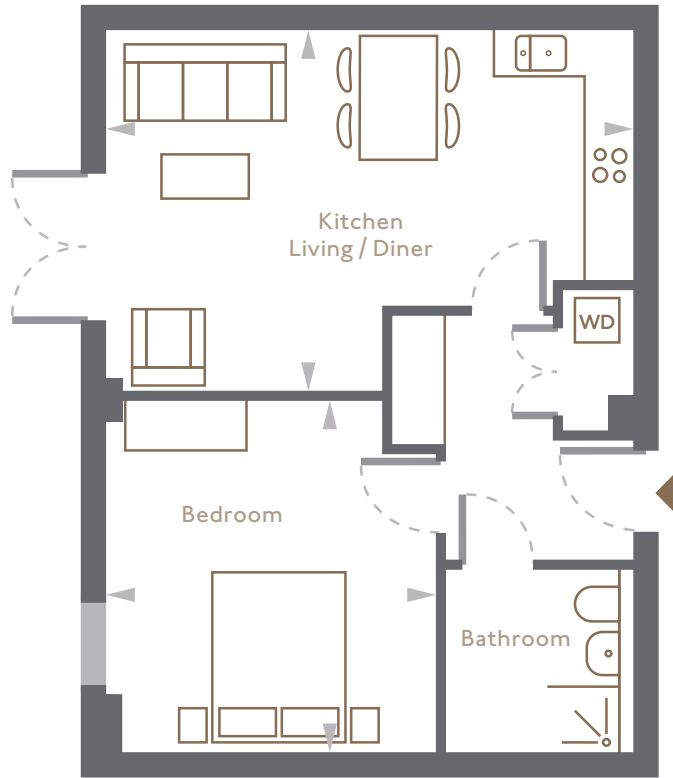
19'8" x 13'5"

6.0 x 4.1 m

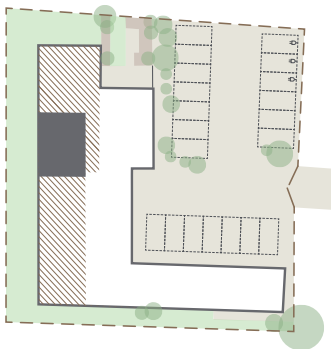
### Bedroom

13'5" x 12'1"

4.1 x 3.7 m



## GROUND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 03

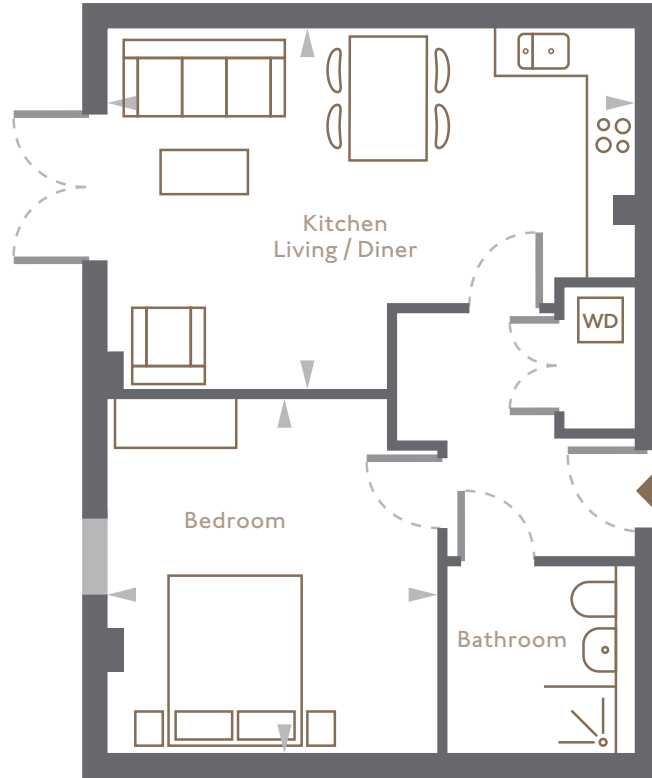
## GROUND FLOOR

- | Bedroom
- | Bathroom
- | Terrace

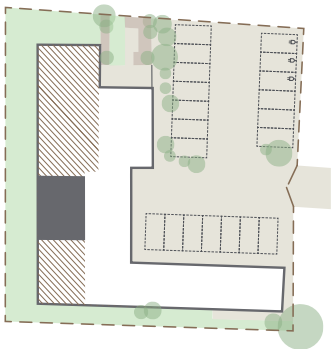
**Total**  
538 sqft, 50.0 sqm

**Kitchen / Living / Diner**  
19'8" × 13'5"  
6.0 × 4.1 m

**Bedroom**  
13'2" × 12'2"  
4.0 × 3.7 m



## GROUND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 04

## GROUND FLOOR

| Bedroom

| Bathroom

Terrace

### Total

538 sqft, 50.0 sqm

### Kitchen / Living / Diner

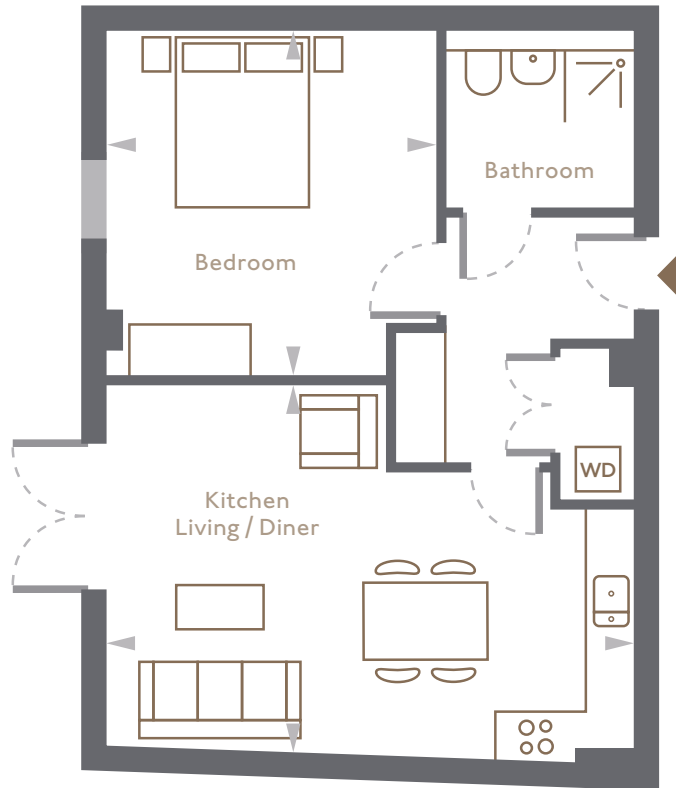
19'8" x 13'9"

6.0 x 4.2 m

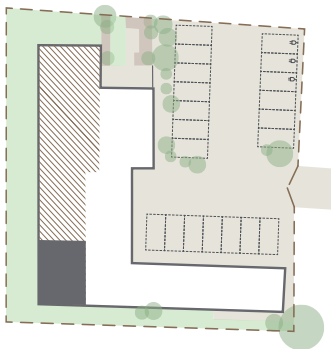
### Bedroom

13'2" x 12'1"

4.0 x 3.7 m



## GROUND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 05

## FIRST FLOOR

| Bedroom

| Bathroom

### Total

571 sqft, 53.1 sqm

### Kitchen / Living / Diner

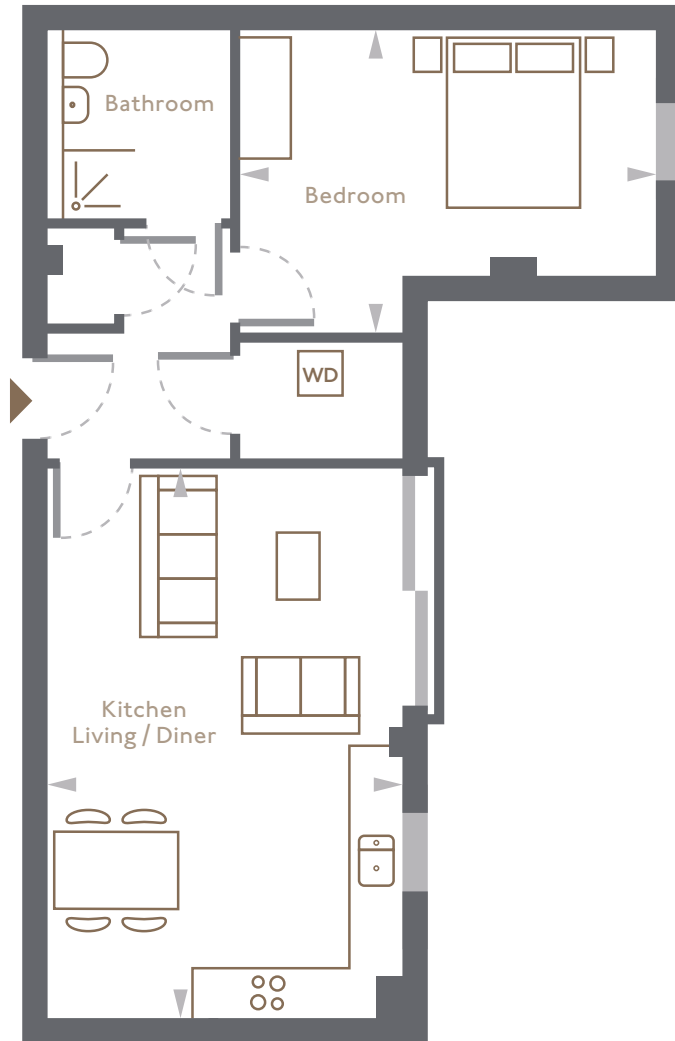
20'8" × 13'2"

