

BROADWAY HOUSE

WICKFORD





Broadway House

Temme English are delighted to present Broadway House, a unique collection of sixteen, one - and two - bedroom apartments in Wickford. Located opposite the railway station, this stylish development combines easy access to the City of London with close proximity to idyllic South Essex countryside.

The apartments offer a striking and contemporary design with real attention to detail in every room. Kitchens are kitted out with low noise level integrated appliances from trusted brands. There is an ample arrangement of elegant soft-close handle-less cupboards. Stylish bathrooms are fitted with showers over steel baths and built-in vanity units.

Bedrooms have luxury fitted linen-shade carpets and TV points. Master bedrooms have built-in wardrobes complemented by striking mirror fronted sliding doors.



CGI Image – for illustrative purposes and only and subject to minor changes

Tall tilt & turn double-glazed windows provide lots of natural light illuminating the interior, giving a bright and airy feel. This is perfectly complemented by oiled engineered oak wood flooring in the entrance hall and living areas and heavy internal doors with quality ironmongery.

Each apartment is well insulated and energy saving lights are used throughout. The property is equipped for individualized modern living. Apartments are wired for both satellite television and high-speed internet and each have central heating with individual combi boilers. Each property has its own metered supply of electricity, water and gas.

Occupation is available from early October 2016. Prices start from £179,995. Broadway House is ideally suited to commuters, professional couples and young families looking to take advantage of the location.



LOCATION

Broadway House is perfect for the commuter who can be in the City of London in under 45 minutes via services that leave Wickford railway station located opposite. It offers potential homeowners the opportunity for an enviable lifestyle, thanks not only to the luxury of the apartments themselves, but also the selection of local shops, restaurants and social, leisure and physical activities to be found nearby.

Wickford's vibrant, up and coming town offers a varied shopping experience along the High Street, with popular shops and restaurants such as Costa Coffee, New Look, Prezzo and two large supermarkets. If you enjoy retail therapy and are looking for greater choice, then you may also want to consider other nearby centres, such as Basildon's Eastgate Centre (4 miles), Chelmsford City (8 miles) or Southend-on-Sea (10 miles).

The choice of restaurants in Wickford is also wide ranging, with local restaurants offering cuisine from the exotic to the traditional. Whether you prefer Bekash, who serve excellent Indian delicacies, or the country pubs in nearby Battlesbridge, who serve hearty food and a vast array of cask ales; either way you will not be disappointed by the food or the atmosphere.

Basildon's Festival Leisure Park is home to nightclubs, a number of renowned restaurant chains, a multi-screen cinema and the Hollywood Bowl. Theatre lovers, too, are well catered for. Between them, Basildon's Towngate Theatre and Southend's Cliffs Pavilion and Palace Theatre offer a year round calendar of both contemporary and iconic shows.

For sports enthusiasts, Wickford offers a number of opportunities to get involved in sporting activities. The town's swim and fitness centre, tennis courts, and football and cricket clubs are social, friendly places to mix. Cyclists too have the benefit of riding some of the simply stunning Essex country routes, and the River Crouch flows through Wickford to form ponds at the nearby Burstead Golf Club. Hanningfield Reservoir (100 acres) and Wick Country Park (50 acres) both offer waterside walks and woodland trails. Keen anglers are presented with a variety of fish to challenge their skills, and bird watchers will find plenty to keep their eye out for. If you head out to Burnham-on-Crouch or Heybridge Basin, you can spend the day watching yacht sails billow on the water, and enjoy lunch or afternoon tea at one of the many highly rated hostelrys.

Yachting enthusiasts can even join the nearby sailing club, or simply experience the buzz of the internationally recognised Burnham Week.

For Commuters

Broadway House is located opposite Wickford railway station:

- The national rail journey from Wickford is four stops to London Liverpool Street and takes 43 minutes. The first train leaves at 04:21am and the last train home leaves at 00:50. At peak time there are 7 trains per hour.
- From May 2017, commuters can change at Shenfield, the second stop, to join the new Elizabeth Line (currently referred to as Crossrail). This track crosses London and will provide direct access to central and west London, as well as Heathrow and Reading.
- Wickford to Southend Airport takes just 16 minutes. Southend Airport also offers hassle-free access to many European destinations.

