



**THE ASCOT**  
AT COLINDALE GARDENS





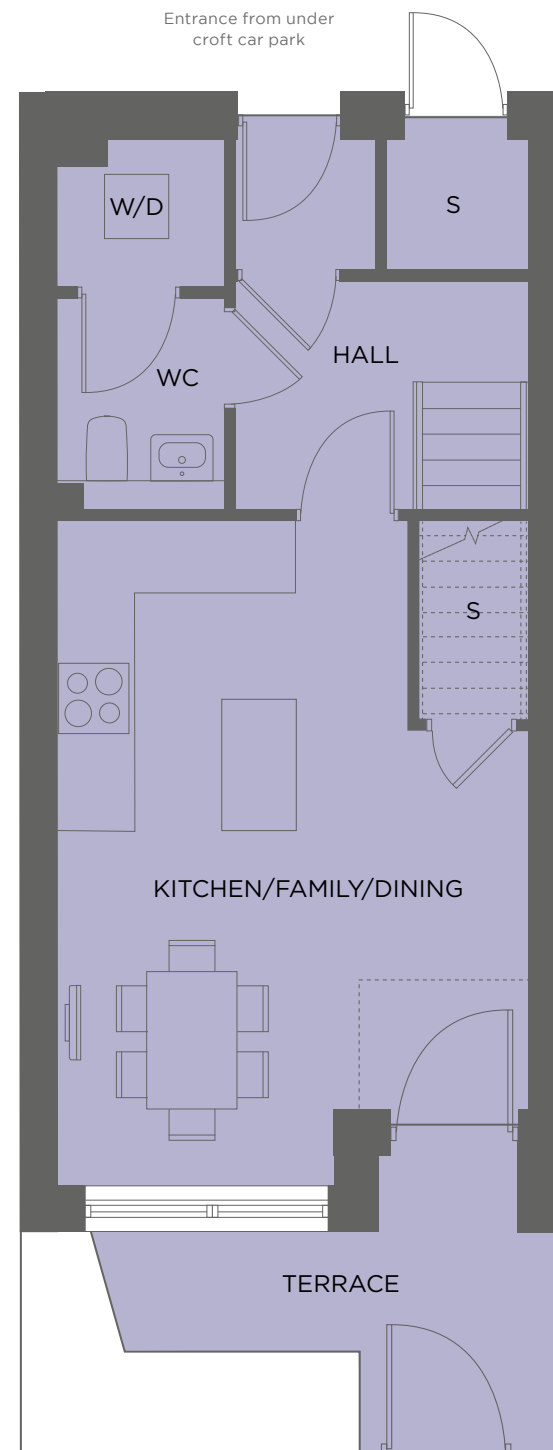
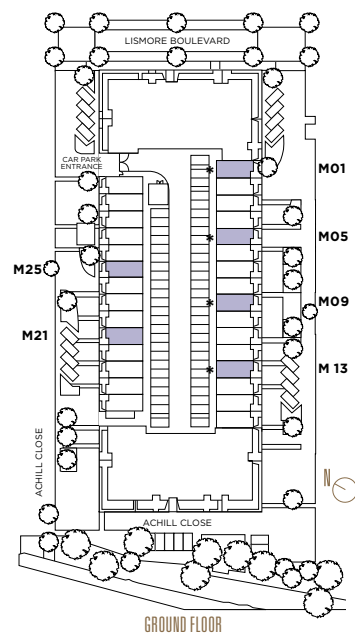


# THE ASCOT

## 4 BEDROOM TOWNHOUSE GROUND FLOOR

Kitchen/Family/Dining 5.92 m x 4.13 m      19' 5" x 13' 7"

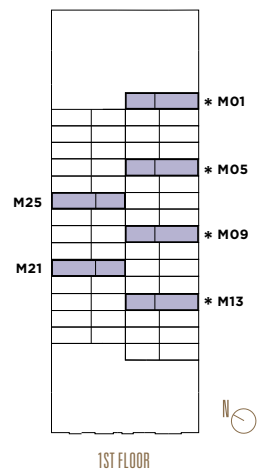
Total Internal Area      132.1 sq m      1,422 sq ft



