



# MULBERRY COURT

BURNHAM ON SEA | SOMERSET

W H E R E   E V E R Y   M O M E N T   I S   A   F R E S H   B E G I N N I N G



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Live life *your way*... in a stunning new home by the sea

Where your independence and social life can thrive, where you feel safe, secure and supported and where you can pursue your passions.

Join us at Mulberry Court to enjoy new experiences, new friends and new adventures. Where every moment is a fresh beginning.





# BURNHAM ON SEA

Boasting one of the longest sandy beaches in Europe, landmarks steeped in history, a wide selection of eateries from cafes to fine dining and an enticing range of festivals and events held throughout the year... Burnham on Sea offers something for everyone.

Situated on Bridgwater Bay, at the mouth of the River Parrett where it flows into the Bristol Channel, Burnham on Sea was originally a small fishing village until the late 18th Century when it began to grow due to its popularity as a seaside resort. Along with the rest of the South West of England, Burnham enjoys a temperate climate, which is generally milder than the rest of the country.

The area is steeped in history; The Esplanade along the sea front contains several beautiful and historic listed buildings alongside its charming bandstand and the Royal Clarence Hotel, whilst some of the sea defences include part of the remains of a Mulberry harbour used for the Normandy Landings in The Second World War. The original lighthouse, known as the Round Tower, was built in the 1700's and is now a Grade II Listed building, whilst the current lighthouse (the Low Lighthouse) continues to be both operational and one of Burnham's most recognized landmark buildings.

Today the town offers a bustling high street with many independent shops and businesses, a thriving café culture, theatre and arts centre, restored art-deco cinema, public gardens and a busy calendar of events throughout the year. A stroll along the town's mile-long esplanade takes you past the 14th Century leaning tower of St. Andrew's Church, next to which are the picturesque Marine Cove Gardens where you can enjoy a break and take in the stunning views across the bay; ever changing with the seasons and popularity of watersports including kite surfing and sailing.

Whilst Burnham on Sea enjoys glorious sandy beaches it also benefits from extensive mud flats, which are characteristic of Bridgwater Bay, consisting of large areas of saltmarsh, sand flats and shingle ridges. This area has been designated as a Site of Special Scientific Interest and recognized as a wetland of international importance.

**Blossoming during the Victorian era, Burnham on Sea continues to offer timeless seaside pleasures to suit all ages.**





The Apex Leisure and Wildlife Park (following the seafront esplanade further south) occupies an area of more than 42 acres (17 hectares); its stunning lakes are home to an abundance of wildlife and this tranquil spot provides the perfect setting for a gentle walk, perhaps some fishing or somewhere to enjoy a picnic with family or friends.

Many local facilities cater for the dominant resident elderly population including bowls, a swimming pool and sports academy and local Rugby and Cricket Clubs provide further entertain-

ment to enjoy throughout the year. Burnham and Berrow Golf Course lies to the north of the town and is a 36 hole championship course.

A grand firework display takes place annually on the seafront in November and heralds the start of the carnival season. Burham carnival welcomes thousands of people to enjoy over one hundred illuminated carnival floats pass through the streets in a music and light filled evening of entertainment.



## ON YOUR DOORSTEP

On the opposite side of the estuary sits Bridgwater Bay National Nature Reserve, consisting of extensive areas of habitat that attract a large number of birds and interesting flora and fauna with otters, egrets, owls, waders and wildfowl all resident throughout the year, whilst further north you can enjoy Berrow Sands and Brean Down.

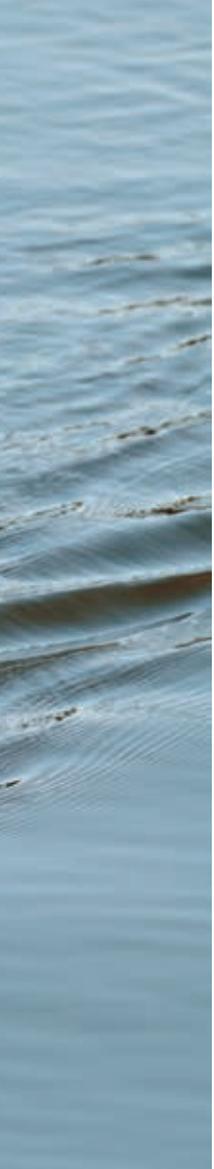
Surrounded by coast and beautiful countryside Burnham on Sea nestles in between the Mendip Hills and The Quantock Hills, both areas of outstanding natural beauty. Burnham sits on the edge of the Somerset Levels and moors; the UK's largest wetlands area, known globally for the iconic pastoral farming landscape, rich in nature, history and legend.

The thriving coastal towns of Weston-super-Mare, Clevedon and Portishead are all within easy reach with their stunning piers, picturesque harbours and unique cafes and boutiques, as are the rural joys of the charming city of Wells and the stunning Chew Valley.

The M5, M4, A38 and mainline rail connections provide easy access to and from the North and South Coasts and the cosmopolitan cities of Bristol, Bath and Cardiff, offer a further wide range of shopping and leisure pursuits, including fine dining, historic architecture, theatre and international sporting venues. Bristol Airport, is just 30 minutes away, offering easy access to destinations further afield and making visits convenient for family and friends.

The health benefits, both physical and mental, of living by the sea are well documented. If you have ever dreamed of living a more relaxed, coastal life, join us at Mulberry Court where we can make your dream a reality.