Road connections are good, with routes such as A127/M25, A130 and A13.



FEATURES

- Choice of 16 apartments (some with balcony or terrace)
- Located opposite the Railway Station
- High level UPVC tilt and turn double glazed sealed windows
- Audio and video door entrance system
- Wired for Sky & high speed internet
- TV/Sat points to living area and master bedroom
- Luxury fitted kitchen with integrated appliances such as AEG Washing/Drying Machine, Bosch Dishwasher, Bosch Oven, AEG Hob, Zanussi Fridge/Freezer
- Radiator gas heating & combi boiler
- Oak engineered wood flooring to the living area
- Luxury carpets to all bedrooms
- LED dimmer lights
- Quality internal ironmongery
- Mirror fronted fitted wardrobes to the master bedroom as standard
- Stunning bathrooms with shower and screen over bath and fitted vanity units
- Solid ultra modern internal doors
- 10 year warranty
- Secure parking with electric remote (limited parking is available subject to short term lease)
- Cycle racks & motorbike parking available

Specification

Interior Features

Ceiling – Dulux white matt emulsion.

Central Heating – Full gas central heating with a wall mounted Ideal Logic 30 combi-boiler in each property.

Flooring:

- Entrance Hall & Living Room - 150mm oiled t&g engineered oak on ply.
- Bedroom - Carpet 80/20 wool mix - Tomkinson twist linen colour.
- Bathroom - Charcoal tiles.

Doors:

- Apartment Entrance Door – Premdor ‘Secure by Design’ Ladder Style. White interior and navy blue exterior colour.
- Apartment Internal Doors – Premdor Premium Vertical 5 Panel Moulded Door. 44mm thick fire door with quality ironmongery.

Lighting – Energy saving LED recessed downlights. Dimmable lighting in the living room.

Radiators – Quinn wall mounted radiators.

Entry Video phone – Urmet UK – Miro.

Walls – Dulux swansdown coloured matt emulsion.

Wardrobes – Fitted wardrobes with mirror fronted sliding doors in the main bedroom.

Technology

Data Point – Living Area. Bedroom 1. Research indicates superfast broadband available.

Phone point – BT point in the living room and main bedroom.

TV Multiplate – Enables access to BT, Sky, digital, terrestrial and FM/DAB. In the living room and bedrooms.

Kitchen

Style – Soho range from Benchmarx

Kitchen doors - White handle-less units with soft close doors

Worktop – Anosy marble laminate from Benchmarx

Sink – 1.5 Stainless steel satin polished finish bowls, Aegean style from Benchmarx

Appliances -

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23B150B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L61271WDBI) or free standing *AEG L75670WD *selected plots only

Bathroom

Sanitaryware -

- **Basin** - White ‘Pura Essence’ semi recessed wash hand basin with Vado 200 mono bloc mixer tap
- **WC** – ‘Pura Instinct Della’ back to wall WC with dual flush cistern

Shower Over Bath – Shower and shower valve with bi-fold 4 panel bath screen over Kaldewai 1700 eurowa rectangular steel bath.

Shower Valve - Vado Celsius thermostatic bath shower mixer.

Vanity unit style - Greenwich gloss by Howdens.

Towel warmer - Chrome heated towel rail.

Mirror - Mirror over wash hand basin.

Additional features – Chrome plated toilet roll holder chrome plated, clothes hook, clothes line and shaver/tooth brush socket.

Exterior Features

External doors – Soundcraft Integrity Range ‘Secure by Design’ Steel Portcullis style door.

Windows – Argon Filled, warm edged, double glazed tilt and turn white UPVC windows. All windows have locks and restrictors.

Video Entry Phone System – Urmet system – Miro.

Post Box – Safety letter boxes.

Car Park

- Palisade fencing
- Tarmac car park
- Steel electric gate
- Entrances are fob & keypad operated
- Lighting in car park
- Secure cycle racks & motorcycle parking available
- Secure parking with electric remote (limited parking spaces available and subject to separate short term lease)
- Electric car charging point could be available - Subject to sufficient interest

Outside Communal Tap – Located in car park.

Refuse – Semi enclosed refuse disposal area.

Security and Peace of Mind

Fire alarm - Mains powered fire alarm and smoke detection system with battery back up.

