



Ruskin

RIVER COURT

A luxury development by S Dad Homes:
Presenting Warehouse loft living with
River views at River Court



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Situated within a 1930's warehouse with stunning original period features, is Ruskin River Court, a luxury development by S Dad Homes.

This unique development offers two exquisite three bedroom town houses and twelve contemporary two bedroom apartments.

Ideal for commuters into London due to its proximity to the train station, and perfect for those wanting to lay roots in High Wycombe. River Court is a slice of London loft apartment style, nestled here in the Chilterns.

Step into your property to find high end designer kitchens, stone work tops, integrated Smeg appliances and original features.

Contemporary tiling is present in all the wet areas, pre-wiring for super fast fibre optic internet is standard throughout the homes, as are solar photovoltaic panels to help with your electricity bills*.

Then finally step outside to the private balconies that come with all the apartments and enjoy the river views **.

A warm welcome awaits
you at Ruskin River Court

* Government feeding tariff available.
** not available on all apartments.

With a mainline train service connecting to London Marleybone in under 26 minutes*, and quoted as the top commuter town around London by City AM based on schools, house prices and journey time, High Wycombe has rapidly gained a reputation as a town of vibrancy, contrast and forward thinking, to best suit the burgeoning increase in relocaters from London.

The town has recently undergone a major redevelopment, including pedestrianising the town's existing shopping centre, with a House of Fraser and John Lewis; completion of the new Eden Shopping centre, and redevelopment of the Buckinghamshire New University with a large student village and new building on Queen Alexandra Road.

These developments have prompted the building of larger blocks of apartments, a new multimillion-pound hotel in the centre, and a new Sainsbury's store on the Oxford road next to the Eden shopping centre and bus station. High Wycombe also boasts a large John Lewis, Waitrose and House of Fraser.

The town boasts many big name places to eat, like Zizzi or Ask, as well as gastro pubs like The Stag, or the Bluegrass BBQ Steakhouse. Families demanding the very best in every aspect of their lifestyle will also find a flourishing range of state and private schools, including Montessori nurseries, with most boasting outstanding OFSTED results.

Outdoor life is fully catered for, with park land like Rye Park providing beautiful walks and an outdoor swimming pool at the Lydo. There is an Olympic size indoor pool at the High Wycombe Leisure Centre, and there are nearby alternative leisure clubs including a flying school for the more adventurous.

High Wycombe Train station is just 1.2 miles away, whilst Heathrow airport is just 21.8 miles from the development.