## MOMENTS AWAY

The Esplanade, Burnham on Sea	c.0.1 mile
Marine Cove Gardens	c.0.1 mile
The High Street, Burnham on Sea	c.0.2 miles
Highbridge Railway Station	c.2 miles
The A38 & M5 Motorway	c.2 miles
The Mendip Hills	c.10 miles
Weston-super-Mare	c.11 miles
The Quantock Hills	c.15 miles
The city of Wells	c.17 miles
Bristol Airport	c.19 miles
Bristol	c.30 miles
Bath	c.35 miles
South Wales	c.35 miles

Approximate travel times are quoted. Source: theaa.com

## THE PROPERTIES

Conveniently located in the heart of Burnham on Sea, close to local amenities and The Esplanade, Mulberry Court offers a wonderful lifestyle opportunity in a charming coastal setting.

Set just a short walk away from The Esplanade, the High Street, public gardens and parks, cafes and restaurants, it offers the ultimate in retirement living, whilst being close to mainline rail and road links for ease of travel to and from family and friends.

These stunning apartments provide luxury one and two bedroom accommodation together with an exclusive residents lounge, kitchen and wc.

Traditionally built and finished to an exceptional standard, each property at Mulberry Court has been exquisitely designed and exudes quality and luxury throughout.

The beautiful bespoke Italian kitchens by Cesar (*recognized internationally for their levels of excellence*) feature stunning dark oak carcasses with soft coloured 'desert' coloured doors, soft close doors and elegant door boxes. The craftsmanship and skill in manufacture makes each piece unique and exclusive: after all, the kitchen is the heart and soul of the home.

Stunning KonigQuartz worktops, with complementary up stands and splash backs complete the look whilst stylish taps and integrated dishwasher, fridge and freezer by Bosch provide elegance, sophistication and practicality.

The luxury bathrooms are all wet rooms (fully tanked) and feature bright white sanitary ware, bespoke cabinetry and under floor heating beneath contemporary stone tile flooring to provide a truly 'boutique hotel' experience.

All apartments are fitted with contemporary vinyl oak flooring to the kitchen, lounge, hallway and cloakrooms whilst the bedrooms enjoy the luxury of Lakeland Herdwick 100% wool carpets and fitted bespoke Italian wardrobes to the master bedroom.

Generous storage, patio doors, Juliet balconies and full height windows have been included where possible.

A lift provides access to each floor (*with stairs as an alternative option*) and each of these luxurious homes enjoys use of the communal gardens with limited parking spaces available for purchase.

Step into a world of luxury homes and first class facilities, with your wellbeing at the heart of everything we provide.





# FRONT BLOCK GROUND FLOOR

## APARTMENT 1

Entrance Hall	
Kitchen	3.34m x 2.35m
Lounge/Dining	5.19m x 3.14m
Master Bedroom	4.71m x 3.41m
Bathroom	3.24m x 1.84m

