

Altus

NEW ROAD | HIGH WYCOMBE

An exclusive collection of just nine 1 & 2 bedroom apartments

RIDGEPOINT
— HOMES —



Connected living just 25 minutes from London Marylebone

Designed and built to Ridgepoint Homes' exacting quality standards, Altus is a desirable collection of just nine 1 and 2 bedroom apartments, conveniently located for easy access to High Wycombe town centre, main road networks and High Wycombe station with its regular services to London Marylebone in as little as 25 minutes.

Whether you're looking for an investment, a first home or simply want to move up the property ladder, Altus will fulfil your every desire for a quality new home in a great location.



Classic architectural styling with a contemporary twist and interiors designed for relaxed, easy living

Altus has been designed to blend with, and enhance, the neighbourhood in which it is set, reflecting the local architectural style, re-interpreted to create an attractive new landmark building.

Interiors have been carefully considered and equipped to make modern living as easy and stress-free as possible, with thoughtful specifications and attention to detail throughout.



Out of town, but not out of reach

Perfectly placed for wherever you want to be

Whether it's a round of golf or a commute to the capital, Altus is well placed for easy access to main road and rail networks. Chiltern Rail runs services direct to London Marylebone with journey times of as little as 25 minutes and with connections to the Bakerloo and Central Underground lines, the heart of the capital is easily accessed. High Wycombe is situated just off the M40, giving easy access to the rest of the motorway network and putting Heathrow Airport, Oxford and Birmingham within easy reach.



Road

M40 – 1.4 miles

M25 – 12.6 miles

Heathrow Airport – 28 miles



Rail

High Wycombe Station to...

London Marylebone – 25 mins*



*Minimum journey time – source www.thetrainline.com



High Wycombe

The perfect blend of historic charm and contemporary convenience

Residents of Altus can enjoy easy access to the vibrancy of High Wycombe town centre or take it easy in the surrounding Buckinghamshire countryside.

The town centre blends traditional Georgian market town architecture and a mix of independent retailers with contemporary facilities to create an eclectic shopping experience. The landmark Eden Centre is home to over one hundred retailers, including high street staples Marks & Spencer, House of Fraser and a whole host of fashion outlets including Monsoon and Next. For leisure time catch the latest movies at multi-screen Cineworld, sample the varied productions of Wycombe Swan Theatre, go bowling at Hollywood Bowl or discover one of the many restaurants that cater for all tastes and styles.

Further sporting facilities include a number of private health clubs and three leisure centres as well as golf and tennis clubs in the surrounding area.

The local countryside is almost on your doorstep with The National Trust's West Wycombe Park and Hell Fire Caves just a mile or so away. Beyond High Wycombe the Chilterns offer varied outdoor pursuits including some great cycle rides, walks off the beaten track and equestrian facilities.

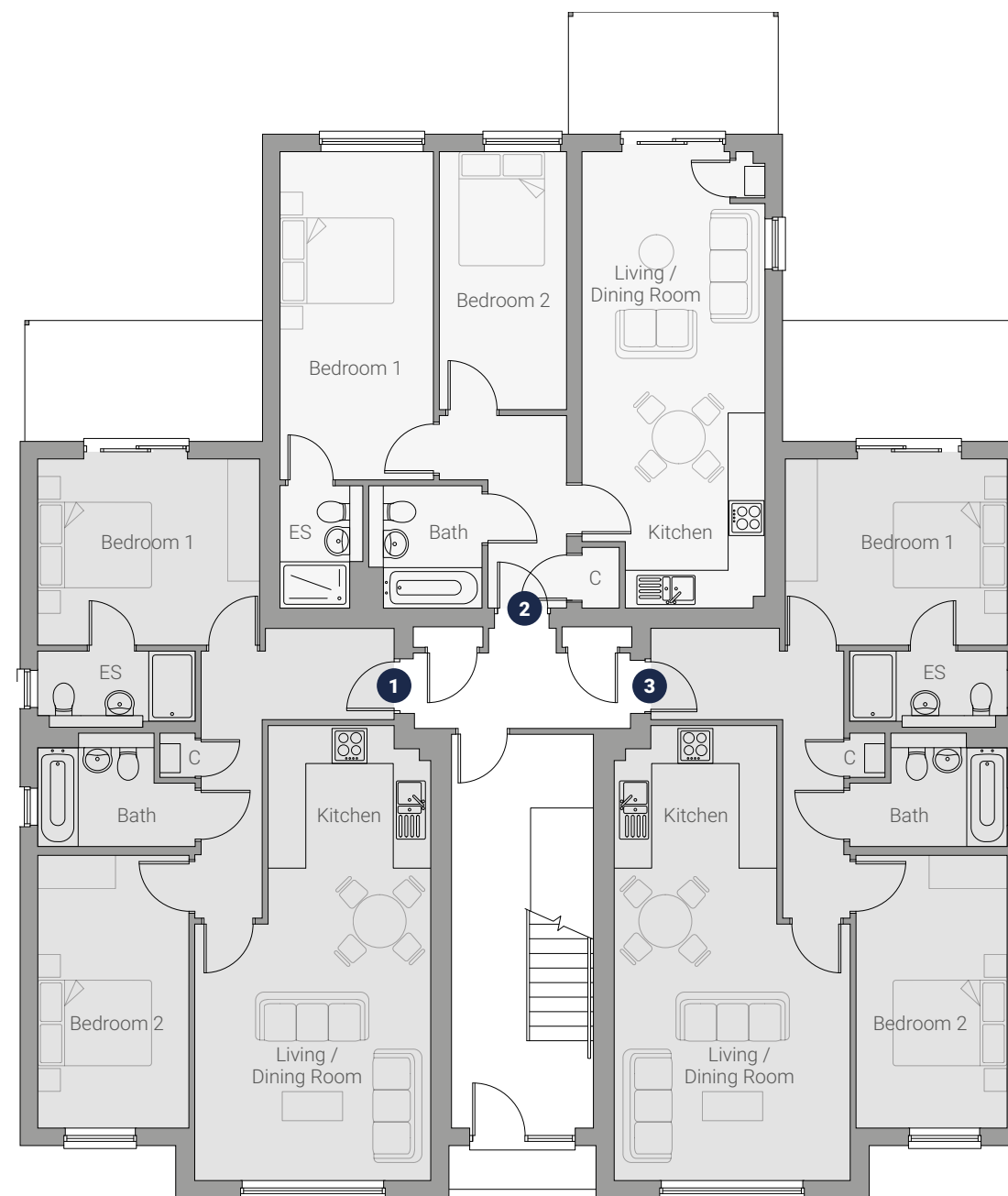
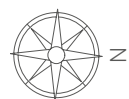