Site Plan



Suggested layout

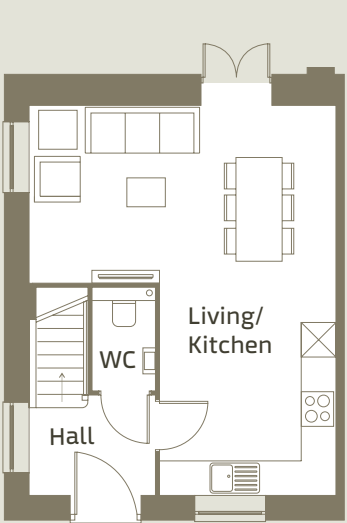


Town Houses

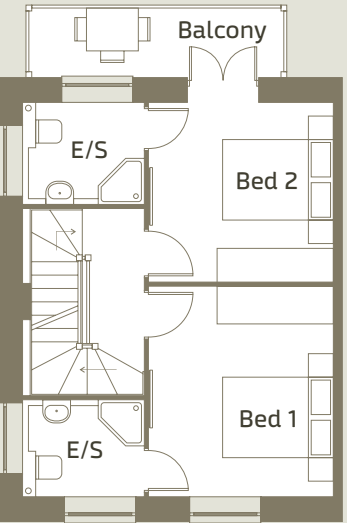


Floor Plan

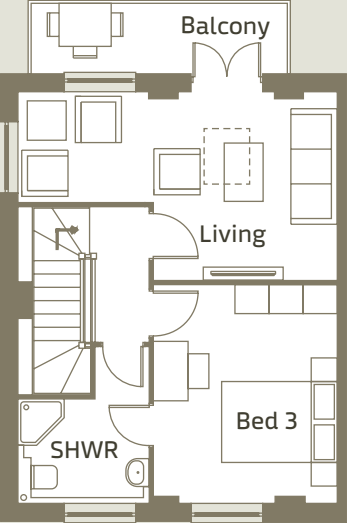
Ground Floor



First Floor



Second Floor



Dimensions

Ground Floor

Living/Kitchen 20.4ft (6.92m) x 13.9 ft (4.20m)

First Floor

Bedroom 1 12'2 (3.72m) x 9'12 (3.04m)

Bedroom 2 9'12 (3.04m) x 9'6 (2.89m)

Second Floor

Bedroom 3 12'5 (3.79m) x 10'6 (3.20m)

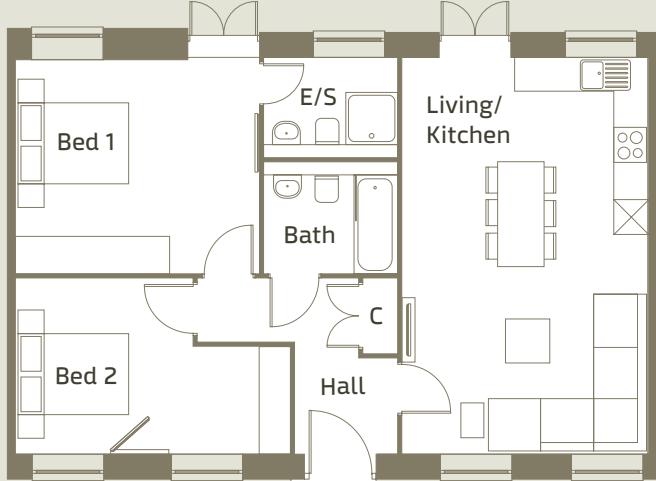
Living 10'6 (3.20m) x 9'10 (2.99m)

TH2 is handed

Apartments 1,5 & 9



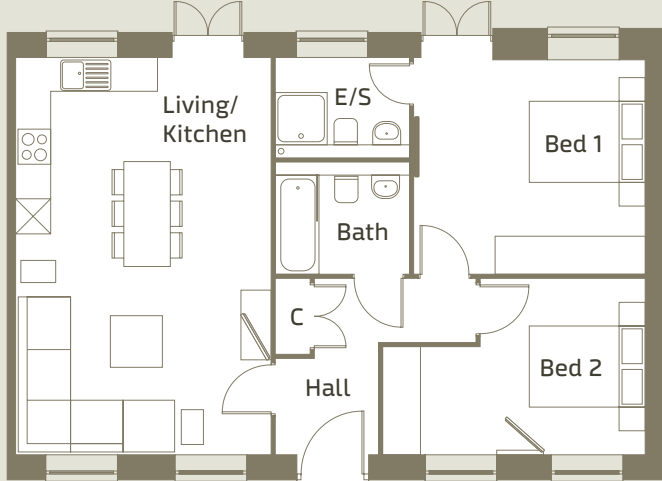
Floor Plan



Dimensions

Apartments 1,5 & 9	
Living/kitchen	20'4 (6.92m) x 13'11 (4.24m)
Bedroom 1	12'9 (3.89m) x 14'5 (4.40m)
Bedroom 2	10'2 (3.09m) x 15'9 (4.79m)

Floor Plan



Dimensions

Apartments 2,6 & 10	
Living/kitchen	22'8 (6.92m) x 14'5 (4.41m)
Bedroom 1	12'6 (3.81m) x 13'2 (4.01m)
Bedroom 2	15'5 (4.71m) x 10'2 (3.09m)