6.3 × 4.0 m

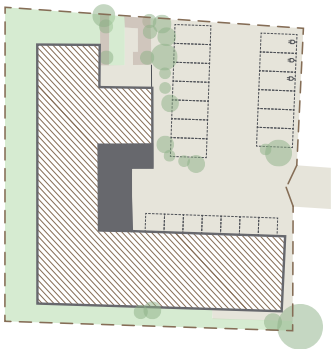
### Bedroom

15'5" × 11'2"

4.7 × 3.4 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 06

## FIRST FLOOR



1 Bedroom

1 Bathroom

Balcony

**Total**

538 sqft, 50.0 sqm

**Kitchen / Living / Diner**

23'7" x 11'1"

7.2 x 3.4 m

**Bedroom**

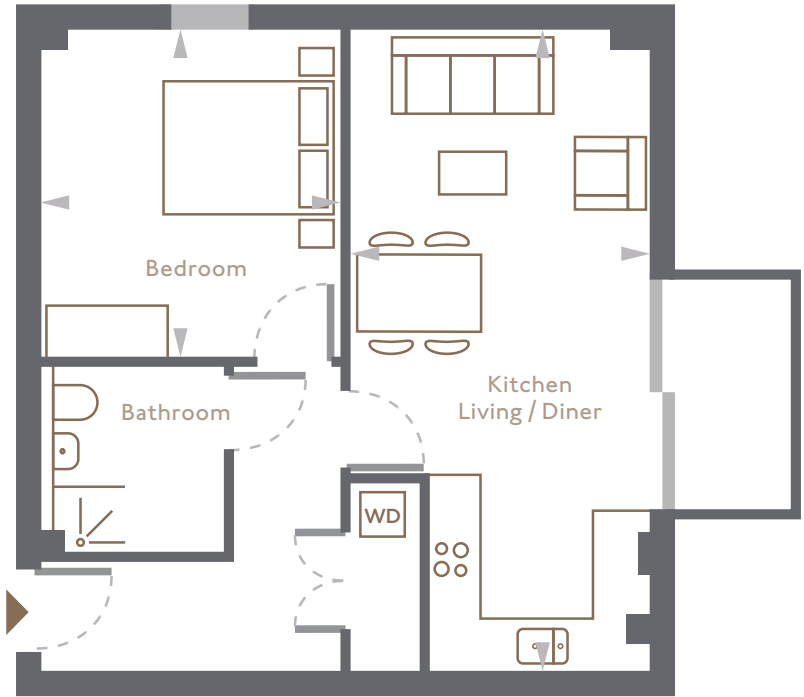
11'10" x 10'10"

3.6 x 3.3 m

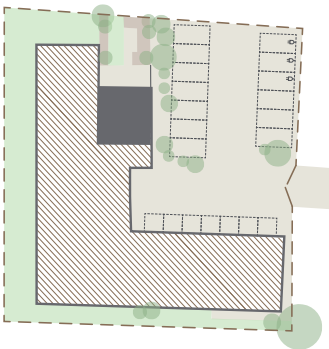
**Balcony**

9'2" x 3'11"

2.8 x 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 07

## FIRST FLOOR

2 Bedrooms

1 Bathroom

Balcony

### Total

635 sqft, 59.0 sqm

### Kitchen / Living / Diner

15'1" x 13'9"

4.6 x 4.2 m

### Master Bedroom

11'6" x 10'10"

3.5 x 3.3 m

### Bedroom 2

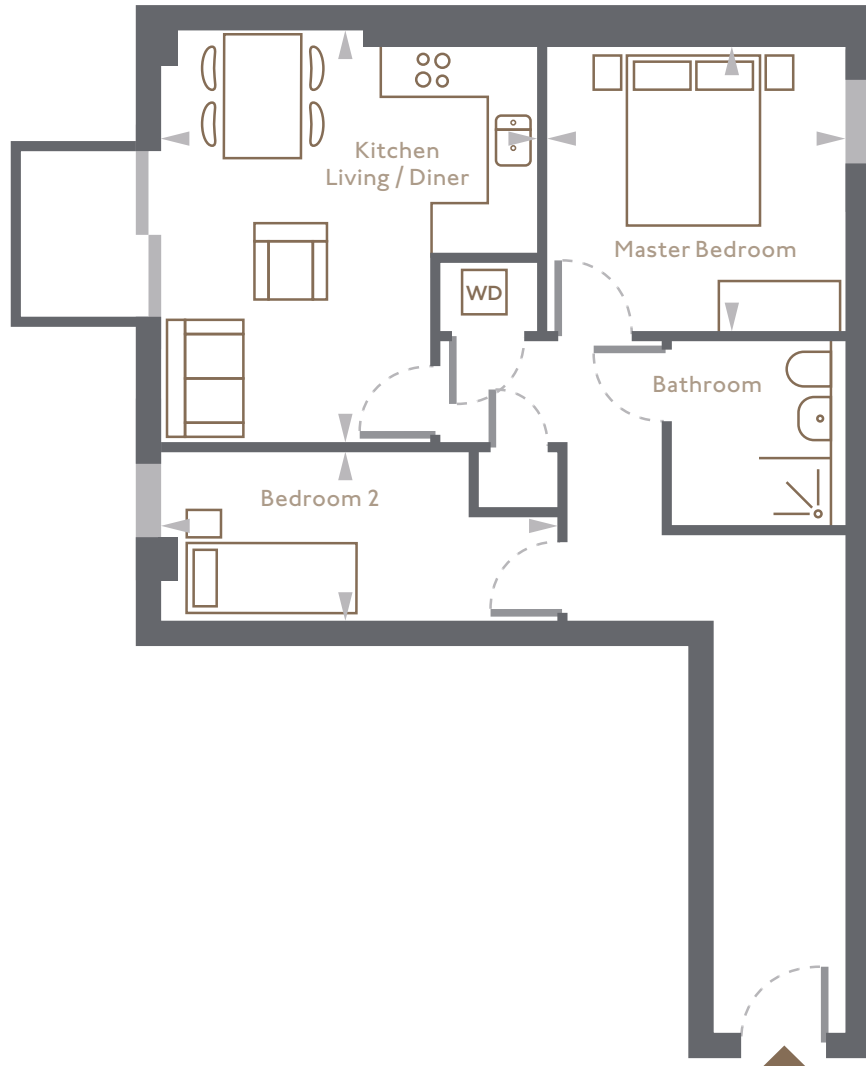
14'9" x 6'3"

4.5 x 1.9 m

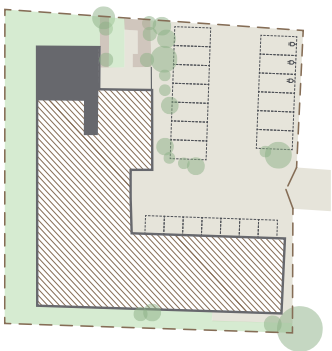
### Balcony

6'7" x 3'11"

2.0 x 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 08

## FIRST FLOOR

2 Bedrooms

1 Bathroom

Balcony

### Total

653 sqft, 60.7 sqm

### Kitchen / Living / Diner

19'8" x 14'9"

6.0 x 4.5 m

### Master Bedroom

15'5" x 10'10"

4.7 x 3.3 m

### Bedroom 2

15'5" x 7'2"

