



ROYAL QUAY

THE MANOR HOUSE

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A canalside development of contemporary apartments and luxury townhouses.



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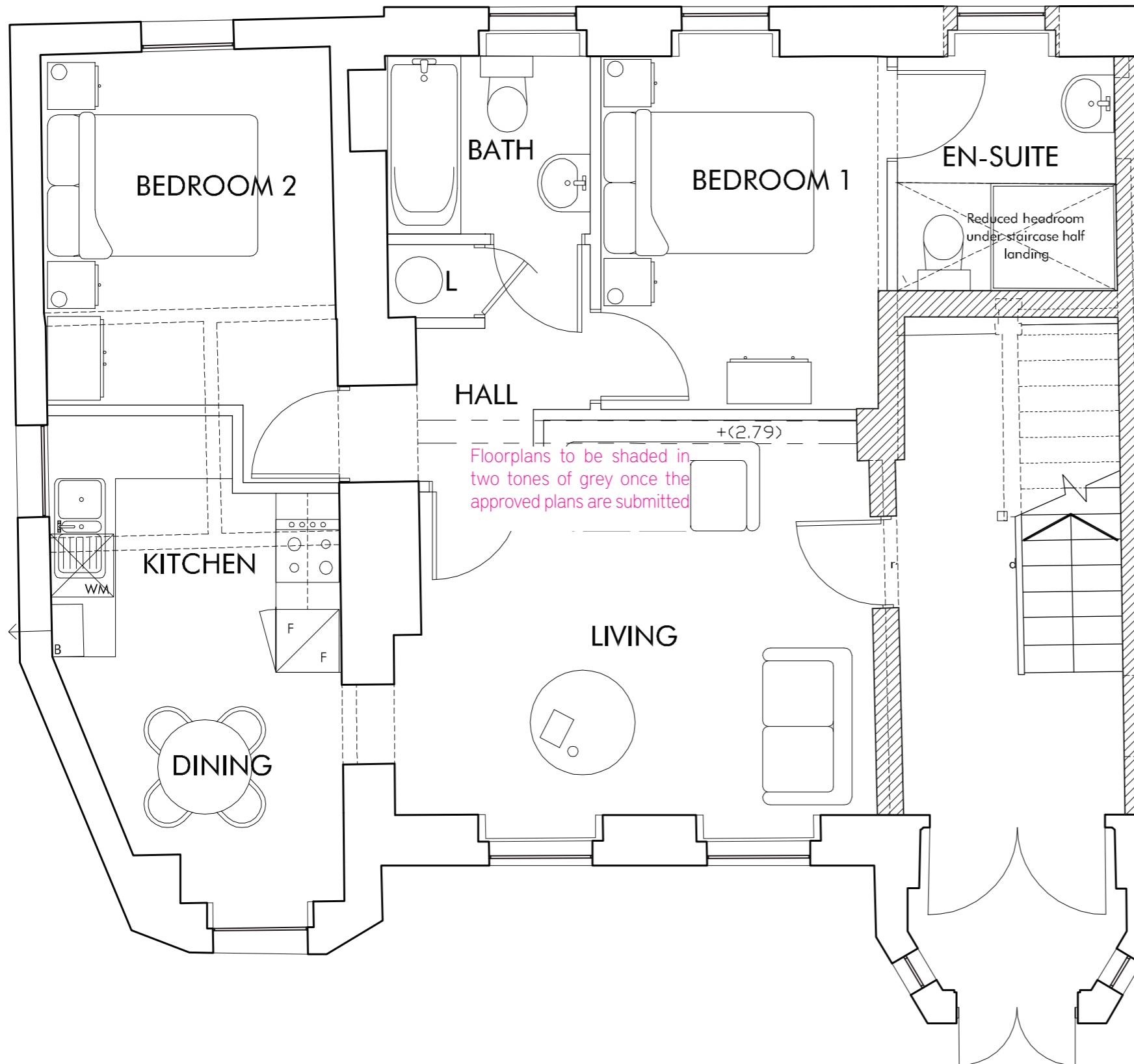
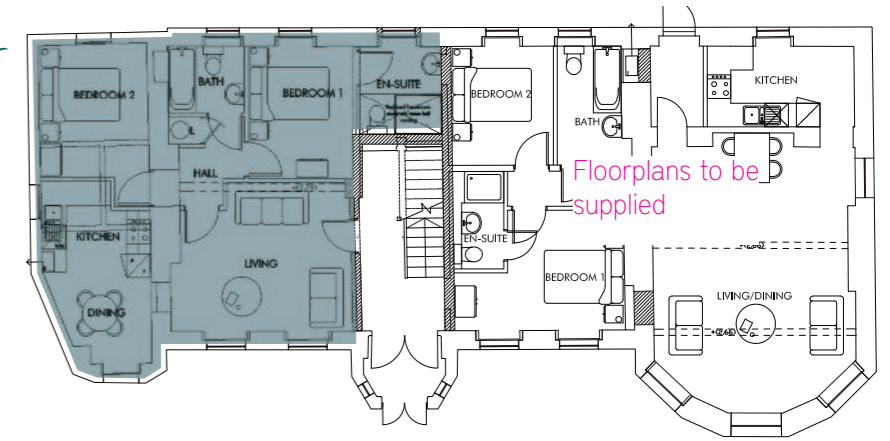
THE MANOR HOUSE

