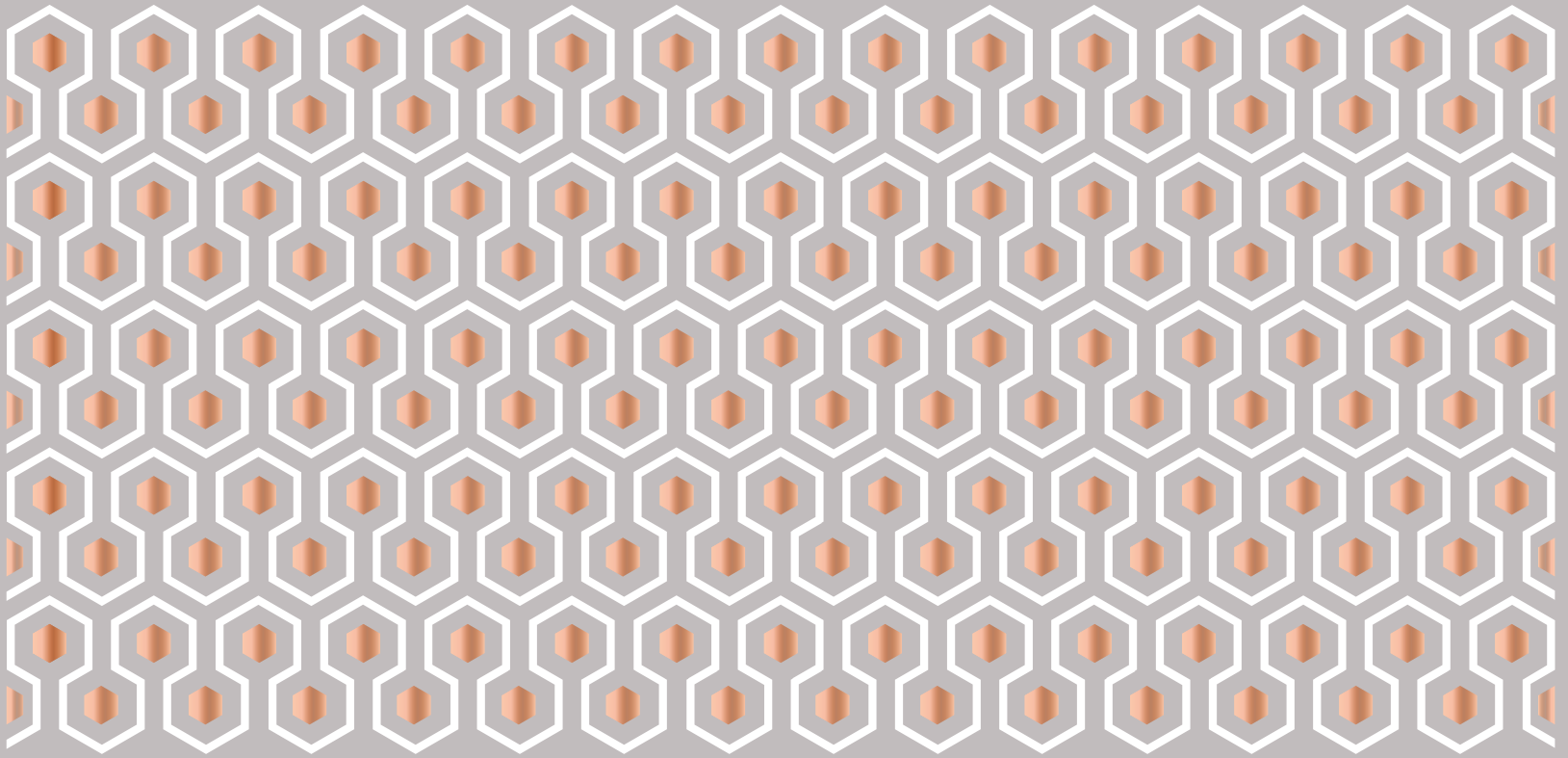
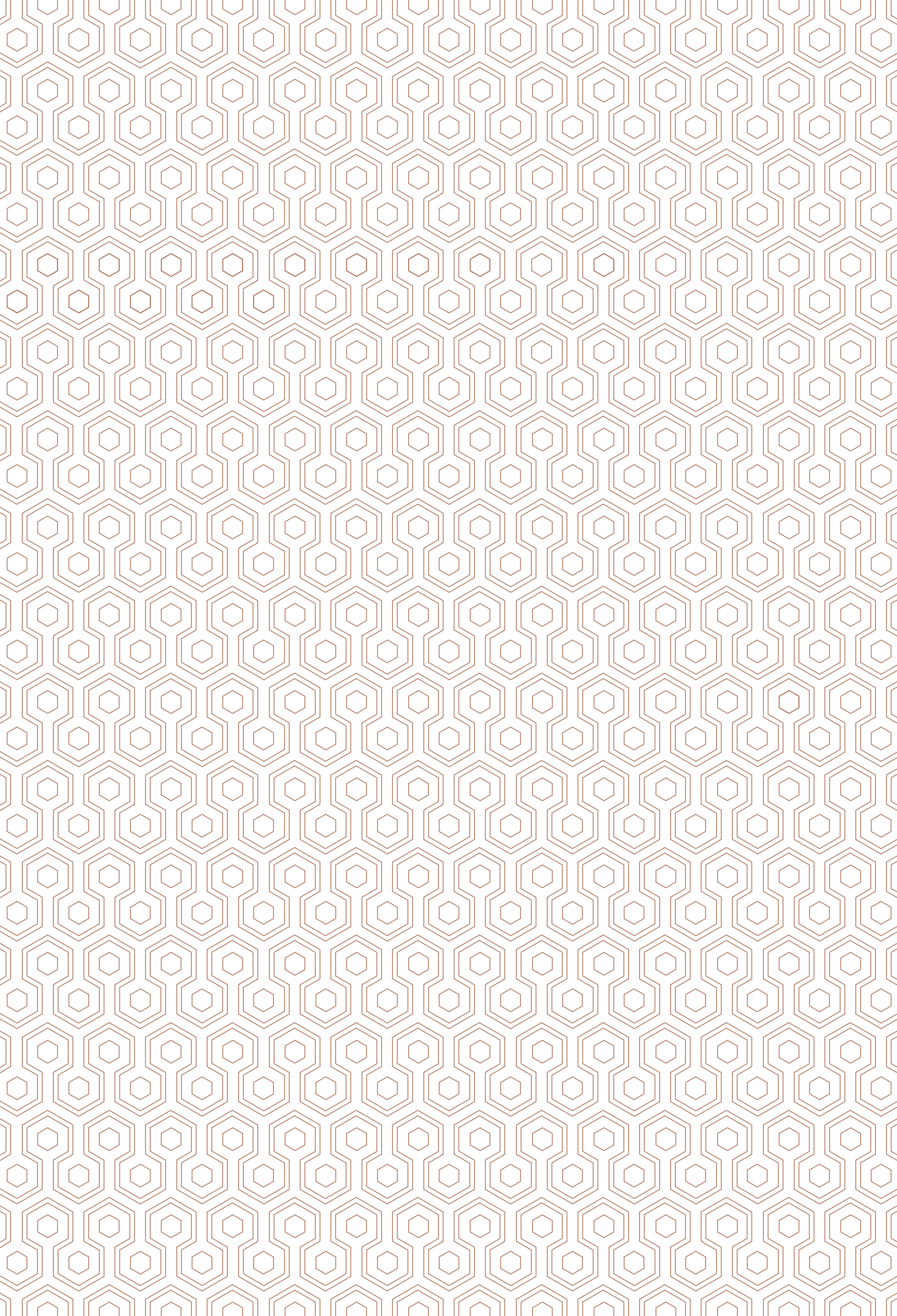


ROYAL WELLS PARK

ROYAL TUNBRIDGE WELLS

— SOVEREIGN PLACE —





ROYAL WELLS PARK

ROYAL TUNBRIDGE WELLS

— SOVEREIGN PLACE —

Royal Wells Park is a truly remarkable development located in historic Royal Tunbridge Wells, one of England's most affluent and vibrant locations.



The exceptional collection of luxury one, two and three bedroom apartments and three, four, five and six bedroom houses from award-winning developer Berkeley, have been carefully master-planned with elegant architecture and beautiful landscaping.



The landscaping is greatly enhanced by a unique water feature that acts as a natural focus for the surrounding green open spaces. These spaces provide an environment for residents and their friends and families to relax. There is also a children's play area, as well as easy access to The Wells Free School¹.



Located in the heart of Royal Tunbridge Wells, with its rich heritage and wealth of historic attractions, Royal Wells Park combines exclusivity with practicality. The many outstanding schools, shops and amenities for which Royal Tunbridge Wells is renowned for, are just a short walk away. The mainline railway station is also within easy reach, providing regular services into London Bridge in just 45 minutes².



Sovereign Place is the final release of one, two and three bedroom apartments at Royal Wells Park.

¹PLACES ARE SUBJECT TO AVAILABILITY AND ENTRY CRITERIA.
²JOURNEY TIME IS APPROXIMATE AND MAY NOT BE DIRECT. SOURCE: NATIONALRAIL.CO.UK.

THE EPITOME OF ELEGANCE AND LUXURY

Sovereign Place is the latest collection of just 46, one, two and three bedroom apartments at the stunning Royal Wells Park development. Both Sapphire House and Emerald House have been designed

to embrace the Regency architecture characteristic of the local area. The apartments are built with a superior specification, with lift access to all floors, private parking and many offering either a balcony or terrace.



COMPUTER GENERATED IMAGE DEPICTS SAPPHIRE HOUSE AND EMERALD HOUSE AT SOVEREIGN PLACE, ROYAL WELLS PARK AND IS INDICATIVE ONLY.



COMPUTER ENHANCED PHOTOGRAPHY DEPICTS SOVEREIGN PLACE AT ROYAL WELLS PARK AND IS INDICATIVE ONLY.



WALK IN THE FOOTSTEPS OF KINGS AND QUEENS

Since the discovery of a chalybeate spring in 1606, Royal Tunbridge Wells has enjoyed a unique atmosphere. As a spa famed for its health giving waters and later as a favourite resort of Queen Victoria, it has a reputation as one of the most desirable towns in south-east England.

While the popularity of the spa water has waned, Royal Tunbridge Wells has retained its appeal, with its rich architectural heritage and its unique and welcoming atmosphere.

To walk along The Pantiles, the Georgian colonnade at the heart of the town, is to walk through history.

From Regency elegance to 20th century modernity, the town centre is a living museum waiting to be discovered, with an exclusive mixture of stylish boutiques, appealing antique shops, art galleries and a wealth of coffee shops and eateries.



Although I previously spent far more time in London, I'm now based in Tunbridge Wells almost full-time as I love the property so much. On top of the far easier commute, having the town centre on my doorstep means I still feel in the middle of everything.

Resident, Royal Wells Park

A TOWN VIBRANT WITH STYLE AND CHOICE

With a home at Sovereign Place, everything that Royal Tunbridge Wells has to offer, from stylish shopping, gourmet restaurants, cafés and theatres, is all just a short walk away.

Royal Tunbridge Wells hosts many events throughout the year including the food festival in The Pantiles, Local and Live Fundraising Festival as well as Jazz on the Pantiles from May through to September. The Assembly Hall Theatre and Trinity Theatre also play host to a variety of live performances, including touring companies from London.

There are dining options for every mood, from fine European cuisine to welcoming coffee shops that line The Pantiles.

Anyone who enjoys shopping will find plenty on offer. As well as the antique shops and galleries, there are independent outlets specialising in fashion, jewellery, food and wine, while the Royal Victoria Place shopping centre offers a vast array of shops, including high street names. The newly refurbished Hoopers department store offers luxury brands, while jeweller G. Collins & Sons has a Royal Warrant as Personal Jeweller to Her Majesty the Queen.



Living in Royal Wells Park is ideal as we are so central to everything we need. We live just a short walk from the main shopping area, as well as the railway station, health services and other cultural amenities.

Resident, Royal Wells Park





TAKE TIME OUT TO ENJOY SPORTS AND LEISURE

For those who enjoy sports and outdoor living, Royal Tunbridge Wells offers commons, parks, walks and sporting facilities, as well as superb countryside nearby. With a home at Sovereign Place, green open space is always in reach.

Calverley Grounds and award-winning Dunorlan Park are both carefully maintained with formal lawns and ornamental gardens. Ideal for a relaxing stroll, their calm atmosphere is perfectly in keeping with the elegance of the town. By contrast, Tunbridge Wells and Rusthall Commons provide more than 250 acres of semi-wild woodland and heath, as well as the intriguing Wellington Rocks to clamber on and explore.

Some of the most beautiful countryside in England is just a short drive away including the Kentish Weald, with stately homes and gardens such as Sissinghurst Castle, Penshurst Place and Hever Castle. Why not take the time to discover the numerous churches and intriguing Wealden villages.

There are opportunities for sports enthusiasts too, including routes for horse riding, cycling and walking, as well as clubs for cricket, tennis and golf.



PERFECT SURROUNDINGS TO LEARN AND PLAY

Excellent educational facilities are another reason to choose a home in Royal Tunbridge Wells. A range of schools include some of the most highly regarded in the south-east.

The Wells Free School* is a brand new primary school recently built on the Royal Wells Park development, while other primaries include St James' Church of England Junior School, rated 'Outstanding' by Ofsted and Claremont Primary School. Older children are served by three grammar schools: The Skinners' School, Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys.

There is an excellent choice for those choosing private education too, with Beechwood Sacred Heart School, Holmewood House School, The Mead School and Rose Hill School. Further education can be found in London, which offers some of the finest and most renowned universities in the world.

Skinners' School strives to achieve academic excellence for all its pupils with outstanding facilities and a traditional mix of subjects. Our son is getting a well rounded education and has the support of his teachers year on year.

Parent, Skinners' School



*PLACES ARE SUBJECT TO AVAILABILITY AND ENTRY CRITERIA.



EXPERIENCE THE DELIGHTS OF BOTH TOWN AND COUNTRY

Royal Wells Park – perfect for enjoying London and beyond.

Tunbridge Wells station is less than 10 minutes' walk from Royal Wells Park. Trains reach London in as little as 45 minutes, with direct links to the City, Central London, Docklands and surrounding areas. These excellent connections make commuting simple, ensuring all that London has to offer is within easy reach.

Take your pick of your favourite boutiques and department stores, or enjoy the culture, music, theatre and nightlife that makes London so exciting.