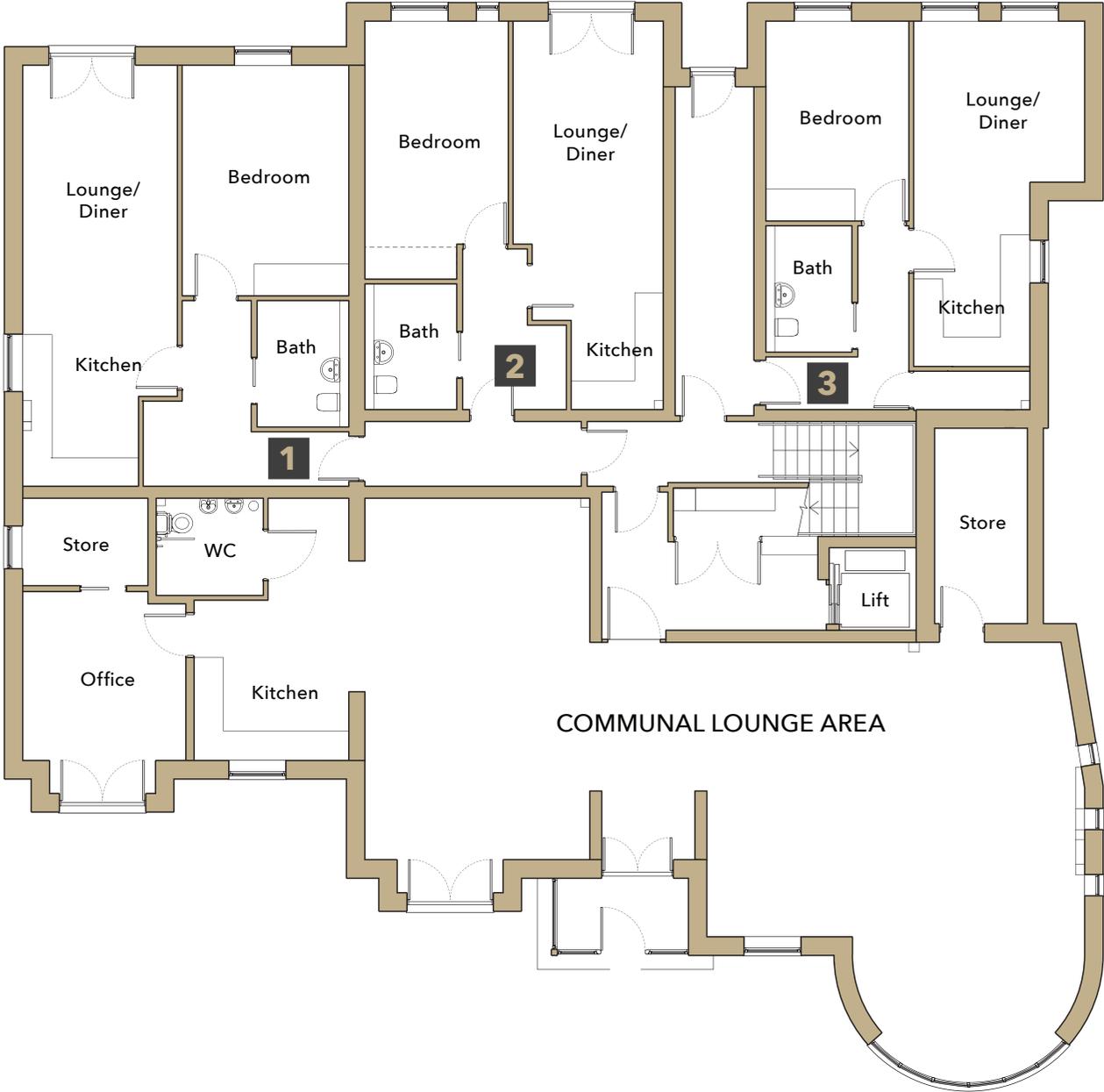
## APARTMENT 2

Entrance Hall	
Kitchen	2.81m x 1.85m
Lounge/Dining	3.08m x 6.11m
Master Bedroom	4.43m x 2.91m
Bathroom	2.32m x 1.61m

## APARTMENT 3

Entrance Hall	
Kitchen	2.36m x 2.76m
Lounge/Dining	6.11m x 3.42m
Master Bedroom	4.05m x 2.80m
Bathroom	

Maximum dimensions supplied in irregular shaped rooms.



# FRONT BLOCK FIRST FLOOR

## APARTMENT 4

Entrance Hall	
Kitchen/ Lounge/Dining	6.15m x 4.76m
Master Bedroom	4.65m x 2.88m
Bathroom	2.48m x 1.60m

## APARTMENT 5

Entrance Hall	
Kitchen	2.82m x 2.19m
Lounge/Dining	5.13m x 3.63m
Master Bedroom	4.93m x 3.01m
Bathroom	2.53m x 1.61m

## APARTMENT 6

Entrance Hall	
Kitchen	3.24m x 2.07m
Lounge/Dining	4.45m x 3.18m
Master Bedroom	3.65m x 3.35m
Bathroom	

## APARTMENT 7

Entrance Hall	
Kitchen	2.06m x 2.96m
Lounge/Dining	4.26m x 3.17m
Master Bedroom	3.78m x 3.37m
Bathroom	2.50m x 1.65m

## APARTMENT 8

Entrance Hall	
Kitchen	2.28m x 2.94m
Lounge/Dining	5.24m x 3.08m
Master Bedroom	3.12m x 2.93m
Bathroom	2.52m x 1.51m

## APARTMENT 9

Entrance Hall	
Kitchen	2.61m x 2.20m
Lounge/Dining	4.74m x 3.41m
Master Bedroom	3.76m x 3.36m
Bathroom	2.54m x 1.87m



Maximum dimensions supplied in irregular shaped rooms.

# FRONT BLOCK SECOND FLOOR

## APARTMENT 10

Entrance Hall	
Kitchen	4.73m x 2.51m
Lounge/Dining	3.69m x 4.73m
Master Bedroom	4.14m x 2.87m
Bathroom	2.51m x 1.59m

## APARTMENT 11

Entrance Hall	
Kitchen	2.83m x 2.19m
Lounge/Dining	5.15m x 3.63m
Master Bedroom	4.92m x 3.01m
Bathroom	2.50m x 1.63m

## APARTMENT 12

Entrance Hall	
Kitchen	2.50m x 2.03m
Lounge/Dining	4.82m x 3.19m
Master Bedroom	3.01m x 3.36m
Bathroom	1.65m x 2.55m

## APARTMENT 14

Entrance Hall	
Kitchen	3.12m x 2.79m
Lounge/Dining	3.92m x 3.83m
Master Bedroom	3.45m x 2.66m
Bathroom	2.57m x 1.68m
Bedroom 2	2.97m x 2.92m

## VISITORS/GUEST SUITE

Entrance Hall	
Bedroom	
Shower Room	

## APARTMENT 15

Entrance Hall	
Kitchen	2.61m x 2.18m
Lounge/Dining	4.35m x 3.41m
Master Bedroom	3.72m x 2.96m
Bathroom	2.54m x 1.67m



Maximum dimensions supplied in irregular shaped rooms.

