



Horizon @ Prospect Place

A landmark development of waterfront apartments in Cardiff Bay

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





City, coast and lifestyle merge beautifully



When it comes to making the most of vibrant city life, living space crafted for contemporary urban living, and a location in easy reach of the diverse and diverting cosmopolitanism of 21st Century Cardiff, makes an impressive combination. Add in spectacular vistas over to Cardiff Bay to enjoy your view from sunrise to stunning sunset, and that enviable lifestyle is not blue-sky thinking but a beautiful reality at Horizon.

Offering a choice of one or two bedroom apartments, all water facing, with layouts ideal for relaxing after hours or with friends, sleek kitchens and bathrooms/en suites, and a waterfront setting – still one of the most coveted settings for buyers – Horizon heralds the latest phase at the popular Prospect Place development. Designed from the start to fit urban living where every minute counts, there is an on-site state-of-the-art leisure suite with gym, spa, steam room and swimming pool. What is more, there is even more reason to be toned and fit with the International Sports Village just 0.3 miles away, complete with Olympic standard swimming pool, ice-rink, white water canoeing and kayaking centre.

For everyday shopping there is a Morrisons supermarket at the Village, with national name supermarkets in and around the city

centre. At weekends take the time to browse at the Farmers' Market of nearby Penarth, and throughout the year stock up on French and Italian delicacies at Cardiff's Continental markets, and get a taste for Cardiff's International Food and Drink Festival celebrating the best of Welsh and international flavours.

City centre shopping is superb – from the Capitol Shopping Centre with its chic brands from Hobbs to MAC, to shopping destination St David's-Dewi Sant with its designer and fashion chain names including John Lewis and Apple stores. Restaurant and café quarter Eastside offers a choice of cuisine, including the renowned Jamie Oliver and Carluccio restaurants.





Warm summer nights,
cool venues, and the
hottest tickets in town – enjoy
it all at Horizon.



Feel the energy of the city close to home



At Horizon you are ideally placed for Mermaid Quay, the hub of restaurants, brasseries, cafes and bars that also serves up a spectacular setting overlooking the Bay, with waterside terraces for al fresco dining on summer days and hotspots to dance the night away. Chic venues range from laid-back luxury at a champagne piano bar to the simple pleasures of an ice-cream parlour, while a Turkish restaurant is a striking vision lit up at night out on its own pier.

The Quay's comedy club is one of the UK's top stand-up venues, while Cardiff's internationally renowned Millennium Centre offers more top names from the world of comedy, theatre and dance, concerts and musicals. Heading out of the city, the M4 is easy to access, with Cardiff International Airport 10 miles away. Cardiff is well-served for fast rail links while the Cardiff water taxi offers a more relaxed pace to get from A to B.



Computer generated image.





Specification

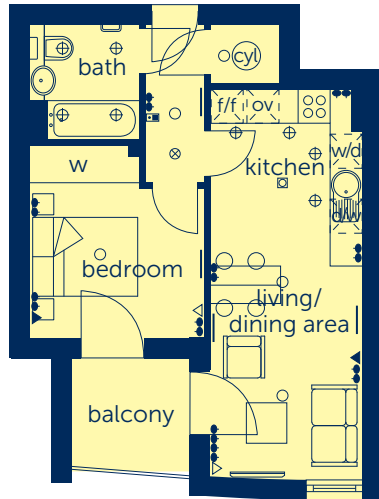


- Kitchen includes a range of wall and base units, with soft close system, worktop and Delta lighting
- Stainless steel Rangemaster single bowl sink and Bristan mixer tap
- Integrated stainless steel AEG single oven, microwave, ceramic hob, stainless steel splash back and extractor hood
- Integrated Zanussi fridge freezer, washer/dryer and dishwasher
- Downlights to kitchen, bathroom and en suite
- Electric Dimplex heating with thermostatic and timing controls
- Internal walls and smooth ceilings finished in cream emulsion throughout
- Internal skirting and architraves finished in white
- 80/20 carpet throughout*
- Ceramic floor tiling to kitchen area, bathroom and en suite
- Chrome towel radiator to bathroom and en suite*
- Shower over bath with screen*
- Wardrobe to master bedroom*
- Ceramic wall tiling to bathroom and en suite*
- White sanitaryware by Roca with chrome fittings by Bristan
- TV point to bedroom 2*
- Sky+ points to living room and linked to the master bedroom
- BT point to living room, bedrooms 1 and 2*
- Mains linked smoke and heat detectors with battery back up
- Video entry system
- Oak veneer internal doors
- Oak veneer apartment entrance door with 5 lever deadlock, door viewer, chain and numeral
- High performance aluminium windows
- High performance aluminium balcony doors with 3 point locking system*
- Carpeted communal corridors and stairways
- Entrance foyer with floor tiling, Safety Letterbox Co. system
- 8 person lifts
- Vehicle parking
- Cycle steel hoop parking facility
- 10 year **NHBC** warranty