There are excellent connections for going further afield too. The M25 and M23 motorways are within a 40 minute drive, providing links to Heathrow and Gatwick. The Eurostar Ashford International Station is less than one hour away.

WALK

- Royal Victoria Place 5 minutes
- Assembly Hall Theatre 8 minutes
- Trinity Theatre 8 minutes
- Tunbridge Wells Station 9 minutes
- The Pantiles 15 minutes

TRAIN

- London Bridge 45 minutes
- Charing Cross 54 minutes
- Ashford International 43 minutes

ROAD

- Sevenoaks 22 minutes
- Ashdown Forest 27 minutes
- Sissinghurst 29 minutes
- Bluewater 36 minutes
- Ebbsfleet International 37 minutes
- Gatwick Airport 47 minutes
- Heathrow Airport 59 minutes
- Ashford International 63 minutes
- Canterbury 73 minutes

ALL RAIL JOURNEY TIMES ARE APPROXIMATE AND MAY NOT BE DIRECT. SOURCE: NATIONALRAIL.CO.UK
ALL ROAD JOURNEY TIMES ARE APPROXIMATE. SOURCE: MAPS.GOOGLE.CO.UK

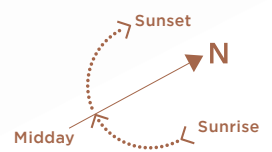
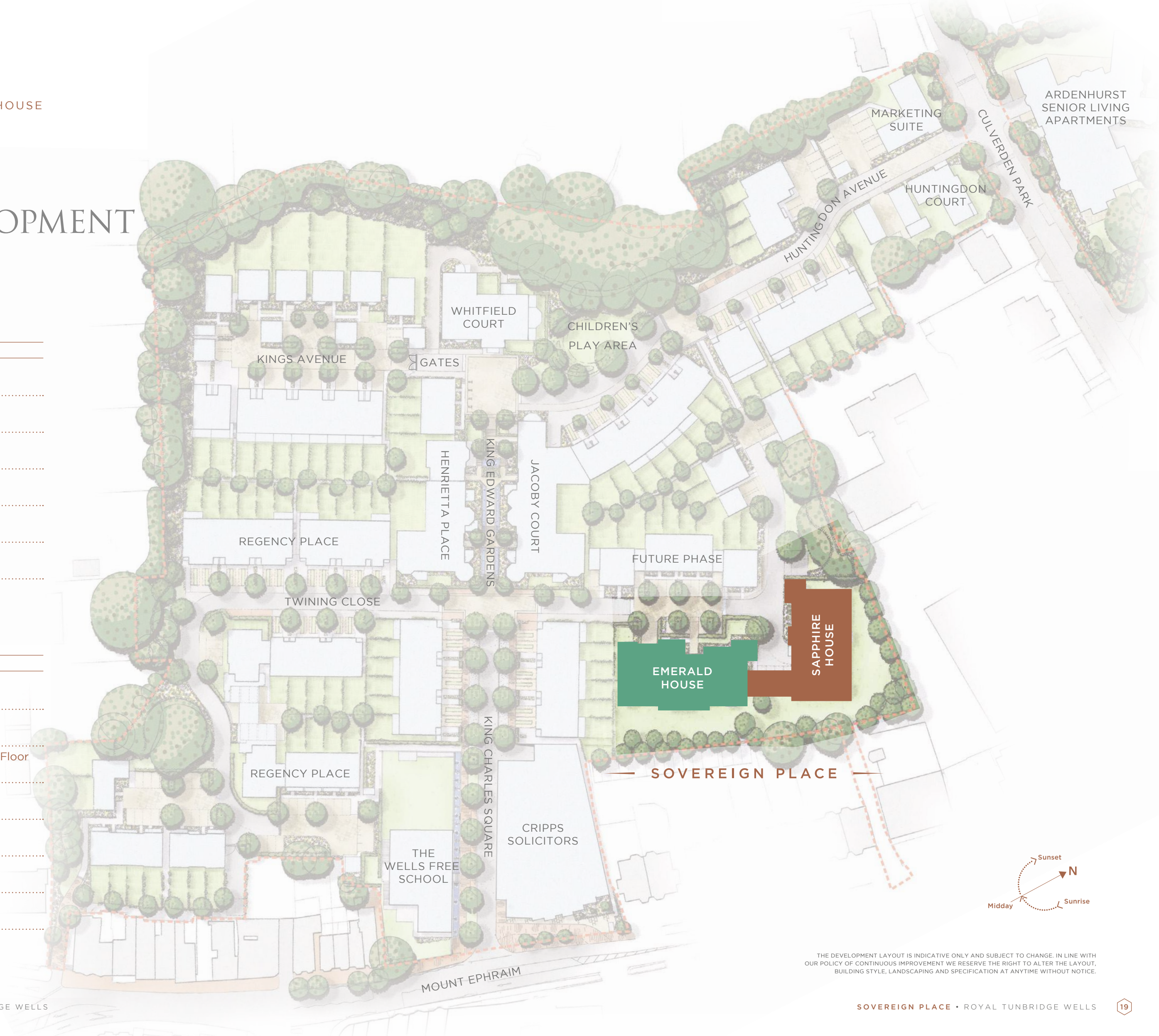
THE DEVELOPMENT LAYOUT

EMERALD HOUSE

PAGE	FLOOR
P22	Ground Floor Apartments 120-121
P24	First Floor Apartments 122-128
P26	Second Floor Apartments 129-135
P28	Third Floor Apartments 136-141
P31	Premium Plus Collection Apartment 142
P32	Premium Plus Collection Apartment 143
P33	Premium Plus Collection Apartment 144

SAPPHIRE HOUSE

PAGE	FLOOR
P36	Ground Floor Apartments 99-100
P38	First Floor Apartments 101-105
P40	Ground, First and Second Floor Apartment 106
P42	Second Floor Apartments 107-111
P44	Third Floor Apartments 112-116
P47	Premium Plus Collection Apartment 117
P48	Premium Plus Collection Apartment 118
P49	Premium Plus Collection Apartment 119



THE DEVELOPMENT LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE. IN LINE WITH OUR POLICY OF CONTINUOUS IMPROVEMENT WE RESERVE THE RIGHT TO ALTER THE LAYOUT, BUILDING STYLE, LANDSCAPING AND SPECIFICATION AT ANYTIME WITHOUT NOTICE.

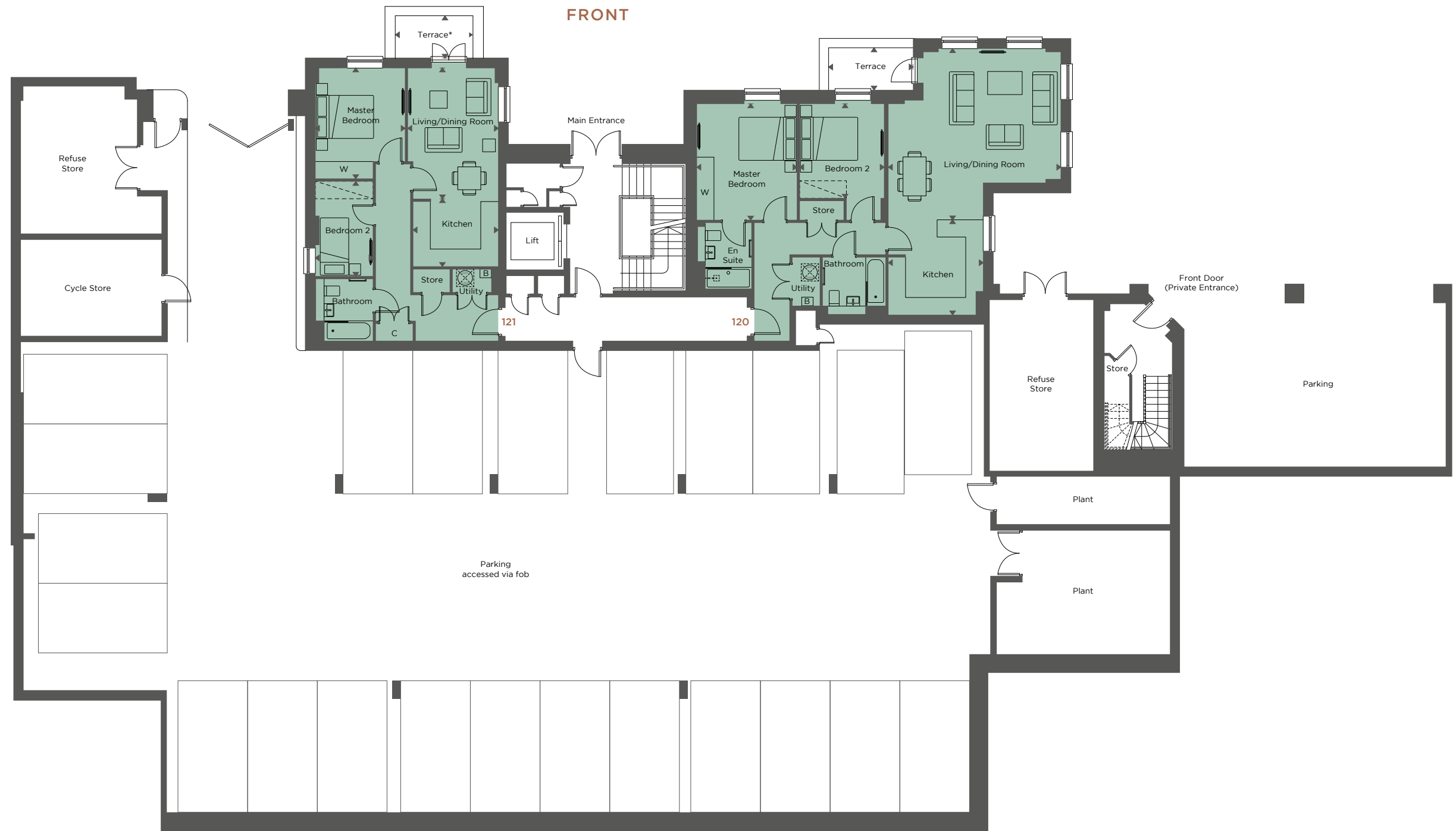
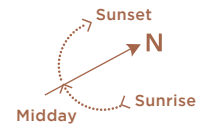
SOVEREIGN PLACE
EMERALD HOUSE
PLOTS 120-144

TRADITIONAL ARCHITECTURE
SUPERIOR SPECIFICATION



COMPUTER GENERATED IMAGE DEPICTS EMERALD HOUSE AT SOVEREIGN PLACE, ROYAL WELLS PARK AND IS INDICATIVE ONLY.

EMERALD HOUSE
GROUND FLOOR



REAR

APARTMENT 120

Living/Dining Room	5.95m x 6.00m	19'7" x 19'8"
Kitchen	3.30m x 3.29m	10'10" x 10'10"
Master Bedroom	4.03m x 3.48m	13'3" x 11'5"
Bedroom 2	3.27m x 2.93m	10'9" x 9'7"
TOTAL AREA	90.10 sq m	970 sq ft
Terrace	1.47m x 2.93m	4'10" x 9'8"

APARTMENT 121

Living/Dining Room	3.13m x 4.54m	10'4" x 14'11"
Kitchen	2.95m x 2.35m	9'8" x 7'9"
Master Bedroom	3.11m x 3.84m	10'3" x 12'7"
Bedroom 2	2.00m x 3.29m	6'7" x 10'10"
TOTAL AREA	60.30 sq m	649 sq ft
Terrace*	1.48m x 2.83m	4'10" x 9'3"

EMERALD HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



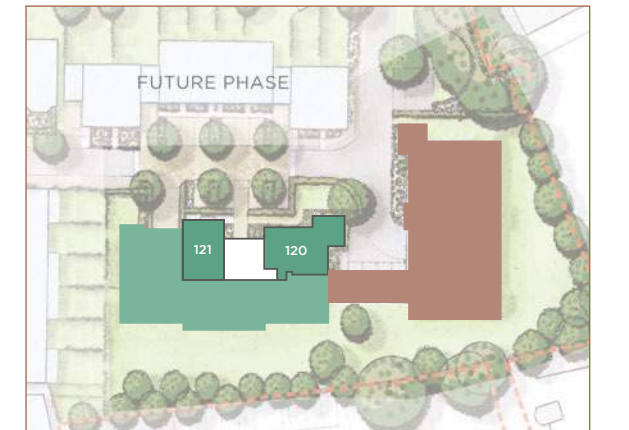
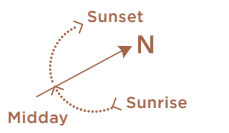
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DENOTES SPACE FOR WARDROBE

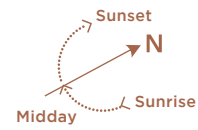
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*TERRACE TO APARTMENT 121 IS SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT



**EMERALD HOUSE
FIRST FLOOR**



APARTMENT 122

Living/Dining Room	5.60m x 6.01m	18'5" x 19'9"
Kitchen	3.66m x 3.14m	12'0" x 10'4"
Master Bedroom	4.16m x 3.44m	13'8" x 11'3"
Bedroom 2	3.39m x 3.00m	11'2" x 9'10"
TOTAL AREA	87.63 sq m	943 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'7"

APARTMENT 123

Living/Dining Room	3.45m x 5.29m	11'4" x 17'5"
Kitchen	3.15m x 2.10m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	3.15m x 3.32m	10'4" x 10'11"
TOTAL AREA	70.65 sq m	760 sq ft
Terrace	10.00m x 5.05m	32'9" x 16'6"

APARTMENT 124

Living/Dining Room	3.50m x 4.09m	11'6" x 13'5"
Kitchen	2.86m x 3.00m	9'5" x 9'10"
Master Bedroom	2.76m x 4.09m	9'1" x 13'5"
TOTAL AREA	48.63 sq m	523 sq ft
Terrace	6.48m x 3.13m	21'3" x 12'10"

APARTMENT 125

Living/Dining Room	3.50m x 4.09m	11'6" x 13'5"
Kitchen	2.86m x 3.00m	9'5" x 9'10"
Master Bedroom	2.76m x 4.09m	9'1" x 13'5"
TOTAL AREA	48.63 sq m	523 sq ft
Terrace	6.42m x 3.93m	21'3" x 12'10"

APARTMENT 126

Living/Dining Room	3.62m x 5.30m	11'11" x 17'5"
Kitchen	3.15m x 2.09m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	2.97m x 3.33m	9'9" x 10'11"
TOTAL AREA	70.05 sq m	754 sq ft
Terrace	7.84m x 5.05m	32'3" x 16'6"