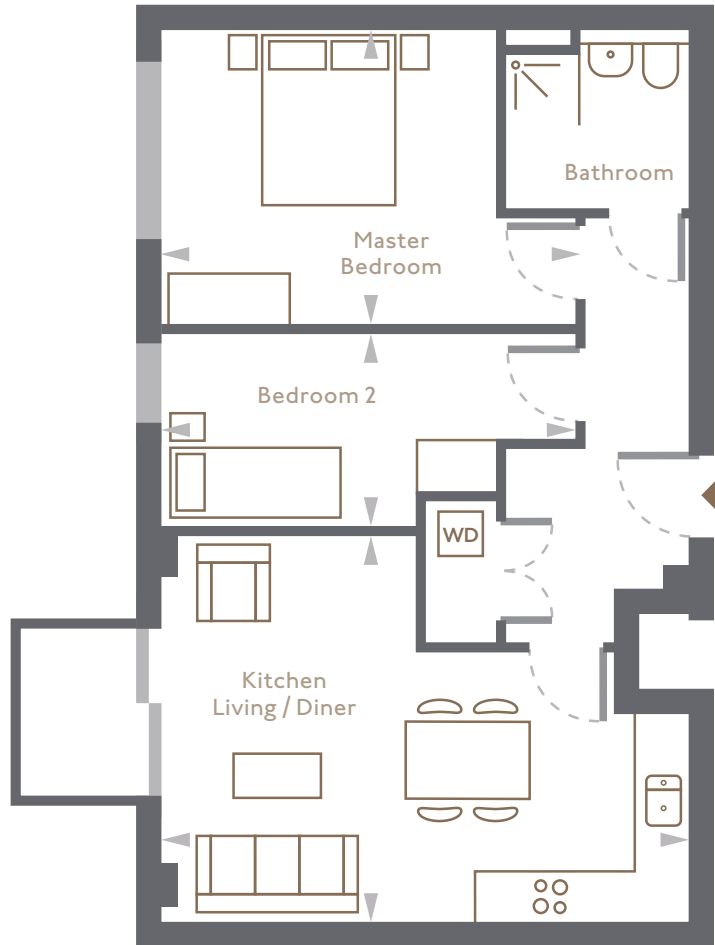
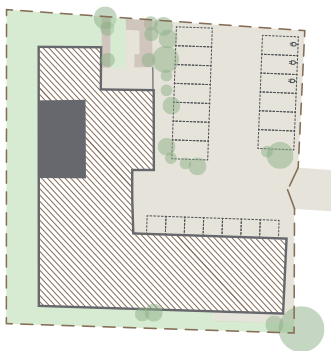
4.7 x 2.2 m

### Balcony

6'7" x 3'11"

2.0 x 1.2 m

## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 09

## FIRST FLOOR

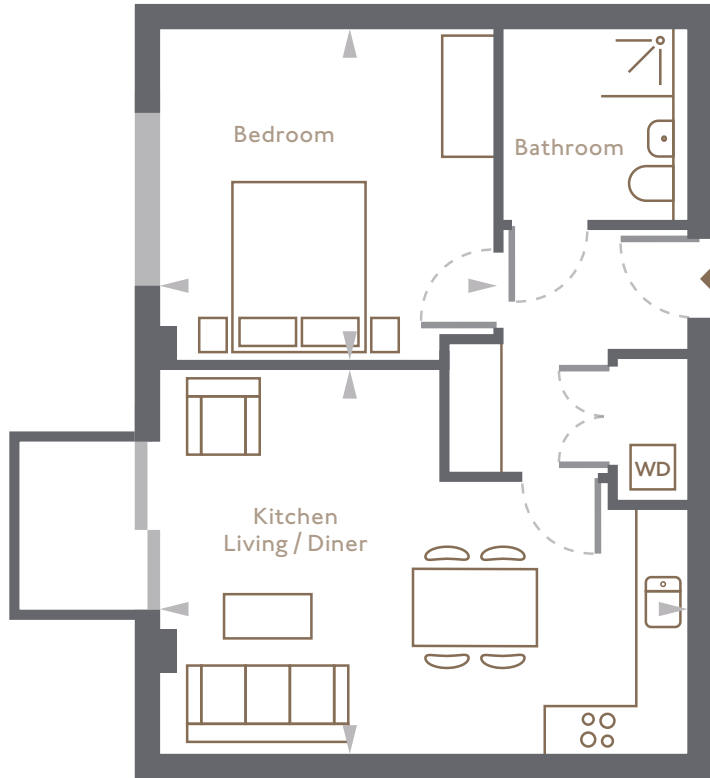
- 1 Bedroom
- 1 Bathroom
- Balcony

**Total**  
538 sqft, 50.0 sqm

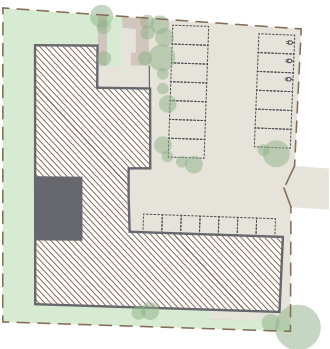
**Kitchen / Living / Diner**  
19'8" × 14'5"  
6.0 × 4.4 m

**Bedroom**  
12'2" × 12'2"  
3.7 × 3.7 m

**Balcony**  
6'7" × 3'11"  
2.0 × 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 10

## FIRST FLOOR



1 Bedroom

1 Bathroom

Balcony

### Total

538 sqft, 50.0 sqm

### Kitchen / Living / Diner

19'8" x 13'9"

6.0 x 4.2 m

### Bedroom

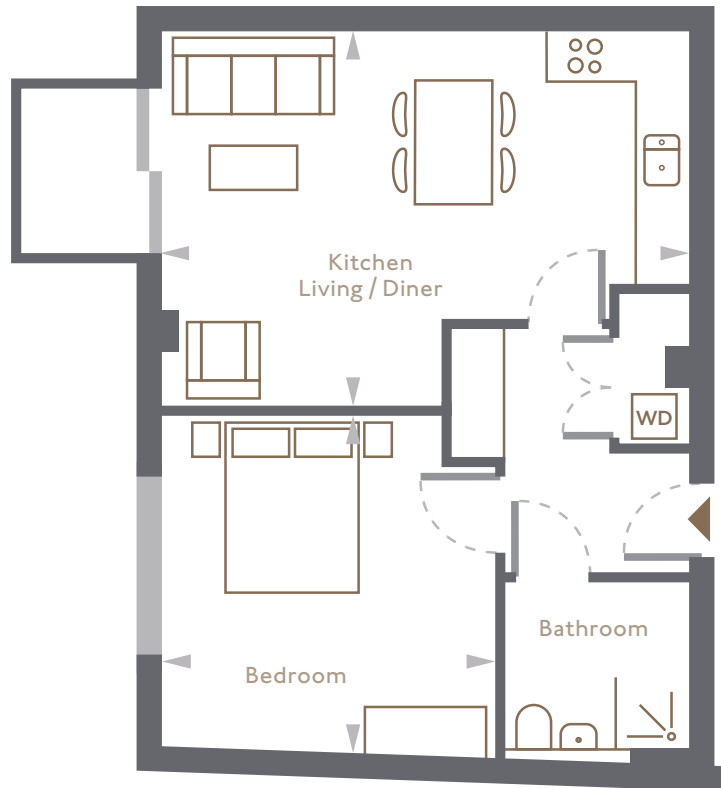
12'10" x 12'2"

3.9 x 3.7 m

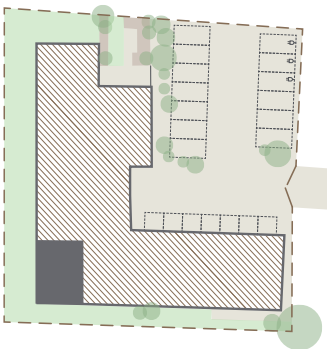
### Balcony

6'7" x 3'11"

2.0 x 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 11

## FIRST FLOOR

1 Bedroom

1 Bathroom

Balcony

### Total

623 sqft, 57.9 sqm

### Kitchen / Living / Diner

25'11" × 13'5"

7.9 × 4.1 m

### Bedroom

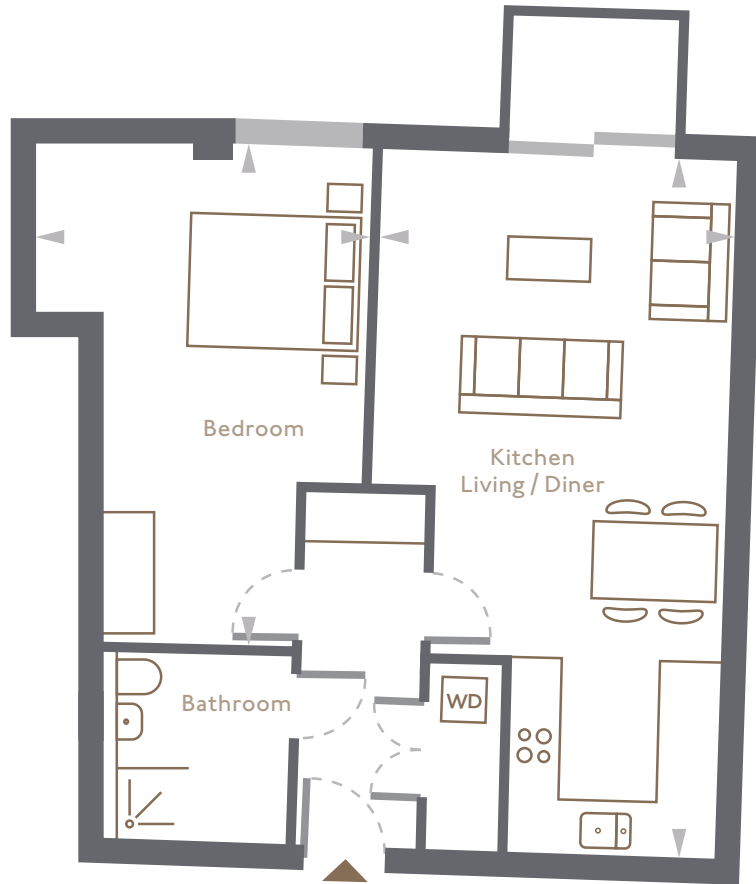
18'8" × 12'6"

