

Elm House - A superb collection of 1 and 2 bedroom apartments



Stubbings Property Marketing
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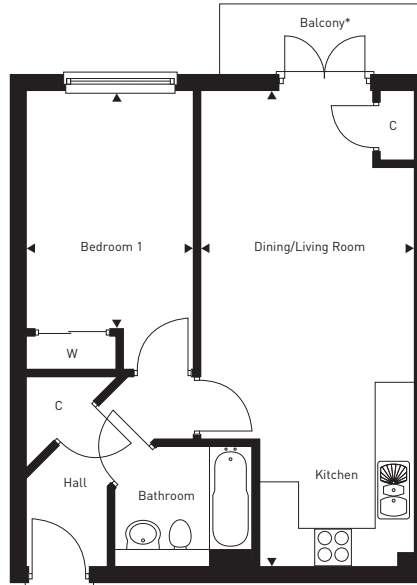
azdominion
new homes

The Apartments



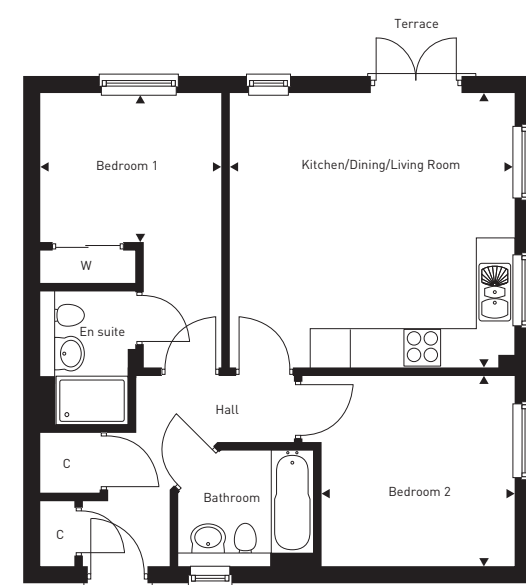
2 Bedroom
 Ground Floor Apartment 58
 First Floor Apartment 62
 Second Floor Apartment 66
 Third Floor Apartment 70

* Plot 58 has a terrace



1 Bedroom
 Ground Floor Apartment 59
 First Floor Apartment 63
 Second Floor Apartment 67
 Third Floor Apartment 71

* Plot 59 has a terrace



2 Bedroom
 Ground Floor Apartment 60

Apartments 58, 62, 66 & 70

Kitchen/Dining/Living Room	4.62m x 4.50m	15'2" x 14'9"
Bedroom 1	2.85m x 2.45m	9'4" x 8'0"
Bedroom 2	3.09m x 3.05m	10'1" x 10'0"

Apartments 59, 63, 67 & 71

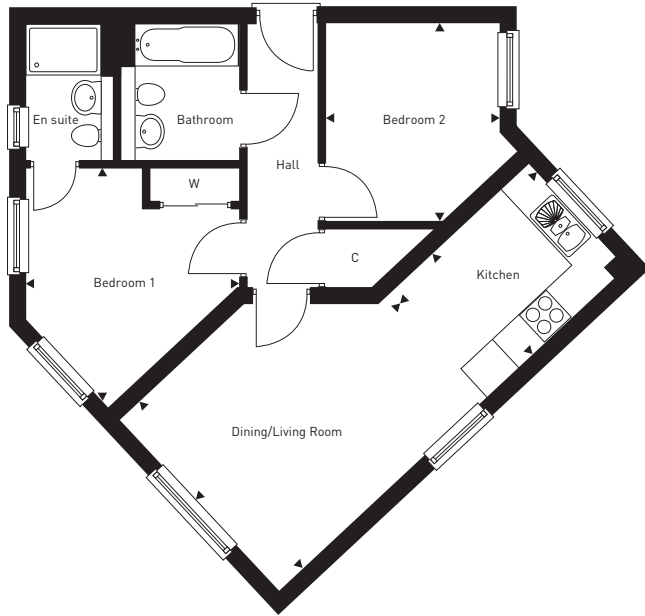
Kitchen/Dining/Living Room	7.79m x 3.45m	25'6" x 11'3"
Bedroom 1	3.90m x 2.69m	12'9" x 8'9"

Apartment 60

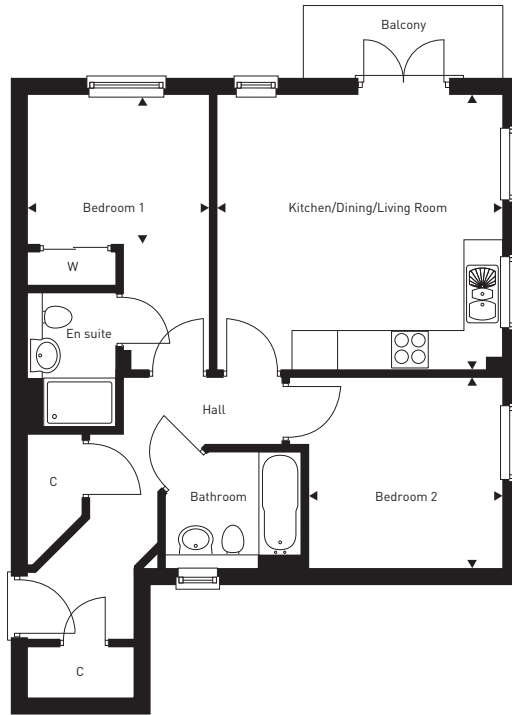
Kitchen/Dining/Living Room	4.65m x 4.46m	15'3" x 14'7"
Bedroom 1	2.95m x 2.46m	9'8" x 8'0"
Bedroom 2	3.18m x 3.10m	10'5" x 10'1"

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows, and any other features.

