



# Rosehill Place

F A L M O U T H

Heather & Lay

*The local property experts*







## ROSEHILL PLACE, FALMOUTH, TR11 4DD

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This is a remarkable development, set amidst mature trees and next to Fox Rosehill Gardens. Its prime location offers a short walk to the Town Centre, beaches, and the beautiful coastline, providing easy access to all that Falmouth has to offer.



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GYLLYNGVASE BEACH	WALKING DISTANCE
FALMOUTH TOWN	WALKING DISTANCE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

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- A Distinctive Development In The Heart Of Falmouth
- Top Quality & High Specification Including Bosch Appliances
- Convenient To Schools, Gyllyngvase Beach & Town
- Small & Exclusive Development Adjacent To Fox Rose Hill Gardens
- Balconies, Private Garden Or Juliet Balconies
- Underfloor Heating Throughout
- Allocated Private Parking Space With EV Charging Points & Visitor Parking
- Leasehold With 999 Years & And Share Of Freehold
- 10 Year Build Warranty & EPC Ratings = B

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## **THE LOCATION**

Centrally located and close to all that Falmouth offers, Rosehill Place is situated next to the historic Fox Rosehill Gardens. This peaceful subtropical space, the legacy of the Fox family who also created nearby Glendurgan and Trebah, is believed to be the first subtropical gardens in the UK. Step outside the front door and enjoy a morning stroll amongst the exotic plants and Cornish palms or within a five-minute walk you can be at Gyllyngvase Beach and enjoy breakfast at Gylly Beach Café or a sea dip followed by a session in Kiln Sauna on the sand. A ten-minute walk in the other direction takes you to Swanpool Beach, the coastal footpath and nature reserve to feed the swans. Rosehill Place is also perfectly positioned for Falmouth Town. Events Square and the National Maritime Museum where you'll find lots of independent shops and restaurants are a 5 min walk and Killigrew Street and The Moor with transport links via bus and ferry, as well as an array of artisan cafes, shops and Falmouth Art Gallery is only 10 mins.

We would argue that this is one of the best locations in Falmouth, being close to no less than 3 beaches, Pendennis Point, Pendennis Castle, the harbour, the gardens, the town, a nursery and primary school as well as Falmouth University all on your doorstep. Not to mention The Princess Pavilion which is only a few minutes away for a delicious Sunday roast or live music and culture. You would never need to leave Falmouth with so much to see and do – but if you did decide to leave, you're also walking distance from a train station that will take you straight to Truro. Locations don't get better than this!

## **THE DEVELOPMENT**

Bordered by beautiful beech, sycamore and oak trees, this collection of high quality, meticulously crafted properties have been built by local company Fox Construction Solutions and brought to you by Arbenneck Developments in association with Heather & Lay. Comprising three houses and three apartments set in a beautifully restored Victorian house and grounds, with a high specification suited to modern living and contemporary luxury. The properties come with a dedicated parking space (there is also designated visitor parking) and every home features oak doors and staircases, double glazed powder coated aluminium windows and doors, engineered oak flooring, German appliances, quality fitted kitchens and open plan living.

A 10-year warranty is provided by Build Zone and each unit offers something different – from a private balcony or a secluded garden to enjoy as the sun sets, to beautiful views over Falmouth Bay. Although each one has been designed with contemporary style and comfort in common, these small touches give the different properties a unique personality. We are pleased to be partnering with Arbenneck Developments as the agent of choice for this prestigious development as Rosehill Place.