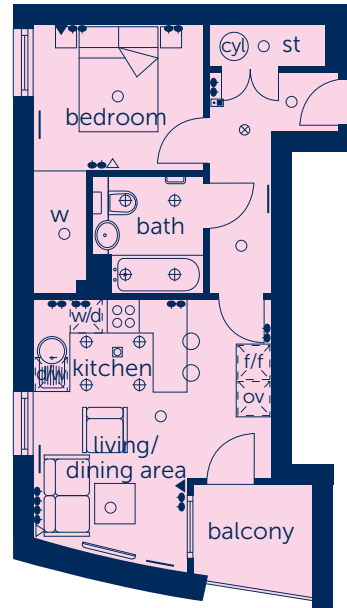
*where applicable

Horizon @ Prospect Place One & two bedroom apartments



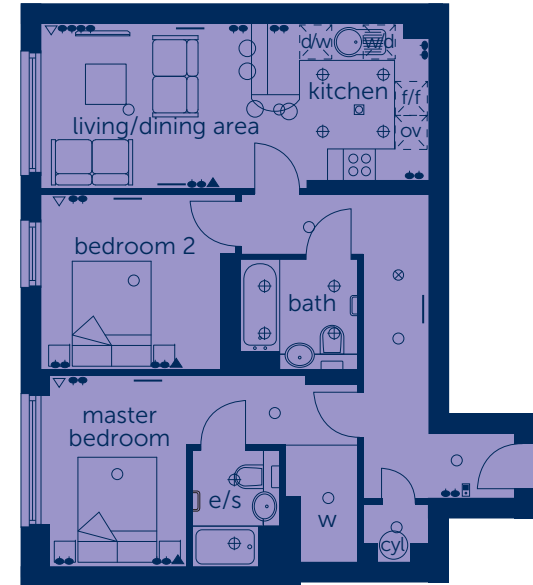
Type 4 – Apartments 4, 9, 14, 19, 24, 29, 34, 39, 44, 49, 54 & 59

Kitchen/Living/ Dining Area	7.280m x 2.850m	23'10" x 9'4"
Bedroom	3.285m x 2.790m	10'9" x 9'1"



Type 5 – Apartments 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55 & 60

Kitchen/Living/ Dining Area	4.455m (max)	4.440m (max)	14'7" (max)	14'6" (max)
Bedroom	3.165m	2.790m	10'4"	9'1"



Type 1 – Apartment 1

Kitchen/Living/ Dining Area	7.175m x 3.070m	23'6" x 10'0"
Master Bedroom	3.605m x 2.575m	11'9" x 8'5"
Bedroom 2	3.295m x 3.235m	10'9" x 10'7"

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot

External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



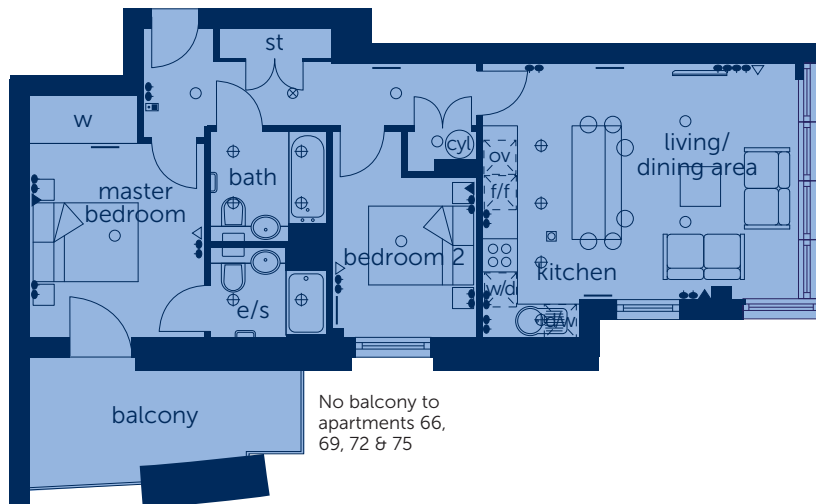
Type 6 – Apartments 6, 11, 16, 21, 26, 31, 36, 41, 46, 51, 56 & 61