# FRONT BLOCK THIRD FLOOR

## APARTMENT 16

Entrance Hall	
Kitchen	2.41m x 1.82m
Lounge/Dining	4.69m x 3.47m
Master Bedroom	4.37m x 2.84m
Bathroom	2.82m x 1.62m
Bedroom 2	3.44m x 2.81m

## APARTMENT 17

Entrance Hall	
Kitchen	3.24m x 2.31m
Lounge/Dining	5.08m x 5.09m
Master Bedroom	3.04m x 2.69m
Bathroom	2.53m x 1.40m
Bedroom 2	3.13m x 2.68m

## APARTMENT 18

Entrance Hall	
Kitchen	2.60m x 2.19m
Lounge/Dining	4.37m x 3.41m
Master Bedroom	3.71m x 2.74m
Bathroom	2.50m x 1.65m

Maximum dimensions supplied in irregular shaped rooms.



## GETTING SOCIAL

The exclusive residents lounge and kitchen provides both a social hub and a haven of tranquility with space to mingle, or relax on your own in the luxury of elegant surroundings.

Communal gardens within the private grounds of Mulberry Court also provide some relaxing outside space.





# REAR BLOCK GROUND FLOOR

## APARTMENT 19

Entrance Hall	
Kitchen	2.56m x 2.53m
Lounge/Dining	4.92m x 3.36m
Master Bedroom	3.74m x 2.56m
Bathroom	2.56m x 1.62m

## APARTMENT 20

Entrance Hall	
Kitchen	2.64m x 2.59m
Lounge/Dining	4.84m x 3.62m
Master Bedroom	3.28m x 3.27m
Bathroom	2.55m x 1.52m

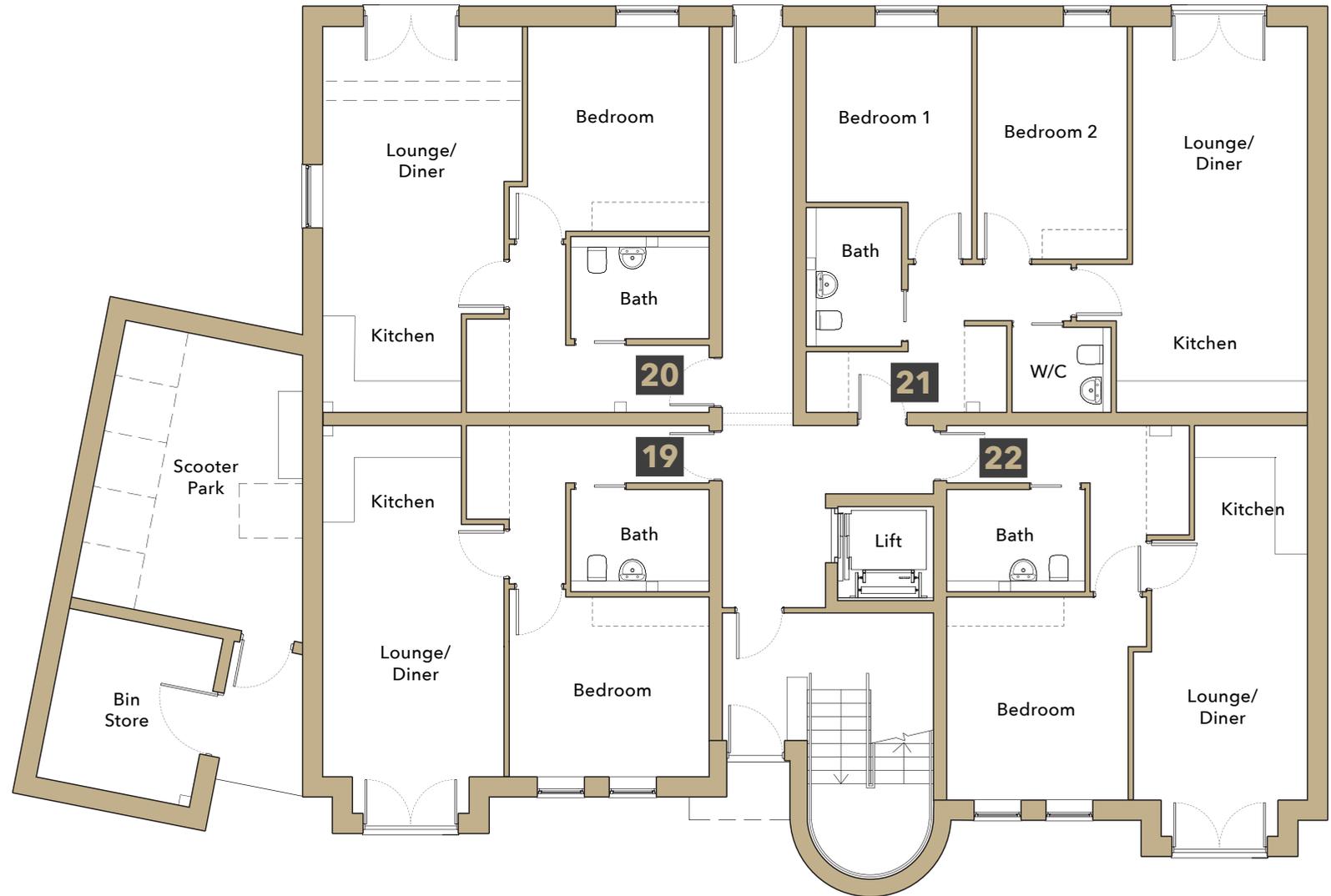
## APARTMENT 21

Entrance Hall	
Kitchen/ Lounge/Dining	3.54m x 6.84m
Master Bedroom	3.23m x 2.96m
Bedroom 2	3.63m x 2.62m
Bathroom	2.55m x 1.46m
Cloakroom	

## APARTMENT 22

Entrance Hall	
Kitchen	2.66m x 2.09m
Lounge/Dining	5.05m x 3.23m
Master Bedroom	3.37m x 3.02m
Bathroom	2.52m x 1.64m

Maximum dimensions supplied in irregular shaped rooms.



