



COTTESBROOK HEIGHTS

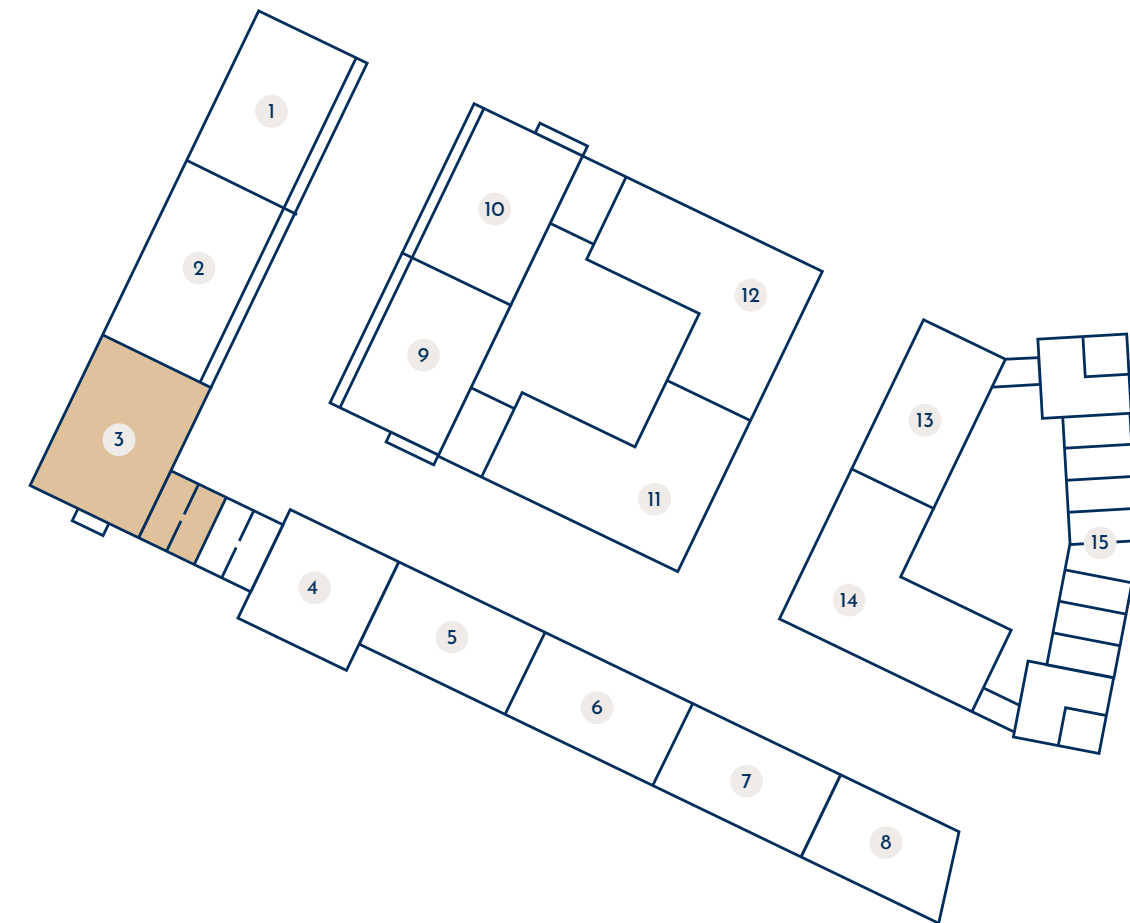
(BLOCK A6)

