

HERITAGE

- REDROW -

THE LEDBURY

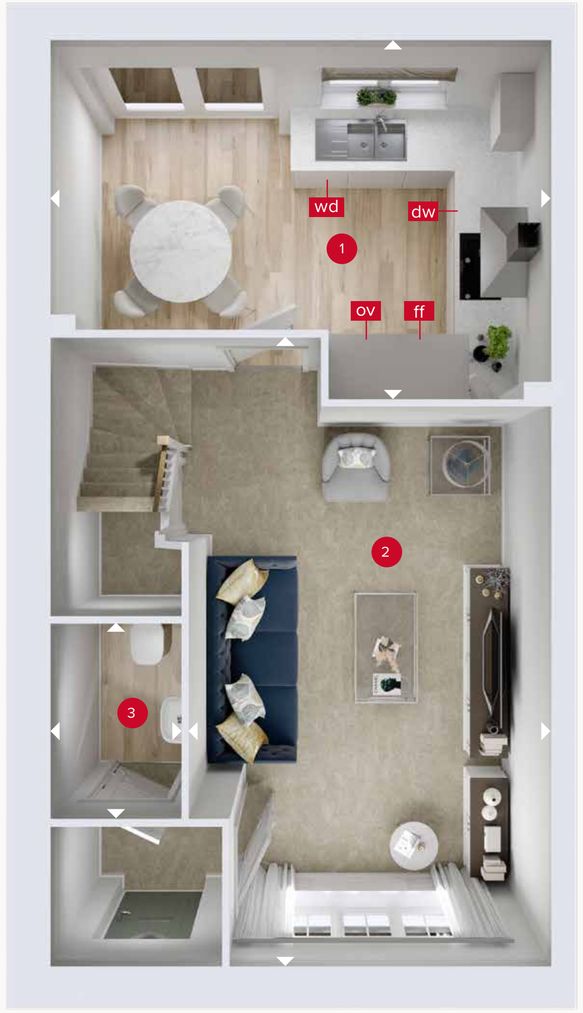
TWO BEDROOM SEMI-DETACHED HOME

AVAILABLE FROM £250,000

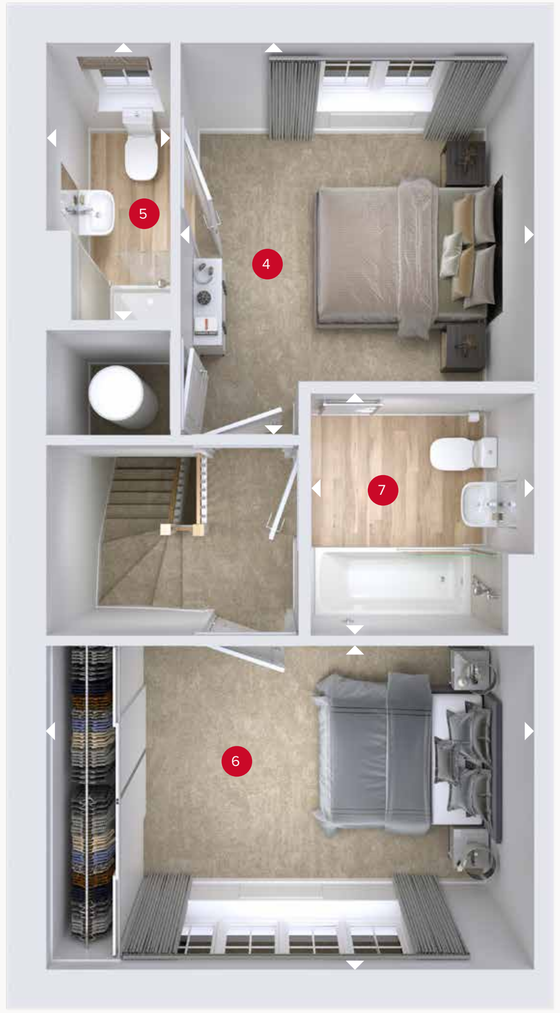
FIRST HOMES IS A GOVERNMENT-BACKED SCHEME DESIGNED TO HELP FIRST TIME BUYERS ONTO THE PROPERTY LADDER IN ENGLAND. UNDER THE SCHEME, HOMES ARE OFFERED FOR SALE WITH A DISCOUNT OF AT LEAST 30% OF THE MARKET VALUE.