# REAR BLOCK FIRST FLOOR

## APARTMENT 23

Entrance Hall	
Kitchen/Dining	8.71m x 4.51m max 3.45m min
Master Bedroom	3.74m x 3.37m
Bathroom	2.55m x 1.64m
Bedroom 2	3.71m x 3.31m

## APARTMENT 24

Entrance Hall	
Kitchen	3.20m x 2.64m
Lounge/Dining	2.79m x 3.11m
Master Bedroom	3.50m x 3.23m
Bedroom 2	2.88m x 2.13m
Bathroom	2.56m x 1.53m
Cloakroom	

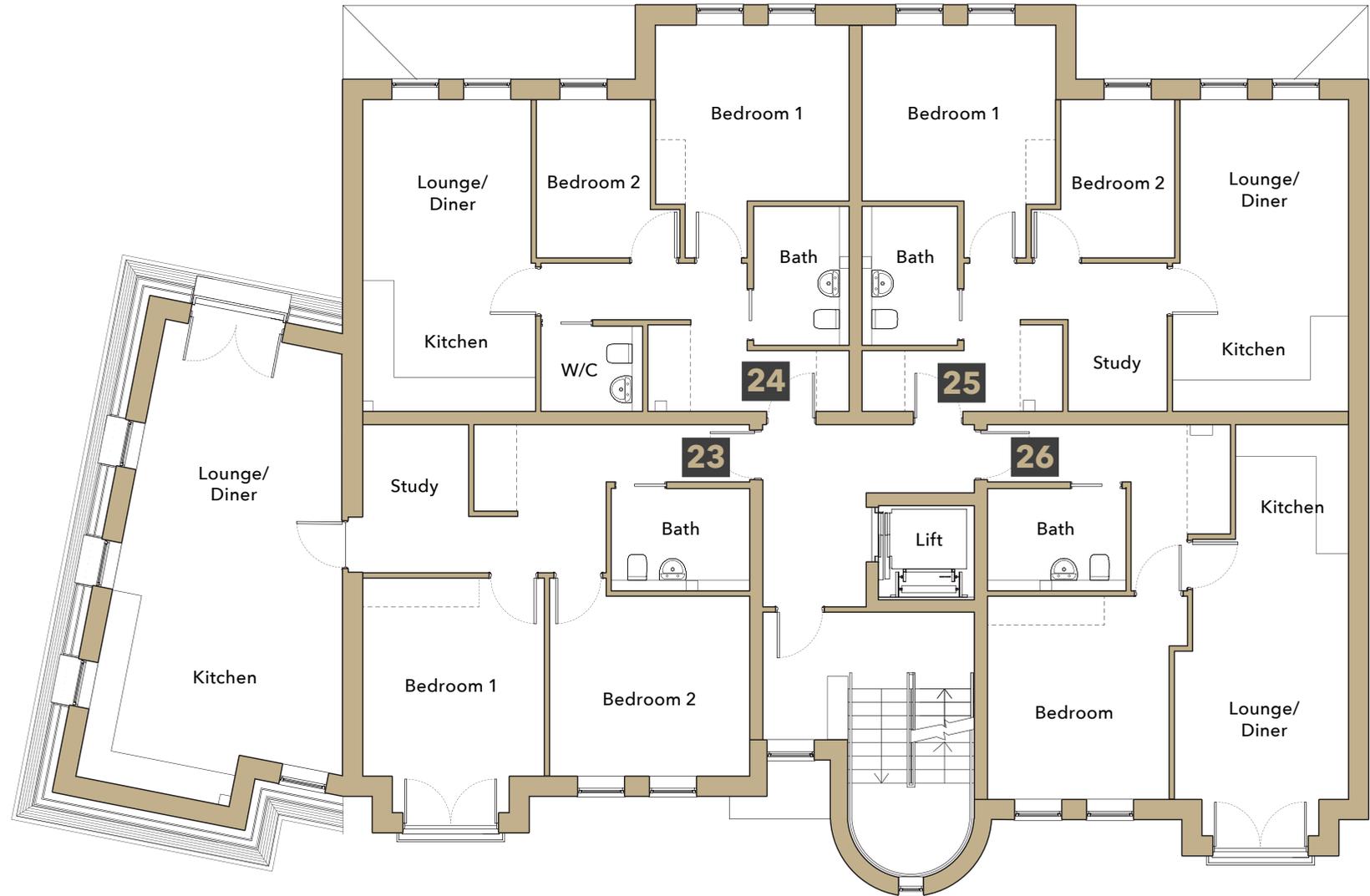
## APARTMENT 25

Entrance Hall	
Kitchen	3.26m x 1.59m
Lounge/Dining	3.94m x 3.12m
Master Bedroom	3.61m x 3.23m
Bedroom 2	2.90m x 2.13m
Bathroom	2.56m x 1.53m
Study	1.84m x 1.68m

## APARTMENT 26

Entrance Hall	
Kitchen	2.67m x 2.09m
Lounge/Dining	4.78m x 3.22m
Master Bedroom	3.36m x 3.03m
Bathroom	2.52m x 1.62m

Maximum dimensions supplied in irregular shaped rooms.



