



ASPIRE

NORSE ROAD | BEDFORD

A DEVELOPMENT BY ORBIT HOMES



TRANQUIL

THE SMALL PRINT

For your information only, please read the following notes carefully.

Safety on Site

We want you to be safe on site and enjoy your visit, so the following guidelines have been issued to comply with Health and Safety legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

The Surrounding Area

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information please contact the relevant local planning authority.

The Site Plan

This was drawn up before building started on site. Boundaries and layouts can change during development, so please check details with the Homes Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

Elevations

Building materials and elevations may vary from plot to plot, and surrounding areas may differ from that shown. Computer generated images depict typical house types, but please check all details in relation to your plot with the Homes Consultant at the time of reservation.

Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Homes Consultant at the time of reservation. Showhomes are decorated and furnished for your enjoyment when you visit and to give you a taste of how they might look. When reserving, please ask the Homes Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.





An exciting new development of 1, 2, 3 and 4 bedroom homes, located on the North East side of the historic county town of Bedford.

Bedford has been a market town since the early middle Ages and today has a wide range of shops, restaurants and leisure facilities. It has several swimming pools, and an International Athletic Stadium. Other sports in the area include Rugby, Bowling, Cricket, Tennis and Golf. Whilst the Civic Theatre and the Corn Exchange offer a varied Arts programme. The area is rich with open spaces, gardens and parks including the beautiful riverside park through which the River Great Ouse gracefully flows.

There are excellent educational facilities for all ages with a wide range of state schools and well renowned private schools in the area. Bedford is also home to the University of Bedfordshire and Cranfield University.

One of the great attractions of living in Bedford is its excellent transport links by both Road and Rail. High Speed trains link Bedford to London St. Pancras in 40 minutes. The A1 and A6 Trunk roads are nearby and the southern bypass provides easy access to the M1 and Milton Keynes.

Bedford offers a unique combination of industry, leisure facilities and excellent communication links that make this vibrant county town an excellent choice for your new home.

BEDFORD



Low maintenance

No need for modernisation, updating or refurbishment for several years to come. Modern construction materials such as UVPC windows eliminate the need for regular jobs such as painting.

Energy Efficient

A modern heating system combined with homes built to the latest Building Regulations give you a home that is more energy efficient than older homes and emits less carbon dioxide. Water usage is kept to a minimum by using water efficient fittings.

Peace of Mind

Buy safe in the knowledge that your home is covered against major defects for ten years under the "Premier" New Home Warranty.

Blank Canvas

Neutral decoration combined with a range of choices* gives you the opportunity to put your own stamp on your home right from the start.

ENJOY YOUR

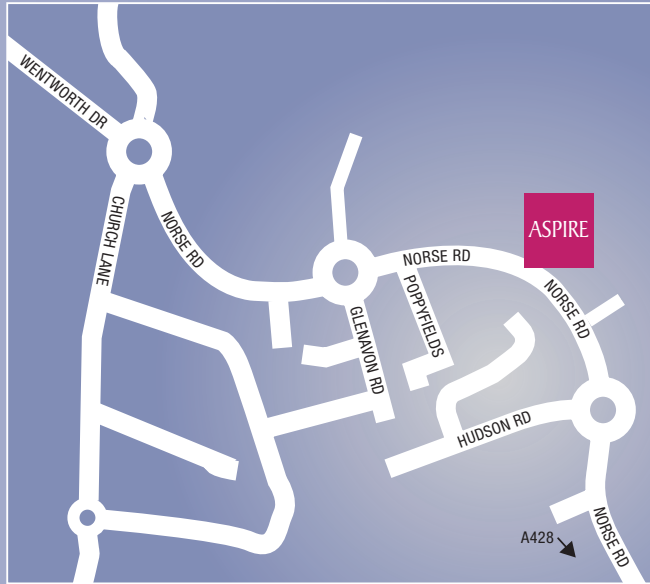
GENERAL SPECIFICATION

- Integrated Fridge/Freezer
- Stainless Steel Electric Oven
- Stainless Steel Gas Hob
- Choice of kitchen unit door fronts*
- Choice of worktop
- T.V. Points to Lounge, Bed 1
- B.T. Points to Lounge, Bed 1 and Study/Bed 4
- Wired Smoke Detectors
- White Sanitary ware with chrome fittings
- Choice of tiling*
- Gas Central Heating with thermostatic valves
- UPVC double glazed lockable windows
- UPVC fascias and barge boards
- Landscaping to front garden (subject to planning)*

* Subject to build stage



NEW HOME



Maps not to scale

HOW TO FIND US: THE MARKETING SUITE, ASPIRE, NORSE ROAD, BEDFORD, MK41 0QH.



Head Office: Orbit Homes Ltd, Garden Court, Harry Weston Road, Binley Business Park, Coventry, CV3 2SU.
Telephone: 0247 643 7040 Email: homes@orbit.org.uk www.orbithomes.org.uk

Information correct at time of going to print. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time.
Room dimensions are subject to change and should not be used when ordering furnishings or floor coverings. Please ask the Sales Consultant for current information when reserving your new home.
We aim to comply with our published Customer Charter a copy of which will be made available to you. May 2011