5.7 × 3.8 m

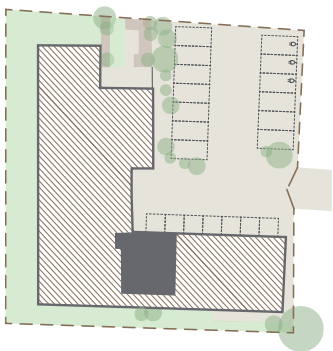
### Balcony

6'7" × 3'11"

2.0 × 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 12

## FIRST FLOOR



1 Bedroom

1 Bathroom

Balcony

**Total**

597 sqft, 55.5 sqm

**Kitchen / Living / Diner**

25'11" × 13'5"

7.9 × 4.1 m

**Bedroom**

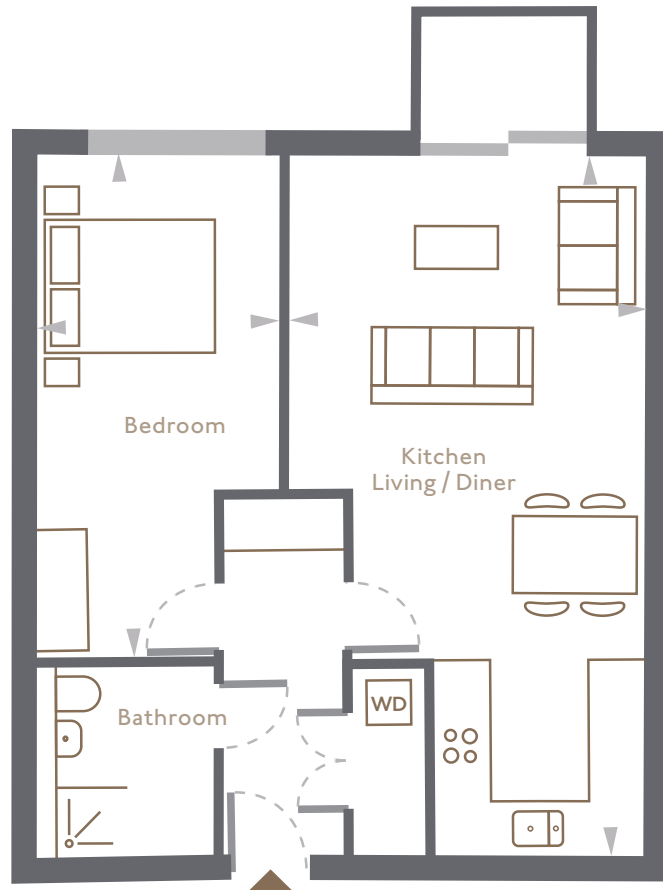
18'8" × 9'2"

5.7 × 2.8 m

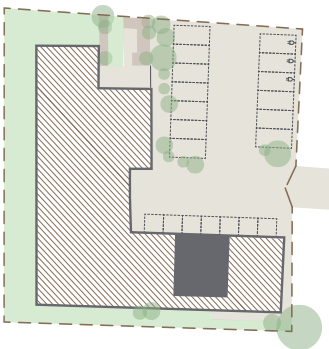
**Balcony**

6'7" × 3'11"

2.0 × 1.2 m



## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 13

## FIRST FLOOR

2 Bedrooms

2 Bathrooms

Balcony

### Total

771 sqft, 71.6 sqm

### Kitchen / Living / Diner

20'8" × 11'2"

6.3 × 3.4 m

### Master Bedroom

12'10" × 10'10"

3.9 × 3.3 m

### Bedroom 2

13'1" × 10'10"

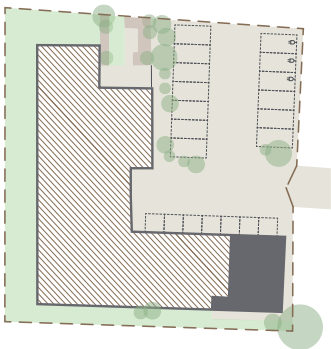
4.0 × 3.3 m

### Balcony

6'7" × 3'11"

2.0 × 1.2 m

## FIRST FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 14

## SECOND FLOOR



2 Bedrooms

2 Bathrooms

Balcony

### Total

768 sqft, 71.4 sqm

### Kitchen / Living / Diner

22'8" x 11'2"

6.9 x 3.4 m

### Master Bedroom

16'1" x 10'10"

4.9 x 3.3 m

### Bedroom 2

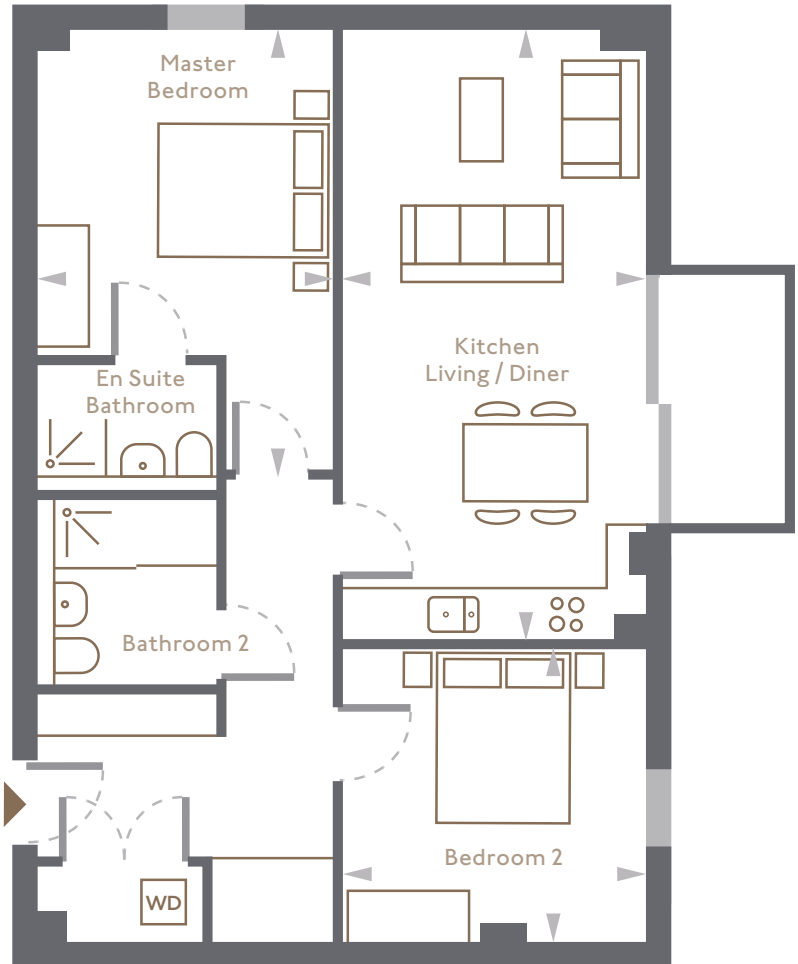
11'2" x 10'10"

3.4 x 3.3 m

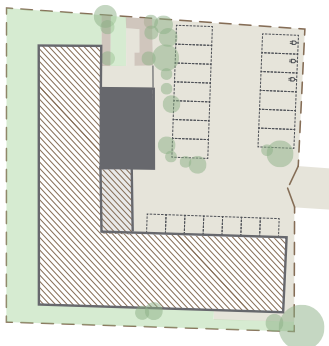
### Balcony

9'2" x 3'11"

2.8 x 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 15

## SECOND FLOOR

2 Bedrooms

2 Bathrooms

Balcony

### Total

823 sqft, 76.5 sqm

### Kitchen / Living / Diner

21'0" x 14'1"

6.4 x 4.3 m

### Master Bedroom

16'8" x 10'10"