# REAR BLOCK SECOND FLOOR

## APARTMENT 27

Entrance Hall	
Kitchen	2.55m x 2.53m
Lounge/Dining	4.81m x 3.35m
Master Bedroom	3.73m x 2.61m
Bathroom	2.54m x 1.69m

## APARTMENT 28

Entrance Hall	
Kitchen	3.20m x 2.64m
Lounge/Dining	3.11m x 2.78m
Master Bedroom	3.57m x 3.24m
Bedroom 2	2.91m x 2.13m
Bathroom	2.55m x 1.73m
WC	

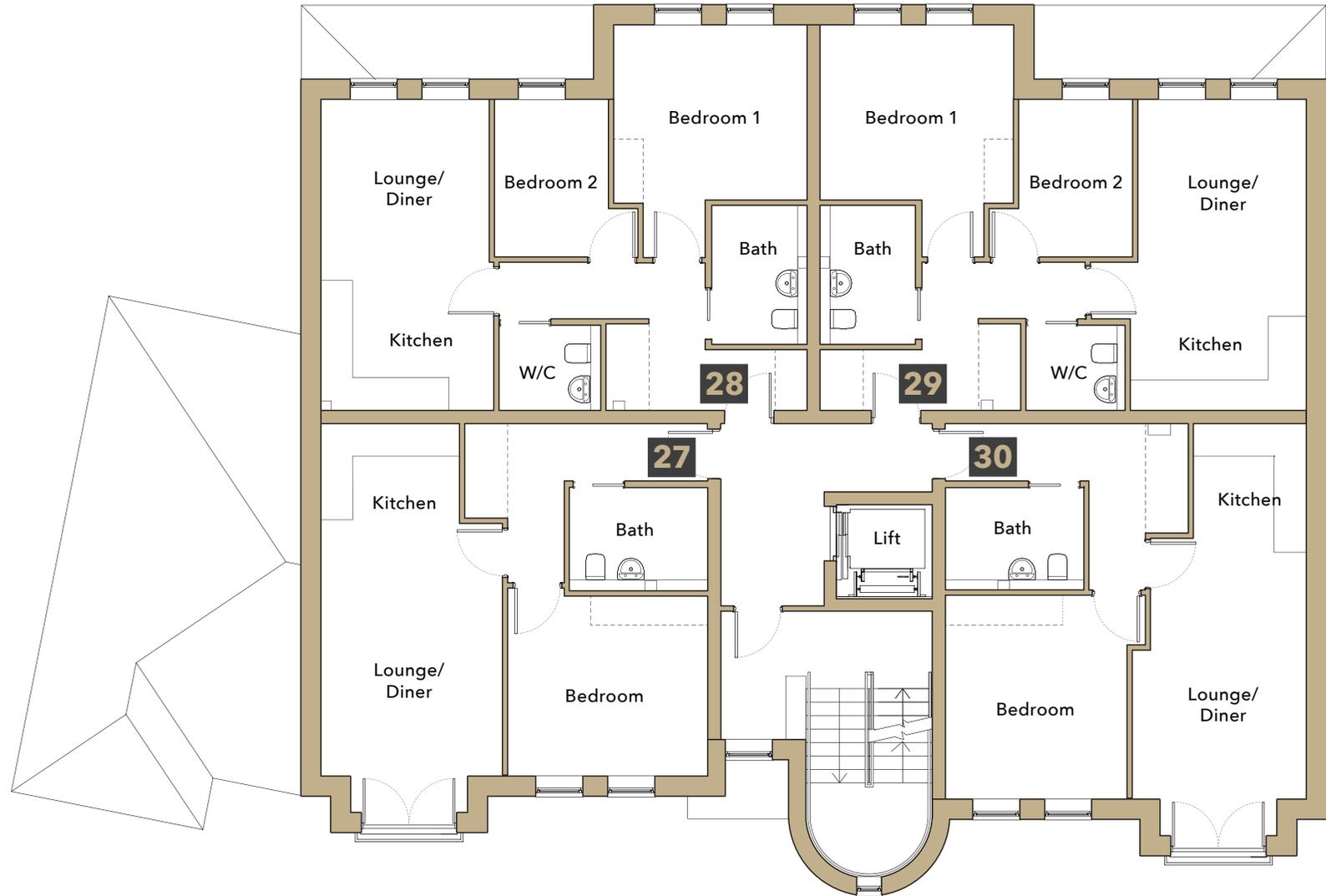
## APARTMENT 29

Entrance Hall	
Kitchen	3.20m x 1.58m
Lounge/Dining	3.85m x 3.11m
Master Bedroom	3.57m x 3.24m
Bedroom 2	2.91m x 2.15m
Bathroom	2.56m x 1.53m
Cloakroom	

## APARTMENT 30

Entrance Hall	
Kitchen	2.09m x 2.67m
Lounge/Dining	4.99m x 3.21m
Master Bedroom	3.38m x 2.95m
Bathroom	2.49m x 1.76m

Maximum dimensions supplied in irregular shaped rooms.