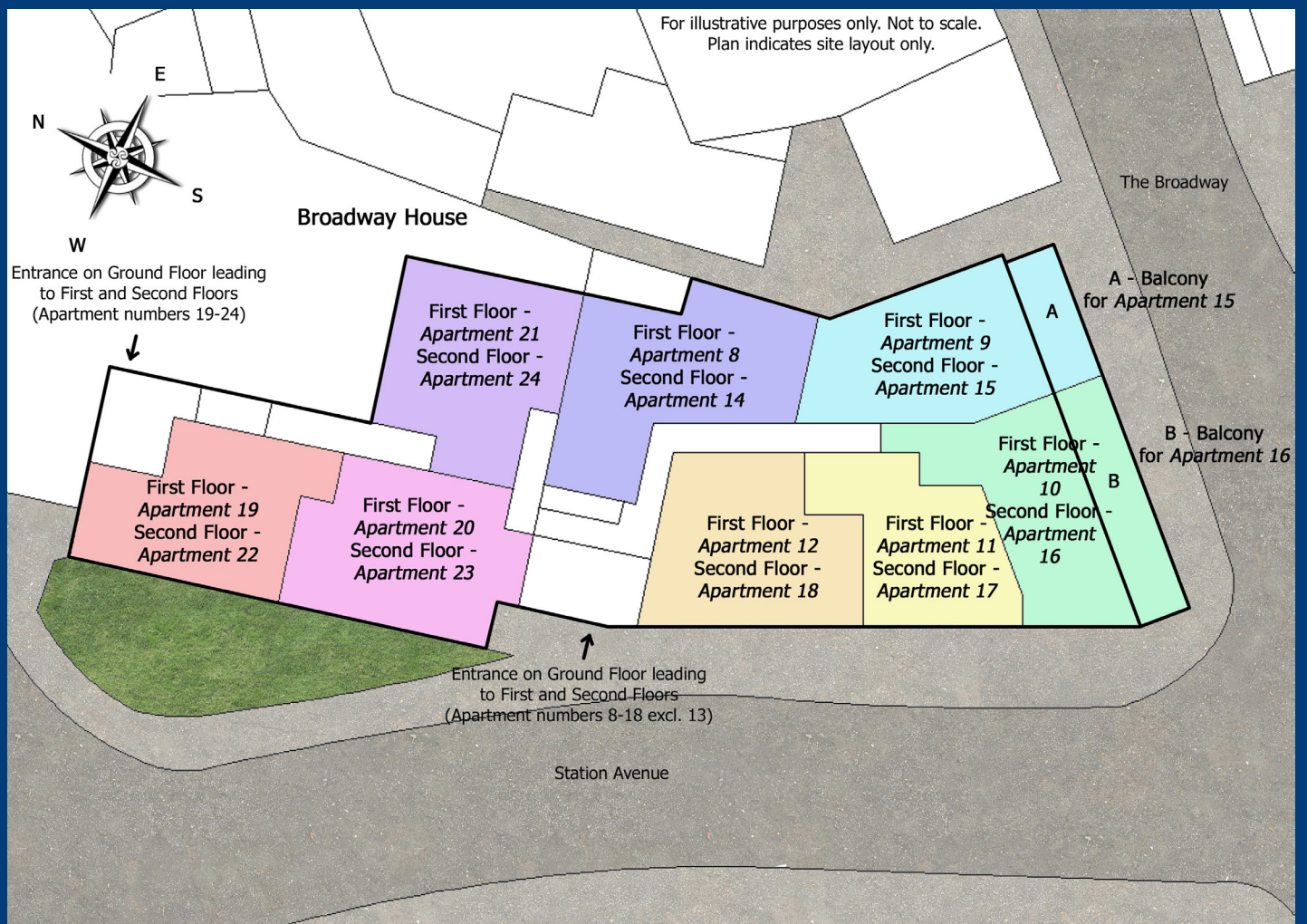
‘Secure by Design’ accredited doors and windows.

