

SPECIFICATIONS AND FLOOR PLANS



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**INDUSTRIAL
DWELLINGS
SOCIETY**
EST 1885



**AT
EDGWAREBURY
MANOR**

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to a member of the sales team for further information.

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Specifications

Kitchen

- White gloss handle-less kitchens with black worktops and matching upstand
- Under unit lighting
- Black glass splashback behind hob
- 1.5 bowl overmounted stainless steel sink with mixer tap
- Zanussi integrated electric oven and ceramic hob
- Smeg canopy cooker hood
- Integrated Zanussi fridge freezer
- Zanussi integrated washer / dryer when located in kitchen or standalone washer dryer in store cupboard

Bathroom & ensuite

- Contemporary white bathroom suite comprising bath (to main bathroom), WC, semi recessed basin with mixer tap
- Chrome thermostatic shower mixer and bath tap
- Single glass shower screen to main bathroom
- Pivot Glass shower enclosure door to ensuite
- Large format wall tiling to bath and tiled upstand
- Heated chrome towel rail

Flooring

- Amtico flooring to hall, living areas, kitchen and storage areas
- Large ceramic format tiling to bathrooms and ensuites
- Carpets to bedrooms and stairs (where applicable)

General

- Ceilings, architraves, and skirtings painted white
- Walls painted in white
- White flush internal doors with chrome ironmongery
- Heating via white contemporary radiators and HIU system

Electrical

- Low energy downlighting throughout
- Stainless steel sockets and switches throughout
- Mixed media outlet to living room and all bedrooms
- Smoke and heat detectors
- TVTel audio/video door entry system
- Shaver socket to bathroom

Specification & finishes are indicative only, please speak to a member of the sales team for more information.

Disclaimer for floorplans

Point from which maximum dimensions are measured. Dimensions and layouts are intended for guidance only. The developer reserves the right to vary as necessary to complete works.

All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time.

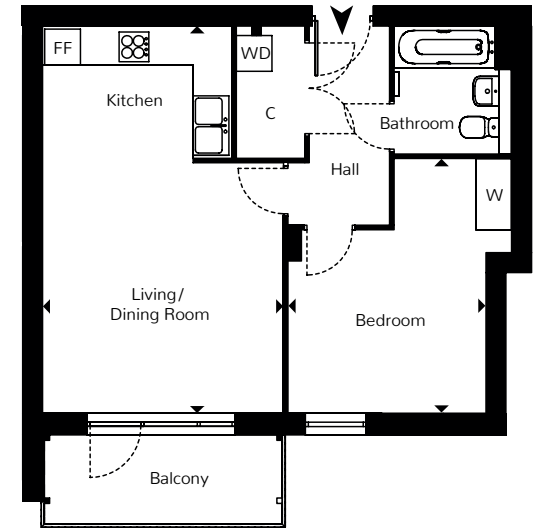
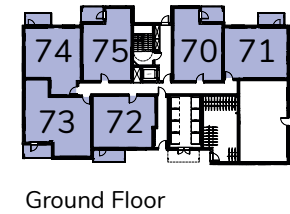
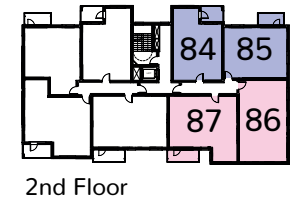
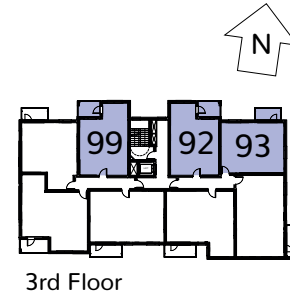
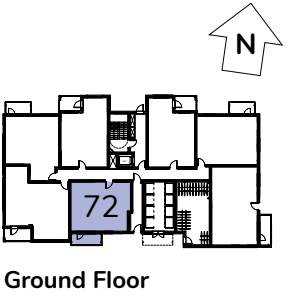
This information does not constitute a contract, part of contract or warranty. They are not intended to be used for carpet sizes, appliance size or items of furniture.

All details correct at time of going to print. Plans and dimensions are indicative only and representative of build product.



Plot 72

50.1 sq.m. 539 sq.ft.