NEW ROAD

Site plan is indicative only

Thoughtfully planned with private parking for all

Altus occupies a large plot, allowing for the inclusion of a private tree-lined residents' garden to the rear and more than ample parking.



Ground floor

Apartment 1

Kitchen/Living/Dining Room	7.79m x 4.03m	25'4" x 13'1"
Bedroom 1	3.79m x 3.17m	12'4" x 10'4"
Bedroom 2	4.66m x 2.57m	15'2" x 8'4"

Apartment 2

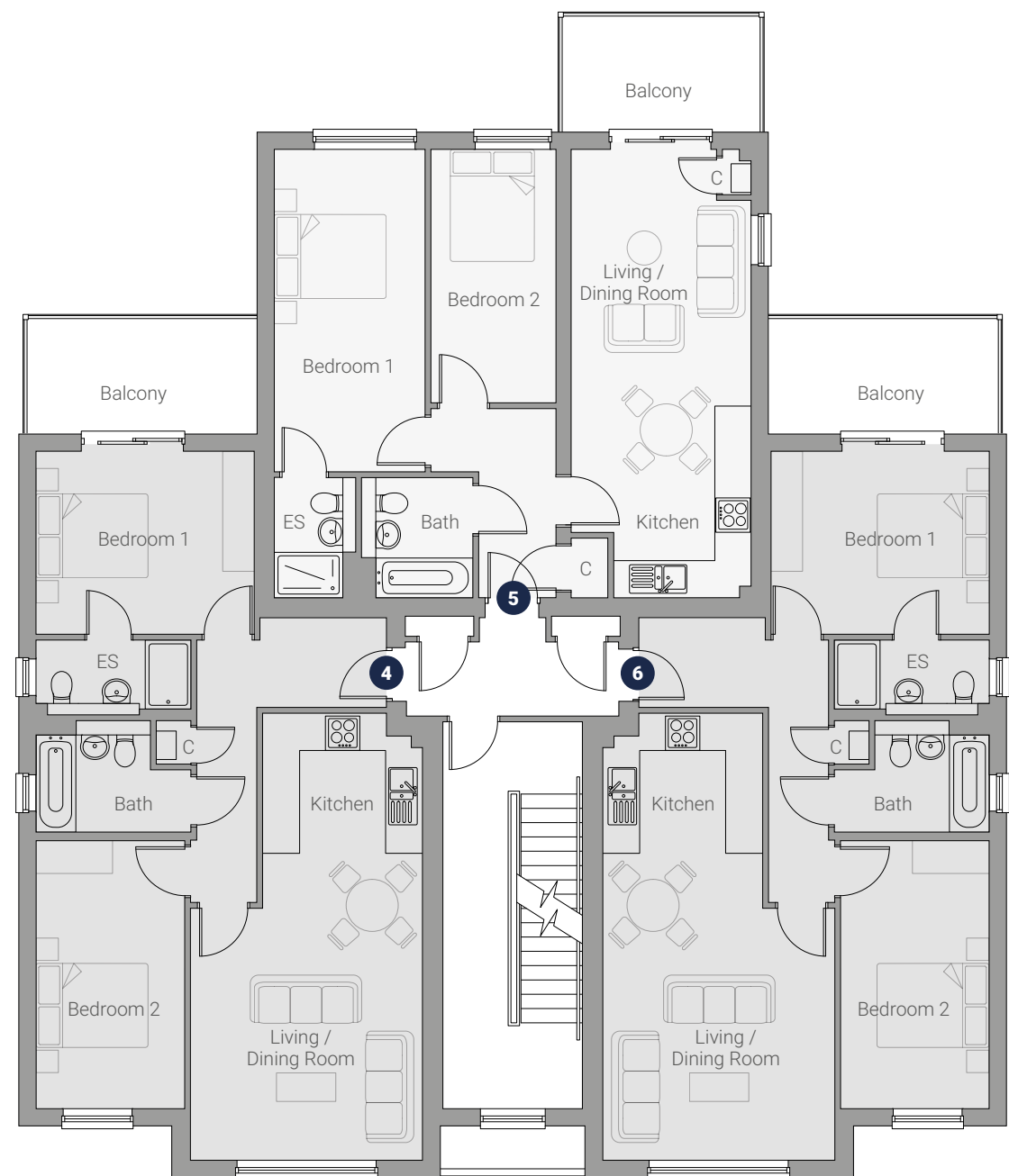
Kitchen/Living/Dining Room	7.81m x 3.12m	25'5" x 10'2"
Bedroom 1	5.61m x 2.61m	18'3" x 8'6"
Bedroom 2	4.40m x 2.16m	14'4" x 7'0"