THE FLOORPLANS

1, 2 & 3 BEDROOM APARTMENTS & DUPLEXES

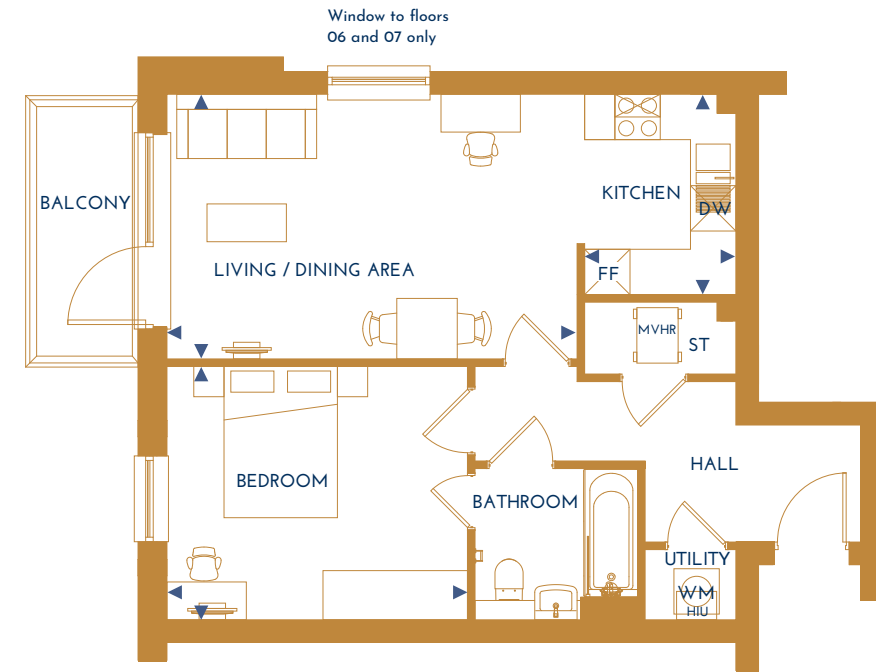


SITE PLAN



PHASES 2 & 3

- | | | | |
|-----------------------|------------------|--------------------|-------------------|
| 1 GAZELLA HEIGHTS | 5 FINLAY COURT | 9 CAVALRY COURT | 13 CHERWELL COURT |
| 2 OSCAR COURT | 6 LLOYD COURT | 10 WOTTON COURT | 14 BAINES COURT |
| 3 COTTESBROOK HEIGHTS | 7 DRYSDALE COURT | 11 AUGUSTINE COURT | 15 THE HOUSES |
| 4 AUSTWICK COURT | 8 VINTNERS COURT | 12 SEARLES COURT | |



DIMENSIONS

LOCATION

FLOORS

Total Area 52.3sqm | 563sqft

Kitchen	3.300m x 2.000m	10'10" x 6'7"
Living / Dining	5.420m x 3.500m	17'9" x 11'6"
Bedroom	3.970m x 3.350m	13'0" x 11'0"



- A606, A607 - FLOOR 01
- A612, A613 - FLOOR 02
- A618, A619 - FLOOR 03
- A623, A624 - FLOOR 04
- A628, A629 - FLOOR 05
- A633, A634 - FLOOR 06
- A638, A639 - FLOOR 07
- A643, A644 - FLOOR 08
- A647 - FLOOR 09

ST - Store. HIU - Heat Induction Unit. MVHR - Mechanical Ventilation Heat Recovery. WM - Washing Machine Space. DW - Dishwasher. FF - Fridge Freezer.

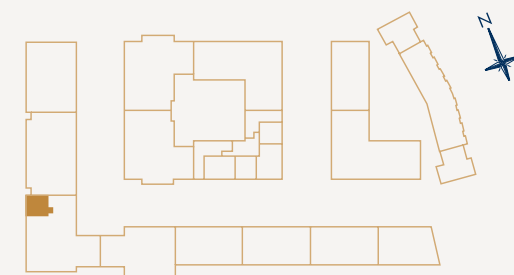
DIMENSIONS

LOCATION

FLOORS

Total Area 54.9sqm | 591sqft

Kitchen	2.630m x 2.000m	8'8" x 6'7"
Living / Dining	5.420m x 3.495m	17'9" x 11'6"
Bedroom	3.970m x 3.350m	13'0" x 11'0"



- A608 - FLOOR 01
- A614 - FLOOR 02
- A620 - FLOOR 03
- A625 - FLOOR 04
- A630 - FLOOR 05
- A635 - FLOOR 06
- A640 - FLOOR 07

Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Furniture shown is for illustrative purposes only and not included. Individual units may vary according to location – please consult your sales advisor for more details.