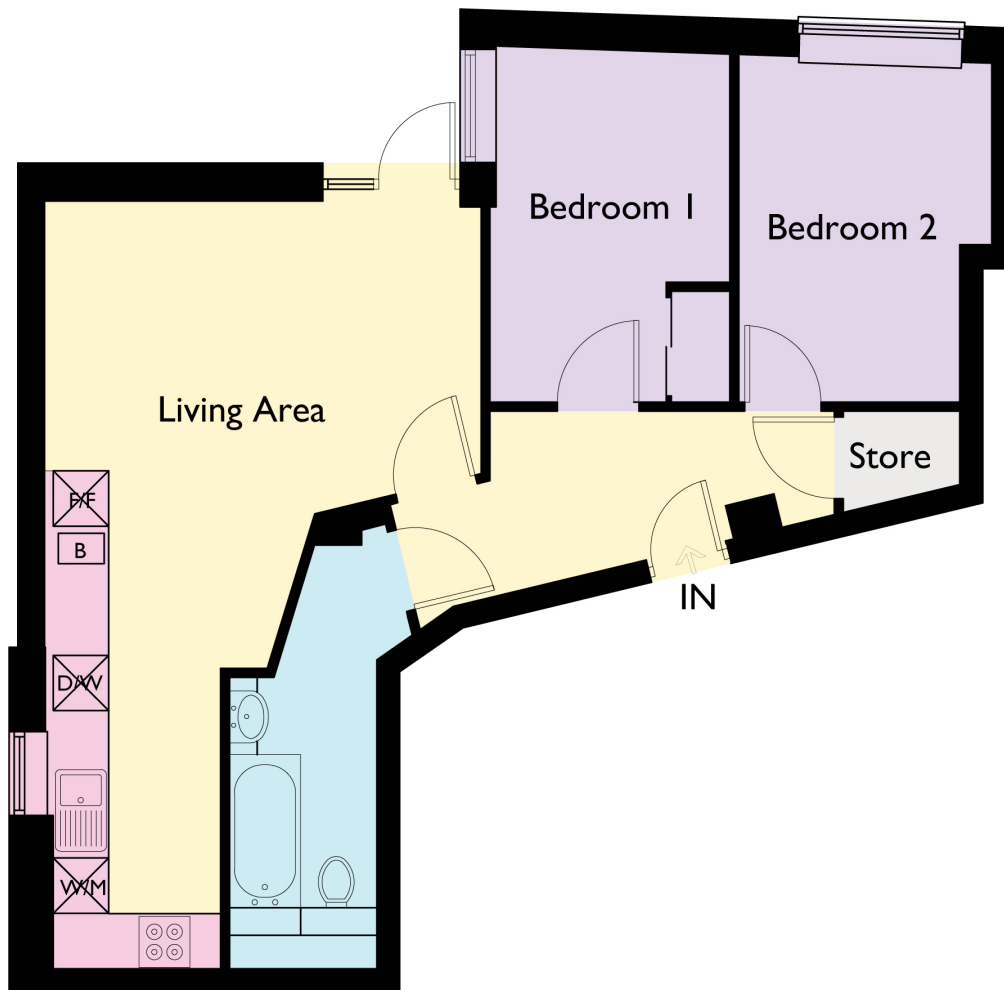
‘Secure by Design Accreditation for Physical Security’ application in progress.

Additional security doors within the building.

Security cameras - Security camera to car park and front entrances.

Video phone operated entry system.





Floorplan is for illustrative purposes only and may not be to scale. The floorplan is subject to minor changes. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures and fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

APARTMENTS 8 & 14

61.9M² / 666.28 SQ FT

Spacious Hallway

Living Area - 27'9" x 15' max. (reducing to 6' in kitchen area)

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L61271WDBI)

Bathroom/WC

Bedroom 1 - 13' x 8'5"

Fitted Mirror Fronted Wardrobes

Bedroom 2 - 12'8" x 9' > 8'

Gas Radiator Heating – Combi Boiler



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APARTMENT 9

65M² / 699.65 SQ FT

Long Hallway
 Living Area – 19'8 x 14'8
 Benchmarx Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK6240IOFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L6127IWDBI)

Bathroom/WC
 Bedroom 1 – 13'9 x 12'10
 Fitted Mirror Fronted Wardrobes
 Bedroom 2 – 12'3 + recess x 9'3
 Gas Radiator Heating – Combi Boiler



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APARTMENT 10

74.1M² / 797.60 SQ FT

Long 'L' Shaped Hallway

Living Area – 20'11" x 9' x 19'8" x 13'11" ('L' Shaped)