# 4 BEDROOM TOWNHOUSE

## FIRST FLOOR

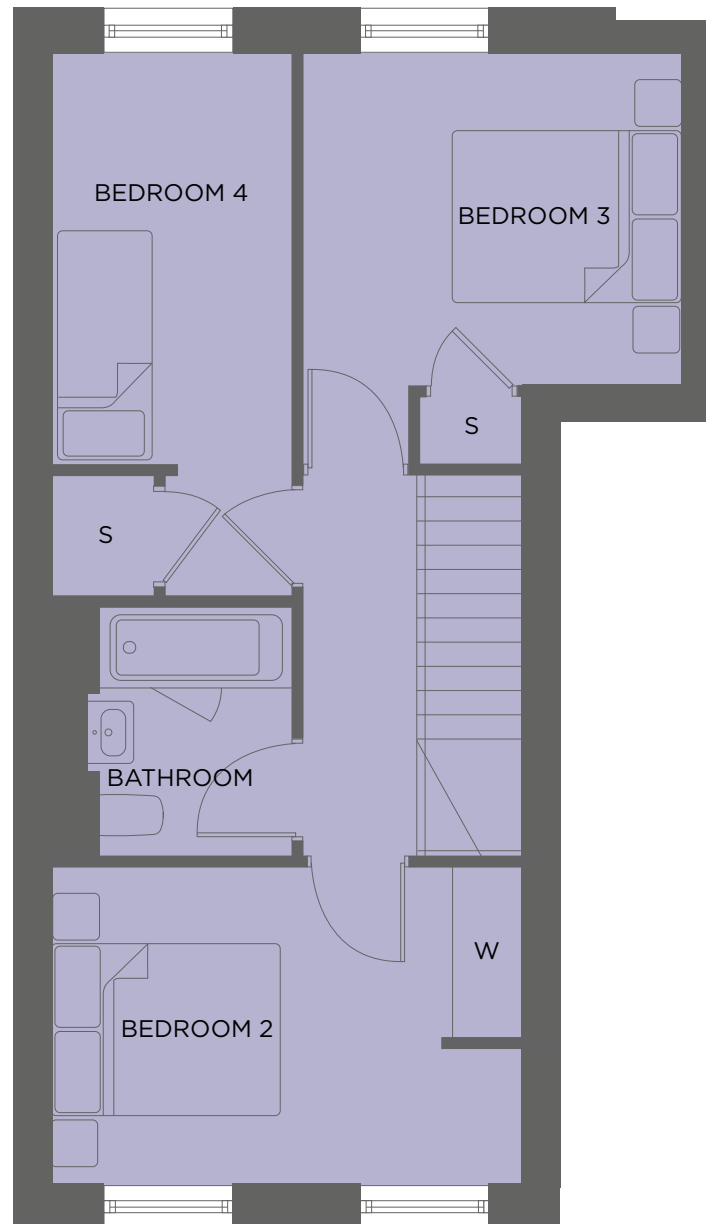
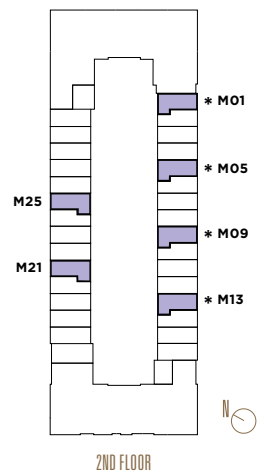
Living Room	5.65 m x 4.13 m	18' 6" x 13' 6"
Master Bedroom	4.13 m x 3.08 m	13' 6" x 10' 1"
Total Internal Area	132.1 sq m	1,422 sq ft



# 4 BEDROOM TOWNHOUSE

## SECOND FLOOR

Bedroom 2	4.13 m x 2.74 m	13' 6" x 9' 0"
Bedroom 3	3.57 m x 3.30 m	11' 8" x 10' 9"
Bedroom 4	4.74 m x 2.05 m	15' 6" x 6' 8"
Total Internal Area	132.1 sq m	1,422 sq ft



### KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer
- Sliding Door
- ↔ Bi-Fold Door

Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%. Plot layouts may vary, please ask the Sales Consultant for more information. \*Handed plot.