APARTMENT TYPE:

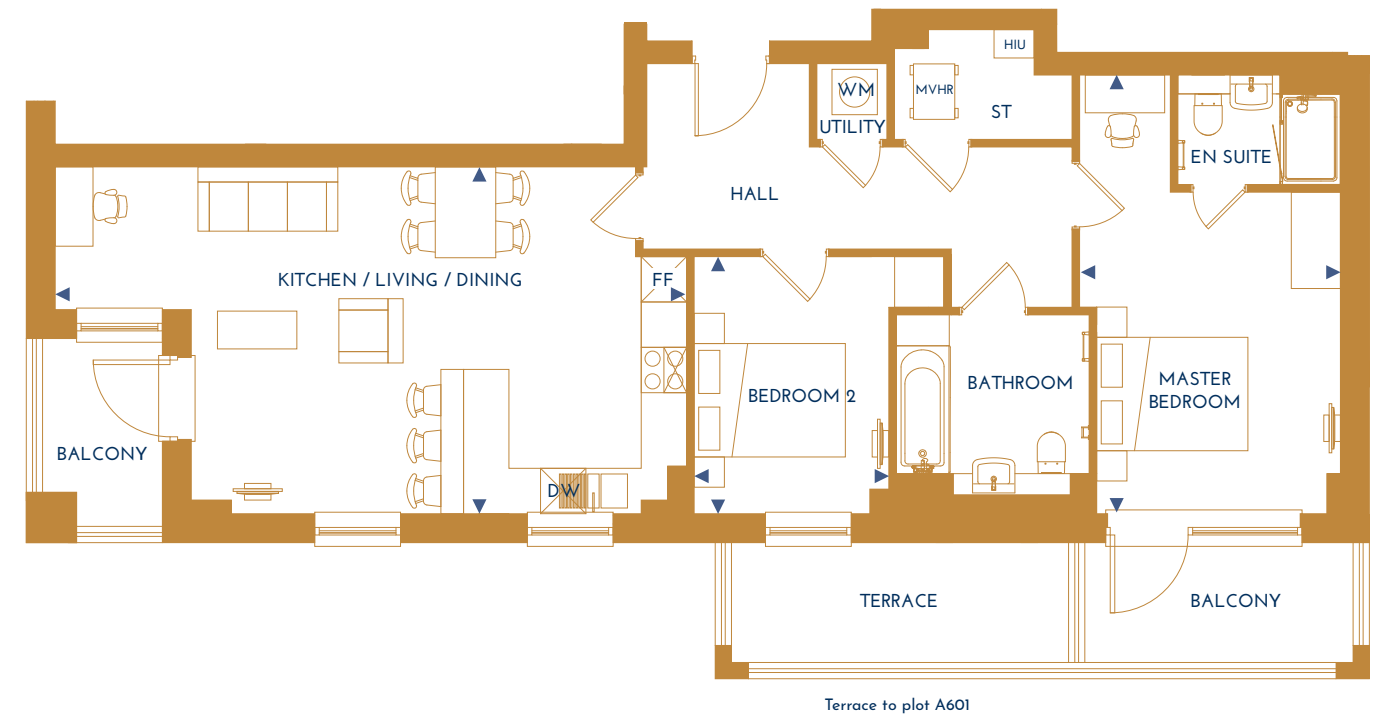
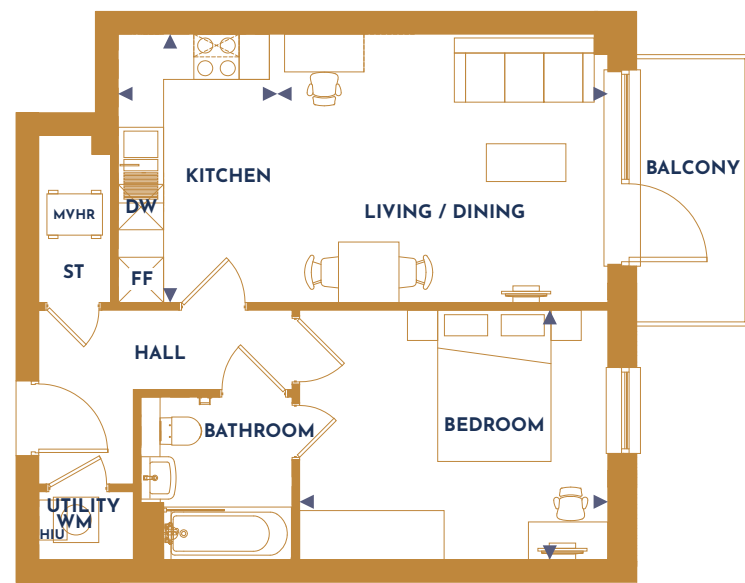
102.3

1 BEDROOM
APARTMENT

2 BEDROOM
APARTMENT

APARTMENT TYPE:

205



DIMENSIONS

LOCATION

FLOORS

Total Area 50.9sqm | 548sqft

Kitchen	3.550m x 2.000m	11'8" x 6'7"
Living / Dining	4.470m x 3.550m	14'8" x 11'8"
Bedroom	4.070m x 3.300m	13'4" x 10'10"



A645 - FLOOR 08

ST - Store. HIU - Heat Induction Unit. MVHR - Mechanical Ventilation Heat Recovery. WM - Washing Machine Space. DW - Dishwasher. FF - Fridge Freezer.