Apartment 3

Kitchen/Living/Dining Room	7.79m x 4.03m	25'4" x 13'1"
Bedroom 1	3.79m x 3.17m	12'4" x 10'4"
Bedroom 2	4.66m x 2.57m	15'2" x 8'4"

ES - Ensuite C - Cupboard

All room dimensions are subject to a +/- 76mm (3") tolerance. Kitchen layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



First floor

Apartment 4

Kitchen/Living/Dining Room	7.79m x 4.03m	25'4" x 13'1"
Bedroom 1	3.79m x 3.17m	12'4" x 10'4"
Bedroom 2	4.66m x 2.57m	15'2" x 8'4"

Apartment 5

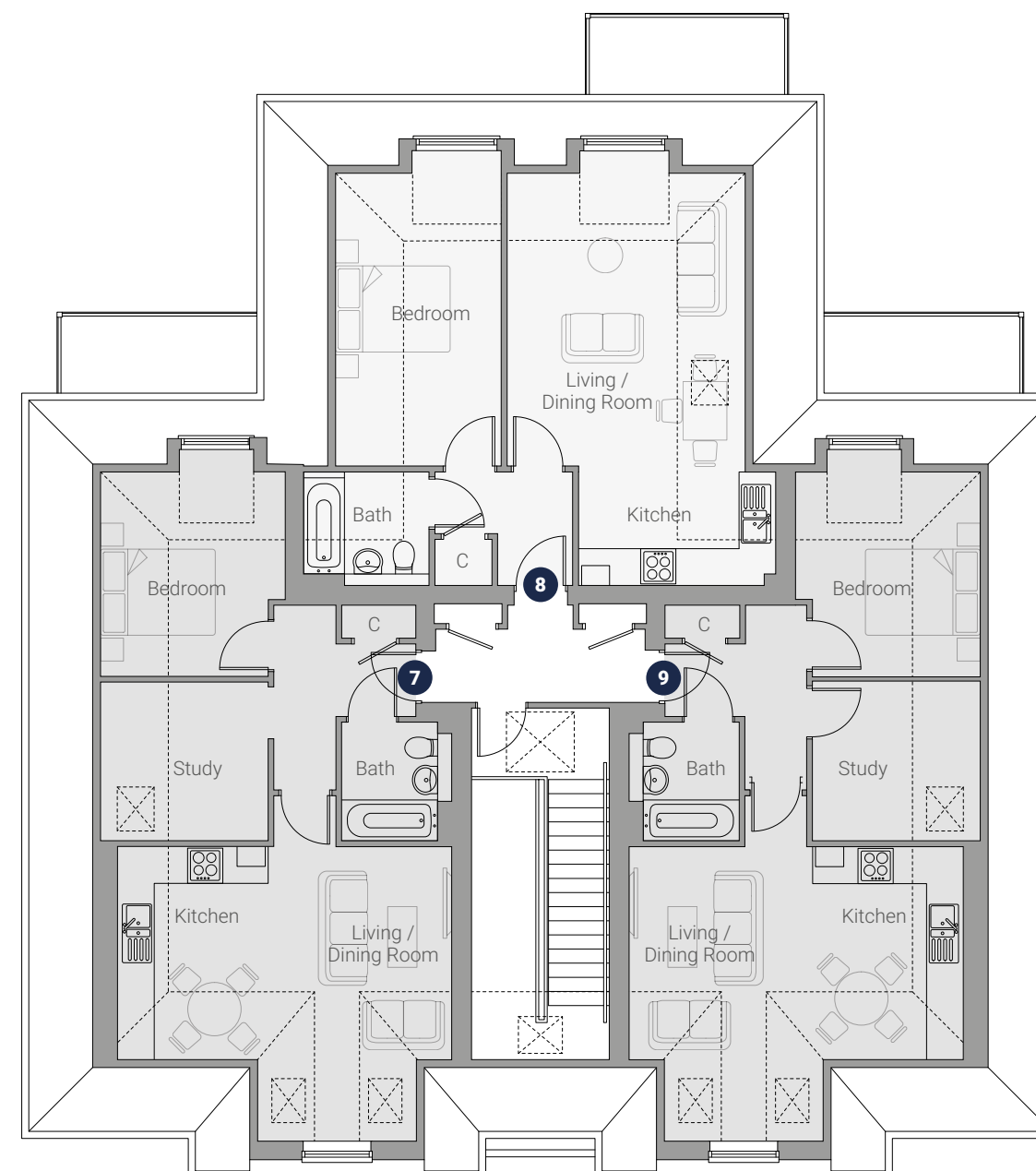
Kitchen/Living/Dining Room	7.81m x 3.12m	25'5" x 10'2"
Bedroom 1	5.61m x 2.61m	18'3" x 8'6"
Bedroom 2	4.40m x 2.16m	14'4" x 7'0"