The Apartments



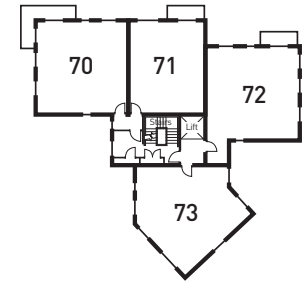
2 Bedroom
 Ground Floor Apartment 61
 First Floor Apartment 65
 Second Floor Apartment 69
 Third Floor Apartment 73



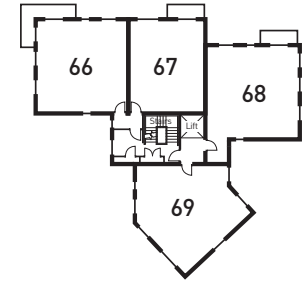
2 Bedroom
 First Floor Apartment 64
 Second Floor Apartment 68
 Third Floor Apartment 72

C Cupboard W Wardrobe

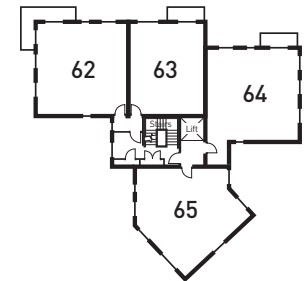
Third Floor



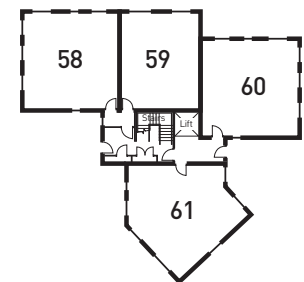
Second Floor



First floor



Ground Floor



Apartments 61, 65, 69 & 73

Kitchen	3.33m x 2.32m	10'11" x 7'7"
Dining/Living Room	4.41m x 3.83m	14'5" x 12'6"
Bedroom 1	3.97m x 3.44m	13'0" x 11'3"
Bedroom 2	3.25m x 2.85m	10'7" x 9'4"

Apartments 64, 68 & 72

Kitchen/Dining/Living Room	4.65m x 4.46m	15'3" x 14'7"
Bedroom 1	2.95m x 2.46m	9'8" x 8'0"
Bedroom 2	3.10m x 3.18m	10'5" x 10'1"

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Kitchens

- Stylish fitted kitchens from Tailor Made with postformed work surfaces and upstands
- Siemens stainless steel single oven
- Siemens stainless steel ceramic hob
- Stainless steel chimney hood and splashback
- Franke stainless steel sink complete with mixer tap
- Integrated dishwasher
- Integrated fridge/freezer
- Sleek floor tiling by Minoli

Bathrooms and en suites

- Villeroy and Boch sanitary ware with Hansgrohe chrome mixer taps
- Hansgrohe thermostatic bath shower mixer in chrome with shower attachment
- Shower cubicles with Hansgrohe thermostatic shower to en suite (where applicable)
- Quality wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitary ware
- Shaver socket in bathroom and en suite (where applicable)
- Heated towel rail to bathroom and en suite (where applicable)

Internal finishes and electrics

- Internal doors by Vicaima, flush wood effect with polished chrome hinges
- Fitted wardrobes to bedroom 1
- Satin finish to the contemporary skirtings and architraves
- TV sockets to living room and bedrooms
- Wiring for SKY+ to living room and bedrooms*
- BT points to living room and bedrooms
- Switches and sockets to be white throughout, except kitchen, which will have a satin chrome finish
- Spur for burglar alarm

External features and security

- Audio entry system to apartments
- Apartment entrance door is Vicaima flush wood effect with night-latch, eye viewer and chain
- Buff riven paving to pathways and patio areas

Heating and energy efficiency

- White double glazed UPVC windows and rear/casement doors
- High levels of wall and loft insulation
- Gas central heating and thermostatic valves to all radiators so that each room can be independently controlled
- Energy efficient bulbs to some rooms
- Solar PV panels to roof of apartments serving communal supply

SIEMENS

minoli
tiles



hansgrohe

Your specification at a glance

*Subject to subscription.

Photography taken from previous A2Dominion New Homes property

IMPORTANT INFORMATION: All apartments sold on a leasehold basis with a 125 year lease. A service charge, ground rent and estate charge will be payable. **IMPORTANT NOTICE:** The information and images contained in this brochure are for general guidance only and are not to be treated as statements of fact. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular property. The properties will be sold only on the terms of any contract for sale negotiated through our solicitors. This brochure will not form any part of that contract. We reserve the right to make alterations, omissions or additions to the development or any part of it without notice. Viva is the marketing name of the development and may not form the final postal address. Computer generated image indicative only. Details correct at June 2012.