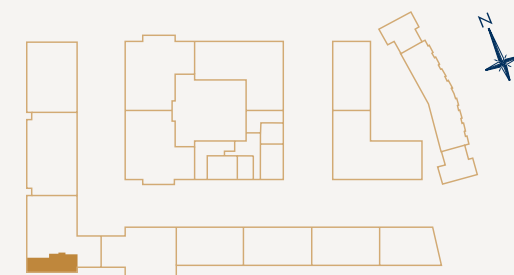
DIMENSIONS

LOCATION

FLOORS

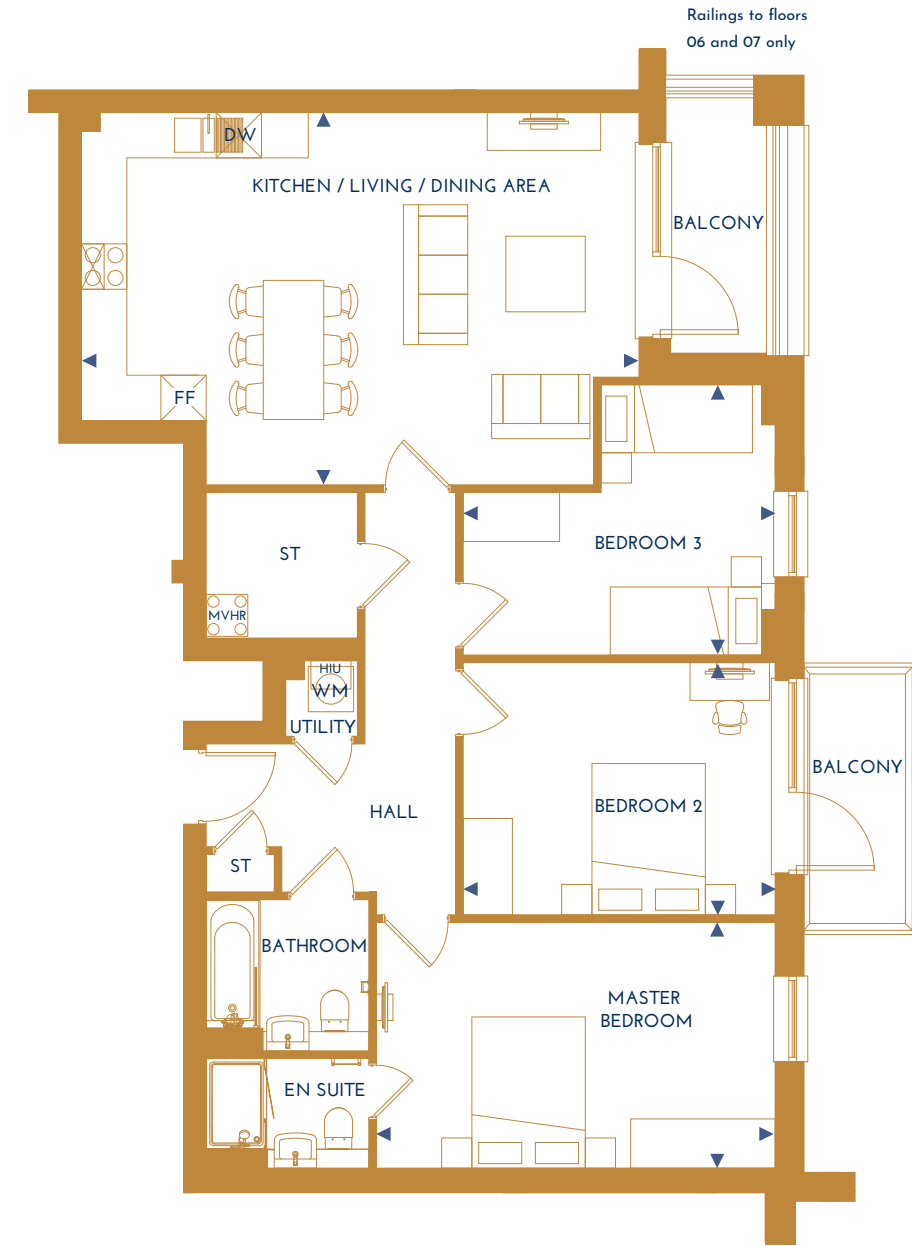
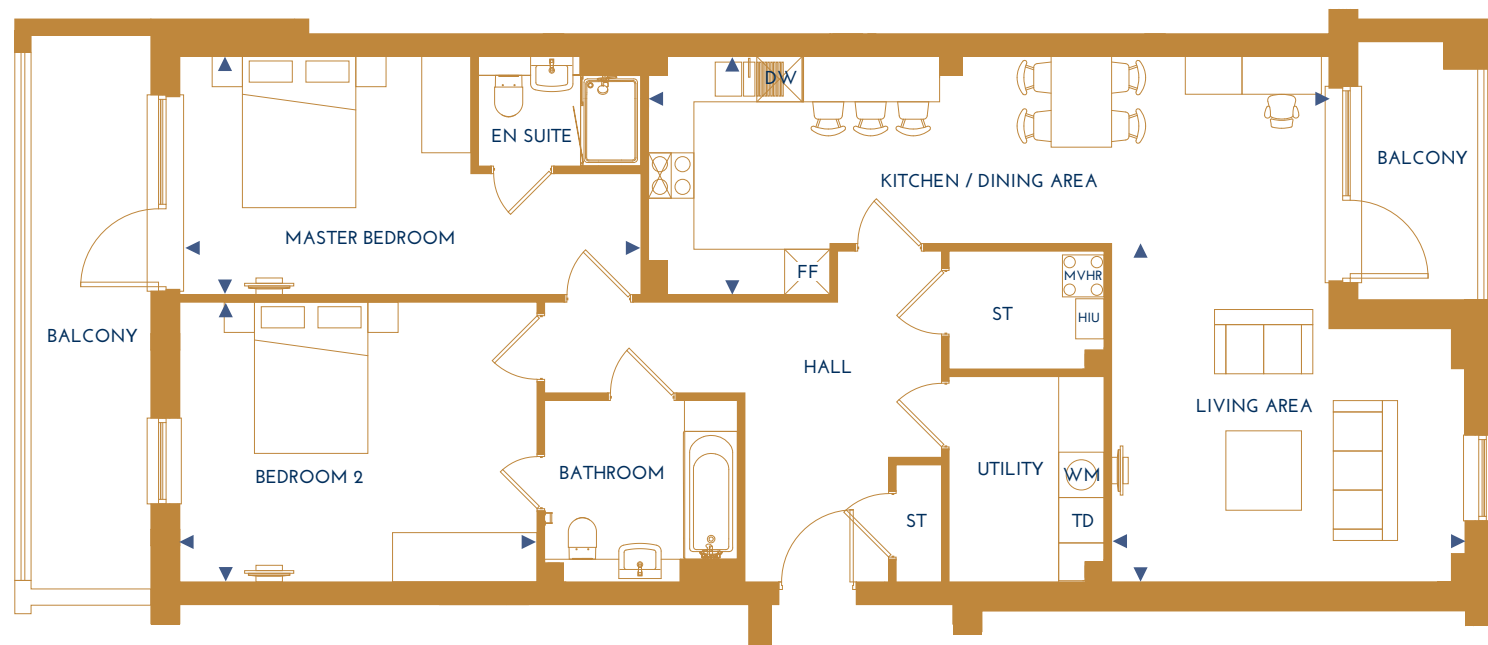
Total Area 85.4sqm | 919sqft

Kitchen /		
Living / Dining	8.350m x 4.580m	27'5" x 15'0"
Master Bedroom	5.800m x 3.450m	19'0" x 11'4"
Bedroom 2	3.400m x 2.575m	11'2" x 8'5"



- A601** - FLOOR 00
- A605** - FLOOR 01
- A611** - FLOOR 02
- A617** - FLOOR 03
- A622** - FLOOR 04
- A627** - FLOOR 05
- A632** - FLOOR 06
- A637** - FLOOR 07
- A642** - FLOOR 08
- A646** - FLOOR 09