5.1 x 3.3 m

### Bedroom 2

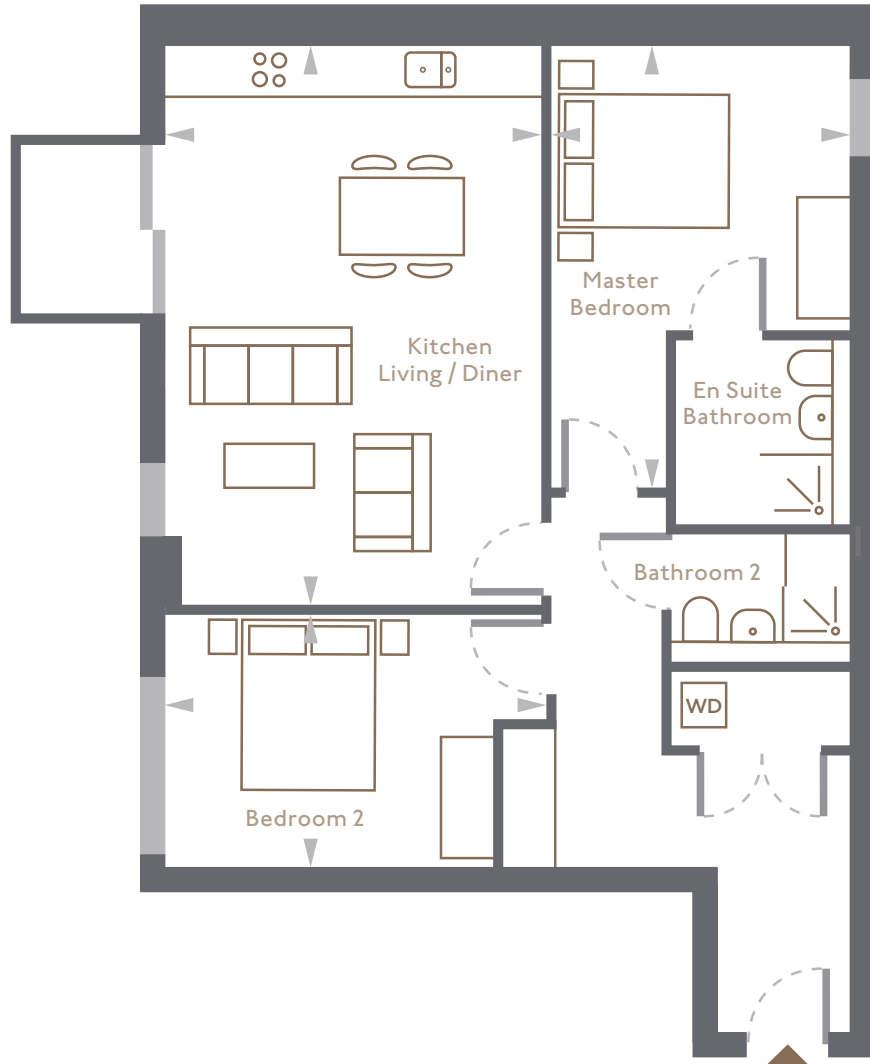
14'1" x 9'2"

4.3 x 2.8 m

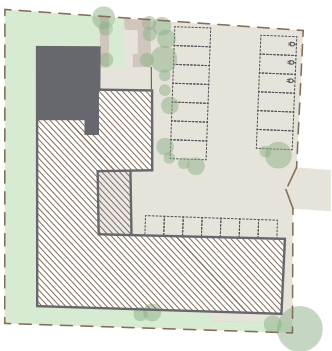
### Balcony

6'7" x 3'11"

2.0 x 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 16

## SECOND FLOOR



2 Bedrooms

2 Bathrooms

Balcony

**Total**

764 sqft, 70.6 sqm

**Kitchen / Living / Diner**

19'8" x 11'10"

6.0 x 3.6 m

**Master Bedroom**

14'1" x 12'10"

4.3 x 3.9 m

**Bedroom 2**

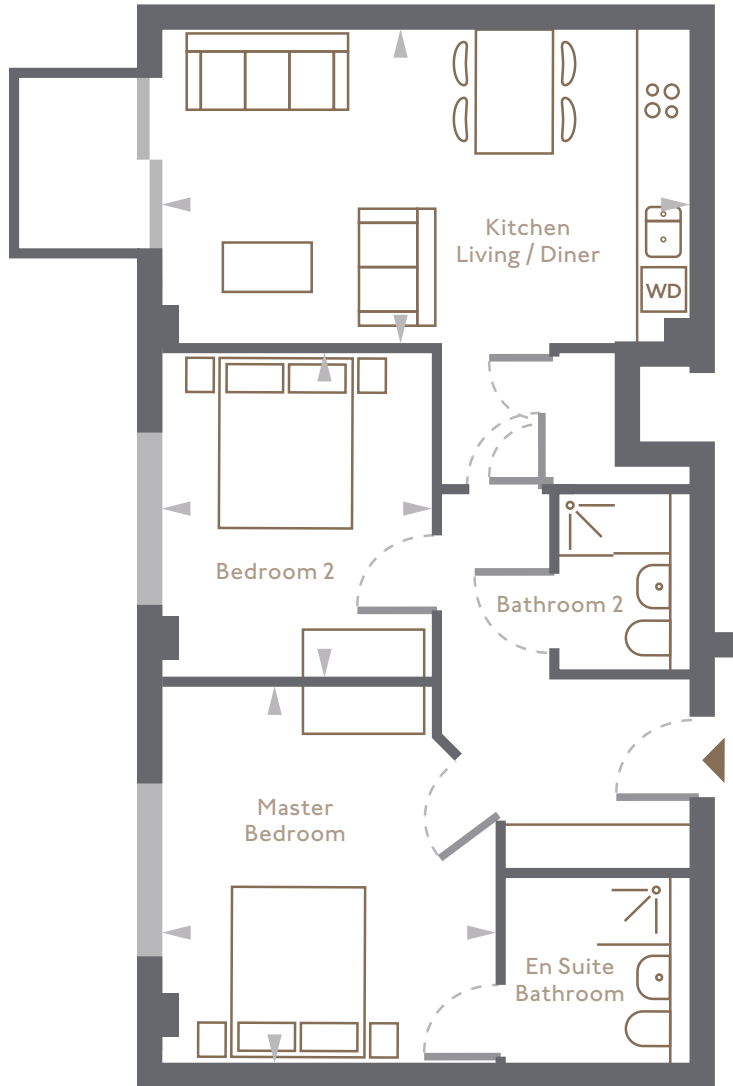
12'2" x 10'2"

3.7 x 3.1 m

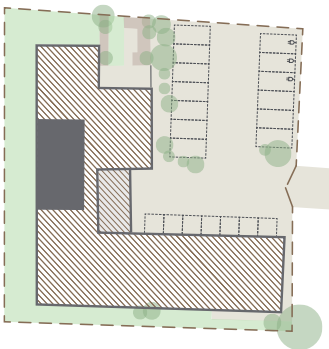
**Balcony**

6'7" x 3'11"

2.0 x 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 17

## SECOND FLOOR

2 Bedrooms

2 Bathrooms

Balcony

**Total**

807 sqft, 75.0 sqm

**Kitchen / Living / Diner**

19'8" x 12'1"

6.0 x 5 m

**Master Bedroom**

14'1" x 12'10"

4.3 x 3.9 m

**Bedroom 2**

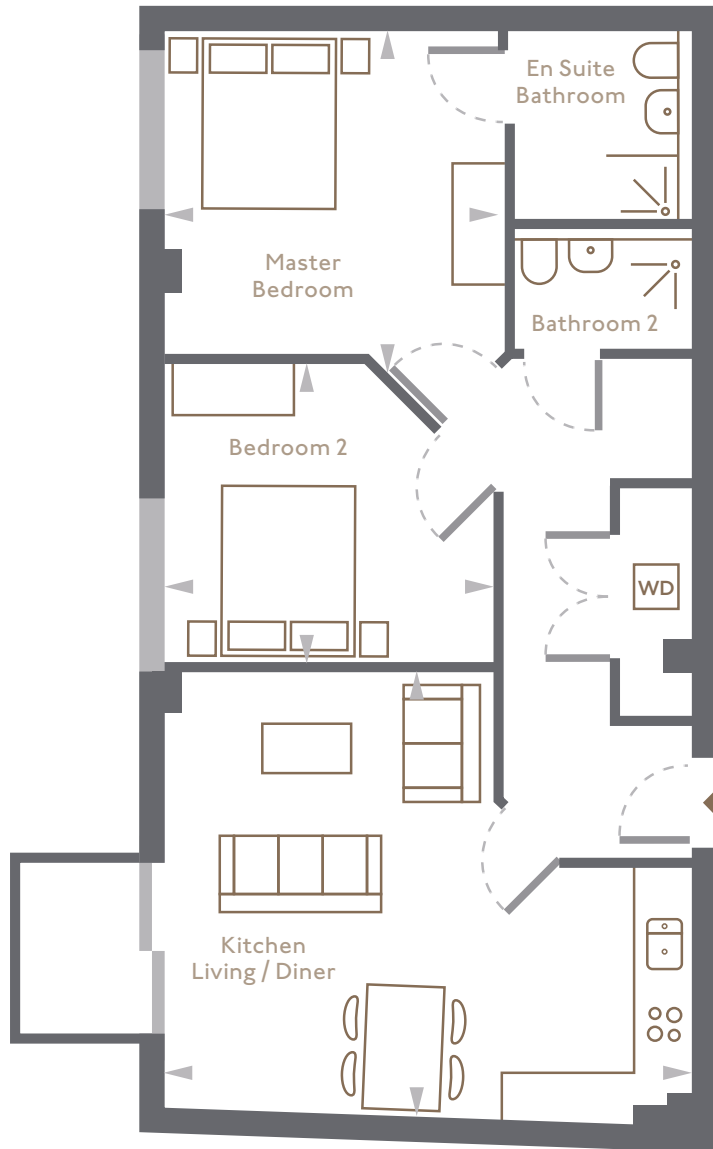
12'5" x 11'4"

3.8 x 3.5 m

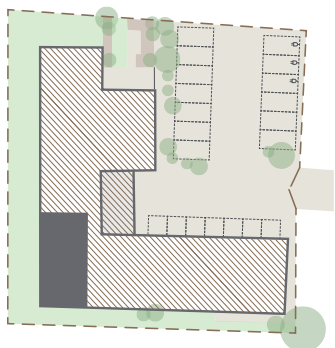
**Balcony**

6'7" x 3'11"