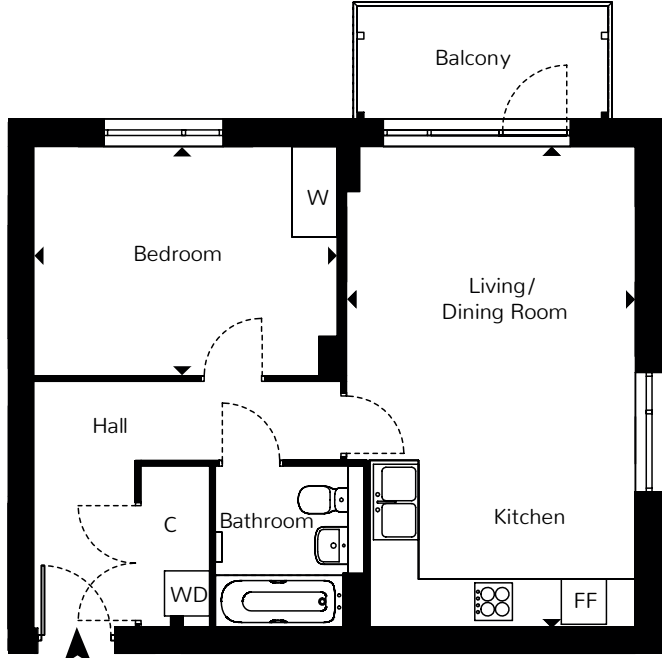


Dimensions TOTAL AREA: 50.1 SQ M 539 SQ FT

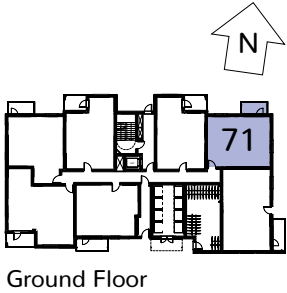
	Length	Width	Length	Width
Living / Dining / Kitchen	6.44m	4.02m	21' 1"	13' 2"
Bedroom	4.25m	3.31m	13' 11"	10' 10"

Plot 71

51.1 sq.m. 550 sq.ft.

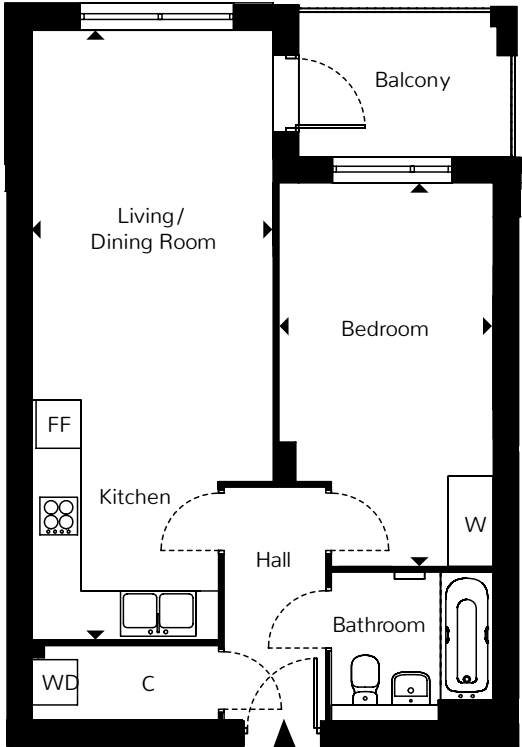
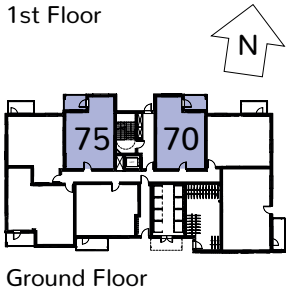
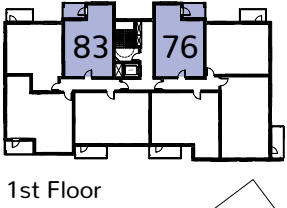
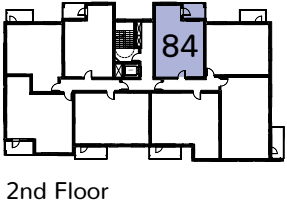
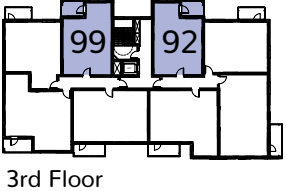