# REAR BLOCK THIRD FLOOR

## APARTMENT 31

Entrance Hall	
Kitchen	2.52m x 2.56m
Lounge/Dining	3.97m x 3.36m
Master Bedroom	3.72m x 3.68m
Bathroom	2.54m x 1.64m

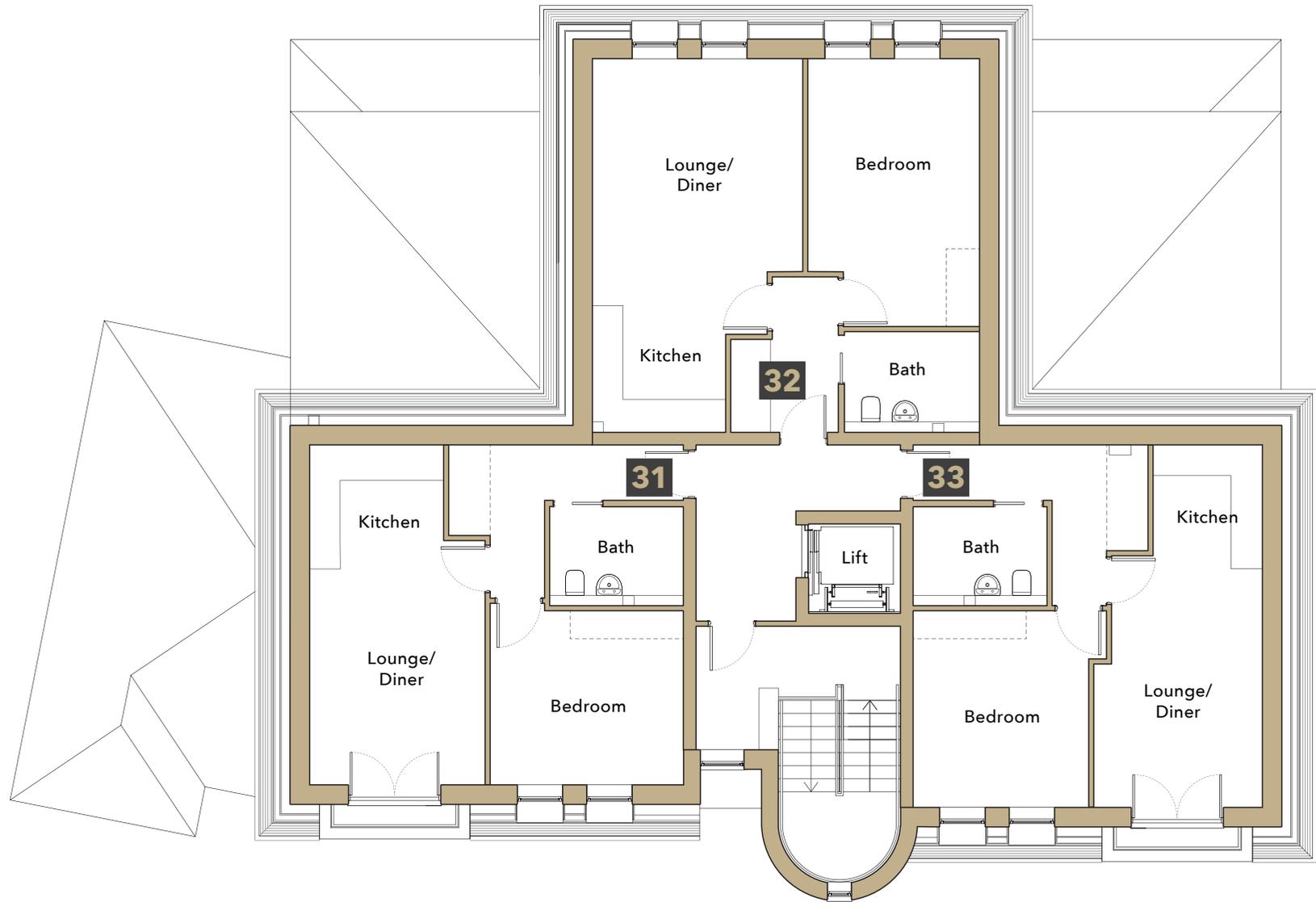
## APARTMENT 32

Entrance Hall	
Kitchen	2.55m x 2.52m
Lounge/Dining	4.57m x 4.04m
Master Bedroom	5.42m x 3.31m
Bathroom	2.59m x 1.66m

## APARTMENT 33

Entrance Hall	
Kitchen	2.61m x 2.14m
Lounge/Dining	4.07m x 3.24m
Master Bedroom	3.35m x 3.08m to wardrobe
Bathroom	2.55m x 1.63m

Maximum dimensions supplied in irregular shaped rooms.



# THE FINER DETAILS

## KITCHENS

Bespoke designed Italian kitchens feature dark oak carcasses, soft close doors and a range of useful internal fittings including drawer boxes, cutlery inserts, carousel pull outs and integrated sorter bins.

KonigQuartz worktops, up stands and full height splash backs behind the hob.

Integrated Bosch appliances include an induction hob, extractor fan, electric fan oven, dishwasher\* (where specified) and a fridge/freezer\*\*.

Utility cupboard provides space for a washing machine and boiler.

Luxury chrome taps by Franke.

Stainless steel undermount sinks.

## BATHROOMS

All bathrooms are fully tanked wet rooms and feature bespoke cabinetry.

Bright white sanitary ware

Tiled in beautiful contemporary stone.