APARTMENT 127

Living/Dining Room	3.44m x 5.82m	11'4" x 19'1"
Kitchen	3.14m x 2.09m	10'4" x 6'11"
Master Bedroom	3.12m x 4.18m	10'3" x 13'9"
Bedroom 2	3.20m x 4.18m	10'6" x 13'9"
TOTAL AREA	72.43 sq m	780 sq ft

APARTMENT 128

Living/Dining Room	3.41m x 4.52m	11'2" x 14'10"
Kitchen	2.85m x 3.19m	9'4" x 10'6"
Master Bedroom	2.83m x 4.16m	9'4" x 13'8"
TOTAL AREA	49.49 sq m	533 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

REAR

EMERALD HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



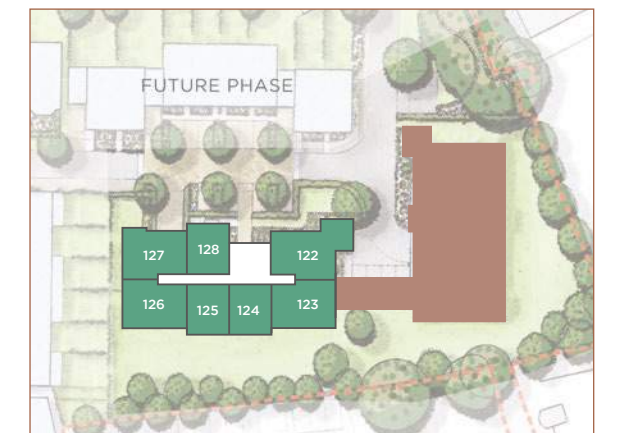
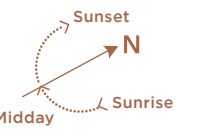
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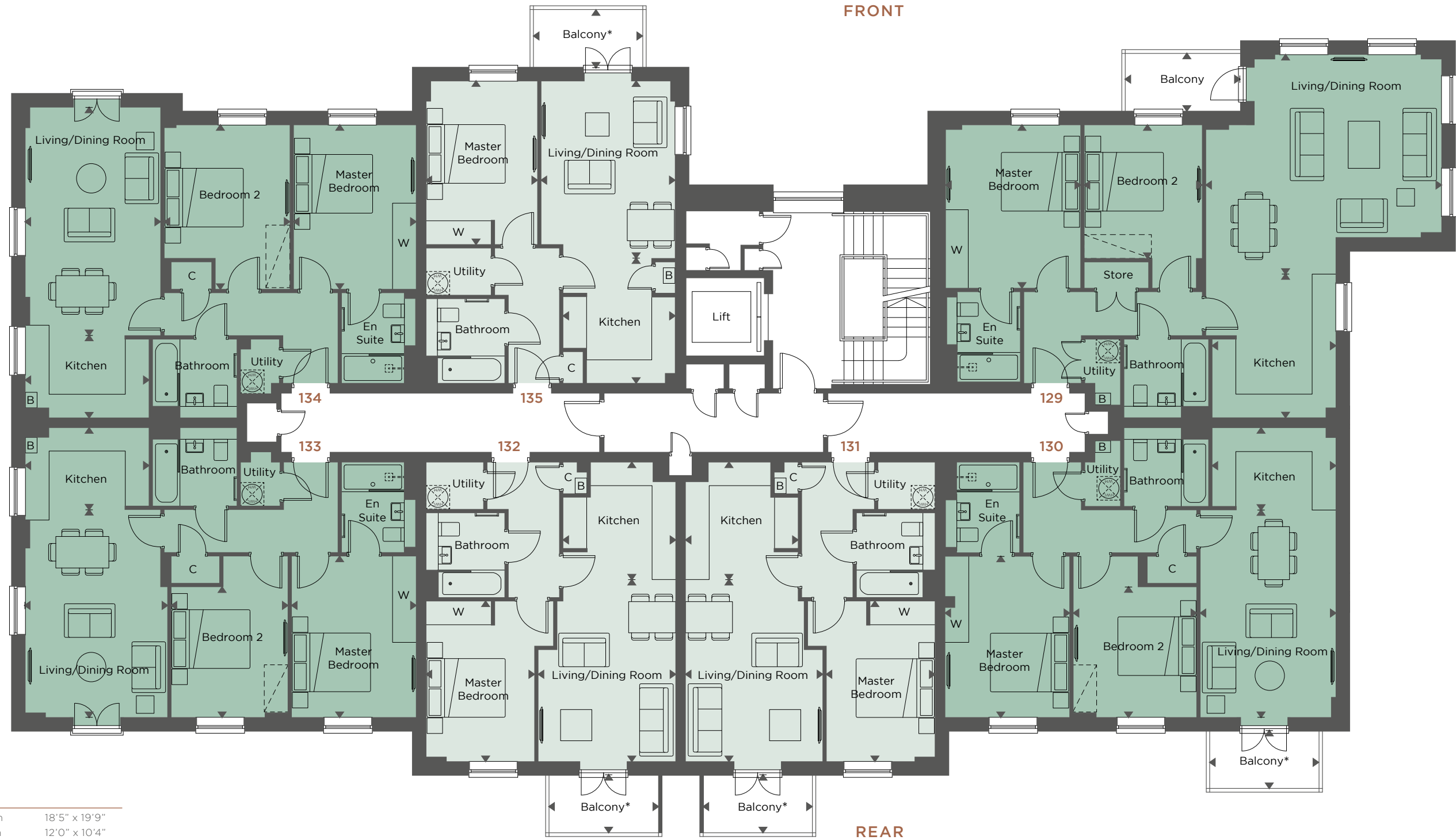
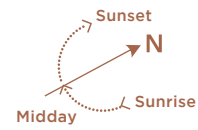
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*BALCONY TO APARTMENT 128 IS SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT



**EMERALD HOUSE
SECOND FLOOR**



APARTMENT 129

Living/Dining Room	5.60m x 6.01m	18'5" x 19'9"
Kitchen	3.66m x 3.14m	12'0" x 10'4"
Master Bedroom	4.16m x 3.44m	13'8" x 11'3"
Bedroom 2	3.39m x 3.00m	11'2" x 9'10"
TOTAL AREA	87.63 sq m	943 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'7"

APARTMENT 130

Living/Dining Room	3.45m x 5.29m	11'4" x 17'5"
Kitchen	3.15m x 2.10m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	3.15m x 3.32m	10'4" x 10'11"
TOTAL AREA	70.65 sq m	760 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 131

Living/Dining Room	3.50m x 4.09m	11'6" x 13'5"
Kitchen	2.86m x 3.00m	9'5" x 9'10"
Master Bedroom	2.76m x 4.09m	9'1" x 13'5"
TOTAL AREA	48.63 sq m	523 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 132

Living/Dining Room	3.50m x 4.09m	11'6" x 13'5"
Kitchen	2.86m x 3.00m	9'5" x 9'10"
Master Bedroom	2.76m x 4.09m	9'1" x 13'5"
TOTAL AREA	48.63 sq m	523 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 133

Living/Dining Room	3.62m x 5.30m	11'11" x 17'5"
Kitchen	3.15m x 2.09m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	2.97m x 3.33m	9'9" x 10'11"
TOTAL AREA	70.05 sq m	754 sq ft

APARTMENT 134

Living/Dining Room	3.44m x 5.82m	11'4" x 19'1"
Kitchen	3.14m x 2.09m	10'4" x 6'11"
Master Bedroom	3.12m x 4.18m	10'3" x 13'9"
Bedroom 2	3.20m x 4.18m	10'6" x 13'9"
TOTAL AREA	72.43 sq m	780 sq ft

APARTMENT 135

Living/Dining Room	3.41m x 4.52m	11'2" x 14'10"
Kitchen	2.85m x 3.19m	9'4" x 10'6"
Master Bedroom	2.83m x 4.16m	9'4" x 13'8"
TOTAL AREA	49.49 sq m	533 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

EMERALD HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment

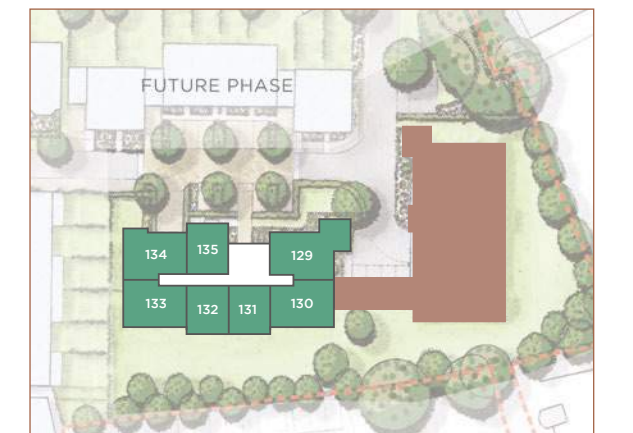


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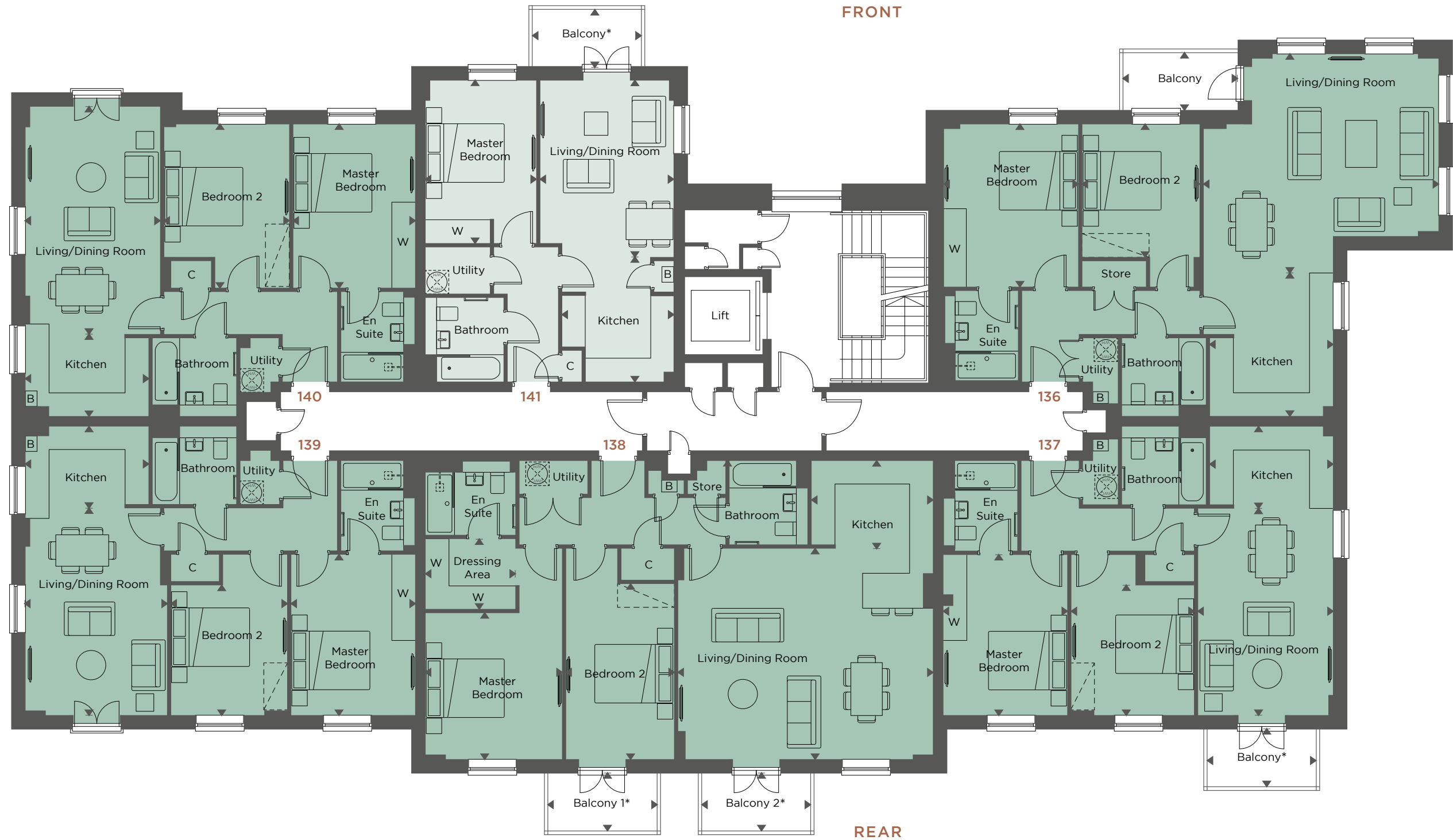
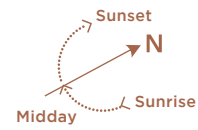
--- DENOTES SPACE FOR WARDROBE

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*BALCONIES TO APARTMENTS 130, 131, 132 & 135 ARE SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT



EMERALD HOUSE
THIRD FLOOR



APARTMENT 136

Living/Dining Room	5.60m x 6.01m	18'5" x 19'9"
Kitchen	3.66m x 3.14m	12'0" x 10'4"
Master Bedroom	4.16m x 3.44m	13'8" x 11'3"
Bedroom 2	3.39m x 3.00m	11'2" x 9'10"
TOTAL AREA	87.63 sq m	943 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'7"

APARTMENT 137

Living/Dining Room	3.45m x 5.29m	11'4" x 17'5"
Kitchen	3.15m x 2.10m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	3.15m x 3.32m	10'4" x 10'11"
TOTAL AREA	70.65 sq m	760 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 138

Living/Dining Room	5.39m x 6.52m	17'8" x 21'5"
Kitchen	2.25m x 3.10m	7'5" x 10'2"
Master Bedroom	3.74m x 3.49m	12'3" x 11'6"
Dressing Area	2.30m x 1.80m	7'6" x 5'11"
Bedroom 2	4.49m x 2.76m	14'9" x 9'1"
TOTAL AREA	99.24 sq m	1,068 sq ft
Balcony 1*	1.48m x 2.83m	4'10" x 9'3"
Balcony 2*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 139

Living/Dining Room	3.62m x 5.30m	11'11" x 17'5"
Kitchen	3.15m x 2.09m	10'4" x 6'11"
Master Bedroom	3.17m x 4.11m	10'5" x 13'6"
Bedroom 2	2.97m x 3.33m	9'9" x 10'11"
TOTAL AREA	70.05 sq m	754 sq ft

APARTMENT 140

Living/Dining Room	3.44m x 5.82m	11'4" x 19'1"
Kitchen	3.14m x 2.09m	10'4" x 6'11"
Master Bedroom	3.12m x 4.18m	10'3" x 13'9"
Bedroom 2	3.20m x 4.18m	10'6" x 13'9"
TOTAL AREA	72.43 sq m	780 sq ft

