





A distinctive development of 2, 3 & 4 bedroom homes



### Welcome to QUEENSBURY PARK, Shelton Lock, Derby...

Queensbury Park is a perfectly situated development with a variety of individually styled, two, three and four bedroom quality homes.

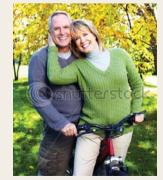
Situated in the heart of Shelton Lock and bordering onto green parkland space,
Queensbury Park is convenient for Derby city centre as well as the beautiful Derbyshire countryside – both being just a short drive away.

As its name suggests, Shelton Lock was once on the route of the Derby Canal which is now a pleasant cycle and pedestrian way providing an alternative link to the city and the countryside.



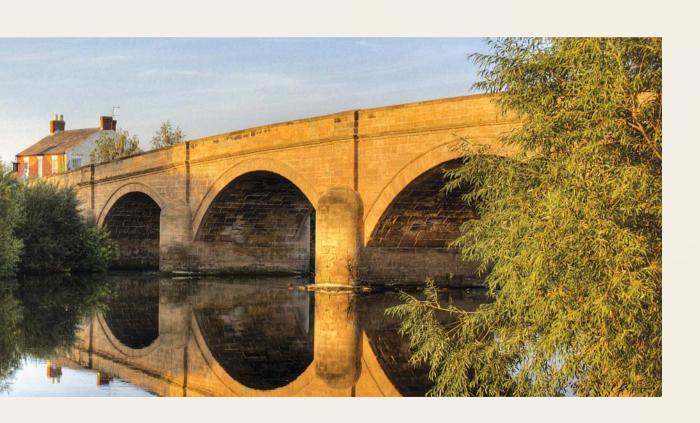








#### Ideally located with breathtaking countryside on your doorstep...



For the busy commuter, the development is ideally situated with easy access to the A50, M1 and A38.

There is a regular train service from Derby to London St Pancras taking approximately 90 minutes and East Midlands airport is a short 20 minute drive away.

Queensbury Park is an ideal place to live, convenient for the city and the countryside, and just a short cycle or walk to Derby's large engineering and commercial business's.



#### Energy efficient, economical to run...

# All our developments have a reputation for high quality design and desirability.

Every Radleigh home contains the most advanced materials to ensure it is both easy to maintain and energy efficient, both now and in years to come. It will have a highly efficient heating system, with fully insulated cavity walls and deep loft and floor insulation, so you should see substantial savings on your utility bills.

With the distinctive style and quality-of-living that Radleigh Homes create, it's never been more tempting to buy a new, high specification property and a modern space to make your own.











### Our design, your home...



A brand new kitchen, new bathrooms, windows and central heating system mean a new home is like beginning with a blank canvas.

And for additional peace of mind, every new Radleigh home is inspected at critical stages during construction, so once completed, each house is registered with a comprehensive warranty provided by the National House Building Council. Valid for 10 years, regardless of who may own the house during that period, this warranty is an extra, reassuring benefit of buying a newly built Radleigh home.



### Where quality comes as standard...

### Radleigh customers all share one thing in common...

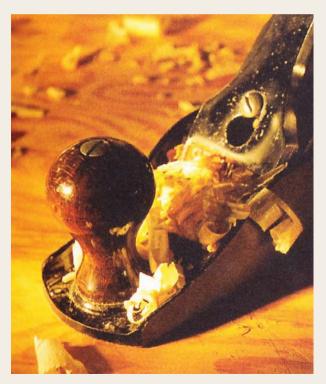
They enjoy excellent service based on a clear philosophy, to provide the best quality and value.

"We undertake to treat everyone with honesty and integrity."









Stunning homes in the best locations...



## Where to find QUEENSBURY PARK, Shelton Lock, Derby...

#### Sales office:

Queensbury Park, Off Shelton Drive, Shelton Lock, Derby DE24 9FE





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