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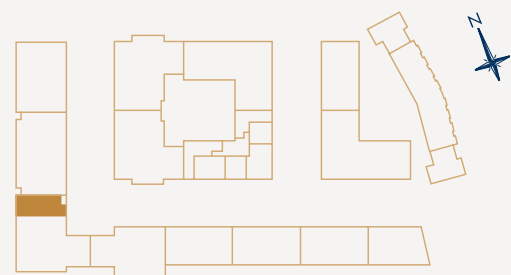
DIMENSIONS

LOCATION

FLOORS

Total Area 111.5sqm | 1200sqft

Kitchen / Dining	9.000m x 3.150m	29'6" x 10'4"
Living Area	4.680m x 4.440m	15'4" x 14'7"
Master Bedroom	6.100m x 3.150m	20'0" x 10'4"
Bedroom 2	4.720m x 3.700m	15'6" x 12'2"



A603 - FLOOR 00

ST - Store, HIU - Heat Induction Unit, MVHR - Mechanical Ventilation Heat Recovery, WM - Washing Machine Space, DW - Dishwasher, FF - Fridge Freezer.

DIMENSIONS

LOCATION

FLOORS

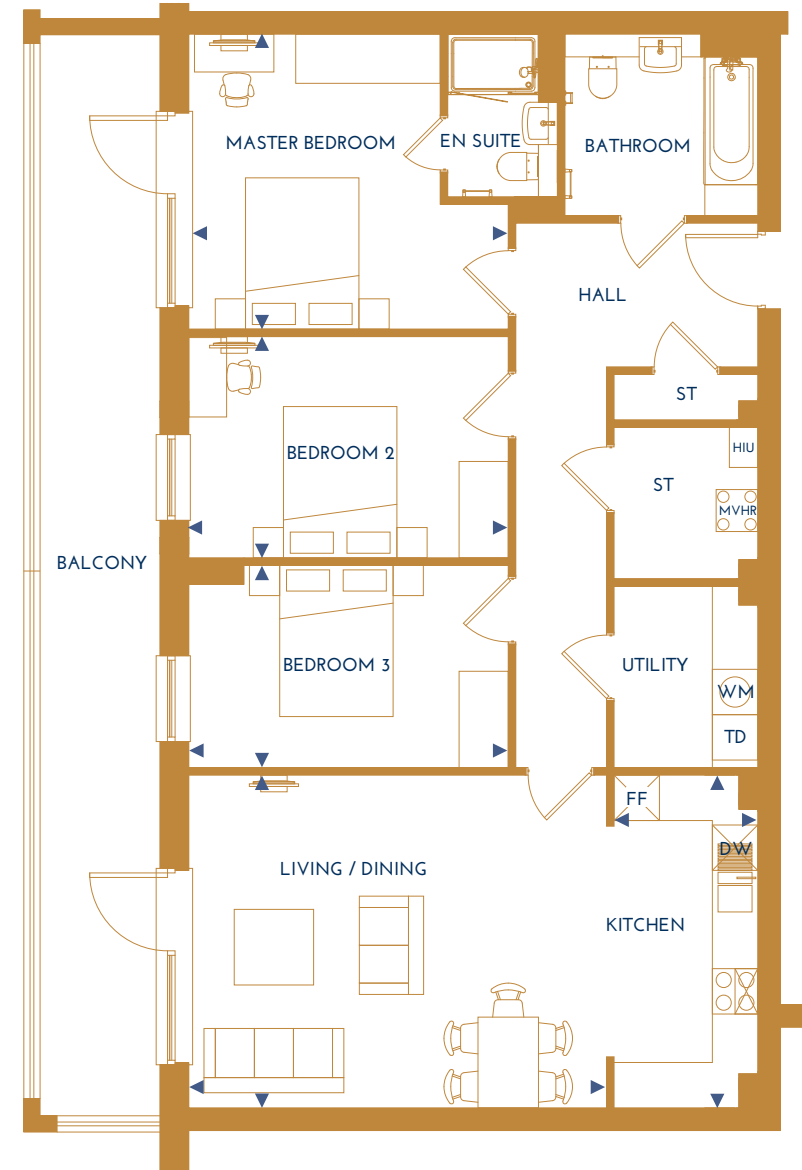
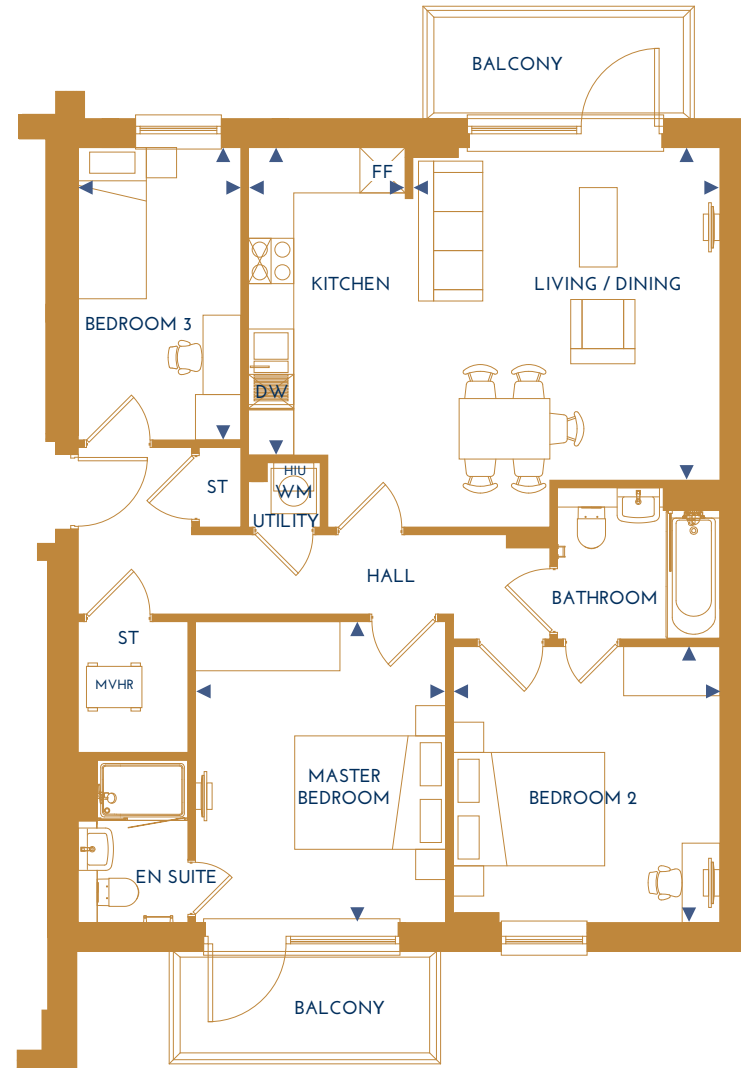
Total Area 103.6sqm | 1115sqft