Kitchen/Living/ Dining Area	5.980m x 3.545m (max)	19'7" x 11'7" (max)
Master Bedroom	4.720m x 3.330m (max)	15'6" x 10'11" (max)
Bedroom 2	2.806m x 2.800m	9'2" x 9'2"



- ceiling light
- ⊕ recessed downlighters
- ⊗ smoke detector
- △ TV aerial outlet
- double socket
- ▲ telephone point
- ⌒ heated towel rail
- radiator
- ⊠ heat detector
- w wardrobe
- e/s en suite
- st cupboard
- ⊙ hot water cylinder
- ☎ video entry phone
- f/f fridge/freezer space
- d/w washing/dryer space
- d/w dishwasher space
- ov built in single oven

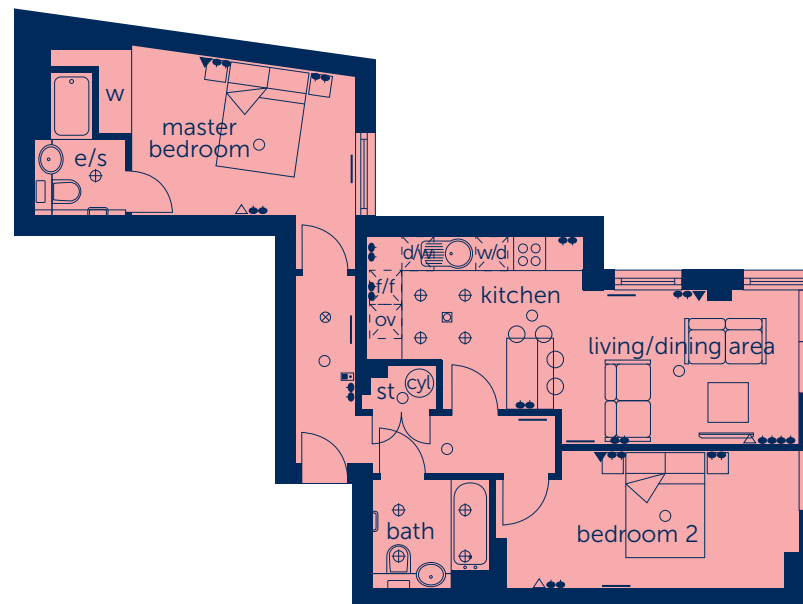
Horizon @ Prospect Place One & two bedroom apartments



No balcony to
apartments 66,
69, 72 & 75

**Type 3 – Apartments 3, 8, 13, 18, 23, 28, 33, 38,
43, 48, 53, 58, 63, 66, 69, 72 & 75**

Kitchen/Living/ Dining Area	6.075m x 5.305m (max) (max)	19'11" x 17'5" (max) (max)
Master Bedroom	3.650m x 3.305m	11'11" x 10'10"
Bedroom 2	3.025m x 2.700m	9'11" x 8'10"

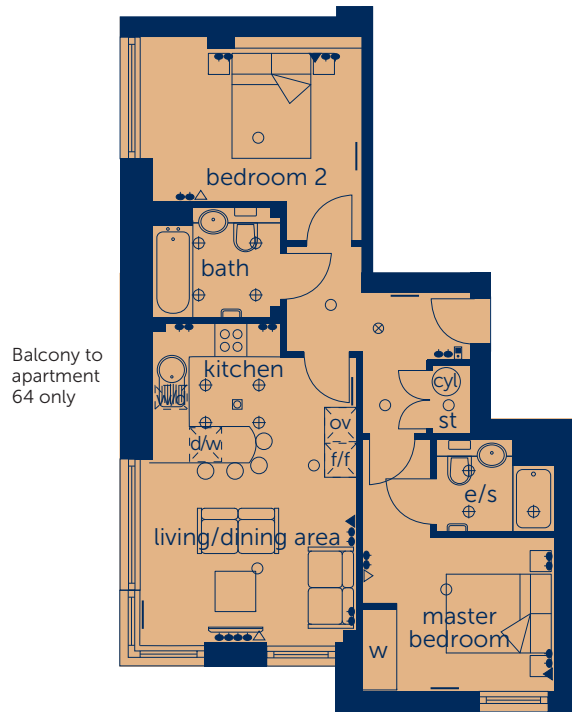


**Type 2 – Apartments 2, 7, 12, 17, 22, 27, 32, 37,
42, 47, 52, 57, 62, 65, 68, 71 & 74**

Kitchen/Living/ Dining Area	8.363m x 3.175m (max) (max)	27'5" x 10'5" (max) (max)
Master Bedroom	4.240m x 3.170m (min) (min)	13'11" x 10'5" (min) (min)
Bedroom 2	5.650m x 2.600m	18'6" x 8'6"