APARTMENT 141

Living/Dining Room	3.41m x 4.52m	11'2" x 14'10"
Kitchen	2.85m x 3.19m	9'4" x 10'6"
Master Bedroom	2.83m x 4.16m	9'4" x 13'8"
TOTAL AREA	49.49 sq m	533 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

EMERALD HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



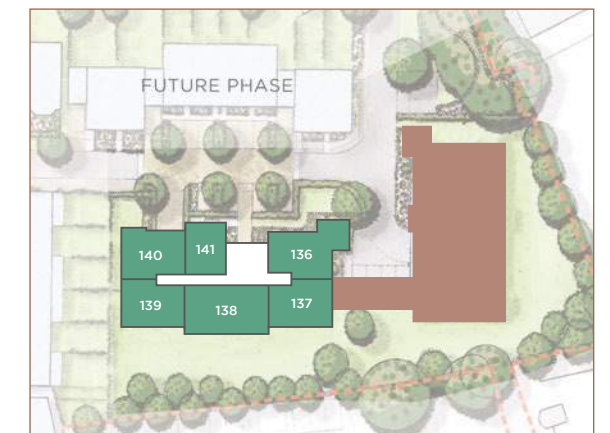
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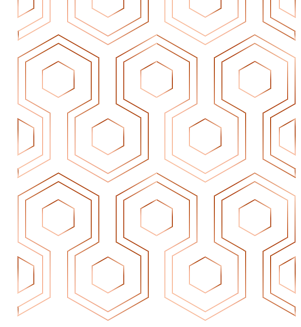
DENOTES SPACE FOR WARDROBE

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*BALCONIES TO APARTMENTS 137, 138 & 141 ARE SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT





APARTMENTS 142, 143 AND 144

PREMIUM PLUS COLLECTION

EMERALD HOUSE



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APARTMENT

142

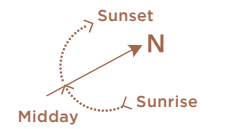
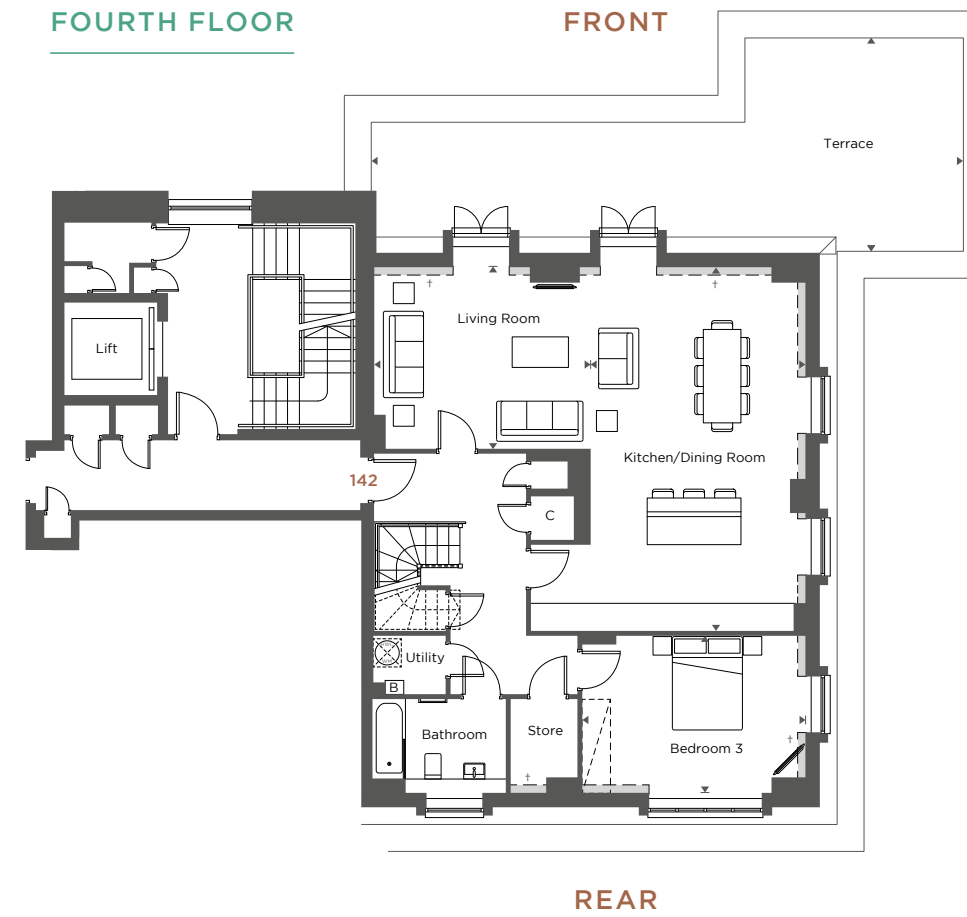
FOURTH FLOOR

Living Room	4.63m x 3.89m	15'3" x 12'9"
Kitchen/Dining Room	4.59m x 7.78m	15'1" x 25'7"
Bedroom 3	4.78m x 3.63m	15'8" x 11'0"
TOTAL AREA	105.76 sq m	1,138 sq ft
Terrace	12.55m x 4.46m	41'2" x 14'8"

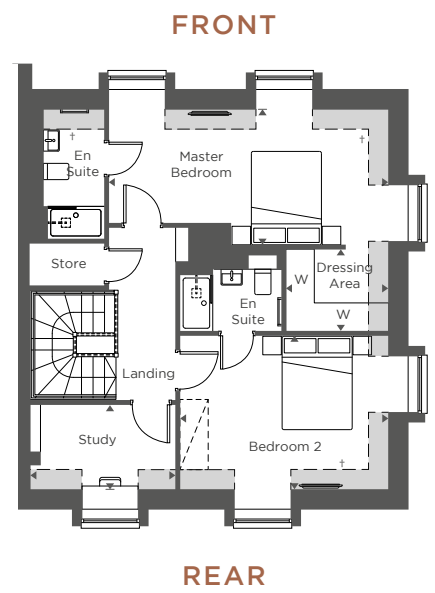
FIFTH FLOOR

Master Bedroom	4.07m x 3.34m	13'4" x 11'0"
Dressing Area	2.18m x 1.74m	7'2" x 5'9"
Bedroom 2	3.16m x 3.15m	10'4" x 10'4"
Study	3.10m x 1.80m	10'2" x 5'11"
TOTAL AREA	65.46 sq m	706 sq ft
OVERALL AREA	171.22 sq m	1,844 sq ft

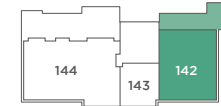
FOURTH FLOOR



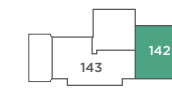
FIFTH FLOOR



FOURTH FLOOR



FIFTH FLOOR



EMERALD HOUSE

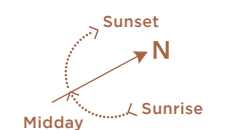


- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST
- GROUND



PLEASE NOTE: DOTTED LINES DENOTE REDUCED CEILING HEIGHT, *SLOPING CEILING 1.5M TO 2.50M (IN ACCORDANCE WITH CONSUMER CODE). FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

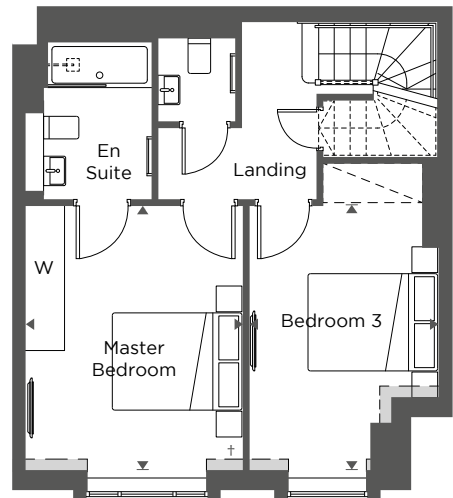
DEVELOPMENT LAYOUT



APARTMENT 143

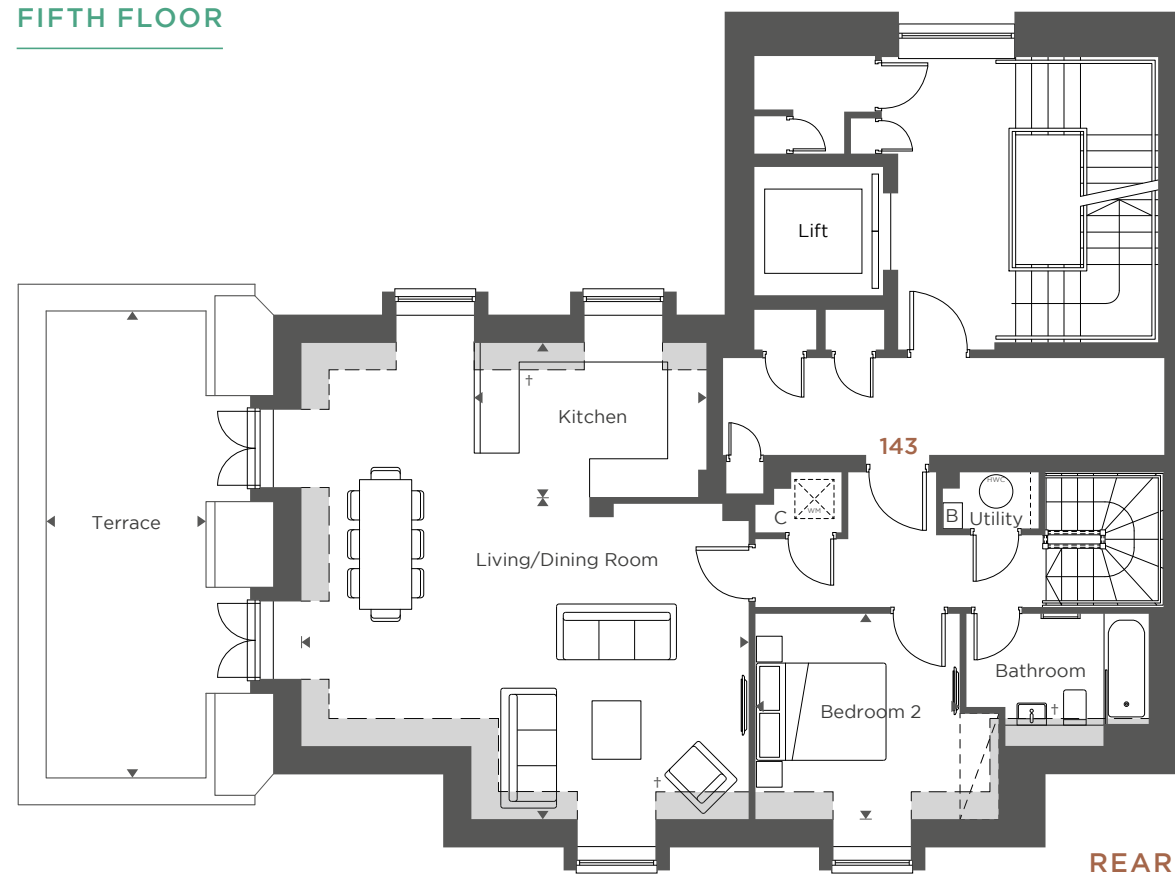
FOURTH FLOOR		
Master Bedroom	4.07m x 3.34m	13'4" x 11'0"
Bedroom 3	4.07m x 2.91m	13'4" x 9'7"
TOTAL AREA	43.58 sq m	469 sq ft
FIFTH FLOOR		
Living/Dining Room	4.95m x 6.89m	16'3" x 22'7"
Kitchen	2.38m x 3.58m	7'10" x 11'9"
Bedroom 2	3.16m x 3.15m	10'4" x 10'4"
TOTAL AREA	82.18 sq m	885 sq ft
Terrace	7.20m x 2.45m	23'7" x 8'1"
OVERALL AREA	125.76 SQ M	1,354 SQ FT

