



SAFFRON COURT APARTMENTS

DESIGNED FOR
TODAY'S LIVING
DESIGNED FOR
YOUR LIFE



BRAND NEW DEVELOPMENT OF 350 APARTMENTS WITH CAR PARKING DESIGNED AND BUILT FOR RENT
AVAILABLE SPRING 2019

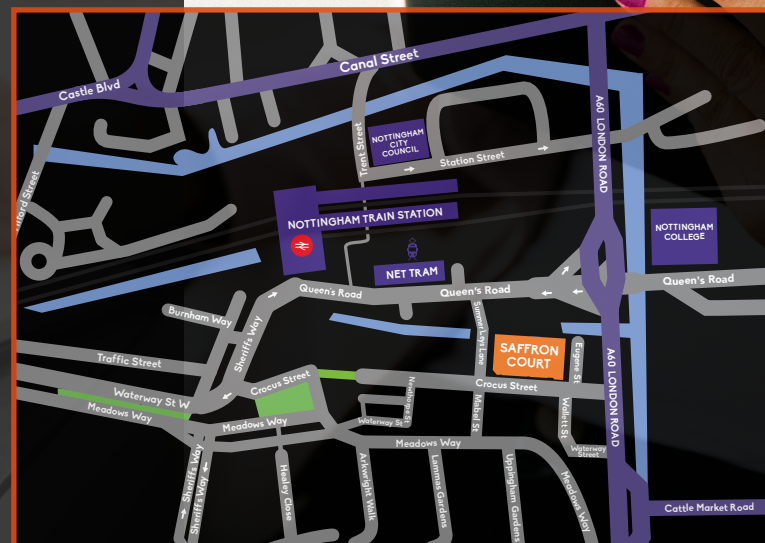


Saffron Court is a new development of attractive, contemporary apartments set over seven storeys, arranged around two large landscaped courtyards alongside the Tinkers Leen stream.

The development creates a relaxing space in the city and has been conceived for those who want a home, not just a place to live. Designed with busy, modern day living in mind the apartments are places to 'come home to' and relax.

Saffron Court is within easy reach of the shops, bars, restaurants and other amenities of Nottingham city centre. The mainline railway station and local tram stops are a short walk away, and the M1 is easily reached via the A60. There is easy access to the surrounding area, including the University Park, the City Campus as well as the nearby suburb of West Bridgford, home to Trent Bridge cricket ground.

- Central Nottingham (walking distance 15 minutes / car 8 minutes)
- Main line railway station (walking distance 6 minutes / car 4 minutes)
- Tram-link (Nottingham Station) (walking distance 7 minutes / car 4 minutes)
- West Bridgford (walking distance 20 minutes / car 4 minutes)



A PLACE TO COME
TO HOME TO



A home, not just a place to live.

NEIGHBOURHOOD SPACE

When you enter Saffron Court through the main entrance you will be greeted by the concierge where you can pick up any packages on the way to your apartment, or stop for a coffee in our lounge area, read a paper or simply relax on one of our sofas and catch up with other residents.

YOUR APARTMENT

Opening the door to your apartment with your hotel style keycard entry provides added security. There are Elka wood style finished floors throughout the apartments. Each apartment located within the complex has floor to ceiling windows, that maximise light. The majority of apartments overlook the landscaped courtyards whilst the apartments on the front of the building provide views of a vibrant streetscape as you ascend the building. The kitchens have been carefully designed for apartment living with integrated appliances (dishwashers, fridge freezer, washer/dryer) all as standard. The durable kitchen work surfaces have been selected to match the light coloured kitchens.



LIVING AT SAFFRON COURT

OUR APPROACH

At Saffron Court our approach is to provide you with a good quality, well maintained home at an affordable price.

RENTING FROM US

Saffron Court offers bespoke rental properties designed to offer a good standard living space which is maintained and managed by our team who are located at the complex. We have a range of studios, one bedroom, and two bedroom with two bathroom apartments across the building along with car parking spaces available on request. Rents vary from unit to unit and floor to floor.

SERVICES

All of the services listed opposite are a phone call away or accessed through the online Saffron Club portal.

CONCIERGE

Our concierge is located at the entrance of the building and will provide a full suite of concierge services including portage, security, parcel collection point, rubbish collection and deliveries.

As a resident of Saffron Court you are automatically a member of the Saffron Club which gives you access to all our services through our residents' portal if preferred.

WHAT IS ON OFFER

Enjoying your time at Saffron Court is important to us and our aim is to provide you with a well maintained, safe and secure home, so we offer agreements that will enable you to stay with us for a minimum of 12 months and up to 36 months by agreement.