Kitchen / Living / Dining	6.780m x 4.910m	22'3" x 16'1"
Master Bedroom	5.270m x 3.250m	17'3" x 10'8"
Bedroom 2	4.120m x 3.330m	13'6" x 10'11"
Bedroom 3	4.120m x 3.560m	13'6" x 11'8"



- A609** - FLOOR 01
- A615** - FLOOR 02
- A621** - FLOOR 03
- A626** - FLOOR 04
- A631** - FLOOR 05
- A636** - FLOOR 06
- A641** - FLOOR 07

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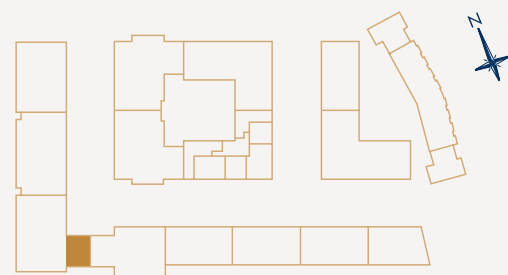
DIMENSIONS

LOCATION

FLOORS

Total Area 86.9sqm | 935sqft

Kitchen	4.060m x 2.070m	13'4" x 6'9"
Living / Dining	4.390m x 4.060m	14'5" x 13'4"
Master Bedroom	3.970m x 3.310m	13'0" x 10'10"
Bedroom 2	3.640m x 3.520m	11'11" x 11'7"
Bedroom 3	3.860m x 2.150m	12'8" x 7'1"