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Washer/Dryer - free standing AEG L75670WD

Bathroom/WC

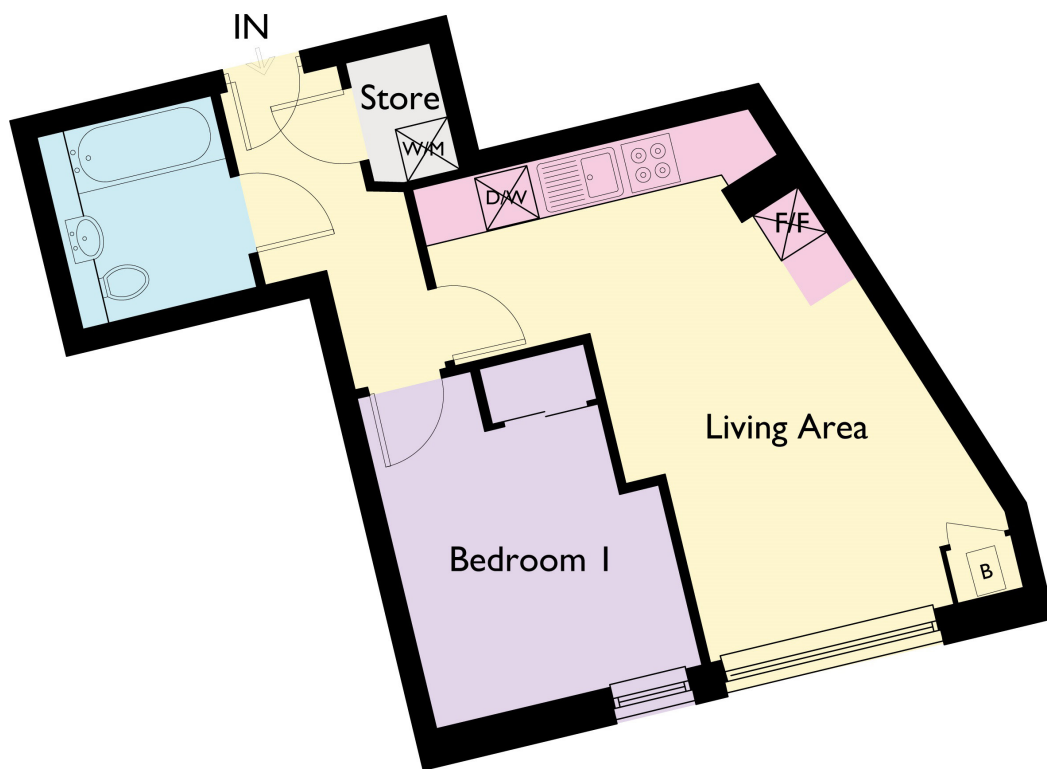
Bedroom 1 – 11'9" x 9'7"

Fitted Mirror Fronted Wardrobes

Bedroom 2 – 11'9" x 11' ('L' shaped)

Fitted Mirror Fronted Wardrobes

Gas Radiator Heating – Combi Boiler



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APARTMENTS 11 & 17

44.7M² / 481.14 SQ FT

Entrance Hall

Living Area – 19'6" x 6'7" x 13'4" x 10'1" ('L' Shaped)

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK6240IOFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Washer/Dryer free standing AEG L75670VWD

Bathroom/WC

Bedroom I – 12'8" x 10'1" x 8'6"

Fitted Mirror Fronted Wardrobes

Gas Radiator Heating – Combi Boiler



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APARTMENTS 12 & 18

61.8M² / 665.20 SQ FT

Entrance Hall

Living Area – 18'11" x 15'7" > 10'

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L61271WDBI)