REDEFINING GEORGIAN ELEGANCE

A Grade II listed building thoughtfully converted to provide 4 two bedroom apartments offering contemporary interiors behind a traditional façade



Ground floor

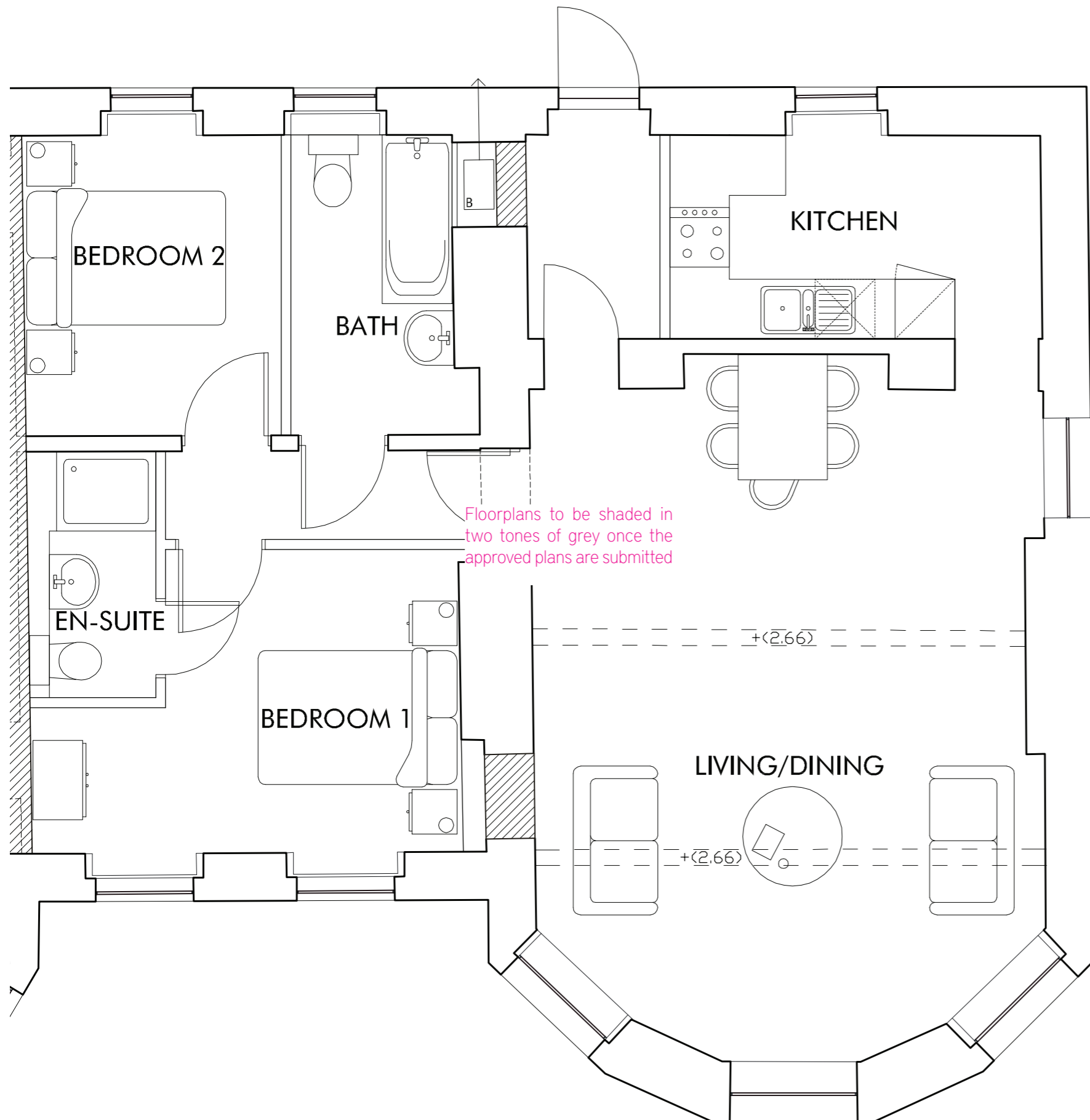
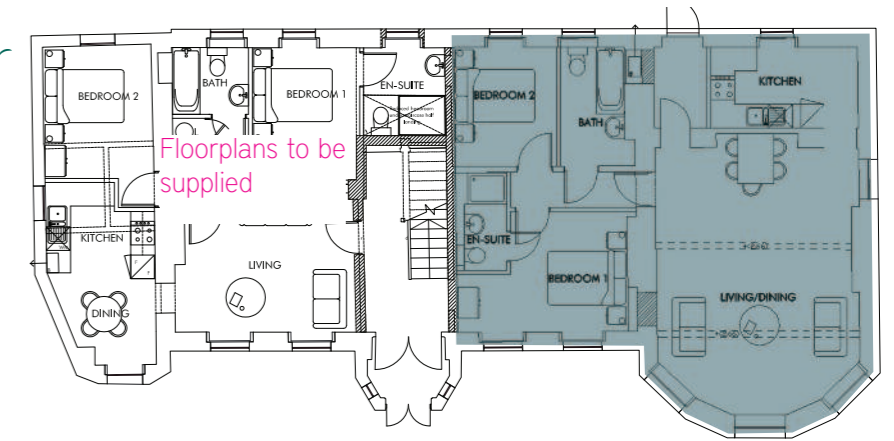