Dimensions	TOTAL AREA: 51.1 SQ M 550 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.35m	3.84m	20' 10"	12' 7"
Bedroom	4.02m	3.04m	13' 2"	10' 0"



Plots 70, 75*, 76, 83*, 84, 92 & 99*

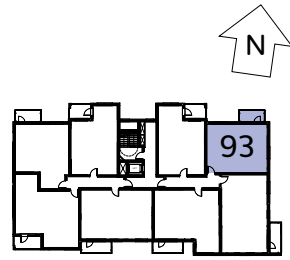
* Denoted handed plot



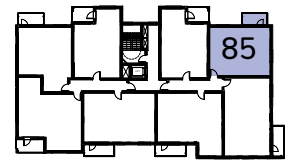
Dimensions	TOTAL AREA: 50.2 SQ M 540 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	7.91m	3.23m	25' 11"	10' 7"
Bedroom	5.08m	2.89m	16' 8"	9' 5"

Plots 77, 85 & 93

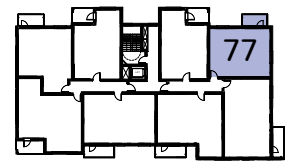
51.1 sq.m. 550 sq.ft.



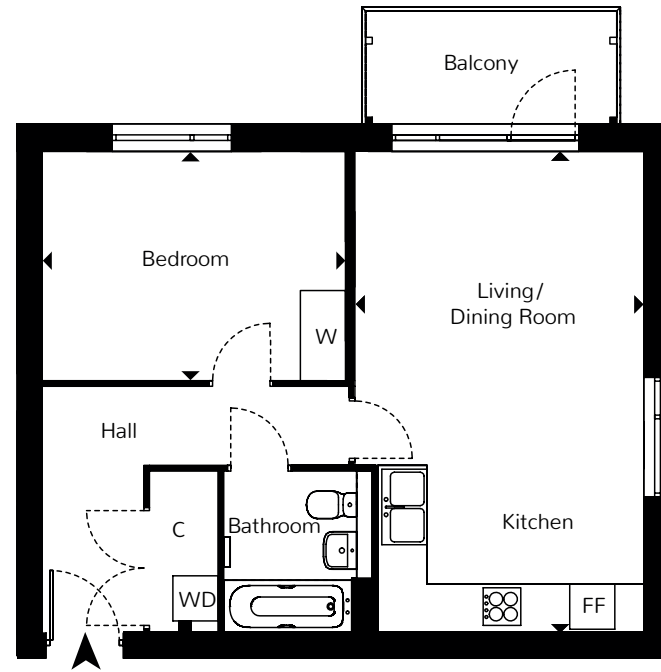
3rd Floor



2nd Floor



1st Floor

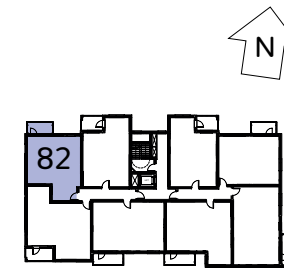


Dimensions TOTAL AREA: 51.1 SQ M 550 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.35m	x 3.84m	20' 10"	x 12' 7"
Bedroom	4.02m	x 3.04m	13' 2"	x 10' 0"