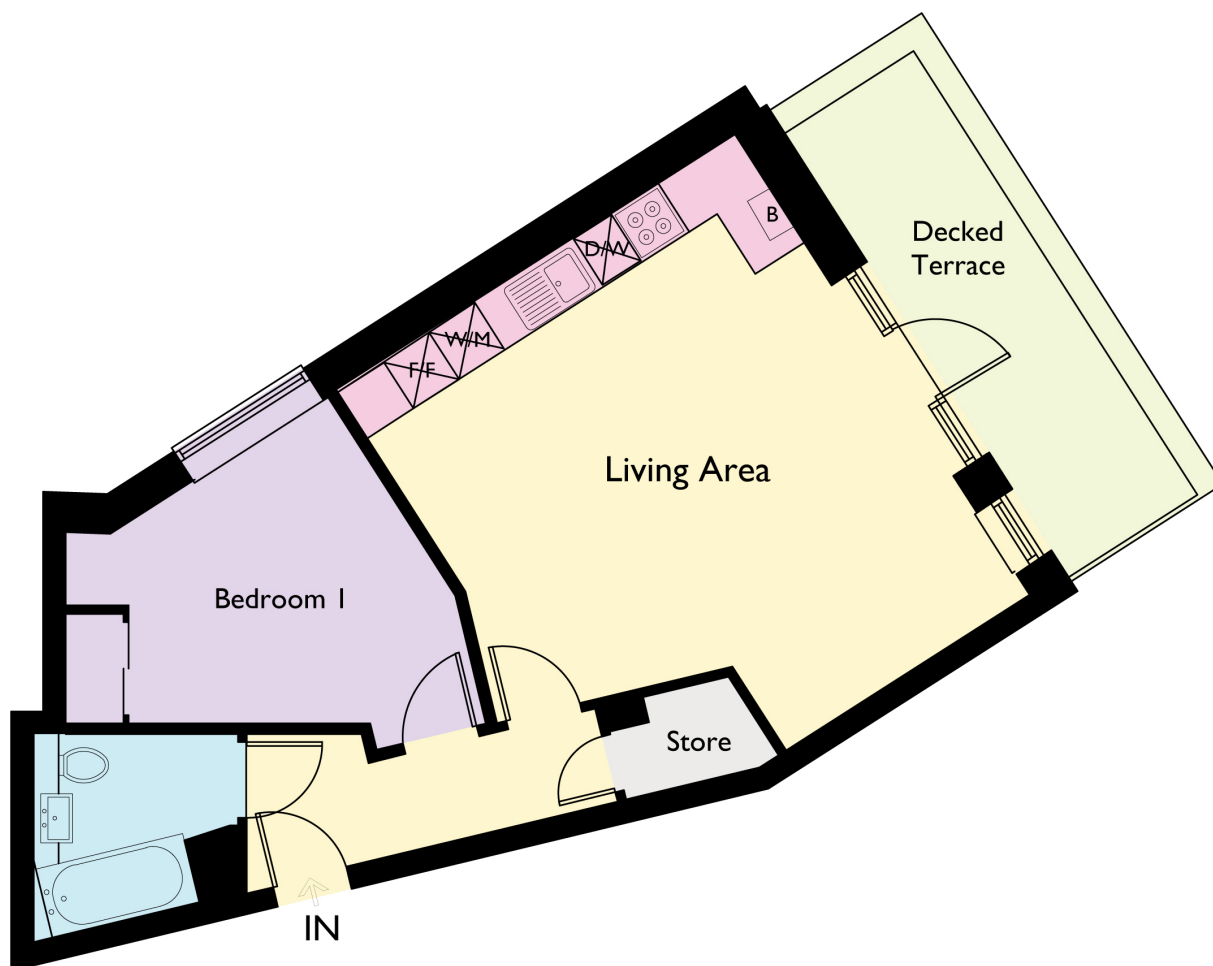
Bathroom/WC

Bedroom 1 – 16'6" x 8'4"

Fitted Mirror Fronted Wardrobes

Bedroom 2 – 15'4" x 12'7" > 8'7"

Gas Radiator Heating – Combi Boiler



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APARTMENT 15

53.6M² / 576.94 SQ FT

Spacious Entrance Hall

Living Area – 19'9 x 17'3 max.