Apartment 1

Living Room	5070mm x 3830mm	16'8" x 12'7"
Kitchen/Dining Room	5040mm x 2665mm	16'7" x 8'9"
Master Bedroom	3440mm x 3645mm	11'4" x 12'
Bedroom 2	3630mm x 3020mm	11'11" x 9'11"

Note: due to the nature of refurbishment of an existing building all dimensions given are subject to +/- 200mm tolerance

Ground floor

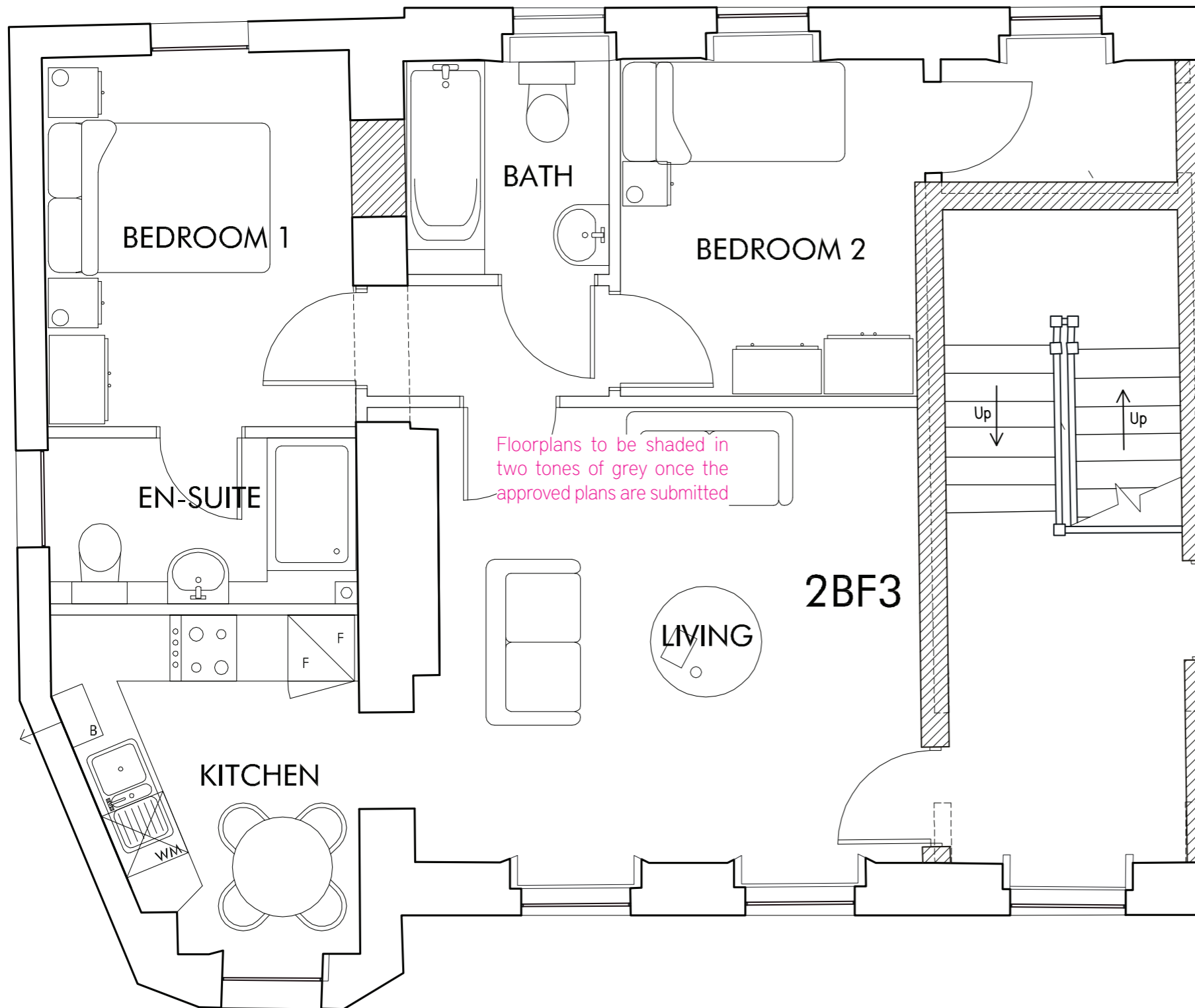