Plots 74 & 82

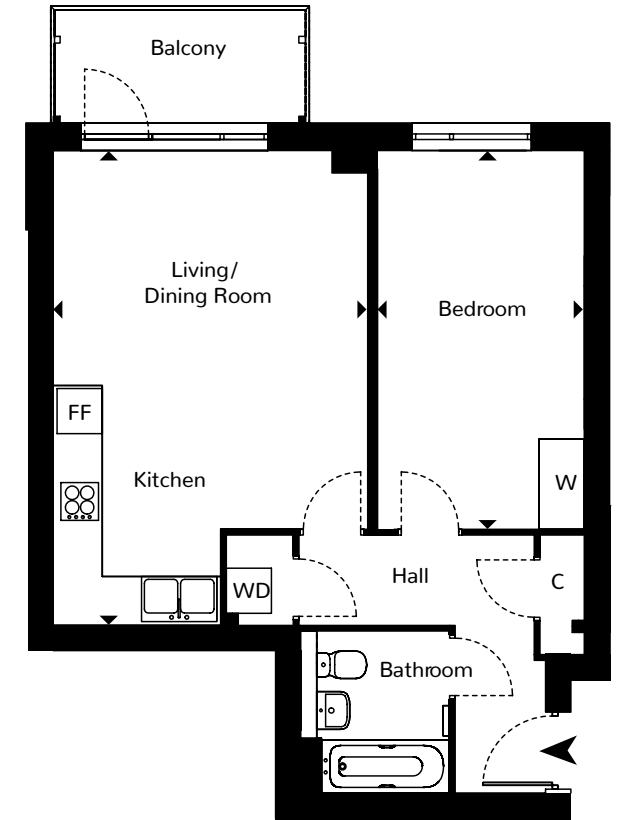
51.9 sq.m. 558 sq.ft.



1st Floor



Ground Floor

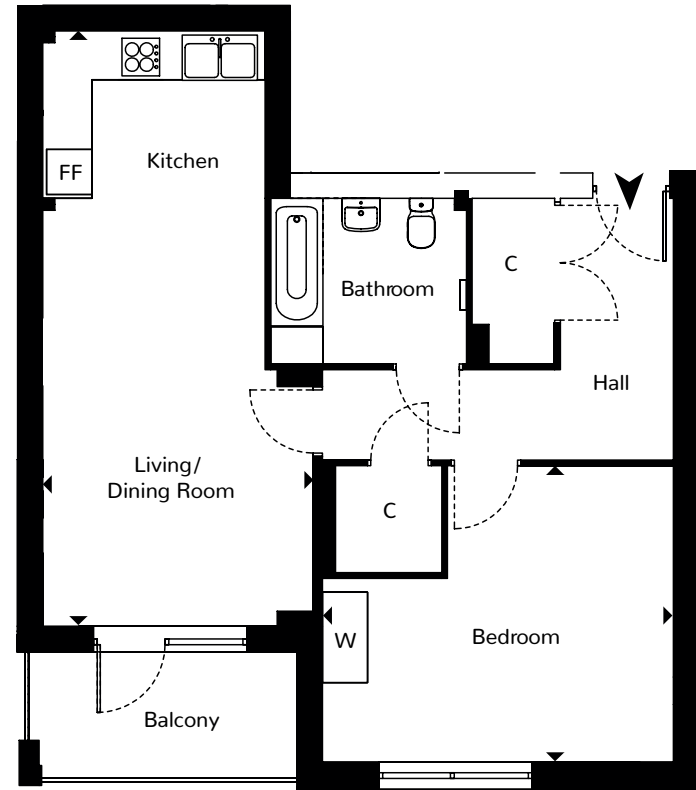


Dimensions TOTAL AREA: 51.9 SQ M 558 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.32m	x 4.14m	20' 8"	x 13' 8"
Bedroom	5.05m	x 2.76m	16' 6"	x 9' 0"

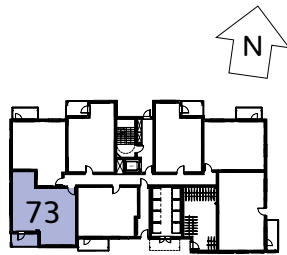
Plot 73

62.5 sq.m. 672 sq.ft.