2.0 x 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 18

## SECOND FLOOR



1 Bedroom

1 Bathroom

Balcony

### Total

623 sqft, 57.9 sqm

### Kitchen / Living / Diner

25'11" × 13'5"

7.9 × 4.1 m

### Bedroom

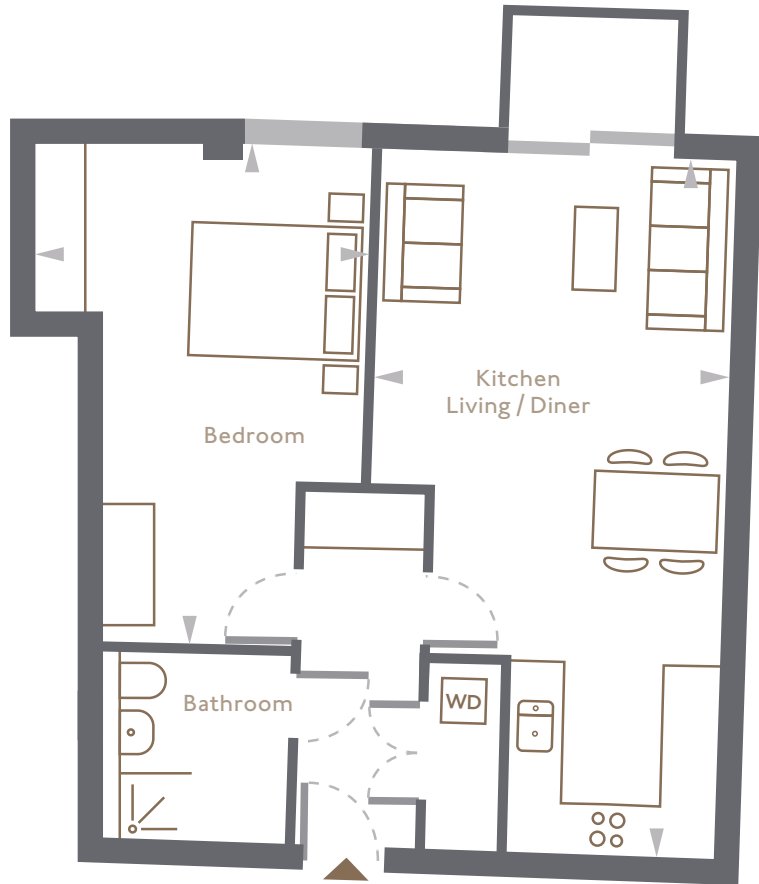
18'8" × 12'6"

5.7 × 3.8 m

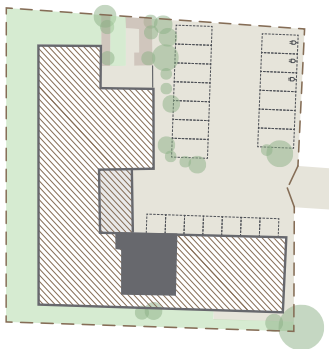
### Balcony

6'7" × 3'11"

2.0 × 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 19

## SECOND FLOOR

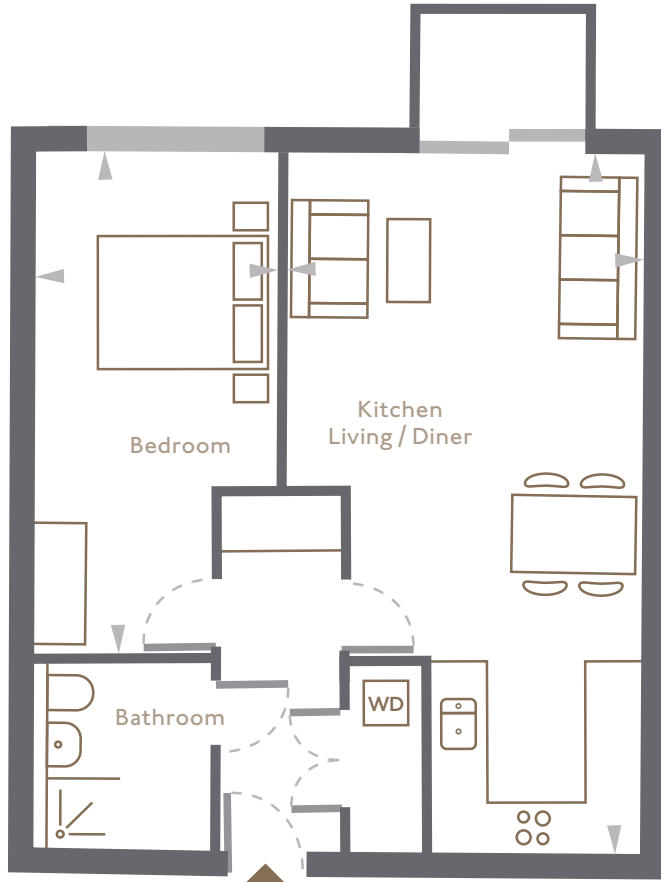
- I Bedroom
- I Bathroom
- Balcony

**Total**  
597 sqft, 55.5 sqm

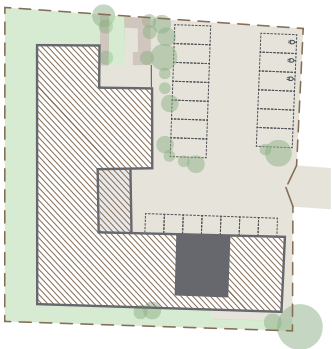
**Kitchen / Living / Diner**  
25'11" × 13'5"  
7.9 × 4.1 m

**Bedroom**  
18'8" × 9'2"  
5.7 × 2.8 m

**Balcony**  
6'7" × 3'11"  
2.0 × 1.2 m



## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 20

## SECOND FLOOR

2 Bedrooms

2 Bathrooms

Balcony

### Total

771 sqft, 71.6 sqm

### Kitchen / Living / Diner

20'8" × 11'2"

6.3 × 3.4 m

### Master Bedroom

12'10" × 10'10"

3.9 × 3.3 m

### Bedroom 2

13'1" × 10'10"

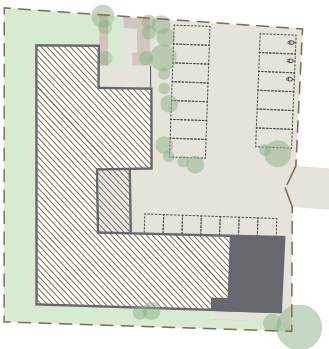
4.0 × 3.3 m

### Balcony

6'7" × 3'11"

2.0 × 1.2 m

## SECOND FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 21

## THIRD FLOOR



1 Bedroom

1 Bathroom

Balcony

### Total

539 sqft, 50.1 sqm

### Kitchen / Living / Diner

19'8" x 14'9"

6.0 x 4.5 m

### Bedroom

12'2" x 12'2"

3.7 x 3.7 m

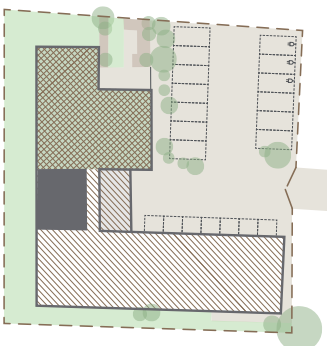
### Balcony


6'7" x 3'11"

2.0 x 1.2 m



## THIRD FLOOR



 Residents roof terrace

ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 22

## THIRD FLOOR



1 Bedroom

1 Bathroom

Balcony

### Total

588 sqft, 54.7 sqm

### Kitchen / Living / Diner

19'8" x 13'1"

6.0 x 4.0 m

### Bedroom

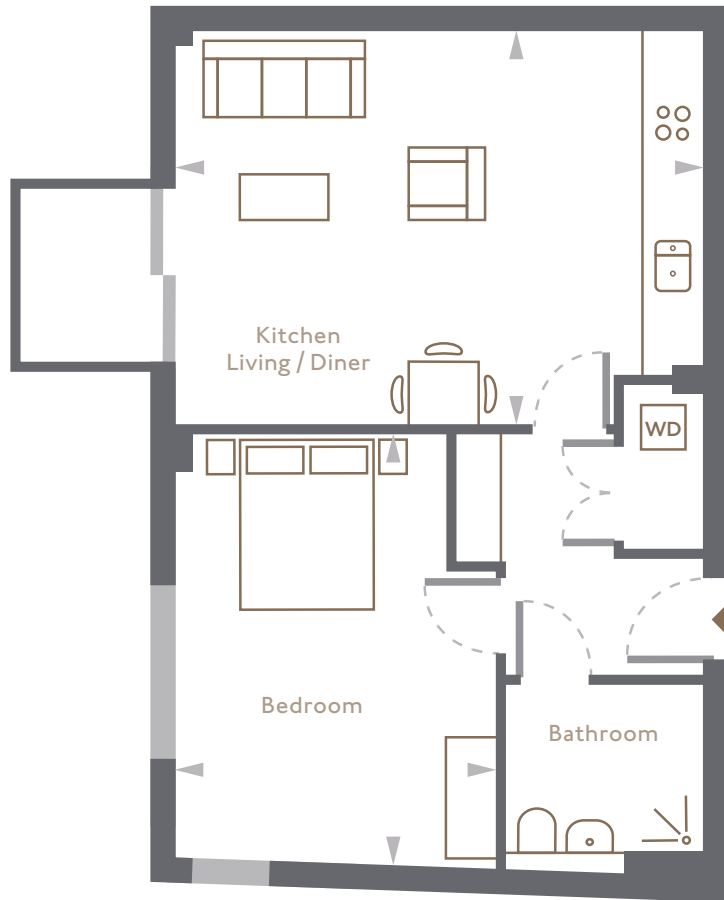
16'1" x 12'2"