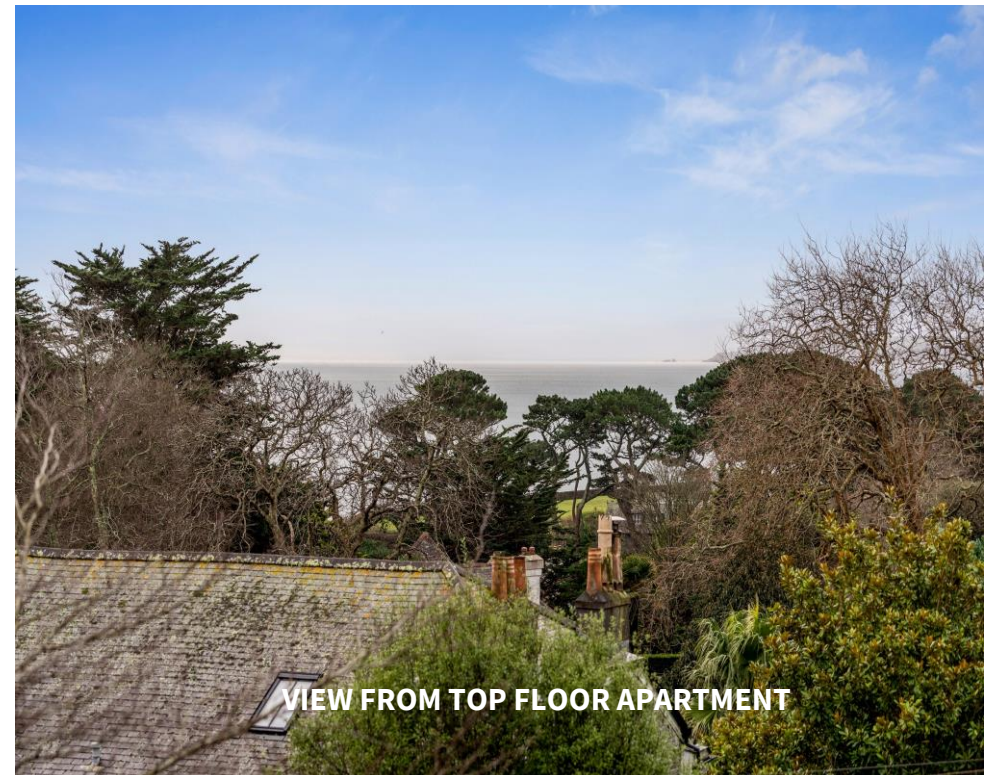


## THE APARTMENTS

The apartments are individual with each offering something unique. The ground floor benefitting from a large open plan living space and a south facing private garden; the first floor has a balcony terrace with master bedroom and en-suite; the penthouse offers sky lights providing plenty of natural light and a Juliet balcony offering stunning views across Falmouth Bay. Quality has not been spared in the Victorian building conversion, including a new slate roof, repointing and rendering, high levels of sound proofing and cavity wall insulation. Internally the living areas are fitted with engineered oak flooring with underfloor heating, kitchen units in a Clerkenwell Sandstone, oak worktop surfaces and integrated Bosch appliances. The bathrooms offer a contemporary finish including Porcelain tiled walls and flooring in a Mokara white and Gaillo grey and Cottleforte taps. An allocated parking space is provided for each apartment with fitted electric vehicle charging points and visitor parking available.

### COMMUNAL ENTRANCE

From the parking area, a level walk to the front entrance of the apartment building. As you enter the communal front door you'll find the garden apartment, and a spacious turning staircase that leads to the first and second-floor apartments.









## **GARDEN APARTMENT ONE (WITH PRIVATE GARDEN)**

Stylish and Scandinavian in style, with access to a private south-facing garden, this apartment is our Rosehill secret. Created within the restored Victorian house, with open plan living and two double bedrooms, a family bathroom and ensuite. The light, bright and modern design features Bosch appliances, quality kitchen units with oak work surfaces, combined with porcelain wall and floor tiles and engineered oak flooring.

### **ENTRANCE HALL**

Wooden oak doors provide access to the large open plan living area, two bedrooms and a bathroom. Engineered oak flooring with underfloor heating throughout with thermostat controls. Two storage cupboards.

### **OPEN PLAN LIVING AREA 38' 9" x 11' 5"**

Impressive living space boasting space and characterful features including exposed brickwork, high ceilings and a bay window. Bespoke aluminium double glazed sliding doors lead out from the living space onto a levelled, private and enclosed south facing garden. Defined areas to dine and relax with the living area totalling approx. 38 feet in length. Dual aspect absorbing plenty of natural light and three double-glazed windows plus a large double glazed south facing bay window.

### **KITCHEN**

Fitted wall and base units with soft close doors and drawers as standard in a Clerkenwell Sandstone with oak worktop surfaces. Integrated Bosch appliances including an oven, hob, dishwasher, washing machine, fridge freezer and a stainless-steel sink with mixer taps.