Dimensions TOTAL AREA: 62.5 SQ M 672 SQ FT

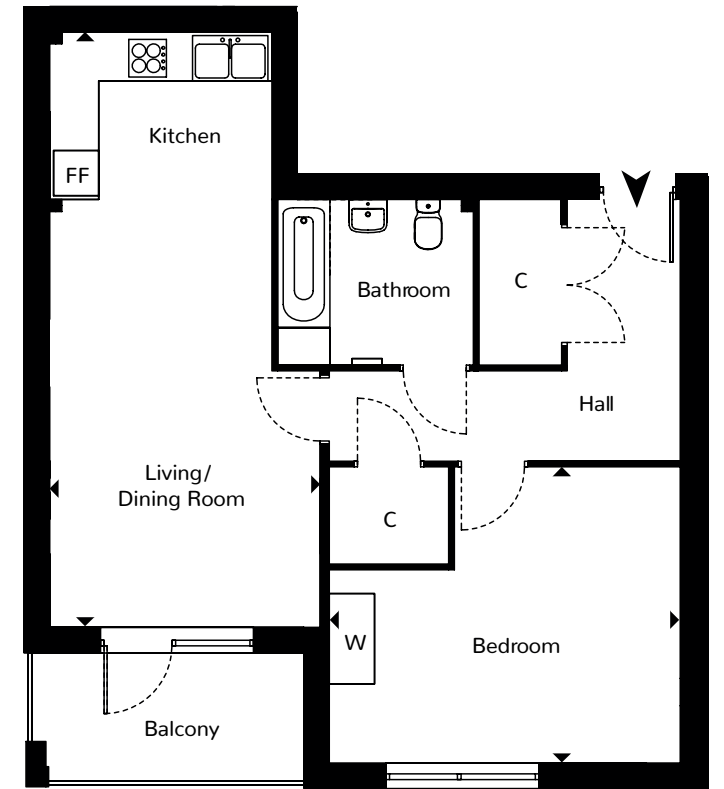
	Length	Width	Length	Width
Living / Dining / Kitchen	7.89m	3.58m	25' 10"	11' 8"
Bedroom	4.70m	3.92m	15' 5"	12' 10"



Ground Floor

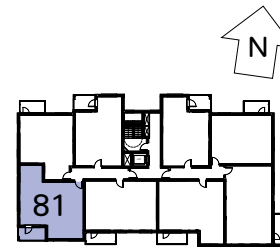
Plot 81

62.5 sq.m. 672 sq.ft.



Dimensions TOTAL AREA: 62.5 SQ M 672 SQ FT

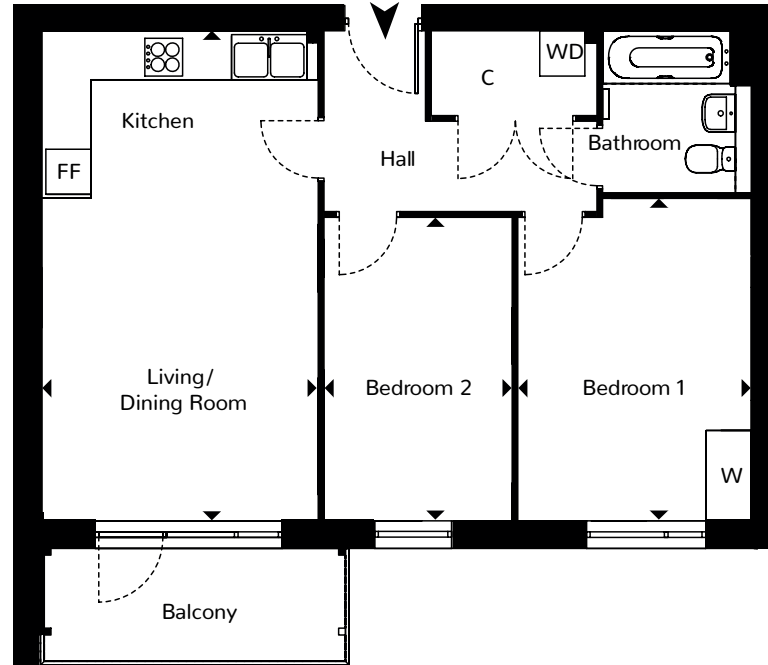
	Length	Width	Length	Width
Living / Dining / Kitchen	7.89m	3.58m	25' 10"	11' 8"
Bedroom	4.70m	3.92m	15' 5"	12' 10"



1st Floor

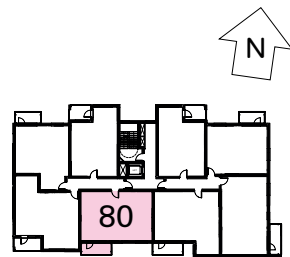
Plot 80

61.3 sq.m. 660 sq.ft.