Benchmark Kitchen – Soho Range

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- Ceramic black glass Hob AEG (HK6240IOFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L6I27IWDBI)

Bathroom/WC

Bedroom I – 14'7 x 11'10

Fitted Mirror Fronted Wardrobes

Decked Terrace – 20'4 x 6'4

Gas Radiator Heating – Combi Boiler



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APARTMENT 16

44.7M² / 481.14 SQ FT

Huge Hallway

Living Area – 25'6 max. x 14'2 max ('L' Shaped)

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Integrated Washer/Dryer AEG (L61271WDBI)

Bathroom/WC

Bedroom I – 12'9 x 8'9

Fitted Mirror Fronted Wardrobes

Large Decker Terrace – 35'10 x 6'4

Gas Radiator Heating – Combi Boiler



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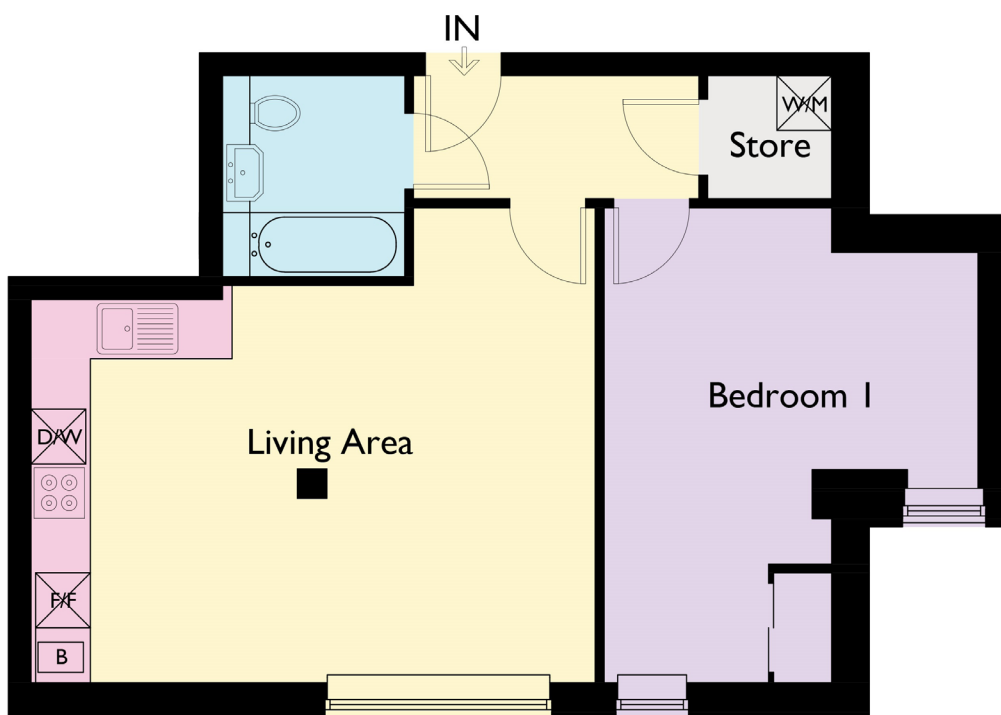
APARTMENTS 19 & 22

55.7M2 / 599.54 SQ FT

Spacious Hallway
 Lounge Area – 20' x 11'
 Benchmarx Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK6240IOFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Washer/Dryer free standing AEG L75670VD

Juliette Balcony
 Kitchen – 11'7" x 9'7" x 10'2"
 Bathroom/WC
 Bedroom I – 15' x 9'
 Fitted Mirror Fronted Wardrobes
 Gas Radiator Heating – Combi Boiler



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APARTMENTS 20 & 23

57.1M² / 614.61 SQ FT

Hallway

Living Area – 20'6 x 17' > 14'2

Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK62401OFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Washer/Dryer free standing AEG L75670WD

Bathroom/WC

Bedroom I – 17' > 8' x 13'

Fitted Mirror Fronted Wardrobes

Gas Radiator Heating – Combi Boiler



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APARTMENTS 21 & 24

57M2 / 613.54 SQ FT

Long Hallway
 Living Area – 24'11 x 12'
 Benchmark Kitchen – Soho Range

- Ceramic black glass Hob AEG (HK6240IOFB)
- Single oven Bosch (HBA23BI50B)
- 60 cm chimney extractor hood – Elica Tonda
- Integrated Dishwasher Bosch (SMV40C00GB)
- Integrated Fridge/Freezer Zanussi (ZBB2765SA)
- Washer/Dryer free standing AEG L75670VD

Decked Balcony – 11'3 x 5'8
 Bathroom/WC
 Bedroom 1 – 12'5 x 10'
 Fitted Mirror Fronted Wardrobes
 Bedroom 2 – 11' x 7'
 Gas Radiator Heating – Combi Boiler







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