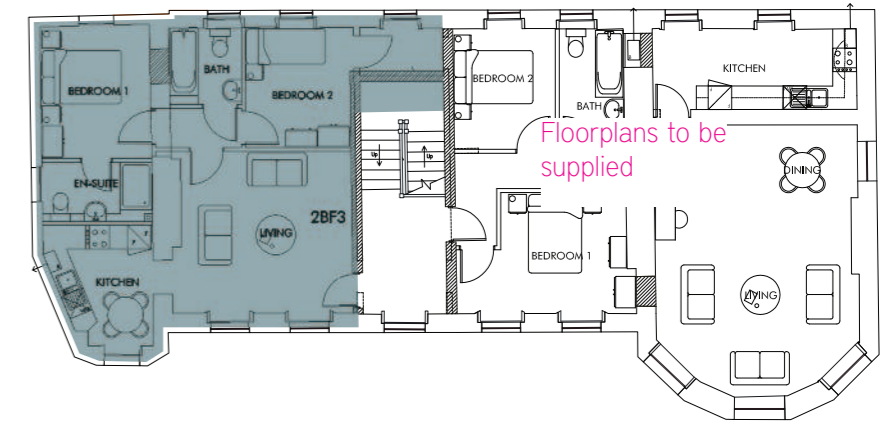


Apartment 2

Living/Dining Room	5070mm x 3830mm	16'8" x 12'7"
Kitchen	5040mm x 2665mm	16'7" x 8'9"
Master Bedroom	3440mm x 3645mm	11'4" x 12'
Bedroom 2	3630mm x 3020mm	11'11" x 9'11"

Note: due to the nature of refurbishment of an existing building all dimensions given are subject to +/- 200mm tolerance