# SPECIFICATION

## KITCHEN

- Interior designed fitted kitchens
- A choice of gloss or contemporary matt finish cabinet doors with soft close, handleless design and feature lighting
- Slim line laminate worktop
- Full height back painted glass splashback
- Stainless steel sink with satin chrome mixer tap
- Siemens single oven
- Siemens integrated microwave
- Siemens four zone ceramic hob with integrated telescopic hood
- Siemens integrated dishwasher\*
- Siemens 50/50 fridge freezer
- Slimline Wine Cooler
- Free standing Washer-dryer located in cupboard off WC\*\*
- Recycling bin
- Cutlery drawer inserts

## BATHROOM / EN SUITE

- Porcelain wall and floor tiles
- Bespoke designed vanity unit with mirrored door and feature halo lighting
- Wall mounted washbasin
- Wall mounted WC with concealed cistern, aquablade technology and polished chrome dual flush button
- White steel bath with timber effect bath panel with feature LED lighting (to all bathrooms)
- White shower tray with sliding shower door (to all en suites)
- Recessed tiled shelf to bath and shower
- Shaver socket concealed in cabinet
- Polished chrome electric heated towel rail
- Toilet roll holder

## ELECTRICS

- Satin chrome dimmer switches to kitchen/living/dining area
- High level satin chrome sockets to hallway and kitchen/living/dining area
- LED downlights to hallway, kitchen/living/dining area and bathrooms
- Pendant lighting to all bedrooms
- Wiring for digital TV and wiring only for Sky to living area and bedroom 1
- USB charging points to living space and bedroom 1

## JOINERY

- Oak veneer entrance and internal doors
- Solid oak handrail and newel caps to staircase
- Feature skirtings and architraves
- Fitted wardrobe with sliding door, hanging rail and high level shelf to bedroom 1

## WALL AND FLOOR FINISHES

- White emulsion painted internal walls and ceilings
- Engineered wood flooring to hallway, kitchen/living/dining area
- Carpet to all bedrooms, stairs and landings

## HEATING

- Underfloor heating throughout

## COMMUNAL AREAS

- Landscaped gardens
- Concierge service†
- Access to residents-only gym, sauna and steam room

## GENERAL

- 2 year Redrow Warranty
- 10 year LABC building warranty
- 999 year lease from January 2017
- Parking included
- Private podium garden with decking, artificial turf and external lighting
- Rain water butts to gardens

## OPTIONAL EXTRAS‡

- Silestone worktops
- Engineered wood flooring throughout
- Additional wardrobe in bedrooms 2, 3 and 4
- All walls tiled in bathroom and/or en suite

\* Dishwashers vary in size

\*\* Location of washer-dryers may vary

† Concierge service will be in a central location within the development

‡ Optional extras available at an additional cost. Wardrobe sizes may vary, additional wardrobes available on selected plots only

Your attention is drawn to the fact it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow reserve the right to make these changes. Please ask a Sales Consultant for further information

# FACTSHEET

## LOCAL AUTHORITY

London Borough of Barnet

## ARCHITECTS

MDR Associate Architects

## LANDSCAPE ARCHITECT

Broadway Malyan

## CAR PARK

Undercroft parking included with each home. Electric charging points available, please ask your Sales Consultant.

## FACTS AND FIGURES LENGTH OF LEASE

999 years, commencing 1st January 2017

## BUILDING INSURANCE

10 year LABC Cover

## HEATING

There is a central gas boiler plant that generates all the heating and hot water for the development. All the villas will benefit from underfloor heating throughout.

## COUNCIL TAX BANDS

Current council tax rates for London Borough of Barnet are:

Tax Band	Market value (April 1991)	London Borough of Barnet (Based on 2+ occupants within the Property)
D	£68,001 - £88,000	£1,397.07
E	£88,001 - £120,000	£1,707.53
F	£120,001 - £160,000	£2,017.99
G	£160,001 - £320,000	£2,328.45
H	Over £320,001	£2,794.14

Source: [www.barnet.gov.uk](http://www.barnet.gov.uk) Information correct as at 24/3/2016 (Year 1 April 2016 to 31 March 2017)

\*Estimated - Subject to change

## VENDORS SOLICITORS

Redrow Homes Limited  
Redrow House  
St David's Park  
Ewloe  
Flintshire  
CH5 3RX

Susie Evans  
Senior Conveyancer  
Tel 01244 520 044

## RECOMMENDED PURCHASERS SOLICITORS

A list of panel solicitors is available please ask your Sales Consultant.

## TERMS OF PAYMENT

1. A £2,500 Reservation Fee to reserve the Property for a period of 28 days. It is agreed that if this is not extended that this Agreement shall automatically terminate and Redrow will return the Reservation Fee less the administration charge of £500, and that the Property may be offered for re-sale
2. Exchange of contracts will take place within 28 days of reservation (the Date of Exchange) and on the Date of Exchange a 10% deposit (less the Reservation Fee) to be payable
3. The remaining 90% of the purchase price payable upon completion