Dimensions TOTAL AREA: 61.3 SQ M 660 SQ FT

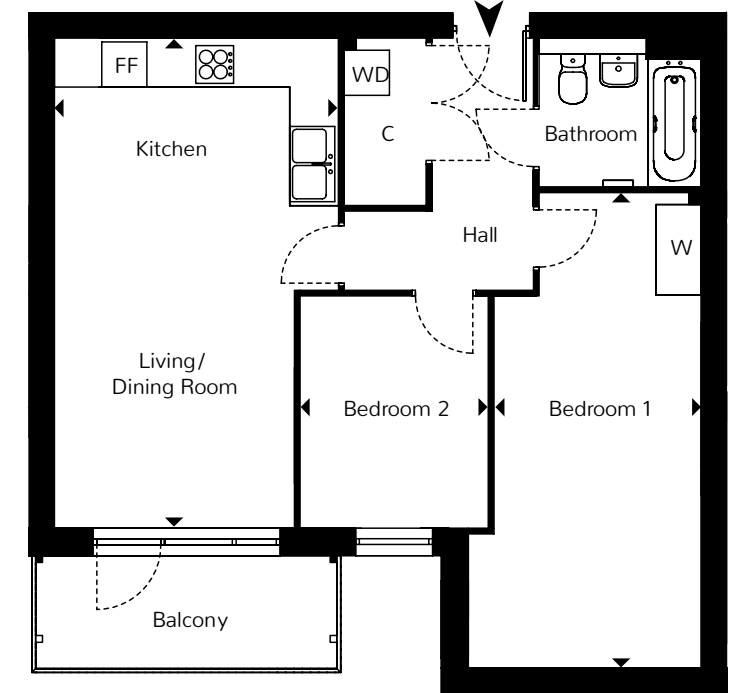
	Length	Width	Length	Width
Living / Dining / Kitchen	6.49m x 3.92m		21' 3" x 12' 10"	
Bedroom 1	4.26m x 2.84m		13' 11" x 9' 3"	
Bedroom 2	3.04m x 2.50m		11' 6" x 8' 2"	



1st Floor

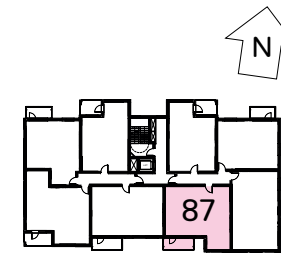
Plots 79 & 87

61.6 sq.m. 663 sq.ft.

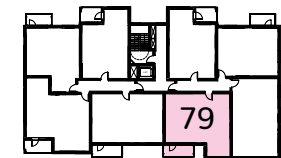


Dimensions TOTAL AREA: 61.6 SQ M 663 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.50m x 3.76m		21' 3" x 12' 4"	
Bedroom 1	4.89m x 3.08m		16' 0" x 10' 1"	
Bedroom 2	3.05m x 2.44m		10' 0" x 8' 0"	