First floor

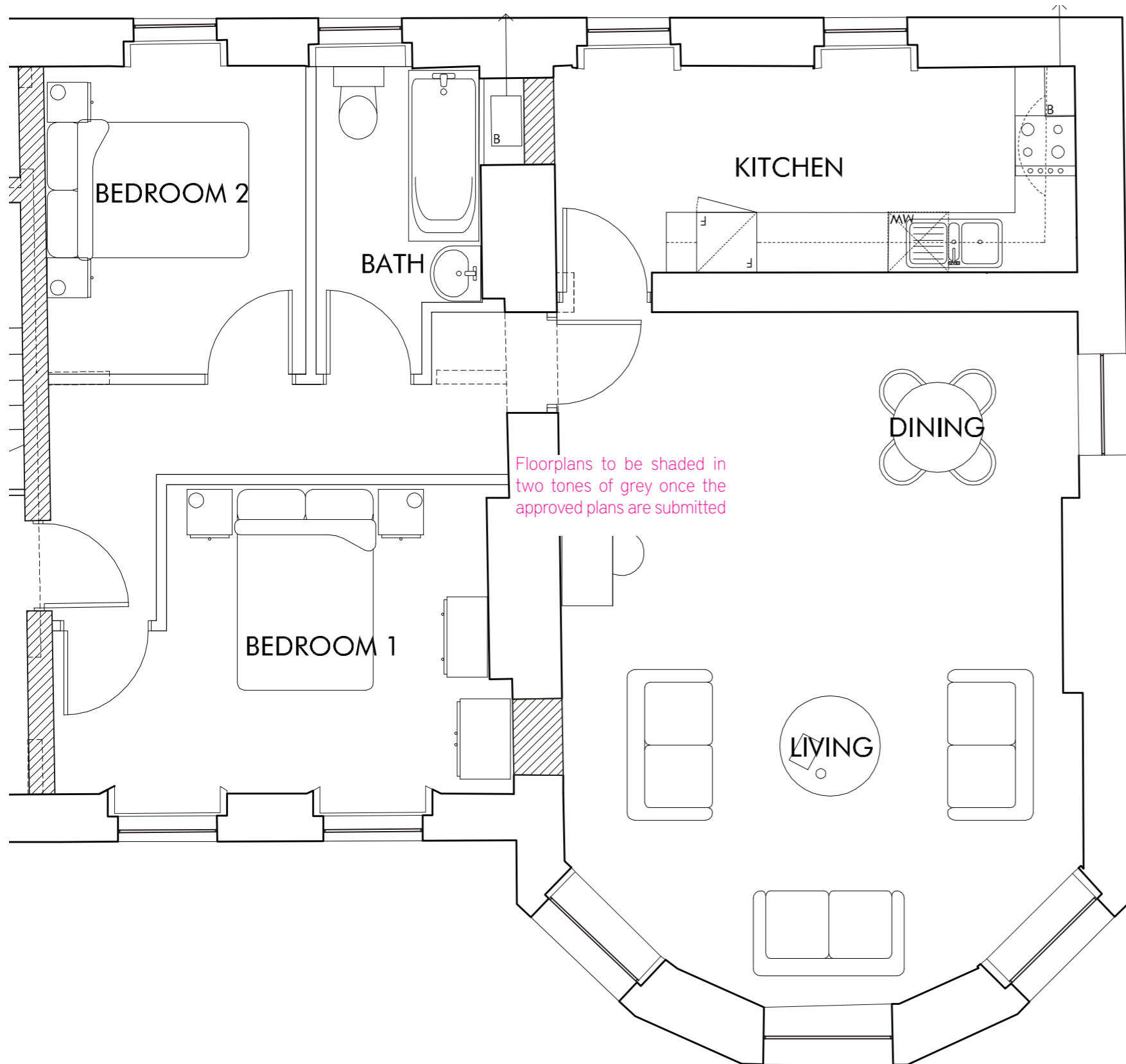


Apartment 3

Living Room	5070mm x 3830mm	16'8" x 12'7"
Kitchen/Dining Room	5040mm x 2665mm	16'7" x 8'9"
Master Bedroom	3440mm x 3645mm	11'4" x 12'
Bedroom 2	3630mm x 3020mm	11'11" x 9'11"

Note: due to the nature of refurbishment of an existing building all dimensions given are subject to +/- 200mm tolerance