FOURTH FLOOR FRONT

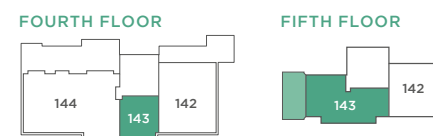


REAR

FIFTH FLOOR



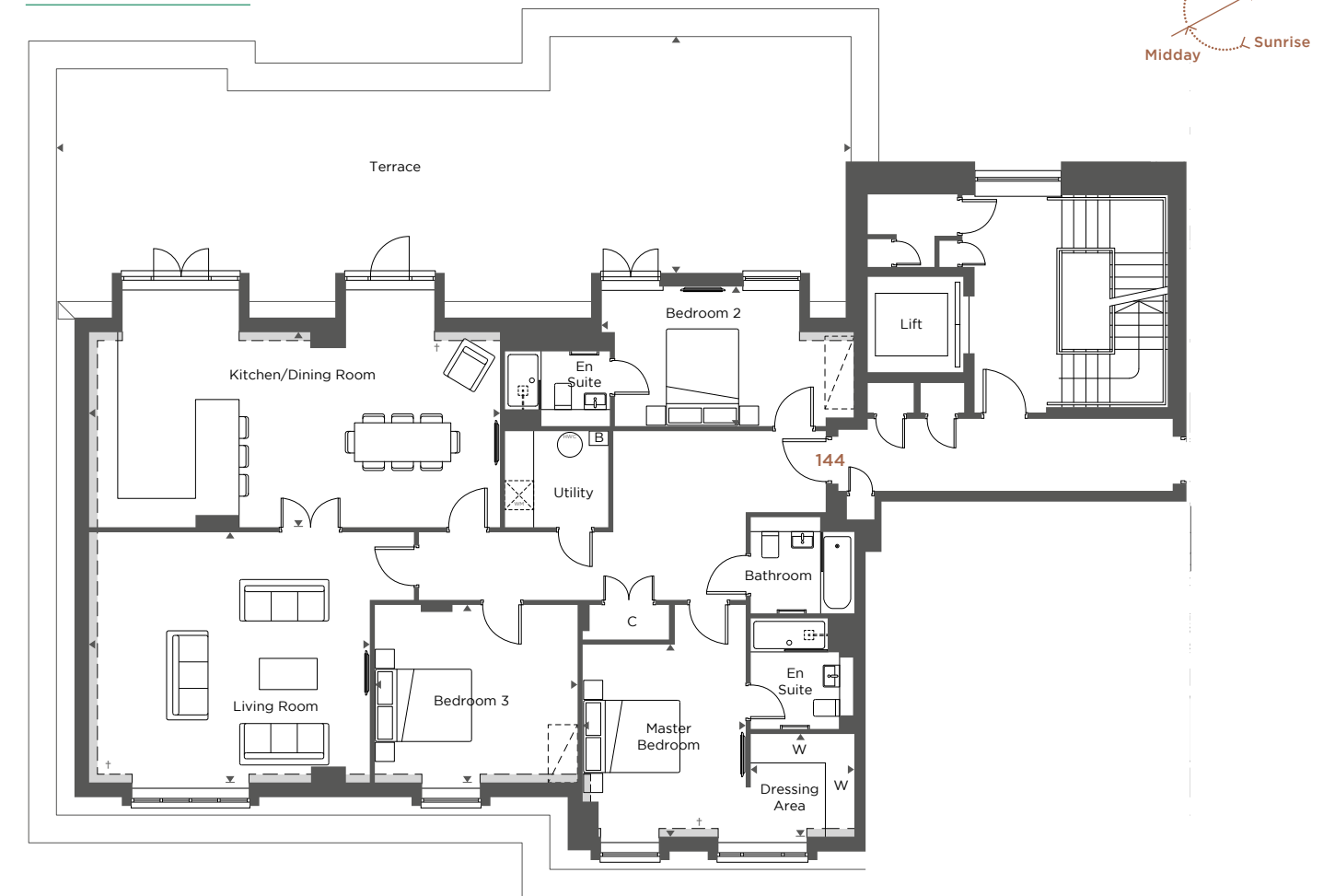
REAR



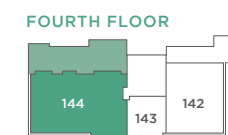
APARTMENT 144

FOURTH FLOOR		
Living Room	5.19m x 5.82m	17'0" x 19'1"
Kitchen/Dining Room	4.04m x 8.52m	13'2" x 28'0"
Bedroom 1	3.98m x 3.38m	13'1" x 11'1"
Dressing Area	2.14m x 2.13m	7'0" x 7'0"
Bedroom 2	2.89m x 5.22m	9'6" x 17'2"
Bedroom 3	3.68m x 4.20m	12'1" x 13'9"
TOTAL AREA	163.30 sq m	1,758 sq ft
Terrace	4.95m x 16.48m	16'3" x 54'1"

FOURTH FLOOR FRONT



REAR



EMERALD HOUSE

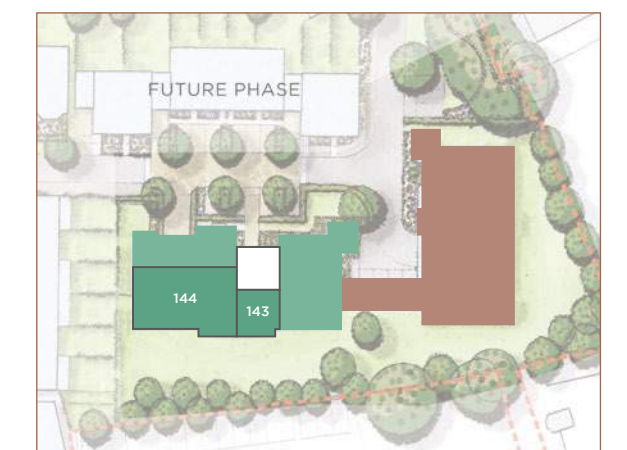


- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST
- GROUND



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DEVELOPMENT LAYOUT



SOVEREIGN PLACE
SAPPHIRE HOUSE

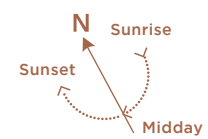
PLOTS 99-119

EXQUISITE LIVING
TIMELESS ELEGANCE



COMPUTER GENERATED IMAGE DEPICTS SAPPHIRE HOUSE AT SOVEREIGN PLACE, ROYAL WELLS PARK AND IS INDICATIVE ONLY.

SAPPHIRE HOUSE
GROUND FLOOR



APARTMENT 99

Living/Dining Room	4.66m x 5.95m	15'4" x 19'7"
Kitchen	4.57m x 3.25m	15'0" x 10'8"
Master Bedroom	4.14m x 3.27m	13'7" x 10'9"
Bedroom 2	4.14m x 3.30m	13'7" x 10'10"
TOTAL AREA	87.25 sq m	939 sq ft
Terrace	1.47m x 2.93m	4'10" x 9'8"

APARTMENT 100

Living/Dining Room	5.36m x 3.45m	17'7" x 11'4"
Kitchen	2.00m x 3.25m	6'7" x 10'8"
Master Bedroom	4.06m x 3.15m	13'4" x 10'4"
Bedroom 2	3.30m x 3.15m	10'10" x 10'4"
TOTAL AREA	70.15 sq m	755 sq ft
Terrace*	1.48m x 2.83m	4'10" x 9'3"

SAPPHIRE HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST
- GROUND



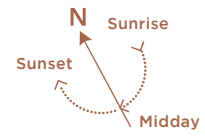
FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

*TERRACE TO APARTMENT 100 IS SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT



SAPPHIRE HOUSE
FIRST FLOOR



APARTMENT 101

Living/Dining Room	4.66m x 5.95m	15'4" x 19'7"
Kitchen	4.57m x 3.25m	15'0" x 10'8"
Master Bedroom	4.14m x 3.27m	13'7" x 10'9"
Bedroom 2	4.14m x 3.30m	13'7" x 10'10"
TOTAL AREA	87.25 sq m	939 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'8"

APARTMENT 102

Living/Dining Room	5.36m x 3.45m	17'7" x 11'4"
Kitchen	2.00m x 3.25m	6'7" x 10'8"
Master Bedroom	4.06m x 3.15m	13'4" x 10'4"
Bedroom 2	3.30m x 3.15m	10'10" x 10'4"
TOTAL AREA	70.15 sq m	755 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 103

Living/Dining Room	4.01m x 4.72m	13'2" x 15'6"
Kitchen	2.49m x 2.10m	8'2" x 6'11"
Master Bedroom	3.44m x 3.33m	11'4" x 10'11"
TOTAL AREA	49.87 sq m	537 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 104

Living/Dining Room	4.63m x 3.44m	15'2" x 11'3"
Kitchen	1.88m x 3.75m	6'2" x 12'4"
Master Bedroom	2.97m x 3.44m	9'9" x 11'3"
Bedroom 2	2.97m x 3.33m	9'9" x 10'10"
TOTAL AREA	68.09 sq m	733 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 105

Living/Dining Room	4.81m x 6.56m	15'9" x 21'6"
Kitchen	2.83m x 4.84m	9'4" x 15'11"
Master Bedroom	4.59m x 4.08m	15'1" x 13'5"
Bedroom 2	3.35m x 3.63m	11'0" x 11'11"
TOTAL AREA	107.66 sq m	1,159 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

SAPPHIRE HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



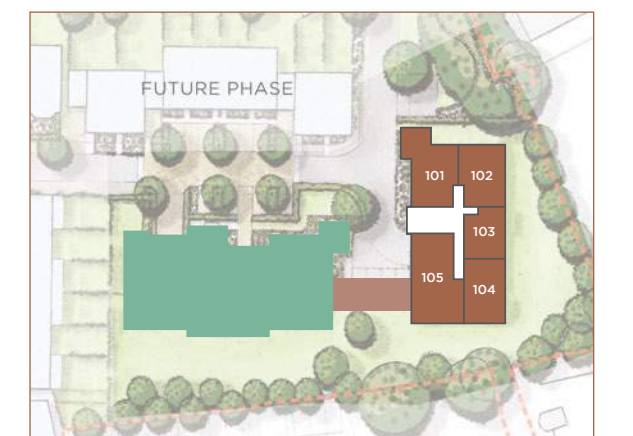
- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST**
- GROUND



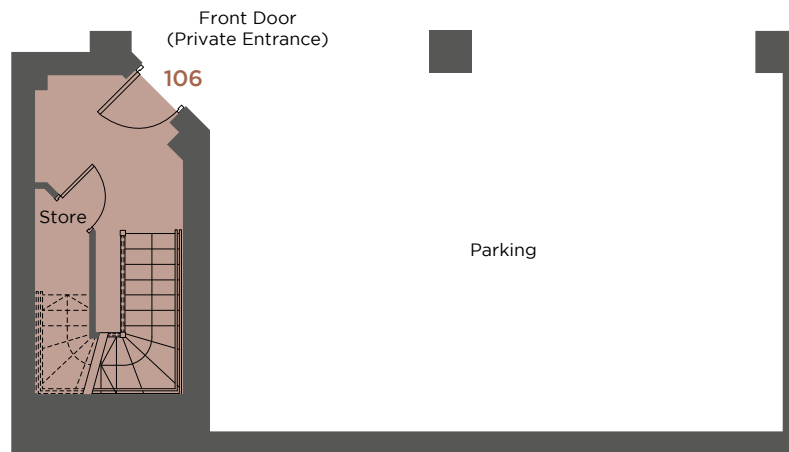
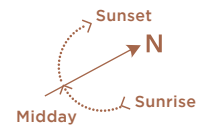
FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

*BALCONIES TO APARTMENTS 102, 103, 104 & 105 ARE SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT

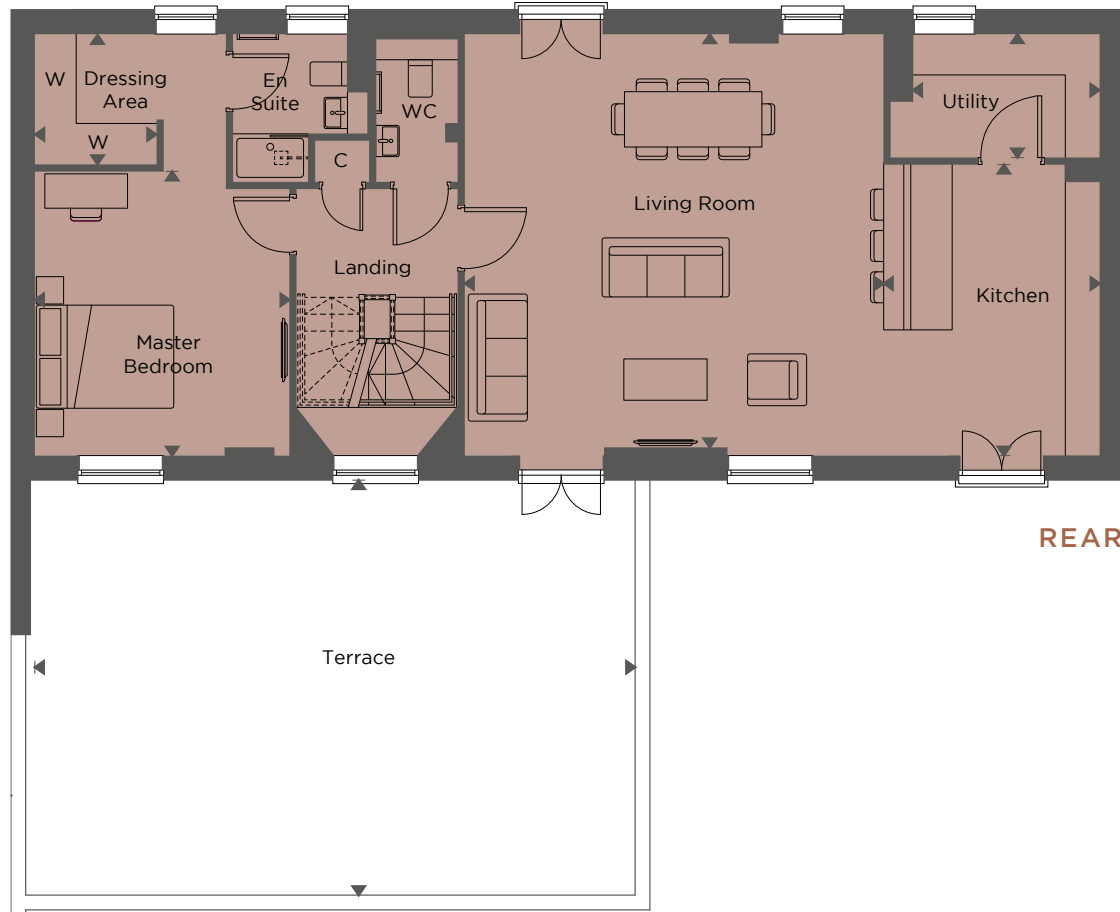


SAPPHIRE HOUSE
APARTMENT 106



GROUND FLOOR

FIRST FLOOR



FIRST FLOOR

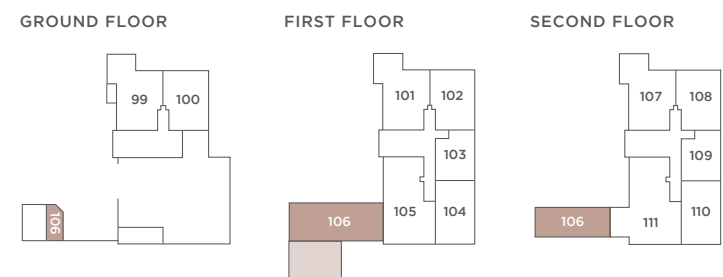
Living/Dining Room	6.00m x 6.09m	19'8" x 20'0"
Kitchen	4.22m x 3.24m	13'10" x 10'8"
Master Bedroom	4.12m x 3.70m	13'7" x 13'0"
Utility Room	1.80m x 2.80m	5'11" x 9'3"
Dressing Area	1.90m x 1.77m	6'2" x 5'10"
TOTAL AREA	96.08 sq m	1,034 sq ft
Terrace	6.02m x 8.72m	19'9" x 28'7"