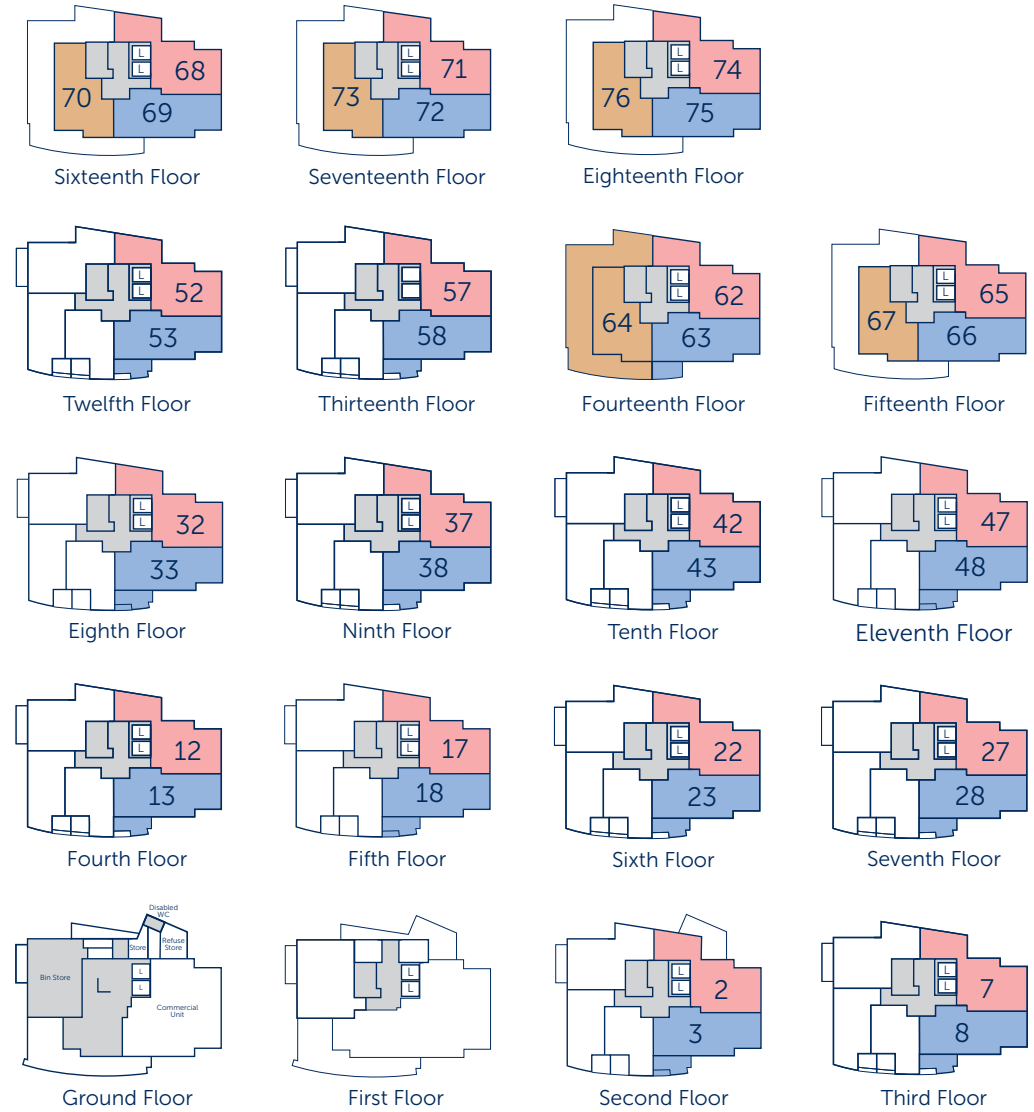
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Type 7 – Apartments 64, 67, 70, 73 & 76

Kitchen/Living/ Dining Area	5.930m x 3.775m	19'5" x 12'4"
Master Bedroom	3.560m x 2.845m	11'8" x 9'4"
Bedroom 2	4.075m x 2.830m	13'4" x 9'3"



- ceiling light
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- ⊙ hot water cylinder
- ☎ video entry phone
- f/f fridge/freezer space
- w/d washing/dryer space
- d/w dishwasher space
- ov built in single oven
- Disabled WC
- Bin Store
- Commercial Unit



Personalise your home with Bespoke Additions



A unique package that offers you the freedom to create your perfect dream home before you even move in.



Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.



Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown opposite. Therefore we recommend that you consult our Sales Advisor.



Choose from our range of Bespoke Additions options covering the following areas:



Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Integrated or freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Miscellaneous:

- Wardrobes
- Furniture package
- Fire and surround
- Curtain package
- Bathroom and en suite accessories
- Full height mirror over bath





Two great ways to help you move

PART **EXCHANGE** The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange – the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly – it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

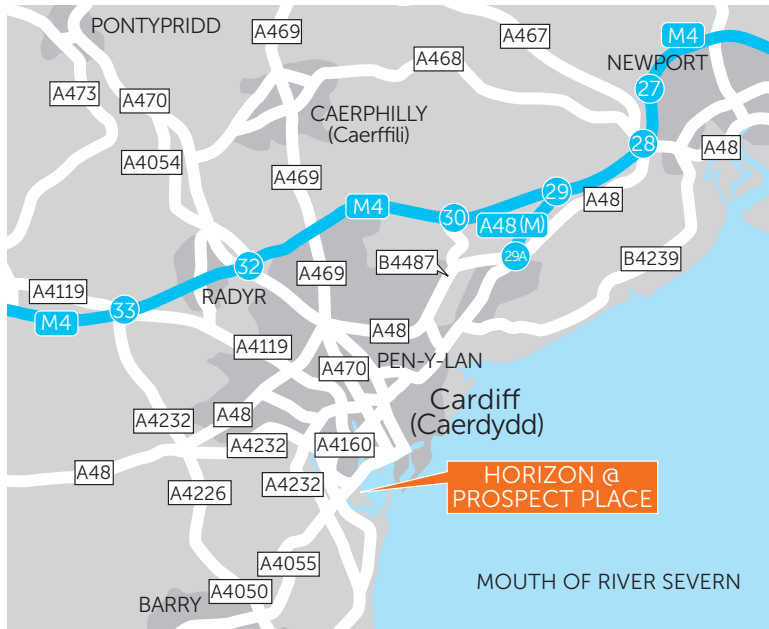
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

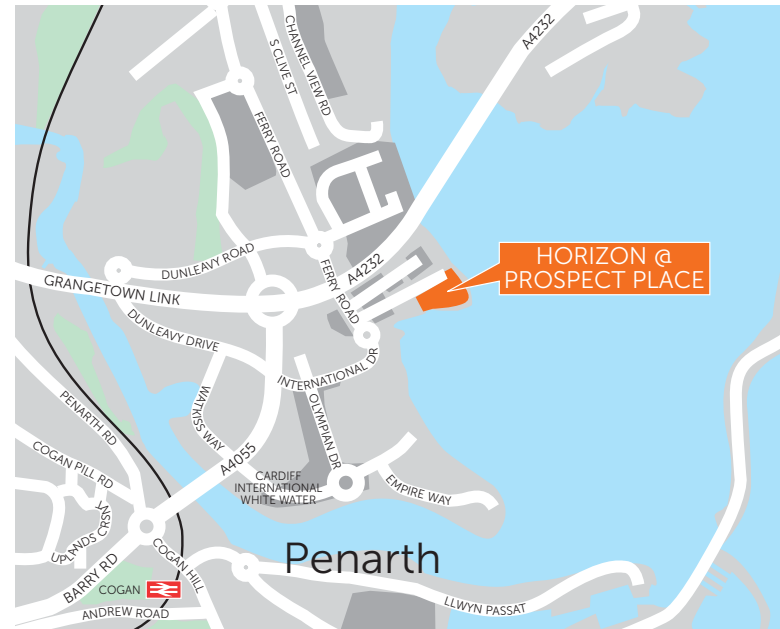


Bellway

How to find us



Area map



Local map

Maps not to scale

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www.bellway.co.uk



The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 546965 or 020 7758 3510. 141391/11/13.