### **DINING AREA**

Space for dining and sliding double glazed doors lead out to the private garden south facing terrace.

### **LOUNGE AREA**

Sit back and relax with a view out over your private garden through a large bay south facing window.

### **MASTER BEDROOM 12' 3" x 8' 4"**

Double bed in size with a shower en-suite and a double-glazed window to the rear aspect.

### **EN-SUITE SHOWERROOM 8' 2" x 4' 2"**

Similar style and finish as the main bathroom and comprising a shower with glass door, wash basin and WC. Extractor fan, electric towel radiator and a heated mirror. Underfloor heating.

### **BEDROOM TWO 13' 9" x 10' 10"**

Double bed in size with a double-glazed window to the front aspect.

### **BATHROOM 8' 1" x 6' 8"**

Stylish finish comprising a bath with glass screen and shower fixing, wash basin and WC. Inclusive of contemporary sanitaryware supplied by Orem and Risco and Cottleforte fittings. Porcelain tiling to walls and floor in a Mokara White and Gaillo Grey. Extractor fan, electric towel radiator and a heated mirror. Underfloor heating.

### **PRIVATE GARDEN TERRACE**

Exclusive to the ground floor apartment is the enclosed private terrace with fencing and stone walls and a southerly facing aspect. Sliding double glazed doors lead out to the garden from the living area.



## FIRST FLOOR APARTMENT TWO (WITH PRIVATE BALCONY)

The first-floor apartment of this stunning Victorian property has two double bedrooms, an ensuite bathroom and modern open plan living. The piece de resistance is the private balcony with woodland views. Stylish, with every detail carefully considered, you'll find oak doors, engineered oak flooring, bespoke aluminium windows and patio doors and the finest integrated appliances.

### ENTRANCE HALL

Wooden oak doors provide access to the large open plan living area, two bedrooms and the main bathroom. Engineered oak flooring with underfloor heating throughout and thermostat controls.

### OPEN PLAN LIVING AREA 30' 3' x 15 7'.

Dual aspect incorporating the kitchen, dining area and living room with a south facing Juliet balcony and sliding doors on to a private balcony.

### KITCHEN

Fitted wall and base units with soft close doors and drawers as standard in a Clerkenwell Sandstone with oak worktop surfaces. Integrated Bosch appliances including an oven, hob, dishwasher, washing machine, fridge freezer and a stainless-steel sink with mixer taps.

### DINING AREA

Space for a 6-8 seater dining table.

### LOUNGE AREA

Sit back and relax with a view out to your private balcony terrace through double glazed sliding doors and a Juliet balcony offering views towards Falmouth Bay and a wooded outlook over rooftops.

### MASTER BEDROOM 12' 7' x 8' 8'

Double glazed window to the front aspect and access through to the shower en-suite.

### EN-SUITE BATHROOM

Similar style and finish as the main bathroom and comprising a shower with glass door, wash basin and WC. Extractor fan, electric towel radiator and a heated mirror. Underfloor heating.

### BEDROOM TWO 13' x 9' 8'

Double glazed window to the rear aspect with adequate space for a double size bed.

### BATHROOM 7' 5' x 6' 9'

Stylish finish comprising a bath with a glass screen and shower fixing, wash basin and WC. Inclusive of contemporary sanitaryware supplied by Orem and Risco and Cottleforte fittings. Porcelain tiling to walls and floor in a Mokara White and Gaillo Grey. Extractor fan, electric towel radiator and a heated mirror. Underfloor heating.

### BALCONY 13' 7' x 7' 7'

Glass balustrade to three sides with views overlooking Fox Rosehill Gardens. Ideal space for outside dining



## **PENTHOUSE APARTMENT THREE (WITH VIEWS OF FALMOUTH BAY)**

Our one-bedroom penthouse apartment offers bright and airy, deluxe open plan living, centred around the incredible views of Falmouth Bay. Light floods in through the skylights or throw open the doors to the Juliet balcony for a breath of fresh ocean air.

### **ENTRANCE LOBBY**

Wooden oak doors provide access to the large open plan living area, a bedroom and the bathroom. Engineered oak flooring with underfloor heating throughout and thermostat controls.