First floor

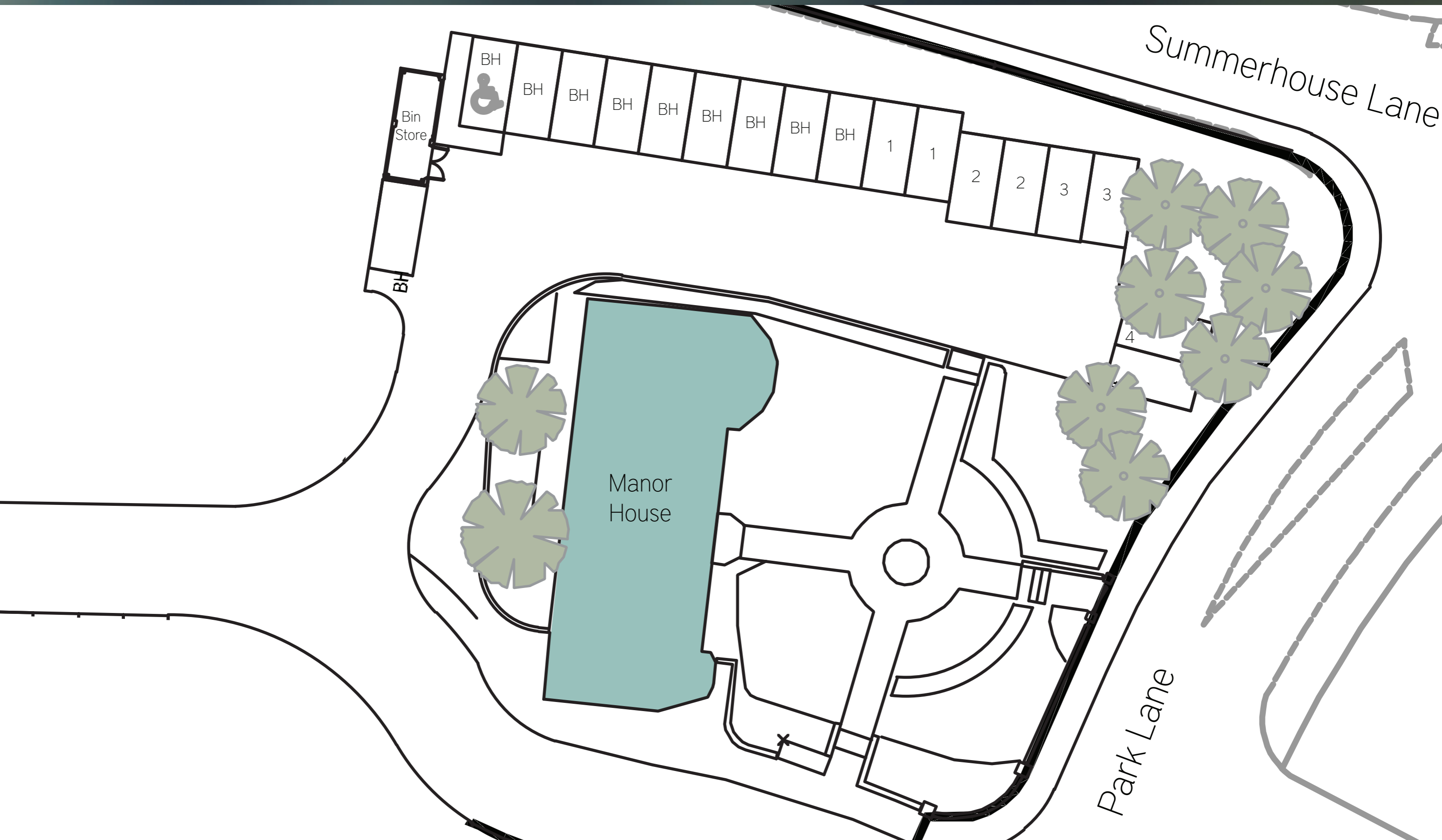


Apartment 4

Living/Dining Room	5070mm x 3830mm	16'8" x 12'7"
Kitchen	5040mm x 2665mm	16'7" x 8'9"
Master Bedroom	3440mm x 3645mm	11'4" x 12'
Bedroom 2	3630mm x 3020mm	11'11" x 9'11"

Note: due to the nature of refurbishment of an existing building all dimensions given are subject to +/- 200mm tolerance

Parking Plan





Attention to detail
makes a real difference

The Longroom is the subtle conversion of a locally listed building to provide a stylish collection of 1, 2 and 3 bedroom apartments in a unique waterside location. Each of the bespoke kitchens provide a comprehensive range of high gloss floor and a full complement of 'Smeg' appliances and separate laundry areas.