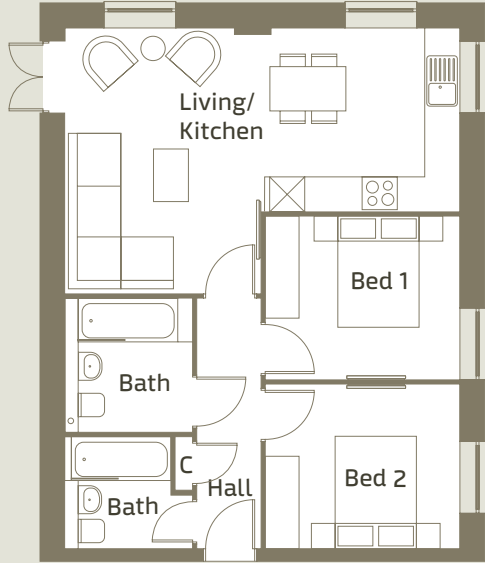
Apartments 2,6 & 10



Apartments 3,7 & 11



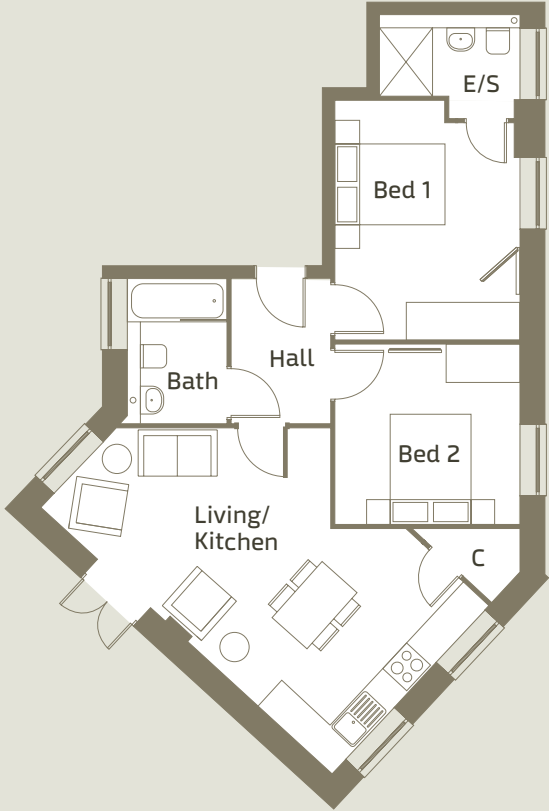
Floor Plan



Dimensions

Apartments 3,7 & 11		
Living/kitchen	22'4	(6.80m) x 15'2 (4.62m)
Bedroom 1	9'2	(2.80m) x 11'1 (3.37m)
Bedroom 2	9'3	(2.82m) x 11'1 (3.37m)

Floor Plan



Dimensions

Apartments 4,8 &12		
Living/kitchen	13'0	(3.97m) x 22'6 (6.87m)
Bedroom 1	13'6	(4.12m) x 10'4 (3.16m)
Bedroom 2	10'2	(3.10m) x 10'4 (3.16m)

Apartments 4,8 & 12



Specification

Kitchens

- High specification handleless fitted designer units
- Stone Worktops
- Fully integrated Smeg appliances: stainless steel oven; gas hob; built in extractor hood; dishwasher; fridge/freezer; washer/dryer & built in microwave
- Glass splashback
- Feature lighting under wall units & plinth

Bath and ensuite shower rooms

- Bath with thermostatic shower mixer and glazed screen
- Large shower enclosure to en suites
- Contemporary ceramic tiling
- Chrome towel rail

General features

- Underfloor heating to the ground floor units
- Private outside space to all apartments
- Solar photovoltaic panels to reduce your electricity bills with feed in tariff available

Fixtures and fittings

- Contemporary doors with satin chrome handles
- Sky+, TV and telephone outlets to living room
- TV outlets to all bedrooms
- Pre-wired with BT Fibre optic for superfast broadband

Flooring

Ground Floor units -

Premium porcelain floor tiles to Dining room/kitchen and hallway

First & Second floor units -

Hardwood flooring in Living room/ dining room & Hallway.