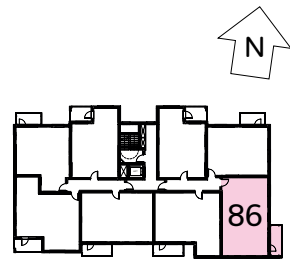
2nd Floor



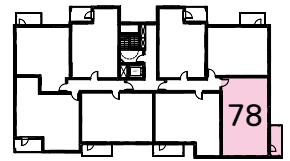
1st Floor

Plots 78 & 86

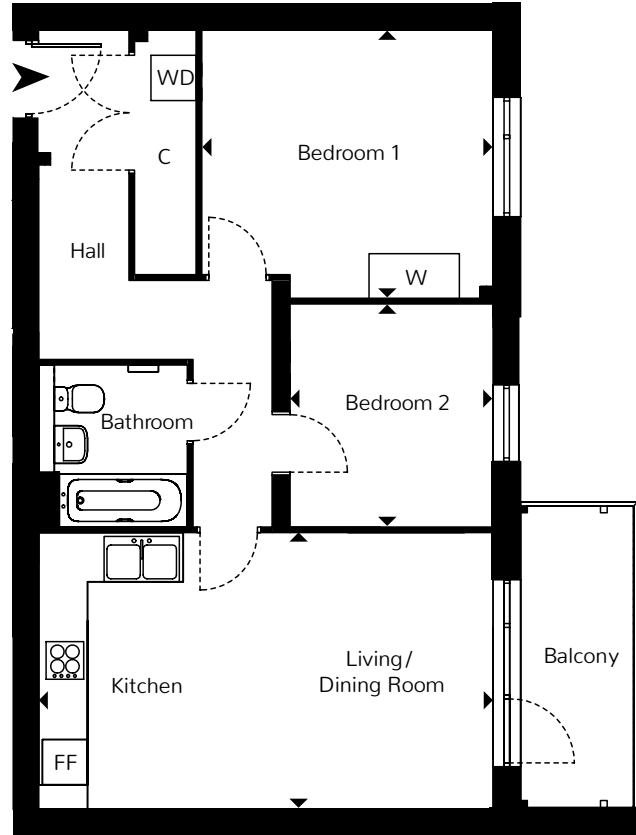
62.5 sq.m. 672 sq.ft.



2nd Floor



1st Floor

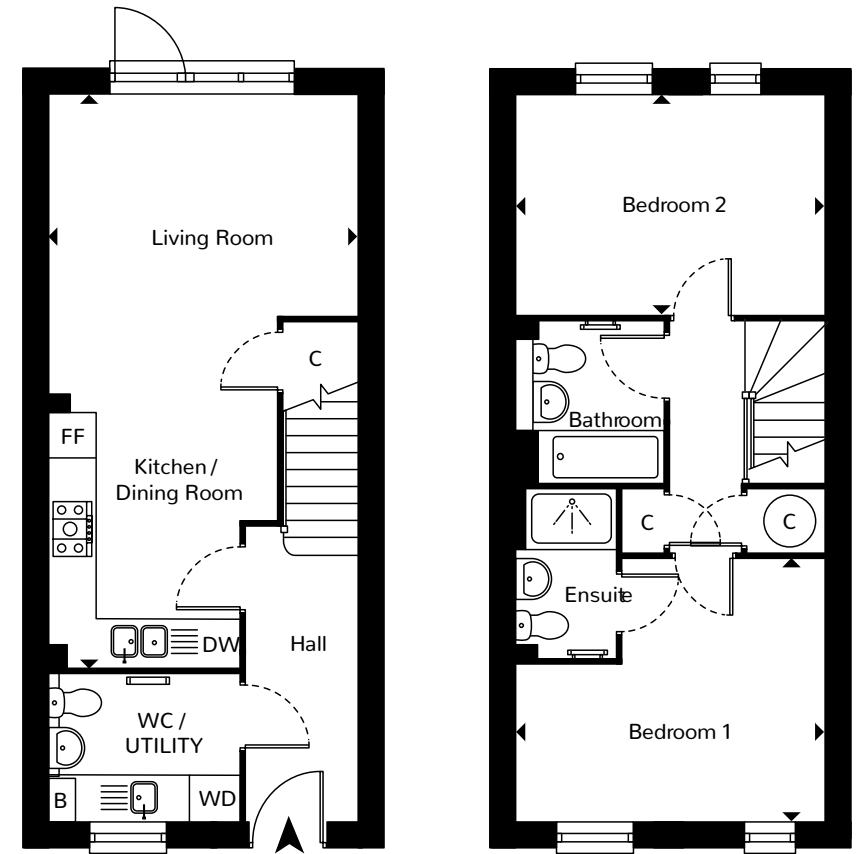


Dimensions TOTAL AREA: 62.5 SQ M 672 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.03m	3.66m	19' 9"	12' 0"
Bedroom 1	3.93m	3.58m	12' 10"	11' 9"
Bedroom 2	2.76m	2.68m	9' 0"	8' 9"

Houses 33 & 127

81.8 sq.m. 880 sq.ft.



Ground Floor

1st Floor

Dimensions TOTAL AREA: 81.8 SQ M 880 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.73m	4.18m	25' 4"	13' 8"
Bedroom 1	4.18m	3.55m	13' 8"	11' 7"
Bedroom 2	4.18m	2.98m	13' 8"	9' 9"