SECOND FLOOR

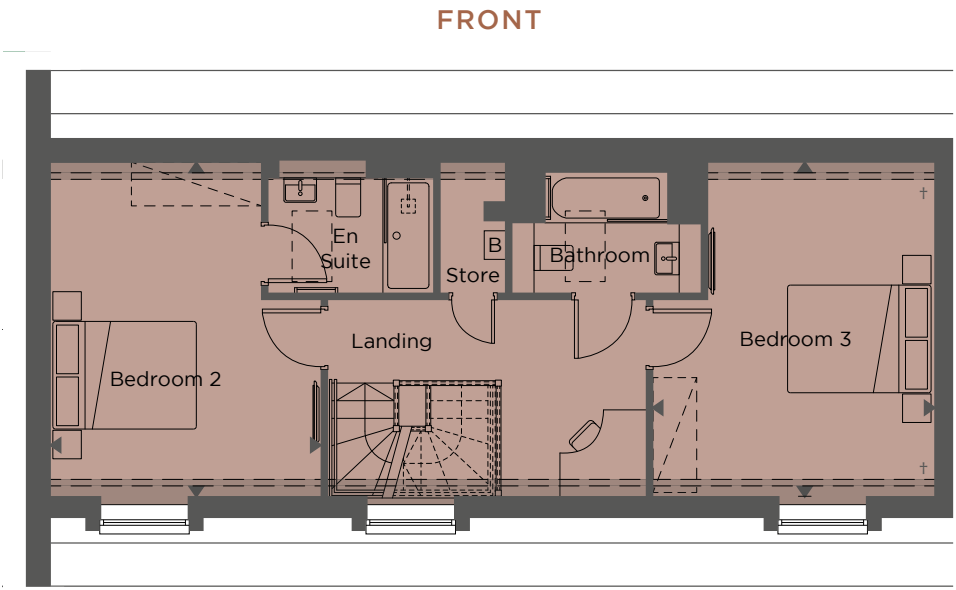
Bedroom 2	4.64m x 3.68m	15'3" x 12'1"
Bedroom 3	4.64m x 3.91m	15'3" x 12'10"
TOTAL AREA	57.72 sq m	621 sq ft

OVERALL AREA	153.80 sq m	1,655 sq ft
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FLOORPLATES



SECOND FLOOR



FRONT

REAR

SAPPHIRE HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



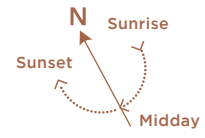
--- DENOTES SPACE FOR WARDROBE

DEVELOPMENT LAYOUT



PLEASE NOTE: DOTTED LINES DENOTE REDUCED CEILING HEIGHT. *SLOPING CEILING 1.5M TO 2.10M UPWARDS (IN ACCORDANCE WITH CONSUMER CODE). FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

SAPPHIRE HOUSE
SECOND FLOOR



APARTMENT 107

Living/Dining Room	4.66m x 5.95m	15'4" x 19'7"
Kitchen	4.57m x 3.25m	15'0" x 10'8"
Master Bedroom	4.14m x 3.27m	13'7" x 10'9"
Bedroom 2	4.14m x 3.30m	13'7" x 10'10"
TOTAL AREA	87.25 sq m	939 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'8"

APARTMENT 108

Living/Dining Room	5.36m x 3.45m	17'7" x 11'4"
Kitchen	2.00m x 3.25m	6'7" x 10'8"
Master Bedroom	4.06m x 3.15m	13'4" x 10'4"
Bedroom 2	3.30m x 3.15m	10'10" x 10'4"
TOTAL AREA	70.15 sq m	755 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 109

Living/Dining Room	4.01m x 4.72m	13'2" x 15'6"
Kitchen	2.49m x 2.10m	8'2" x 6'11"
Master Bedroom	3.44m x 3.33m	11'4" x 10'11"
TOTAL AREA	49.87 sq m	537 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 110

Living/Dining Room	4.63m x 3.44m	15'2" x 11'3"
Kitchen	1.88m x 3.75m	6'2" x 12'4"
Master Bedroom	2.97m x 3.44m	9'9" x 11'3"
Bedroom 2	2.97m x 3.33m	9'9" x 10'10"
TOTAL AREA	68.09 sq m	733 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 111

Living/Dining Room	4.78m x 6.56m	15'8" x 21'6"
Kitchen	3.35m x 4.53m	10'11" x 14'11"
Master Bedroom	4.59m x 4.08m	15'1" x 13'5"
Bedroom 2	2.91m x 4.83m	9'7" x 15'11"
Bedroom 3	3.14m x 3.44m	10'4" x 11'3"
TOTAL AREA	122.79 sq m	1,322 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

SAPPHIRE HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



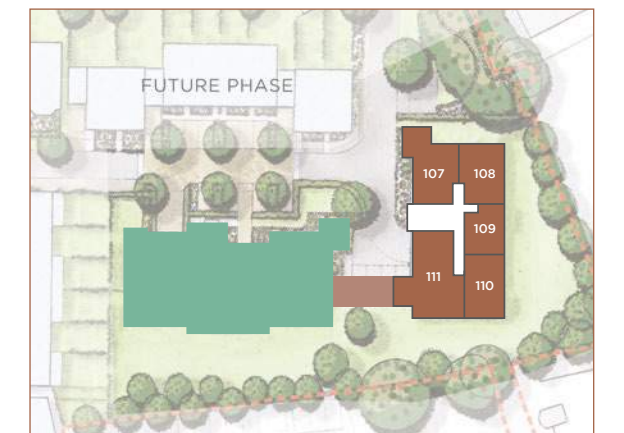
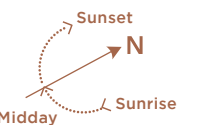
- FIFTH
- FOURTH
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- SECOND**
- FIRST
- GROUND



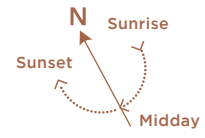
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*BALCONIES TO APARTMENTS 108, 109, 110 & 111 ARE SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT



SAPPHIRE HOUSE
THIRD FLOOR



APARTMENT 112

Living/Dining Room	4.66m x 5.95m	15'4" x 19'7"
Kitchen	4.57m x 3.25m	15'0" x 10'8"
Master Bedroom	4.14m x 3.27m	13'7" x 10'9"
Bedroom 2	4.14m x 3.30m	13'7" x 10'10"
TOTAL AREA	87.25 sq m	939 sq ft
Balcony	1.47m x 2.93m	4'10" x 9'8"

APARTMENT 113

Living/Dining Room	5.36m x 3.45m	17'7" x 11'4"
Kitchen	2.00m x 3.25m	6'7" x 10'8"
Master Bedroom	4.06m x 3.15m	13'4" x 10'4"
Bedroom 2	3.30m x 3.15m	10'10" x 10'4"
TOTAL AREA	70.15 sq m	755 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 114

Living/Dining Room	4.01m x 4.72m	13'2" x 15'6"
Kitchen	2.49m x 2.10m	8'2" x 6'11"
Master Bedroom	3.44m x 3.33m	11'4" x 10'11"
TOTAL AREA	49.87 sq m	537 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 115

Living/Dining Room	4.63m x 3.44m	15'2" x 11'3"
Kitchen	1.88m x 3.75m	6'2" x 12'4"
Master Bedroom	2.97m x 3.44m	9'9" x 11'3"
Bedroom 2	2.97m x 3.33m	9'9" x 10'10"
TOTAL AREA	68.09 sq m	733 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

APARTMENT 116

Living/Dining Room	4.81m x 6.58m	15'9" x 21'7"
Kitchen	2.83m x 4.84m	9'4" x 15'11"
Master Bedroom	4.59m x 4.08m	15'1" x 13'5"
Bedroom 2	3.35m x 3.63m	11'0" x 11'11"
TOTAL AREA	107.66 sq m	1,159 sq ft
Balcony*	1.48m x 2.83m	4'10" x 9'3"

SAPPHIRE HOUSE

- One Bedroom apartment
- Two Bedroom apartment
- Three Bedroom apartment



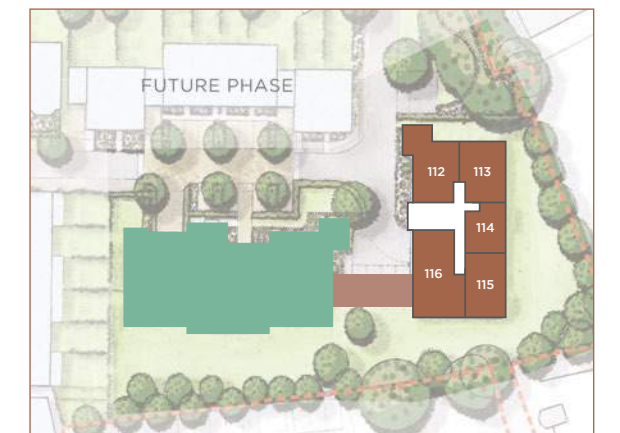
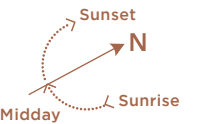
- FIFTH
- FOURTH
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- SECOND
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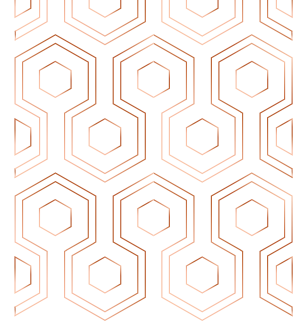


FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

*BALCONIES TO APARTMENTS 113, 114, 115 & 116 ARE SUBJECT TO PLANNING APPROVAL SUBMITTED SEPTEMBER 2017.

DEVELOPMENT LAYOUT





APARTMENTS 117, 118 AND 119

PREMIUM PLUS COLLECTION

SAPPHIRE HOUSE



PHOTOGRAPHY DEPICTS ROYAL WELLS PARK AND IS INDICATIVE ONLY.

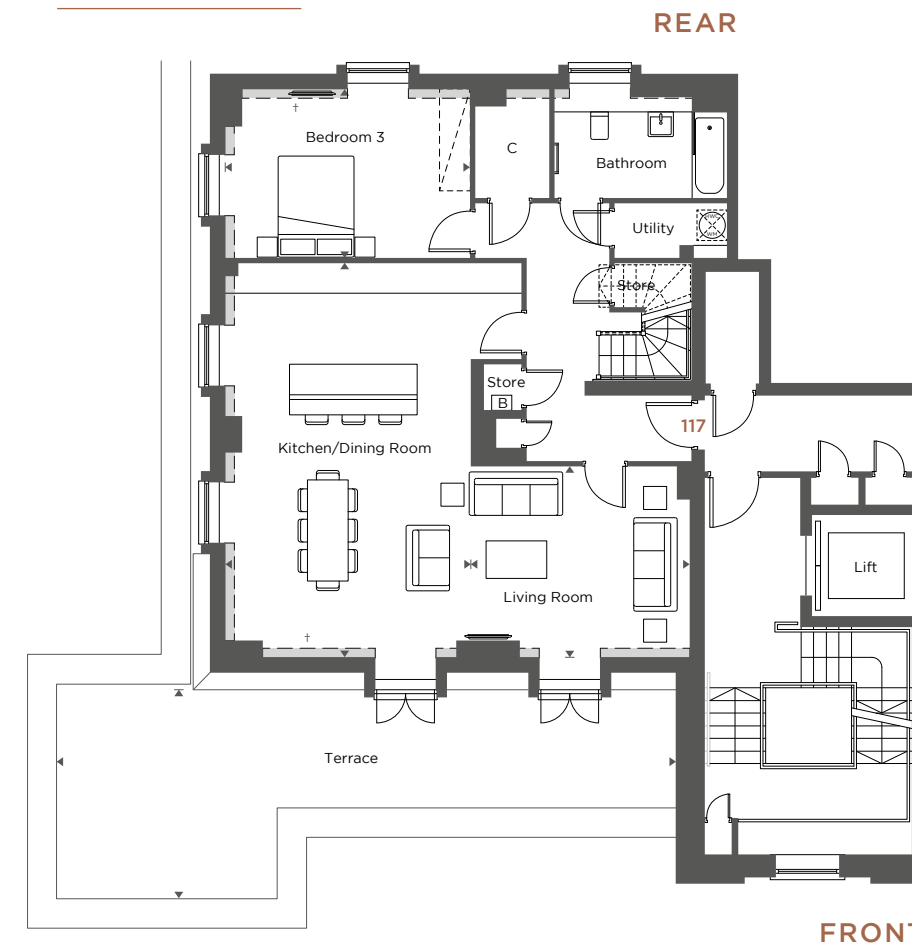
APARTMENT

117

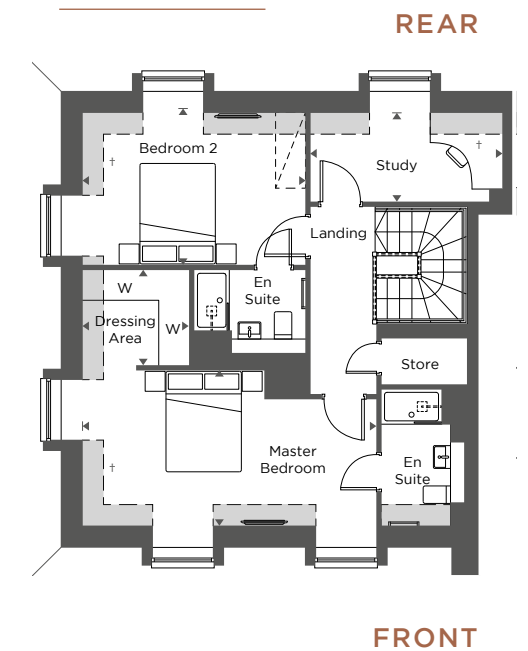
FOURTH FLOOR		
Living Room	4.32m x 3.78m	14'2" x 12'5"
Kitchen/Dining Room	4.85m x 7.80m	15'11" x 25'7"
Bedroom 3	4.83m x 3.32m	15'10" x 10'11"
TOTAL AREA	107.25 sq m	1,154 sq ft
Terrace	4.24m x 12.23m	13'11" x 40'2"

FIFTH FLOOR		
Master Bedroom	5.84m x 3.09m	19'2" x 10'2"
Dressing Area	2.12m x 1.89m	6'11" x 6'3"
Bedroom 2	4.43m x 3.09m	14'7" x 10'2"
Study	3.81m x 1.77m	12'6" x 5'10"
TOTAL AREA	66.33 sq m	714 sq ft
OVERALL AREA	173.58 sq m	1,868 sq ft

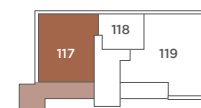
FOURTH FLOOR



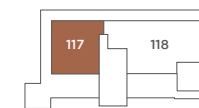
FIFTH FLOOR



FOURTH FLOOR



FIFTH FLOOR



SAPPHIRE HOUSE

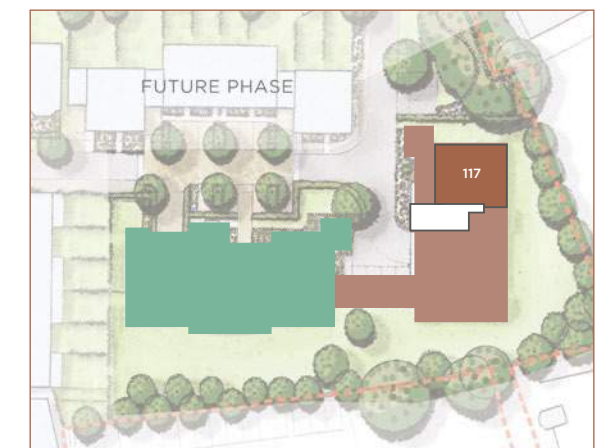


- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST
- GROUND

DENOTES SPACE FOR WARDROBE

PLEASE NOTE: DOTTED LINES DENOTE REDUCED CEILING HEIGHT, *SLOPING CEILING 1.5M TO 2.50M (IN ACCORDANCE WITH CONSUMER CODE). FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