Bedrooms -

Carpeted in a warm neutral (colour options as an extra cost)

Décor

- Smooth finish to all walls and ceilings, painted in white emulsion
- White satinwood finish to doors and woodwork

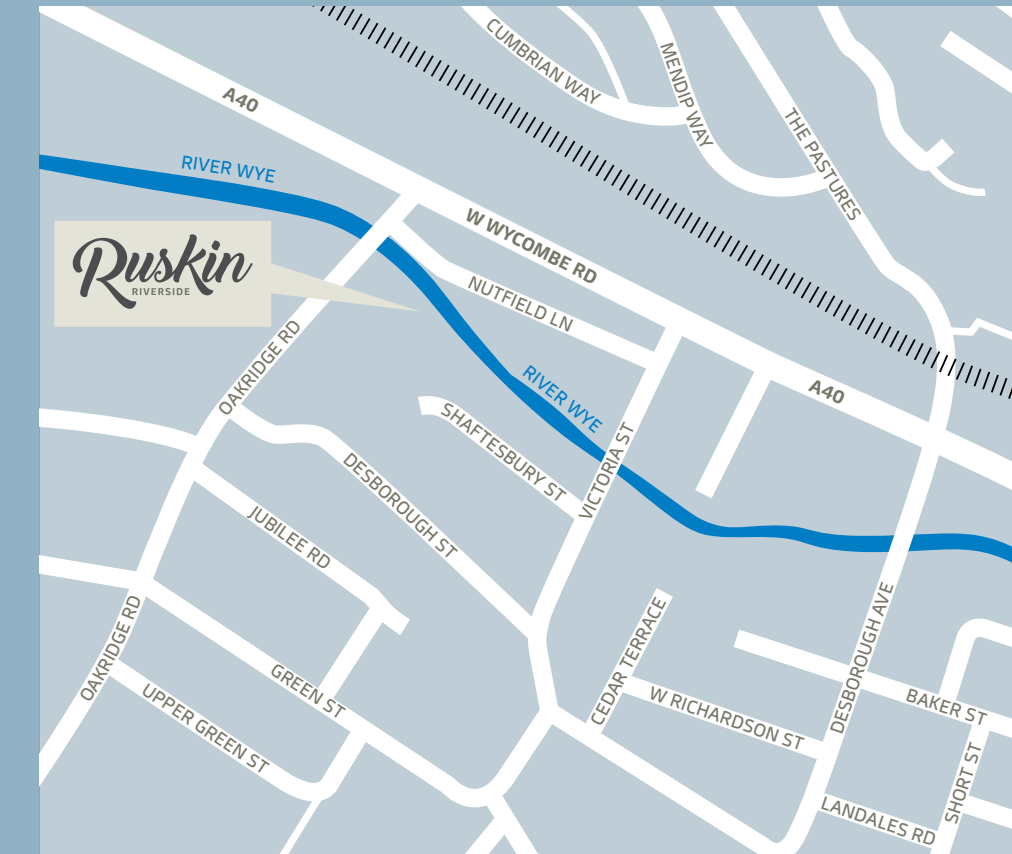
Security and warranties

- Apartments 3,4,7,8,11 and 12 have door entry system
- 10 Year C-R-L Warranty
- One year 24/7 emergency cover
- Comprehensive induction with Customer Service Manager

Location



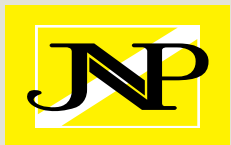
AREA MAP | MAP NOT TO SCALE



LOCAL MAP | MAP NOT TO SCALE

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call: 01494 521 222 or email: newhomes@jnp.co.uk

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