### **OPEN PLAN LIVING AREA 29' 7' x 12' 11'**

Dual aspect incorporating the kitchen, dining area and living room with a southerly balcony and stunning views towards Falmouth Bay and the Lizard Peninsula.

### **KITCHEN**

Fitted wall and base units with soft close doors and drawers as standard in a Clerkenwell Sandstone with oak worktop surfaces. Integrated Bosch appliances including an oven, hob, dishwasher, washing machine, fridge freezer and a stainless-steel sink with mixer taps. Two sky lights above.

### **DINING AREA**

Space for a 4-6 seater dining table.

### **LOUNGE AREA**

Sit back and relax with a view from your private balcony towards Falmouth Bay and a Juliet balcony to the front aspect overlooking Fox Rose Hill Gardens.

### **BEDROOM ONE 17' 9' x 13' 3'**

Dual aspect with double glazed windows to the front and rear, plus a sky light above providing plenty of natural light.

### **BATHROOM 6' 9' x 5' 9'**

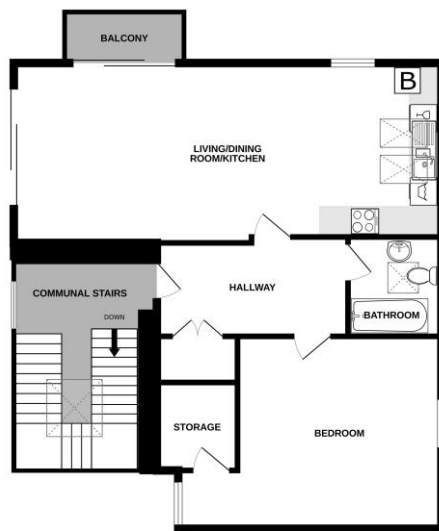
Stylish finish comprising a bath with a glass screen and shower fixing, wash basin and WC. Inclusive of contemporary sanitaryware supplied by Orem and Risco and Cottleforte fittings. Porcelain tiling to walls and floor in a Mokara White and Gaillo Grey. Extractor fan, electric towel radiator and a heated mirror. Underfloor heating.

### **BALCONY**

South facing with double glazed patio doors providing stunning views towards Falmouth Bay and the Lizard Peninsula



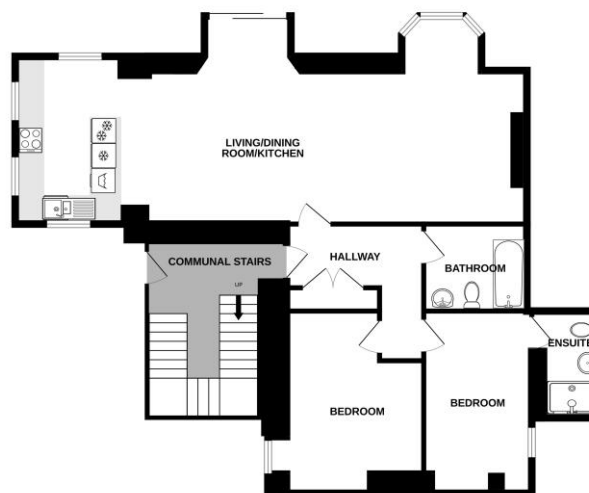
**PENTHOUSE APARTMENT**  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metaplan 12/2021

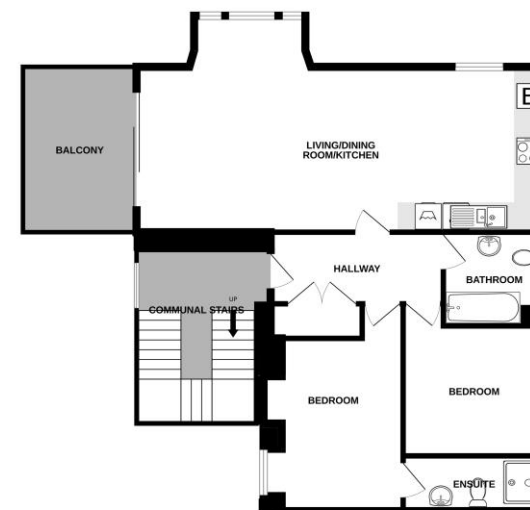
**GARDEN APARTMENT**  
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 sq.m.) approx.