DEVELOPMENT LAYOUT



APARTMENT

118

FOURTH FLOOR

Bedroom 2	3.31m x 3.80m	10'11" x 12'6"
Bedroom 3	3.31m x 3.56m	10'11" x 11'8"
TOTAL AREA	41.74 sq m	449 sq ft

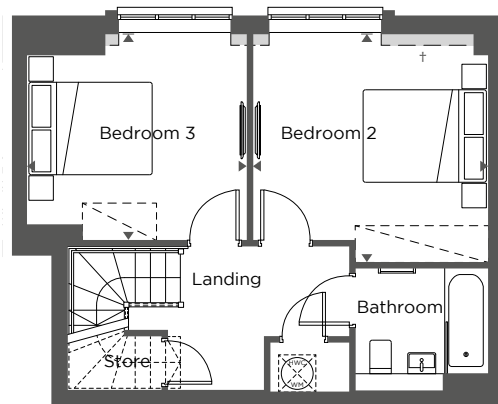
FIFTH FLOOR

Living Room	6.21m x 4.01m	20'5" x 13'2"
Kitchen/Dining Room	6.25m x 3.89m	20'6" x 12'9"
Master Bedroom	4.10m x 3.11m	13'5" x 10'3"
Dressing Room	1.86m x 3.46m	6'1" x 11'4"
TOTAL AREA	110.30 sq m	1,187 sq ft
Terrace	4.12m x 3.75m	13'6" x 12'4"

OVERALL AREA	152.04 sq m	1,636 sq ft
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FOURTH FLOOR

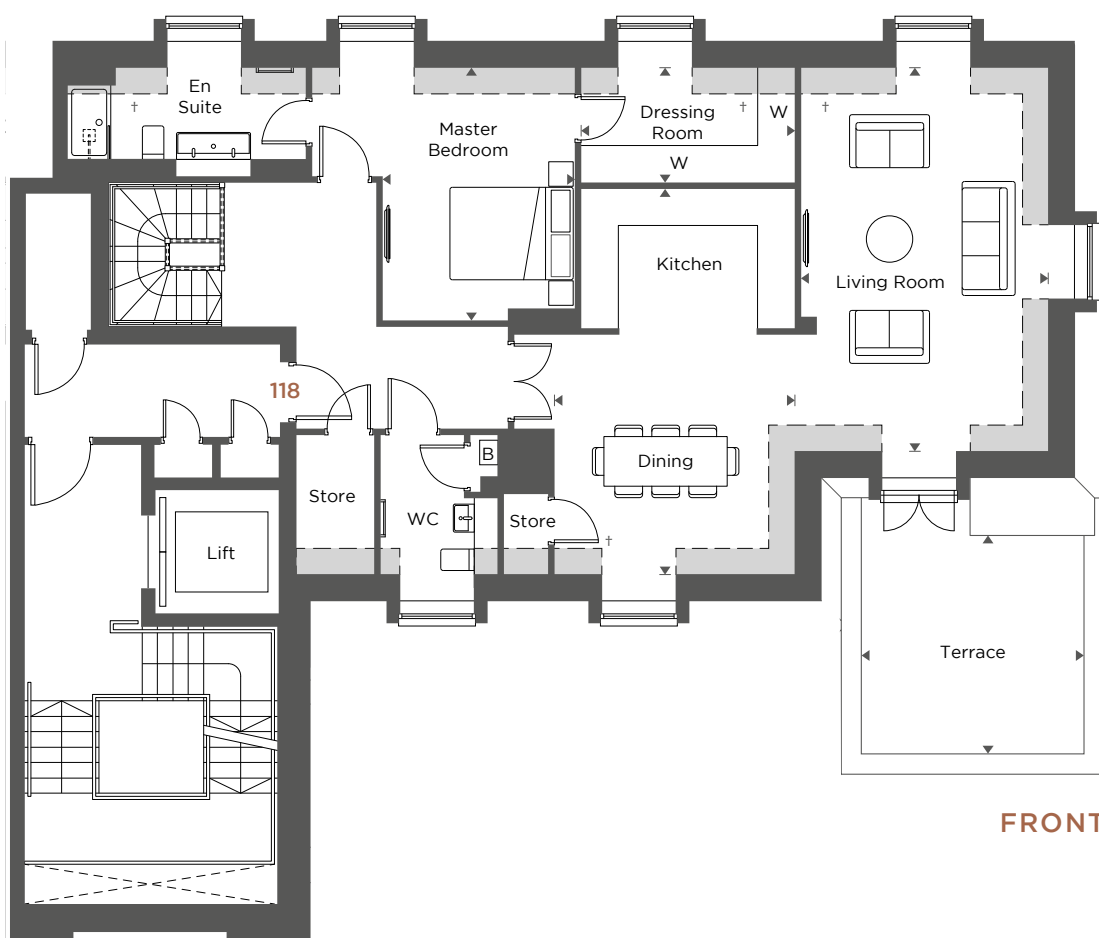
REAR



FRONT

FIFTH FLOOR

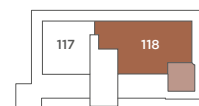
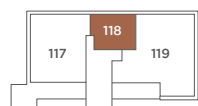
REAR



FRONT

FOURTH FLOOR

FIFTH FLOOR



APARTMENT

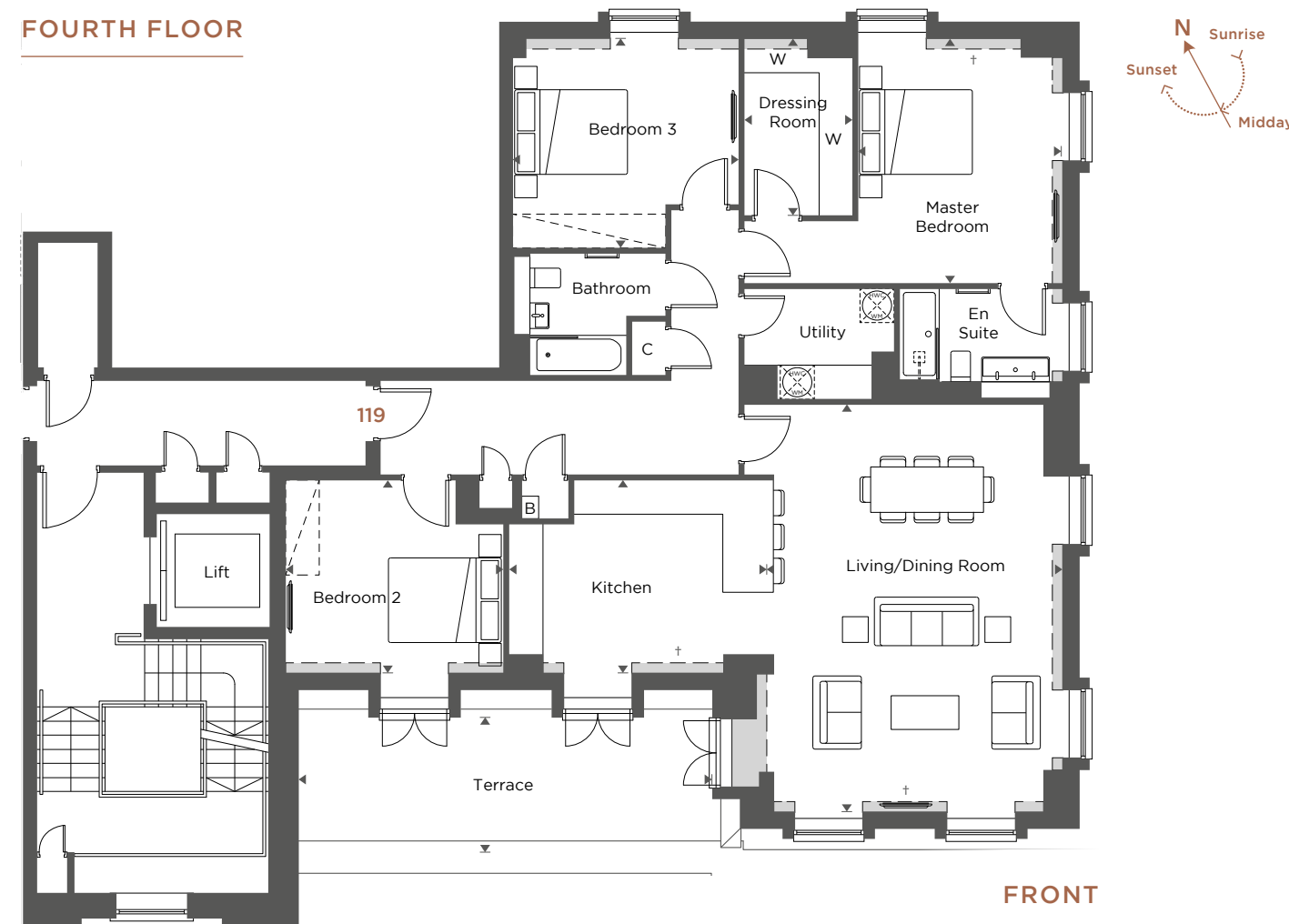
119

FOURTH FLOOR

Living/Dining Room	5.23m x 7.20m	17'2" x 23'7"
Kitchen	4.56m x 3.43m	15'0" x 11'3"
Master Bedroom	3.59m x 4.33m	11'10" x 14'3"
Bedroom 2	3.85m x 3.43m	12'8" x 11'2"
Bedroom 3	3.99m x 3.71m	13'1" x 12'2"
Dressing Room	1.91m x 3.13m	6'3" x 10'4"

TOTAL AREA	143.78 sq m	1,548 sq ft
Terrace	7.32m x 2.17m	24'0" x 7'2"

FOURTH FLOOR



FOURTH FLOOR



SAPPHIRE HOUSE



- FIFTH
- FOURTH
- THIRD
- SECOND
- FIRST
- GROUND

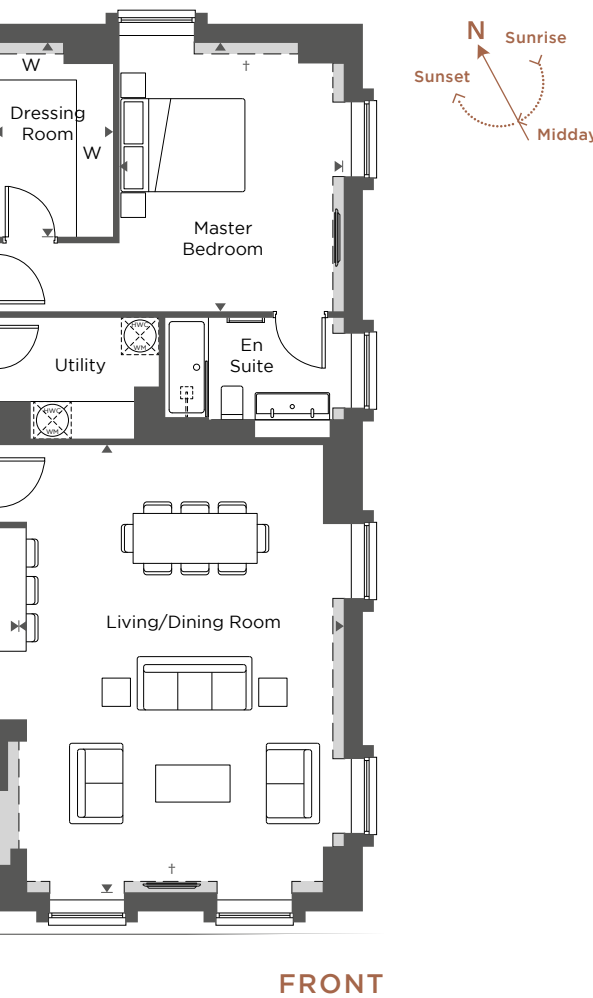


PLEASE NOTE: DOTTED LINES DENOTE REDUCED CEILING HEIGHT. *SLOPING CEILING 1.5M TO 2.50M (IN ACCORDANCE WITH CONSUMER CODE). FLOORPLANS SHOWN FOR SOVEREIGN PLACE ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE.

FOURTH FLOOR

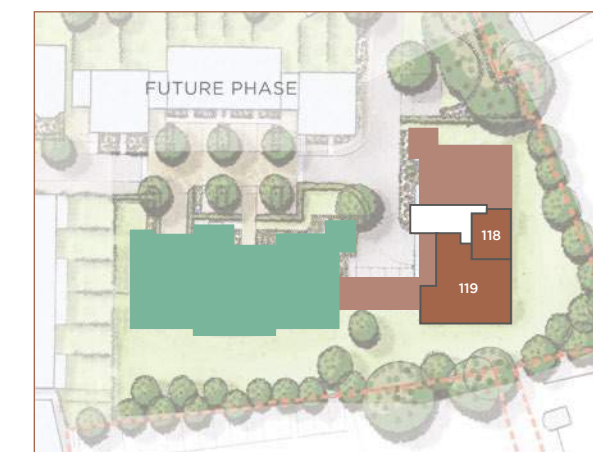
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TOTAL AREA	143.78 sq m	1,548 sq ft
Terrace	7.32m x 2.17m	24'0" x 7'2"

REAR



FRONT

DEVELOPMENT LAYOUT



INTERIORS WITH ELEGANCE AND STYLE



INTERIOR PHOTOGRAPHY DEPICTS A SHOWHOME AT ROYAL WELLS PARK AND IS INDICATIVE ONLY.