- Zero Deposit scheme*
- No hidden charges or fees
- Agreed response times for repairs
- No annual renewal fees
- Access to an account with your payment history
- References for future landlords

* subject to terms and conditions



BENEFITS OF LIVING AT SAFFRON COURT

ON-SITE FACILITIES:

- Landscaped courtyards
- Breakout space
- Guest wi-fi
- Dedicated building manager and facilities team
- No hidden fees
- Furniture packs on request at an additional cost
- Flexible tenancies from 36 months
- Serviced apartments for visitors
- Repairs within agreed timescales
- Good access to Nottingham and West Bridgford
- Concierge 365 days
- CCTV at the entrance and all the common areas
- Hotel style access to apartments in the main blocks
- ANPR secure undercroft car parking
- Electric car charging points
- Car club to be incorporated based on resident interest
- Residents' portal
- Membership of Saffron Residents' Club
- Broadband and wi-fi

Our aim is to provide a secure and easy living environment for Saffron Court residents, as well as delivering contemporary, high quality accommodation.

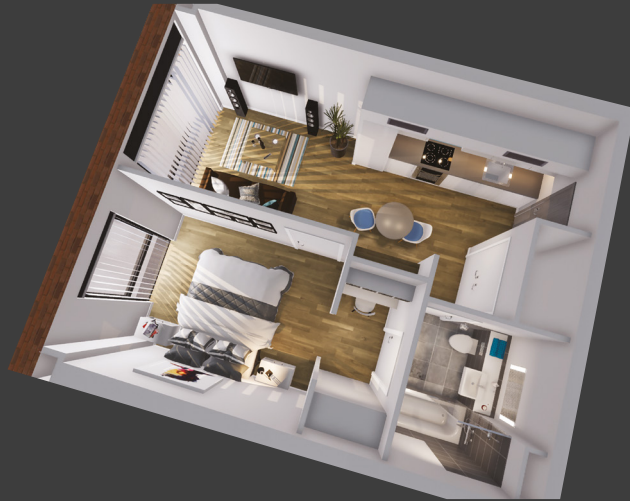


FLOORPLANS

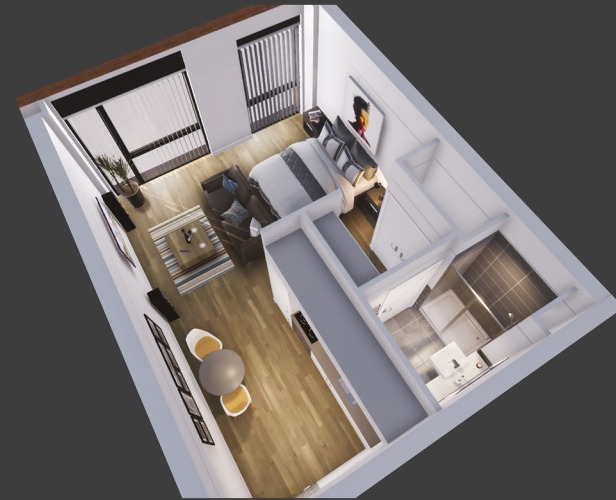
TYPICAL TWO BED



TYPICAL ONE BED



TYPICAL STUDIO



DESIGNED FOR TODAY'S LIVING DESIGNED FOR YOUR LIFE

SPECIFICATION

GENERAL

Elka v-groove laminate flooring throughout the apartments
Ample down lighters in every room
White skirting
Ample electric sockets
Fitted wardrobes
Schindler lifts

KITCHEN

Integrated JTC kitchens with soft closing doors
Durable worktop
Stainless steel sink
Bristan mixer taps
Four ring hob
Fan oven
Stainless steel cooker hood
Aluminium or glazed splashback
Integrated dishwasher
Washer/dryer
Integrated fridge freezer

BATHROOMS AND EN SUITE

Bath with Hans Groche thermostatic mixer shower
Showers in two bedroom apartments and studios
Roca basin on a white Perla top
Johnson Kerrastar floor tiles
Chrome heated electric towel rail
Mirrored cabinet
Full height tiling around the shower and bath

DECORATION

Dulux taupe walls
White ceilings
Oak faced paint grade front and internal doors

SECURITY AND ACCESS

NSP Security hotel style door locking system for continued security
CCTV around the building and in the foyers
Push button door entry system
Video entry system in each apartment
Access to the car park is through number plate recognition to ensure the car park remains secure at all times

SUSTAINABILITY

All apartments are EPC rated between B-C
Maisonettes on the ground floor are C rated
Electric car points in the car park
Targetting a car club that promotes electric cars
Electricity green energy supplier

The logo for Saffron Court Apartments features the words "SAFFRON COURT" in a large, bold, orange sans-serif font, with "APARTMENTS" in a smaller, all-caps font below it. The text is centered within a circular pattern of small orange dots that radiate outwards, creating a sunburst effect.

SAFFRON
COURT
APARTMENTS

To register your interest please contact:
Saffron Court Apartments Enquiries on **0115 838 6765**
or email us at lettings@saffroncourt.apartments

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