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**FIRST FLOOR**  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

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Made with Metaplan 12/2021

**GROUND FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.

**SEMI DETACHED HOUSE**

**1ST FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



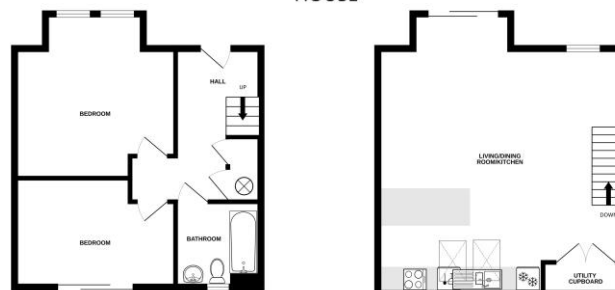
TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

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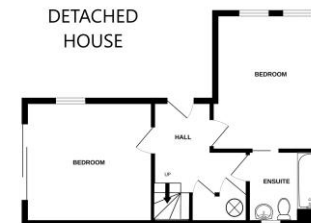


TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

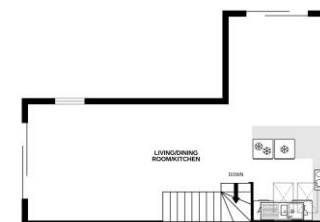
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419 sq.ft. (38.9 sq.m.) approx.

**DETACHED HOUSE**



**1ST FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (78.3 sq.m.) approx.

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## THE HOUSES

Set away from Melvill Road backing on to Fox Rose Hill Gardens and surrounded by mature trees and wildlife, these houses boast an impressive design and finish. Built with standard construction block and beam with slate hung exterior and Thermowood cladding they have high levels of insulation, double glazed powder coated aluminium windows and underfloor heating throughout supplied via an air source heat pump all contributing to a high energy rated finish. The enclosed private gardens are finished with a coastal granite paving ideal for outside dining and BBQ'ing. The kitchen is fitted with integrated Bosch appliances and the units in a Clerkenwell Sandstone with Oak worktop surfaces. The open plan living space is fitted with engineered oak flooring with underfloor heating as well as a kitchen Island providing further storage and the breakfast bar with an elevated outlook of the gardens. Bathroom finishes include porcelain wall and floor tiling with underfloor heating and an Ores shower attachment. Quality and craftsmanship is evident in these houses and we cannot recommend a viewing highly enough to appreciate their location and finish.



## **HOUSES 4 & 5 (TWO SEMI-DETACHED HOUSES WITH PRIVATE GARDENS)**

The two stylish semi-detached houses offer the ultimate in modern living. Simplicity is key with open plan reverse living, designed to maximise the views of Fox Rose Hill Gardens. There are two double bedrooms on the ground floor with a Jack and Jill bathroom. Up the oak staircase, you'll find an L shaped open plan living, Juliet balcony and skylights to maximise natural light. Contemporary bathrooms, stylish kitchens, integrated Bosch appliances and underfloor heating throughout the living areas, each with private enclosed west facing gardens to soak up the evening sun, these homes offer everything required for modern, stylish living. Both houses come with allocated parking and electrical vehicle charging points.

### **ENTRANCE HALLWAY**

A large entrance with a composite glazed triple lock front door. Porcelain tiled flooring with underflooring heating throughout the ground floor, wooden oak doors accessing the two bedrooms, Jack & Jill bathroom and an Oak staircase rising to the first-floor open plan living area. A spacious understairs storage area housing the modern hot water immersion tank. Thermostat controls.

### **MASTER BEDROOM 13' 5' x 9' 1'**

Double glazed sliding patio doors lead out to a private West facing garden terrace and an oak sliding pocket door accessing the Jack & Jill bathroom. Space for a double bed and continuation of the underfloor heating.

### **JACK & JILL BATHROOM 7' 11' x 7' 7'**

Luxury finish and quality with Porcelain tiled surround and flooring in a Mokara white and Gaillo grey and underfloor heating. A white three-piece suite provided by The Esteem Range comprising a bath with Cottleforte taps and an Ores shower attachment over with a clear glass screen, a wash basin with mixer tap and a WC with push button flush system. Further features include a heated towel rail, an obscure double glazed window with a windowsill and a heated mirror with lighting. Extractor fan and ceiling spotlights.