4.9 x 3.7 m

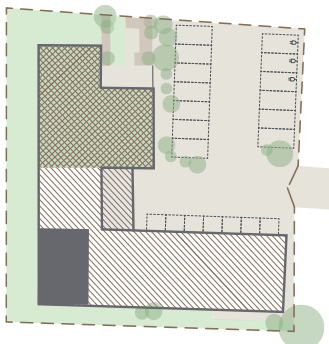
### Balcony

6'7" x 3'11"

2.0 x 1.2 m



## THIRD FLOOR



Residents roof terrace

ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 23

## THIRD FLOOR

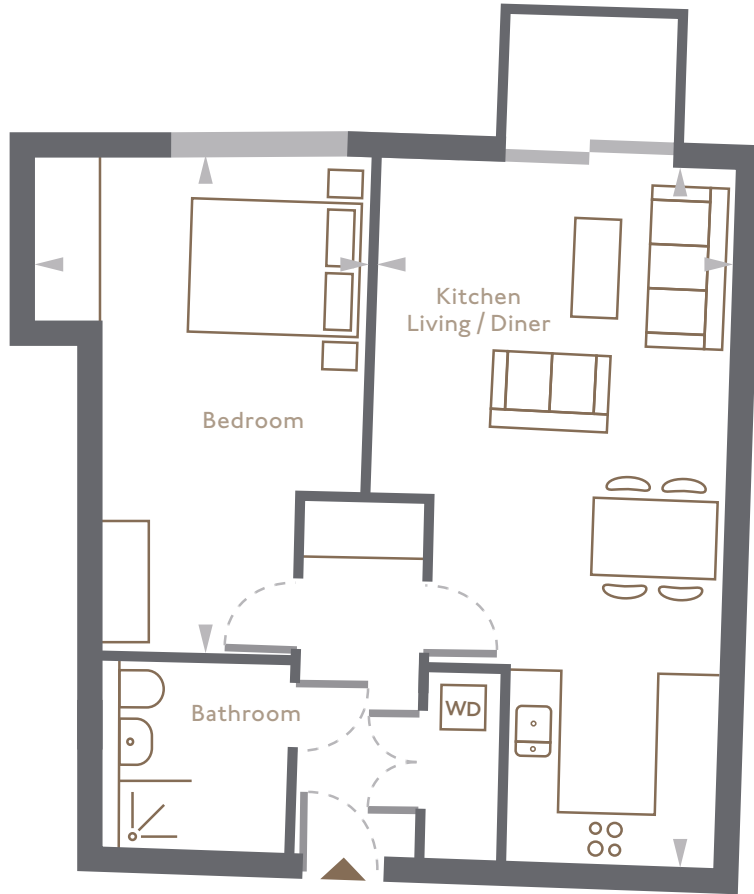
- I Bedroom
- I Bathroom
- Balcony

**Total**  
623 sqft, 57.9 sqm

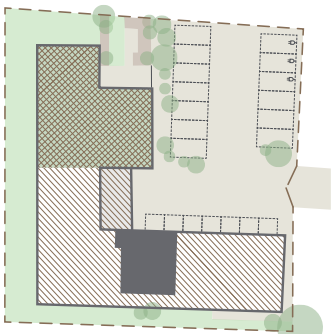
**Kitchen / Living / Diner**  
25'11" × 13'5"  
7.9 × 4.1 m

**Bedroom**  
18'8" × 12'6"  
5.7 × 3.8 m

**Balcony**  
6'7" × 3'11"  
2.0 × 1.2 m



## THIRD FLOOR



 Potential residents roof terrace

ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 24

## THIRD FLOOR

1 Bedroom

1 Bathroom

Balcony

**Total**

597 sqft, 55.5 sqm

**Kitchen / Living / Diner**

25'11" x 13'1"

7.9 x 4.0 m

**Bedroom**

18'8" x 9'6"

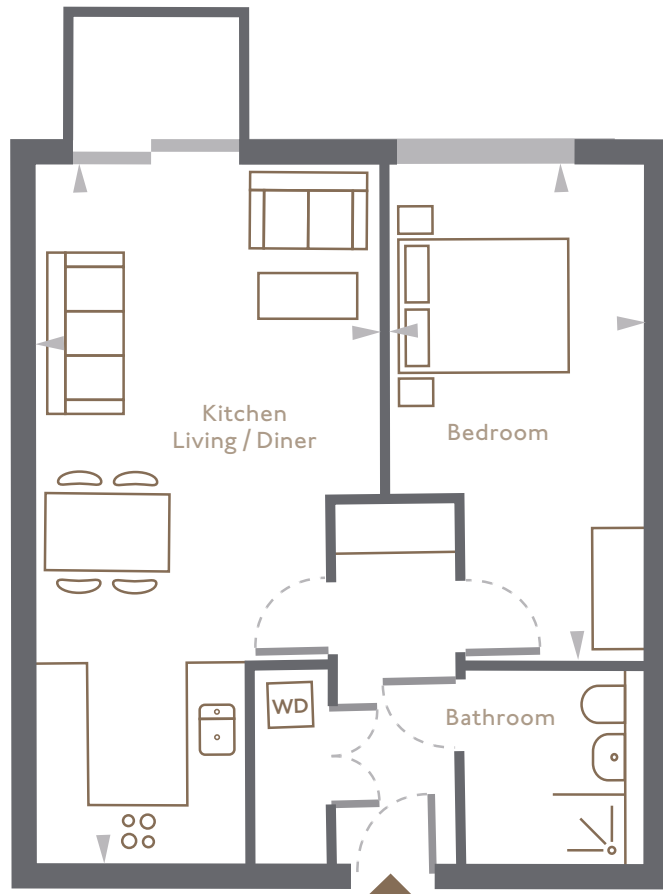
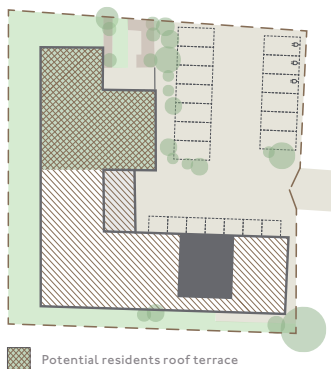
5.7 x 2.9 m

**Balcony**

6'7" x 3'11"

2.0 x 1.2 m

## THIRD FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 25

## THIRD FLOOR

- 2 Bedrooms
- 2 Bathrooms
- Balcony

### Total

771 sqft, 71.6 sqm

### Kitchen / Living / Diner

20'8" × 11'2"  
6.3 × 3.4 m

### Master Bedroom

12'10" × 10'10"  
3.9 × 3.3 m

### Bedroom 2

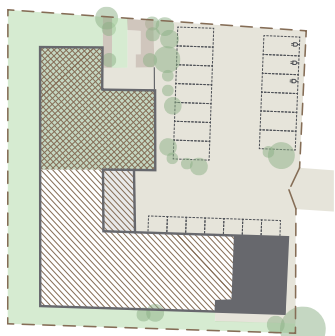
13'1" × 10'10"  
4.0 × 3.3 m

### Balcony

6'7" × 3'11"  
2.0 × 1.2 m



## THIRD FLOOR



 Potential residents roof terrace

ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



# 26

## FOURTH FLOOR

1 Bedroom

1 Bathroom

Balcony

**Total**

632 sqft, 58.7 sqm

**Kitchen / Living / Diner**

19'8" x 15'9"

6.0 x 4.8 m

**Bedroom**

16'1" x 12'2"