Under floor electric heating

Thermostatically controlled electric towel rail

Fitted wall mirror with sensor lighting

Electric shaver point

## GENERAL

Engineered oak flooring to communal areas, kitchen, lounge, accessible wc and hallways on ground floor - remaining hallway floors on upper levels are carpeted

Bedrooms feature luxury 100% Lakeland Herdwick wool carpet

Master bedrooms feature Italian custom-made wardrobes

Under floor heating in bathrooms and towel rail with glass radiators elsewhere

Ample electric sockets, USB charging points, TV and BT points.

The finest quality bespoke internal and external doors with security spy hole.

Double glazing throughout.

Lift and stairs access to each floor.

Elegant communal lounge with kitchen area, Manager's office and WC.

All residents benefit from the availability of a Mulberry Court Manager and a 24 hour Medical alarm system.

## OUTSIDE

Security controlled main entrance.

Each apartments benefits from a secure audio entry system.

Allocated parking\*\*\*

Guest parking.

Fully maintained communal landscaped grounds.

*\* Please check your apartment plans as dishwashers vary and are included where possible*

*\*\* NB Plot 14 benefits from a freestanding fridge freezer and plot 2 a built under fridge*

*\*\*\* Limited allocated parking is available to purchase separately by negotiation*





# SITE PLAN

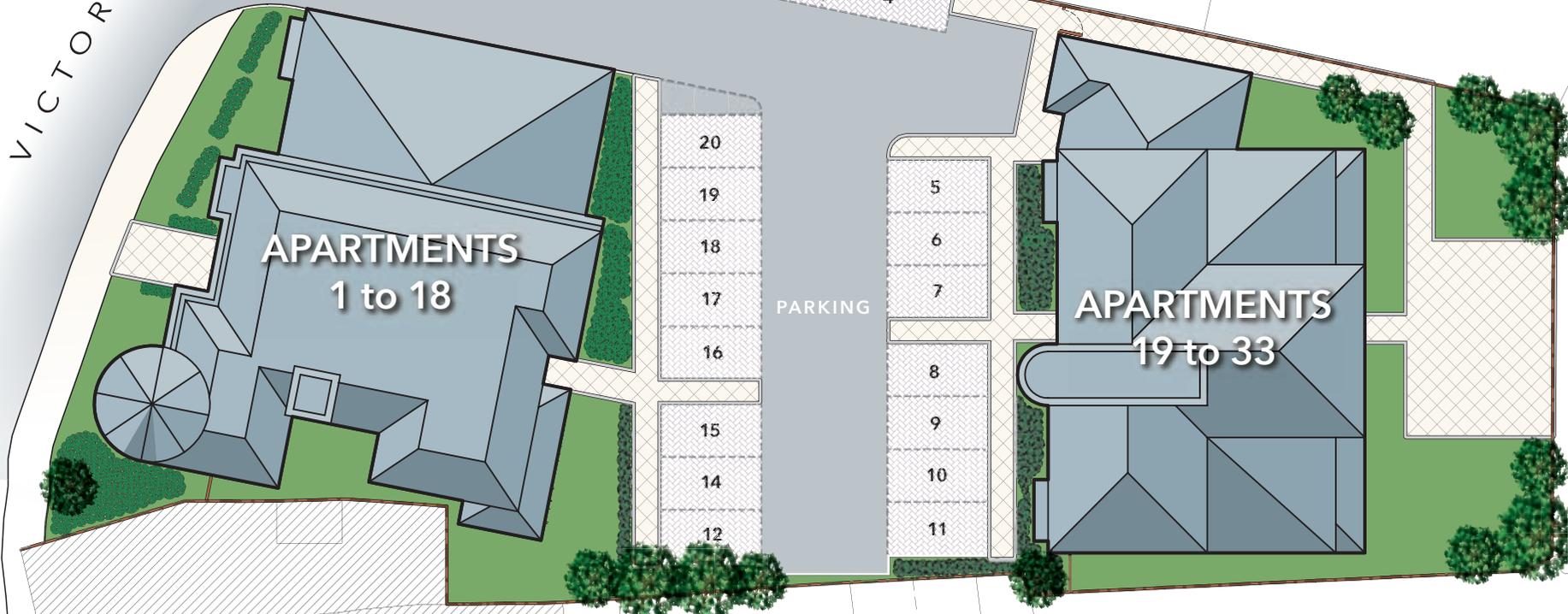
# DIRECTIONS

From the M5 motorway exit at junction 22 and take the A38 exit to Weston-Super-Mare/Burnham-On-Sea/Bristol (South)/Airport. At the Edithmead roundabout take the second exit onto the B3140 and at the next roundabout again take the second exit (onto Love Lane/B3140). At the third roundabout take the second exit (onto Manor Road/B3140), then turn left at St. Andrew's Church onto Victoria Street and you will see Mulberry Court after a short distance on your left hand side indicated by our Sale boards.

For satellite navigation purposes the postcode for Mulberry Court is TA8 1AW



VICTORIA STREET





**DISCLAIMER** These details are intended to give a general indication of the development and do not form part of any contract. Abracore Ltd. reserve the right to alter any part of the development, specification or floor layout at any time during the construction of this site. The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither Abracore Ltd. or the agent accept any liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are included in the main bedrooms. The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that the specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens and bathrooms or the internal wall finish.

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