### **BEDROOM TWO 13' 8' x 13' 5'**

A large double glazed boxed bay window to the front aspect offering a pleasant, wooded outlook and providing adequate space for a double bed. Continuation of the underfloor heating.

### **FIRST FLOOR OPEN PLAN LIVING AREA (KITCHEN/DINING/LIVING) 24' 1' x 21' 1'**

Open plan living area with Juliet balcony overlooking landscaped gardens to the front. A fitted and well-equipped kitchen with wall and base units finished in a Clerkenwell Sandstone and oak worktop surfaces including the kitchen breakfast bar. Integrated Bosch appliances include an integral oven with an induction hob and a stainless-steel extractor hood over, slimline dishwasher and fridge. Stainless steel sink with swan neck mixer tap and drainer. The breakfast bar provides fitted units to one side for further storage and bar stool space to the other creating a practical and sociable environment. The sitting and dining room space offers flexibility enjoying plenty of natural light with a sky light above and a double-glazed window to the front offering a similar outlook as the Juliet balcony. Large double oak doors provide access to further storage space.











## HOUSE 6 – (DETACHED HOUSE WITH A CORNER PLOT)

Tucked away and set back from Melvill Road, the two bedroom detached house is in the coveted corner plot position. This one-of-a-kind home offers reverse level-living with space and light maximised for a modern home. Climb the turning staircase to the L-shaped open plan living area combining space and style with a large kitchen and Juliet balcony. With views over Fox Rosehill Gardens, featuring private gardens to the rear and the side, this home is designed for summer barbecues and relaxed living. Simple Scandinavian design, the finest quality specification, underfloor heating and all elements of everyday living considered and integrated, this home is stylish and spacious at every turn.

### ENTRANCE HALLWAY

A large entrance with a composite glazed triple lock front door. Porcelain tiled flooring with underflooring heating throughout the ground floor, wooden oak doors accessing the two bedrooms, Jack & Jill bathroom and an oak staircase rising to the first floor open plan living area. A spacious understairs storage area housing the modern hot water immersion tank and the controls for the underfloor heating. Thermostat controls and ceiling spotlights.

### MASTER BEDROOM 12' 1' x 11' 6'

Double glazed sliding patio doors lead out to the private West facing garden terrace and an oak sliding pocket door accessing the Jack & Jill bathroom. Double in size with underfloor heating fitted.

### JACK & JILL BATHROOM 7' 4' x 6' 9'

Luxury finish and quality with Porcelain tiled surround and flooring in a Mokara white and Gaillo grey with underfloor heating. A white three piece suite provided by The Esteem Range comprising a bath with Cottleforte taps and an Ores shower attachment over with a clear glass screen, a wash basin with mixer tap and a WC with push button flush system. Further features include a heated towel rail, an obscure double glazed window with a windowsill and a heated mirror with lighting. Extractor fan and ceiling spotlights.

### BEDROOM TWO 13' 11' x 10' 9'

A large double glazed boxed bay window to the front aspect offering a pleasant, wooded outlook and providing adequate space for a double bed. Continuation of the underfloor heating.

### FIRST FLOOR

### OPEN PLAN LIVING AREA (KITCHEN/DINING/LIVING) 29' 5' x 21' 1'

A real delight when climbing the staircase into what is an impressive dual aspect living area, open plan with two Juliet balconies overlooking the landscaped gardens to the front and side aspects. A fitted and well-equipped kitchen with wall and base units finished in a Clerkenwell Sandstone and oak worktop surfaces including the kitchen breakfast bar. Integrated Bosch appliances include an integral oven with an induction hob and a stainless-steel extractor hood over, washing machine, slim line dishwasher and fridge. Stainless steel sink with swan neck mixer tap and drainer. The breakfast bar provides fitted units to one side for further storage and bar stool space to the other creating a practical and sociable environment. The sitting and dining room spaces offers flexible accommodation enjoying plenty of natural light including a sky light above and three double glazed window to the front and side aspects offering a similar outlook as the Juliet balconies. Ceiling spotlights and thermostat controls.