REDROW

First Homes
Getting you on the ladder
Backed by HM Government



GROUND FLOOR



FIRST FLOOR

THE LEDBURY

GROUND FLOOR

1	Kitchen/Dining	14'4" x 10'4"	4.36 x 3.16 m
2	Lounge	18'9" x 11'5"	5.72 x 3.48 m
3	Cloaks	5'7" x 3'7"	1.70 x 1.09 m

FIRST FLOOR

4	Bedroom 1	11'6" x 10'5"	3.51 x 3.16 m
5	En-suite	8'2" x 3'8"	2.48 x 1.11 m
6	Bedroom 2	14'4" x 9'6"	4.36 x 2.90 m
7	Bathroom	7'1" x 6'7"	2.15 x 2.00 m

FIND OUT MORE ABOUT FIRST HOMES

NEW HOMES QUALITY CODE

Customers should note this illustration is an example of the Ledbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant for more information. 05171-07 EG_LEDB_DM.2

*The Government-backed, First Homes scheme, is subject to status, eligibility (including any "Local Eligibility Criteria" set by the local authority for their area (if any) designed to prioritise people that have a local connection or are a keyworker or Armed Services Member) and terms and conditions. Available on selected plots on some developments in England only. A property purchased using First Homes should be the buyers' only home. First Homes buyers are required to fund at least 50% of the price after discount by a repayment mortgage (or home purchase plan) together with a deposit of at least 5% of the price after discount. If you're interested in the First Homes scheme, please click here for full terms and conditions and speak to one of our Sales Executives for more information. For the first six weeks priority will be given to those who have local connection to the parish of Bramley or adjoining parish of Sherbore St John, Pamber, Silchester, Stratfield Saye, Stratfield Turgis, Hartley Wespall, Sherfield-on-Loddon, Sherfield Park and Chineham.

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher
wd - washer dryer space

REDROW

PLAN YOUR **DREAM HOME**



KITCHEN & UTILITY

Kitchen Styles
A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

Handles
Refer to Sales Consultant for agreed group specifications.

Plinth
Refer to Sales Consultant for agreed group specifications.

General
Kitchens to include smooth door closers and plastic cutlery tray.

Work Surfaces
Square Edged laminate worktops. Refer to Sales Consultant for agreed group specifications and choices.

Upstand
Matching above worktops, with stainless steel splash-back behind Hob.

Sink
Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

Appliances
Integrated fridge freezer - Electrolux
60cm ceramic hob - Electrolux
Integrated oven - Electrolux
60cm cooker hood - Electrolux



INTERIOR

Walls

Crown White paint finish.

Internal Doors

Internal moulded door.

Internal Door Furniture

Internal Door Furniture to be polished chrome effect.

Architrave

Torus profile MDF, 58mm x 14.5mm section size with white satin paint finish.

Skirting Boards

Torus profile MDF, 94 x 14.5mm section size with satin white paint finish.

Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

Ceilings

Crown White paint finish.

Central Heating

All house types will have a fitted air source heat pump and Myson Premier round top radiators fitted as standard – for more information please speak to our Sales Consultant.

Wardrobes

Gooding's wardrobes to most bedrooms are available as an optional upgrade.

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in room.

Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

OUR LUXURY SPECIFICATIONS ARE CAREFULLY CONSIDERED **AND BEAUTIFULLY DESIGNED TO MAKE THE MOST OF YOUR NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware

Armitage Shanks in White finish.

WC, Bathroom & En-suite Basin

Sandringham 45cm basin by Armitage Shanks. Fitted with Calista Basin Mixer by Ideal Standard.

Bath

Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

Bath Panel

Armitage Shanks front bath panel.

Shower over Bath

Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug.

Shower

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen – Connect Radius Screen by Ideal Standard.

Shower Screen & Tray

Screen and tray by Mira. Please refer to drawings to confirm whether Pivot or Bifold style doors is to be fitted.

Wall Tiles

Bathroom – Porcelanosa full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom – one tile high splash-back to basin.

Bathroom & En-suite Basin

Sottini Arc with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Cloakroom Basin

Sandringham 45cm basin by Armitage Shanks. Fitted with Calista Basin Mixer by Ideal Standard.

Towel Rail

Electric towel radiators by Myson.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

House Numeral

To front of property on numeral plaque to match the colour of the front door except when white when numeral to be black.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garden

Front quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

Door Bell

Black bell push with transformer.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.