- A604** - FLOOR 01
- A610** - FLOOR 02
- A616** - FLOOR 03

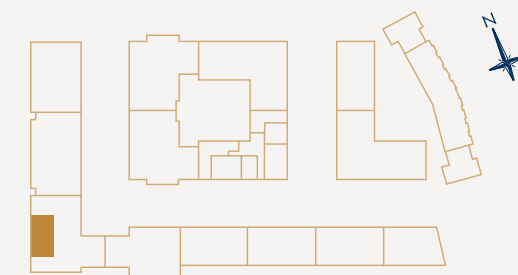
DIMENSIONS

LOCATION

FLOORS

Total Area 106.7sqm | 1149sqft

Kitchen	4.400m x 1.900m	14'5" x 6'3"
Living / Dining	5.520m x 4.400m	18'1" x 14'5"
Master Bedroom	4.220m x 3.900m	13'10" x 12'10"
Bedroom 2	4.220m x 2.920m	13'10" x 9'7"
Bedroom 3	4.220m x 2.670m	13'10" x 8'9"



- A602** - FLOOR 00

ST - Store. HIU - Heat Induction Unit. MVHR - Mechanical Ventilation Heat Recovery. WM - Washing Machine Space. TD - Tumble Dryer Space. DW - Dishwasher. FF - Fridge Freezer.

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DIMENSIONS			LOCATION	FLOORS
Total Area 143.1sqm 1540sqft				A648 - FLOOR 08
				A648 (Entrance) - FLOOR 09
Kitchen	5.700m x 2.500m	18'8" x 8'2"		
Living / Dining	5.590m x 5.270m	18'4" x 17'3"		
Master Bedroom	5.270m x 3.760m	17'3" x 12'4"		
Bedroom 2	5.420m x 3.400m	17'9" x 11'2"		
Bedroom 3	4.170m x 3.450m	13'8" x 11'4"		

ST - Store. HIU - Heat Induction Unit. MVHR - Mechanical Ventilation Heat Recovery. WM - Washing Machine Space. DW - Dishwasher. FF - Fridge Freezer.

DIMENSIONS			LOCATION	FLOORS
Total Area 143.1sqm 1540sqft				A649 - FLOOR 08
				A649 (Entrance) - FLOOR 09
Kitchen	7.350m x 2.280m	24'1" x 7'6"		
Living / Dining	5.590m x 5.270m	18'4" x 17'3"		
Master Bedroom	5.590m x 3.700m	18'4" x 12'2"		
Bedroom 2	5.270m x 3.340m	17'3" x 10'11"		
Bedroom 3	4.170m x 3.250m	13'8" x 10'8"		

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STYLISH INTERIORS DESIGNED FOR YOU

| GENERAL FEATURES

- Central heating via radiators
- Video entry phone system
- 'Secure by Design' entrance door
- White 4 line horizontal internal doors
- White Deta switches, sockets and media plates
- Safe & Sound charcoal grey 4 line horizontal entrance door

| KITCHENS

- Symphony kitchens - choice of colour combination Woodberry High Gloss Doors (All subject to stage of construction)
- Fully integrated stainless steel Bosch oven and ceramic hob
- Curved glass stainless steel Indesit extractor hood
- Integrated Indesit fridge/freezer
- Integrated Indesit dishwasher
- Under unit lighting
- 22mm laminate worktops with matching upstands
- Stainless steel splash back behind hob
- Plumbing for washing machine in hallway cupboard

| BATHROOMS & EN SUITES

- Pure white Kohler bathroom suites with chrome mixer taps
- Shower screen to all bathrooms
- Shower enclosure to en suites
- Anti-slip, acrylic bath with glazed screen and surface mounted thermostatic shower valve mixer shower (to all bathrooms)
- Heated towel rail in chrome finish
- Contemporary ceramic wall tiling - full height or half height tiling to wet areas. All other walls painted
- Low voltage, two pin power outlet

| FIXTURES & FITTINGS

- Recessed downlights to main living areas, bathrooms and en suites
- Pendants to bedrooms
- Satellite & TV, to main living area, master bedroom and second bedroom (in 2 and 3 bedroom)
- 1 combined socket and USB point to main reception area
- Telephone point in Lounge and Home office room or designated area

| DÉCOR

- Smooth finish to all walls and ceilings
- White satinwood finish to doors and woodwork
- Chrome door furniture

| FLOORING

- Kitchen/Dining/Reception/ Hallway - Luxury vinyl flooring
- Bathrooms and en suites - Luxury vinyl flooring
- Bedrooms carpeted

| SECURITY & WARRANTIES

- 10 year NHBC warranty
- Smoke detectors
- 2 year defect warranty with Lovell



LOVELL
HOMES

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