## ROSEHILL PLACE (HOUSES) NEW BUILDS SPECIFICATIONS

### Construction

- Block and beam
- Slate hung
- Thermowood cladding  
(Radiata pine treated to 212C for durability, stability and rot resistance)
- High levels of insulation
- High quality render painted signal white
- 10 year warranty
- Slate roof with concrete ridge tiles
- Double glazed powder coated aluminium windows

### Kitchens

- Bosch Appliances
- Howden units in Clerkenwell Sandstone (matt)
- Integral oven, dishwasher and fridge
- Oak work surfaces

### Bathrooms

- Esteem Range Bath, basin and WC
- Heated mirror
- Heated towel rail
- Cottleforte taps
- Ores Shower
- Porcelain wall and floor tiles Mokara White and Giallo Grey

### Heating and electrical

- Air source heat pump
- Underfloor heating throughout
- LED downlights to all areas

### Internals

- Fitted carpets in bedrooms
- Engineered oak flooring kitchen/living spaces
- Oak staircases
- Tiled entrance hall
- Holdenby Oak doors

### External

- Private parking space with electric charging point
- Private courtyard garden finished with Coastal granite paving
- Landscaped gardens along communal pathways
- Next door to Fox Rosehill botanical gardens
- Communal bin store
- Pillar lighting to communal areas

## APARTMENTS - 3 SELF CONTAINED APARTMENTS SPECIFICATIONS

*(Within a meticulously restored Victorian house with views to the Lizard  
`Peninsular from the first and second floors and private garden with level  
access from ground floor)*

### Construction

- Fully updated with high levels of sound proofing and cavity wall insulation \*
- New slate roof with concrete ridge tiles
- Repointed and rendered

### Internal

- Fitted carpets in bedrooms
- Engineered oak floor in living areas
- Gas fired hot water system
- Underfloor heating throughout
- Holdenby Oak doors
- New bespoke aluminium windows and patio doors

### Kitchens

- Howden units in Clerkenwell Sandstone (matt)
- Oak work surfaces
- Integrated Bosch oven, hob, dishwasher, washing machine and fridge/freezer

### Bathrooms

- Contemporary sanitaryware by Orem and Risco
- Cottleforte taps/showers
- Electric Towel Rail
- Heated Mirror
- Porcelain tiles on walls and floor in Mokara white and Gaillo Grey

### Externals

- Landscaped private garden to ground floor flat
- Balcony with seating area first and second floor flats
- Parking space for each flat with electric charging point
- Communal bin store
- Communal areas lit by pillar lighting and landscaped
- Next door to Fox Rosehill botanical gardens



## **ROSEHILL PLACE COMMUNAL GARDENS**

The gardens of Rosehill Place have been designed and landscaped to be within keeping of its surroundings. There is plenty of space for a recycle refuse store and external storage.

## **BY ROAD**

Falmouth has excellent road links to the rest of Cornwall and beyond. It takes approx. 25 minutes on the A39 to reach Truro, while St Ives, Penzance and Newquay are all within approx. hour drive.

## **BY RAIL**

Trains run from Falmouth's three stations - Falmouth Docks, Falmouth Town, and Penmere - to Truro every half-hour, taking approx. 25 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

## **BY WATER**

Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

## **BY AIR**

Exeter Airport, serving a wide range of national and international destinations, is two hours away by car. Cornwall's Newquay Airport is only 50 minutes away.

## **PARKING**

All apartments come with allocated private parking and electrical charging points as well as visitor parking available.

## **FREEHOLD AND MANAGEMENT**

Each apartment in the block will come with a share of freehold that will be owned by the apartment owners, each resident can also be a Director of and control the management company that runs the block. This gives full control to each owner and an annual AGM meeting to review budgets.

## **10 YEAR GUARANTEE AND PEACE OF MIND WARRANTY**

Your new home is protected by a 10-year structural warranty top provider.

## **SERVICES**

Mains electricity, gas to apartments, water & drainage. Superfast fibre optic broadband (subject to subscription)

## **LOCAL AUTHORITY**

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX BAND – TBC

EPC: B

## **ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

## **PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



For more information call 01326 319767  
or head to our website [www.heather-lay.co.uk](http://www.heather-lay.co.uk)

Heather & Lay  
*The local property experts*