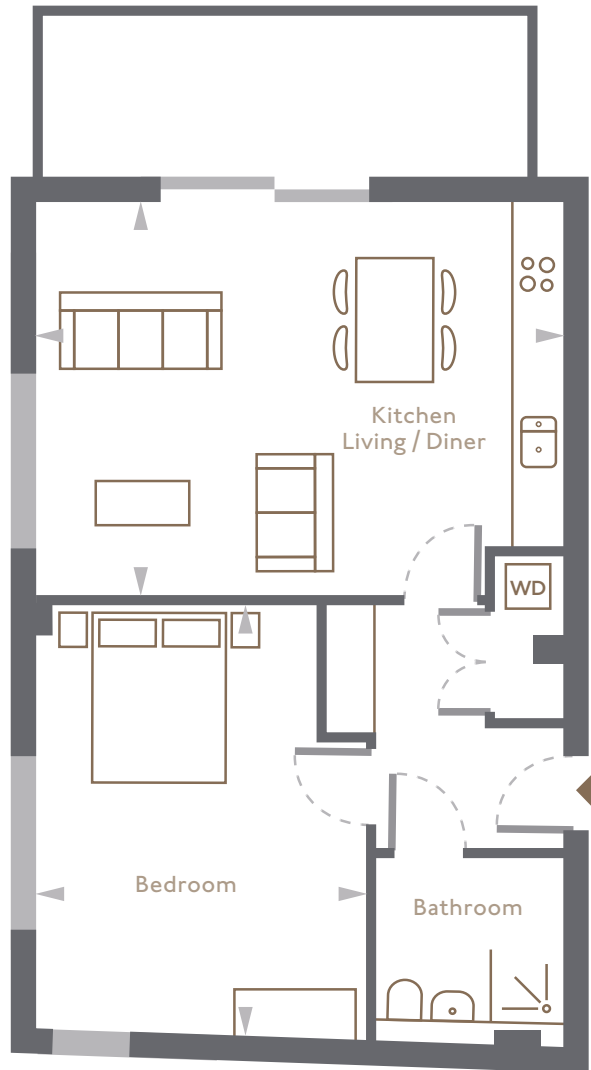
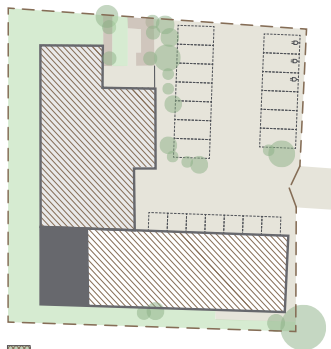
4.9 x 3.7 m

**Balcony**

18'4" x 5'3"

5.6 x 1.6 m

## FOURTH FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 27

## FOURTH FLOOR

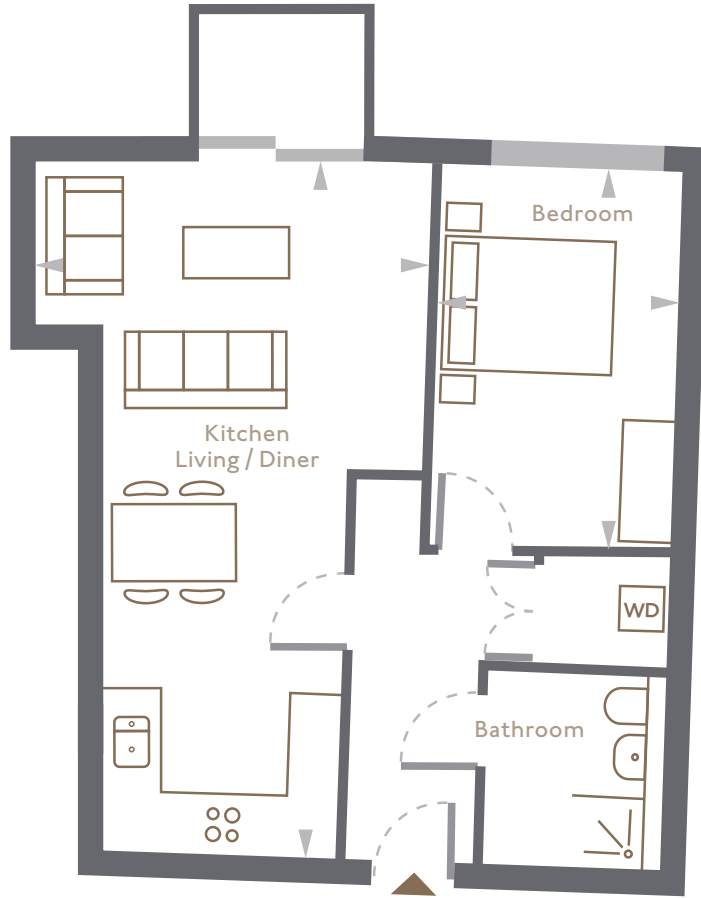
- I Bedroom
- I Bathroom
- Balcony

**Total**  
572 sqft, 53.2 sqm

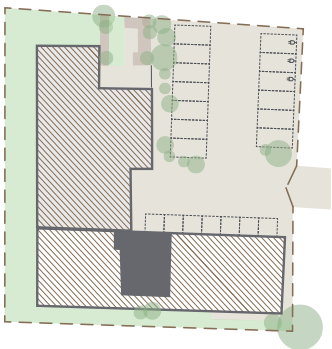
**Kitchen / Living / Diner**  
25'11" × 14'9"  
7.9 × 4.5 m

**Bedroom**  
14'5" × 9'2"  
4.4 × 2.8 m

**Balcony**  
6'7" × 3'11"  
2.0 × 1.2 m



## FOURTH FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 28

## FOURTH FLOOR

2 Bedrooms

1 Bathroom

Balcony

### Total

680 sqft, 63.2 sqm

### Kitchen / Living / Diner

25'11" × 9'6"

7.9 × 2.9 m

### Master Bedroom

14'9" × 8'10"

4.5 × 2.7 m

### Bedroom 2

14'9" × 6'11"

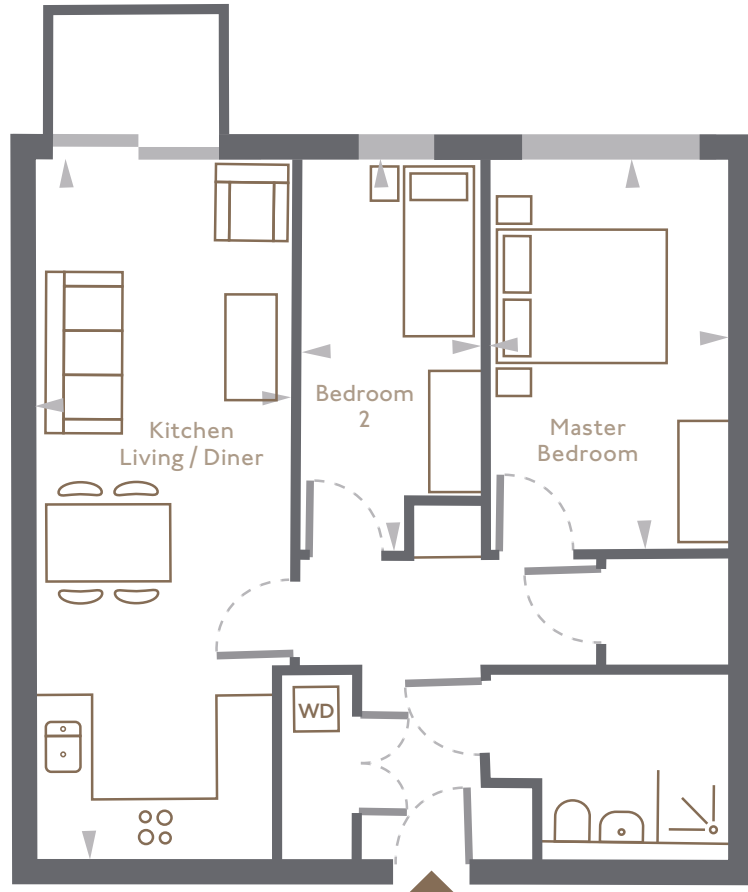
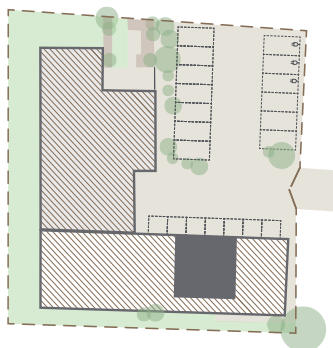
4.5 × 2.1 m

### Balcony

6'7" × 3'11"

2.0 × 1.2 m

## FOURTH FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.

# 29

## FOURTH FLOOR

2 Bedrooms

2 Bathrooms

Balcony

### Total

738 sqft, 68.6 sqm

### Kitchen / Living / Diner

20'8" × 10'2"

6.3 × 3.1 m

### Master Bedroom

13'1" × 10'10"

4 × 3.3 m

### Bedroom 2

12'2" × 10'10"

3.7 × 3.3 m

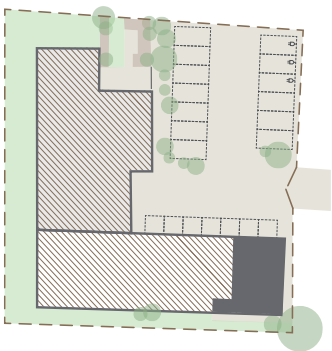
### Balcony

6'7" × 3'11"

2.0 × 1.2 m



## FOURTH FLOOR



ALL PLANS ARE APPROXIMATE. PLANS ARE DRAWN AT A DESIGN PHASE AND MAY VARY DURING BUILD.



## SPECIFICATION

### KITCHEN & APPLIANCES

---

Fitted kitchen with tiled floor and integrated appliances including dishwasher, microwave and oven, and a freestanding combination washer/dryer in hallway cupboard.

### BATHROOM

---

Shaker style unit with undersink storage, wetroom style shower, and large format non slip floor and shower wall tiles.

### HEATING

---

Underfloor heating and communal boiler plant for heating and hot water.

### GENERAL

---

Carpets throughout.

—  
Secure video entry system with fob access and remote control vehicle gates.

—  
BT phonelines and pre-wired internet and satellite TV.

—  
Fensa guaranteed double glazed windows.

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