All of the bathrooms and en-suites are furnished with designer suites and vanity units by 'Roca'. The quality 'Hansgrohe' fittings and showers are complemented by contemporary heated towel rails and feature large mirrors.

The addition of PIR lighting, sleek mirrored wardrobes and the porcelain tiled floors all add to the contemporary style of these desirable apartments.

Sample text



Kitchen

- A fully fitted contemporary designer kitchen with a comprehensive bespoke range of floor and wall cupboards, incorporating soft close doors and drawers together with feature lighting.
- The homes feature crisp white worktops with a matching upstand and glass splashback provided to the area behind the hob.
- Fitted appliances include a stainless steel induction hob with a stainless steel extractor hood, built in single oven and separate microwave by 'Smeg'.
- Integrated appliances include a fridge/freezer and slimline dishwasher by 'Smeg'.
- Stainless steel sink with a contemporary chrome mixer tap.
- Chrome finish light switches and sockets are provided throughout the kitchen.
- A stylish wine cooler.

Laundry Area

- A free standing 'Smeg' combined washer/dryer is provided to the laundry area.

Decoration and Internal Finish

- Each home features a matt finish to the walls and ceilings.
- Contemporary architraves and skirting boards are provided with a satinwood finish.
- All internal doors are finished in white satinwood featuring contemporary chrome furniture with a glazed door to the kitchen/dining/living room.
- A stylish black pre-finished front door with multi-point locking system.
- Porcelain floor tiles by 'Minoli' are provided throughout except for bedrooms which are carpeted.
- Sliding mirrored wardrobes with soft close doors are provided to the master bedroom and bedroom 2.

Bathroom, En-suite and Cloakroom

- The homes are equipped with contemporary 'Roca' sanitaryware in white, with stylish chrome fittings by 'Hansgrohe'.
- The en-suite features a 'Hansgrohe' shower, a 'Roman' clear glass screen and a low profile tray.
- Bathrooms without a separate shower enclosure feature a 'Hansgrohe' thermostatic shower over the bath together with a 'Roman' clear glass screen.
- Vanity units by 'Roca' are provided to the bathroom and en-suite.
- A chrome finish shaver socket is fitted to the bathroom and en-suite.
- A heated towel rail with a chrome finish is provided to the bathroom, en-suite and cloakroom.
- The bathroom and en-suite are fully tiled with porcelain tiles by 'Minoli'.
- A half height feature mirror with a heated demister (to a specified area) is provided to the bathroom and en-suite.
- A feature tiled wall with half height mirror is provided to the cloakroom.





Electrical Installation & home entertainment

- Each home benefits from a combination of white down lighters and pendant light fittings.
- PIR feature 'night light' with a low level LED light is fitted to the bathroom and en-suite.
- Chrome finish light switches are provided to the living/dining room.
- Dimmer switches are provided to the master bedroom.
- A mains operated smoke detector with battery backup.
- TV points are provided to the living room and all bedrooms. The TV points are linked to be able to provide multiple viewing capabilities from one external source.
- A mid height TV point with HDMI connection capability is supplied in the living room for an optional wall mounted flat screen television.
- The TV point in the living room is wired for Sky+ HD capability.
- BT points are provided to the living room and master bedroom. A dedicated space for a wireless router is also provided in the hallway cupboard.
- Contemporary (PIR) lighting is provided to the front of each property.

Energy Efficiency, Heating and Insulation

- White glass fronted electric panel heaters are provided throughout all of the homes.
- Mains pressure hot water system with electronic programmer.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.



Each of our homes are independently surveyed during the course of construction by NHBC who will issue their 10 year warranty certificate upon structural completion of the property.



Oakford Homes is a member of the UK Green Building Council who's mission statement is to dramatically improve the sustainability of the built environment, by radically transforming the way it is planned, designed, constructed, maintained and operated. Oakford Homes is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a beautiful home in a great location it will also be designed to be more energy, water and waste efficient. To find out more please visit www.ukgbc.org





THE OAKFORD HOMES APPROACH TO HOME BUILDING

Award-winning Oakford Homes work closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in and will be able to recommend us with confidence.

 OAKFORD
HOMES
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