INTERIOR PHOTOGRAPHY DEPICTS A SHOWHOME AT ROYAL WELLS PARK AND IS INDICATIVE ONLY



INTERIOR PHOTOGRAPHY DEPICTS A SHOWHOME AT ROYAL WELLS PARK AND IS INDICATIVE ONLY



KITCHENS

- Individually designed kitchens featuring contemporary doors in a choice of colours*
- Silestone quartz worktops in a polished finish
- Glass upstands with glass splashback to hob
- Full height back painted glass splashbacks above work surfaces to the underside of wall cabinets (Premium Plus Collection)
- All cabinet doors and drawers include soft closing feature
- Siemens built-in stainless steel oven
- Siemens built-in stainless steel microwave oven
- Siemens induction hob
- Fully integrated Siemens fridge freezer
- Fully integrated Siemens dishwasher
- Stainless steel undermounted sink with designer polished chrome tap
- LED feature lighting to underside of wall cabinets
- Undercounter wine cooler (Premium Plus Collection)
- Integrated waste separation recycling bins



ELECTRICS AND LIGHTING

- Wiring for Sky Q (subject to future purchaser subscription) to living/dining room and bedrooms
- Television points to living/dining room and bedrooms
- Telephone points provided to living/dining room and bedrooms
- Wiring for Sonos to kitchen/dining/living room
- LED downlights to entrance hall, bathrooms, en suites and kitchen
- Pendant lights to bedrooms and living room
- Automatic lighting to hall cupboard
- 2 way light switch to master bedroom
- Polished chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and master bedroom
- Shaver socket in bathrooms and en suites

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



BATHROOMS AND EN SUITES

BATHROOMS

Luxury steel bath with glass screen

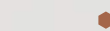
Thermostatic shower controls with handset and slider rail

Villeroy & Boch dual flush WC with concealed cistern, soft close seat and cover

Villeroy & Boch wall mounted basin and vanity unit with designer chrome mixer tap

Full height tiled wall finishes to bath and sanitaryware walls,
with tiled skirting to remaining walls

LED downlights



EN SUITE 1

Walk-in shower with glass screen

Thermostatic shower controls with fixed head and handheld shower

Villeroy & Boch dual flush WC with concealed cistern, soft close seat and cover

Villeroy & Boch wall mounted basin with designer chrome mixer tap
(plots 105, 111, 116, 118, 119 will receive extra-large basin with 2 mixer taps)

Recessed bathroom cabinet with double sided mirrored door and
integral shaver point (where possible)

Feature tiled niche below bathroom cabinet (where possible)

Polished chrome robe hook to back of door

Full height tiled wall finishes to all walls

LED downlights



EN SUITE 2

Walk-in shower with glass screen

Polished chrome thermostatic shower mixer with handset and slider rail

Villeroy & Boch dual flush WC with concealed cistern, soft close seat and cover

Villeroy & Boch wall mounted basin and vanity unit with designer chrome mixer tap

Full height tiled wall finishes to shower and sanitaryware walls,
with tiled skirting to remaining walls

LED downlights

PHOTOGRAPHY DEPICTS ROYAL WELLS PARK AND IS INDICATIVE ONLY.

INTERIOR FINISHES

- White painted glazed doors between hall and kitchen/living room
- White painted two panel solid internal doors to remaining rooms
- Polished chrome lever handles
- White painted skirting boards and architraves
- White painted, smooth finish walls and ceilings throughout
- Luxury carpet to bedrooms and study (where applicable)
- Wood effect laminate flooring to hallway and living/dining room
- Engineered timber flooring to hallway and living/dining room (Premium Plus Collection)
- Stylish floor tiles to kitchens, utilities, bathrooms and en suites
- Bespoke fitted wardrobe with sliding doors to master bedroom. Internals to include shelving, shelf stack, drawer pack and hanging rails

OTHER

EXTERNAL FINISHES

- Windows and doors with complementary ironmongery and easy-clean hinges
- French doors to balcony/terrace
- Traditional style metal railings and timber effect decking to balconies. Paving to terraces

UTILITY ROOM (WHERE APPLICABLE)

- Kitchen furniture including laminate worktops with upstand
- Stainless steel inset single bowl sink and tap
- Space for washing machine/washer dryer to be provided

UTILITY CUPBOARDS (WHERE APPLICABLE)

- Space for washing machine/washer dryer to be provided

HEATING AND COOLING

- Gas fired central heating and hot water system
- Chrome polished heated towel radiators provided to bathrooms and en suites
- Mechanical extract to all wet areas and kitchen/utility

SECURITY AND PEACE OF MIND

- 10 year NHBC guarantee
- Mains fed smoke/heat/CO detectors
- Video entry system linked to main entrance doors
- Apartment entrance door with multi-point locking system and spy hole
- 2 year Berkeley warranty with our dedicated customer service team

BERKELEY HOMES QUALITY AND REASSURANCE



There are many reasons why Berkeley has built a reputation for quality and service. Every home benefits from an impressive specification, with quality finishes and materials as standard. Each development is carefully considered to provide superbly designed and built homes in excellent locations.

Additional features are included where appropriate such as car clubs, bike stores

and solar panels in order to make Berkeley living more convenient now and more sustainable for the future. At Royal Wells Park extra thought has been considered to ensure privacy and security with full time estate management.

Berkeley developments are designed to provide a sense of place and create real communities. Choosing Berkeley means not simply a better quality home, but a better quality of life.



DESIGNED FOR LIFE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

THE BERKELEY GROUP RECENT AWARDS

- THE UK CUSTOMER SATISFACTION AWARDS 2016
Quality Monitoring Customer Focus Award, Large Enterprise. *The Berkeley Group - Winner*
- THE BUILDING AWARDS 2015
Homebuilder of the Year
The Berkeley Group - Winner
- THE WHAT HOUSE? AWARDS 2016
Best Large Homebuilder
The Berkeley Group - Gold
- PLC AWARDS 2014
Achievement in Sustainability
The Berkeley Group - Winner
- THE SUNDAY TIMES 'BRITISH HOMES AWARDS' 2015
Homebuilder of the Year
Berkeley Homes
- QUEEN'S AWARD FOR ENTERPRISE 2014
Sustainability Development
The Berkeley Group
- RESI AWARDS 2015
Large Developer of the Year
The Berkeley Group - Winner



A COMMITMENT TO THE FUTURE

Our vision

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

SOME FEATURES ARE ONLY APPLICABLE TO SPECIFIC DEVELOPMENTS. PLEASE ASK SALES NEGOTIATOR FOR FURTHER INFORMATION.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk

www.berkeleygroup.co.uk



SOVEREIGN PLACE
HOW TO FIND US

SALES AND MARKETING SUITE

Culverden Park,
Royal Tunbridge Wells
Kent TN4 9QT

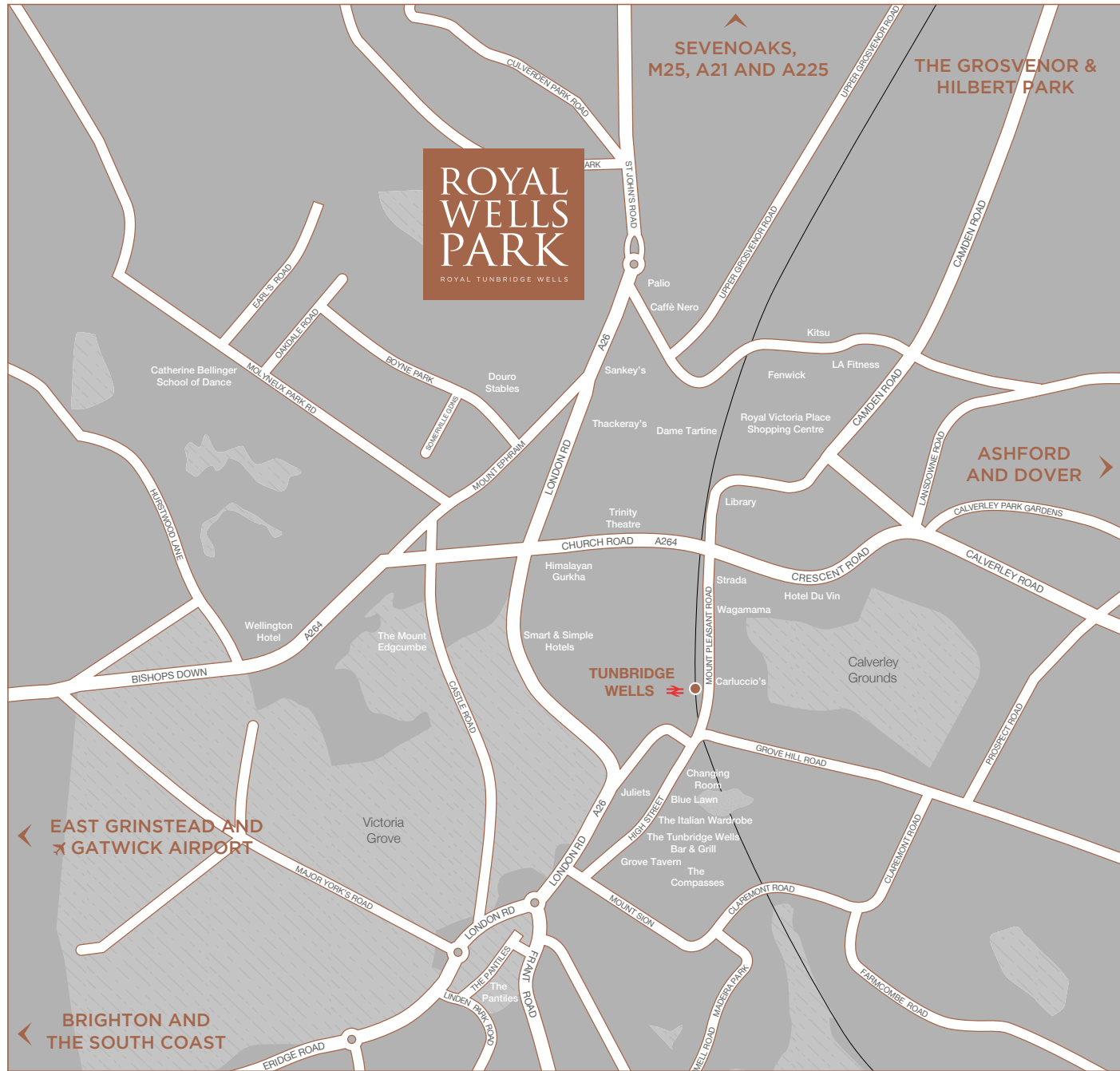
01892 532011
royalwells@berkeleyhomes.co.uk

royalwells.co.uk

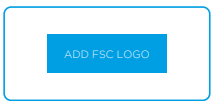
Royal Wells Park is located on Culverden Park, off the A26 St John's Road.

From Junction 5 of the M25, take the A21 Sevenoaks bypass and turn south-west onto the A26 London Road to Royal Tunbridge Wells. Alternatively, from Sevenoaks, head south on the A225 to the A21 and turn south-west onto the A26 London Road to Royal Tunbridge Wells. Follow the A26 for approximately 3 miles, then turn right into Culverden Park.

Sat Nav Postcode: TN4 9QT



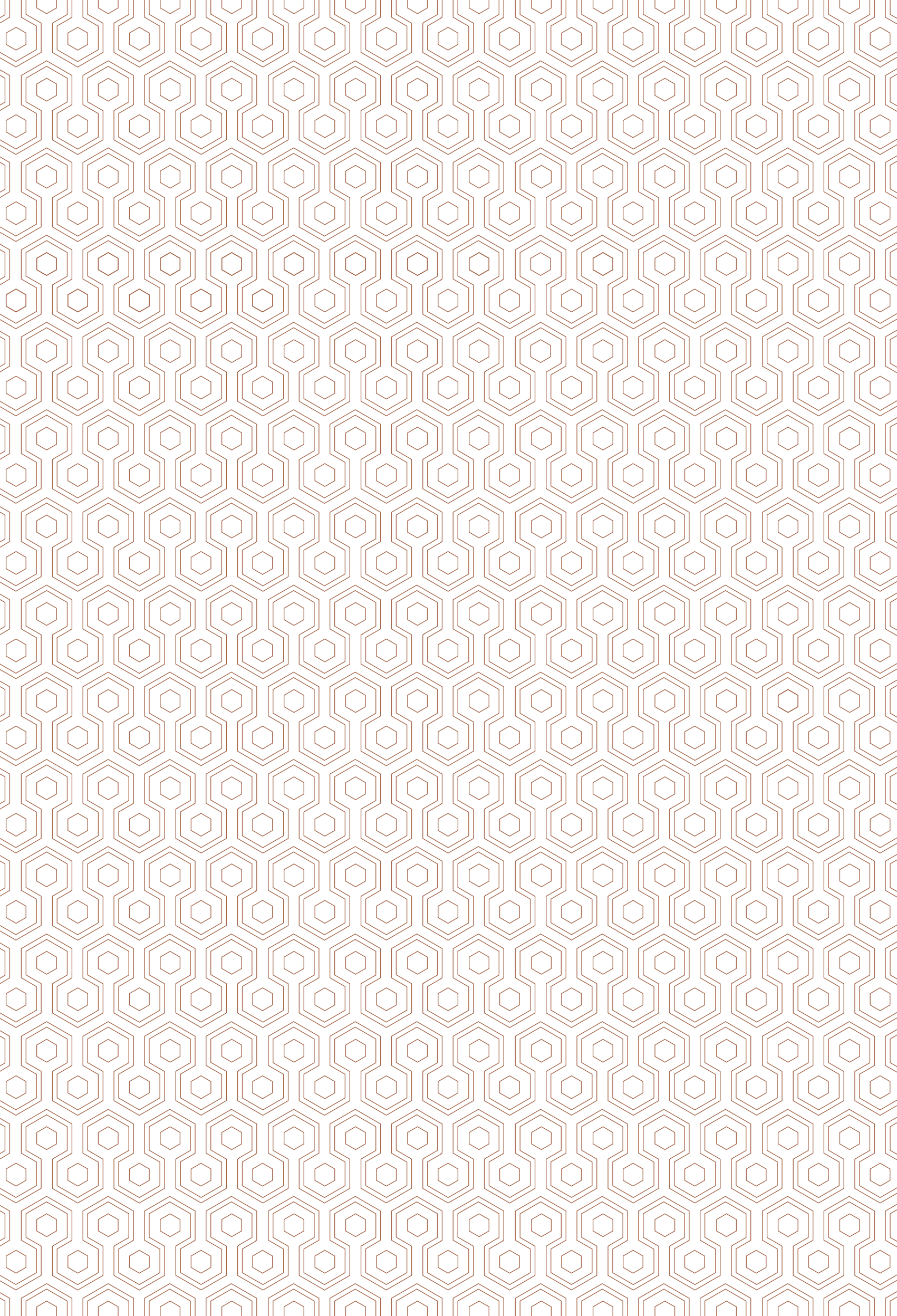
Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Royal Wells Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. R280/08CA/1017



This paper has been independently certified as meeting the standards of the Forest Stewardship Council (FSC)® and was manufactured at a mill that is certified to the ISO14001 and EMAS environmental standards.



Berkeley
Designed for life



ROYALWELLSPARK.CO.UK