Apartment 6

Kitchen/Living/Dining Room	7.79m x 4.03m	25'4" x 13'1"
Bedroom 1	3.79m x 3.17m	12'4" x 10'4"
Bedroom 2	4.66m x 2.57m	15'2" x 8'4"

ES - Ensuite C - Cupboard

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Second floor

Apartment 7

Kitchen/Living/Dining Room	5.82m x 5.20m	19'2" x 17'1"
Bedroom	3.57m x 3.21m	11'9" x 10'7"
Study	2.91m x 2.80m	9'7" x 9'2"

Apartment 8

Kitchen/Living/Dining Room	7.27m x 4.19m	23'7" x 13'8"
Bedroom	5.16m x 2.90m	16'9" x 9'5"

Apartment 9

Kitchen/Living/Dining Room	5.82m x 5.20m	19'2" x 17'1"
Bedroom	3.57m x 3.21m	11'9" x 10'7"
Study	2.91m x 2.80m	9'7" x 9'2"

ES - Ensuite C - Cupboard

All room dimensions are subject to a +/- 76mm (3") tolerance. Kitchen layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Specification

Designed for contemporary living

DESIGNER KITCHENS

- Individually designed contemporary kitchens with a generous number of drawers, wall and base cupboards
- Stainless steel oven, gas hob and integrated extractor hood
- Stainless steel sink and mixer tap
- Downlights

LUXURY BATHROOMS AND ENSUITE SHOWER ROOMS

- Contemporary white sanitaryware with chrome fittings
- Heated towel rail
- Downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan

INTERNAL FINISHES AND ELECTRICS

- Panelled internal doors with contemporary chrome door handles
- Telephone point in lounge room and master bedroom
- Feature skirtings with matching architraves
- Multiplate TV, Sky Plus and FM point in living rooms and master bedroom (Sky subject to subscription)
- Walls finished to emulsion, ceilings finished in white matt emulsion
- All woodwork in white
- USB socket to all bedrooms and kitchen

SECURITY, ENERGY EFFICIENCY AND HEATING

- Fused spur for future wireless alarm system
- Gas fired central heating with thermostatic radiator valves
- Dual flush mechanism to toilets to reduce water usage
- High levels of insulation within the roof spaces
- Low energy lighting
- Mains operated smoke detectors with battery backup to hall and landing
- Front door with multi-point mortice locking
- Chrome door furniture
- Security locks to all windows
- Windows – PVCu with multipoint locking handles

NHBC WARRANTY

The homes will be independently surveyed by NHBC during the construction and a 10 year warranty certificate will be issued on completion.

OPTIONAL EXTRAS

Influence the design and finish of your new home by choosing from the following items which, subject to the stage of construction, may be fitted at an extra cost:

- Additional wall tiling to bathroom and ensuite walls
- Fixed mirrors
- Flooring
- Appliances



Photographs depict previous Ridgepoint developments



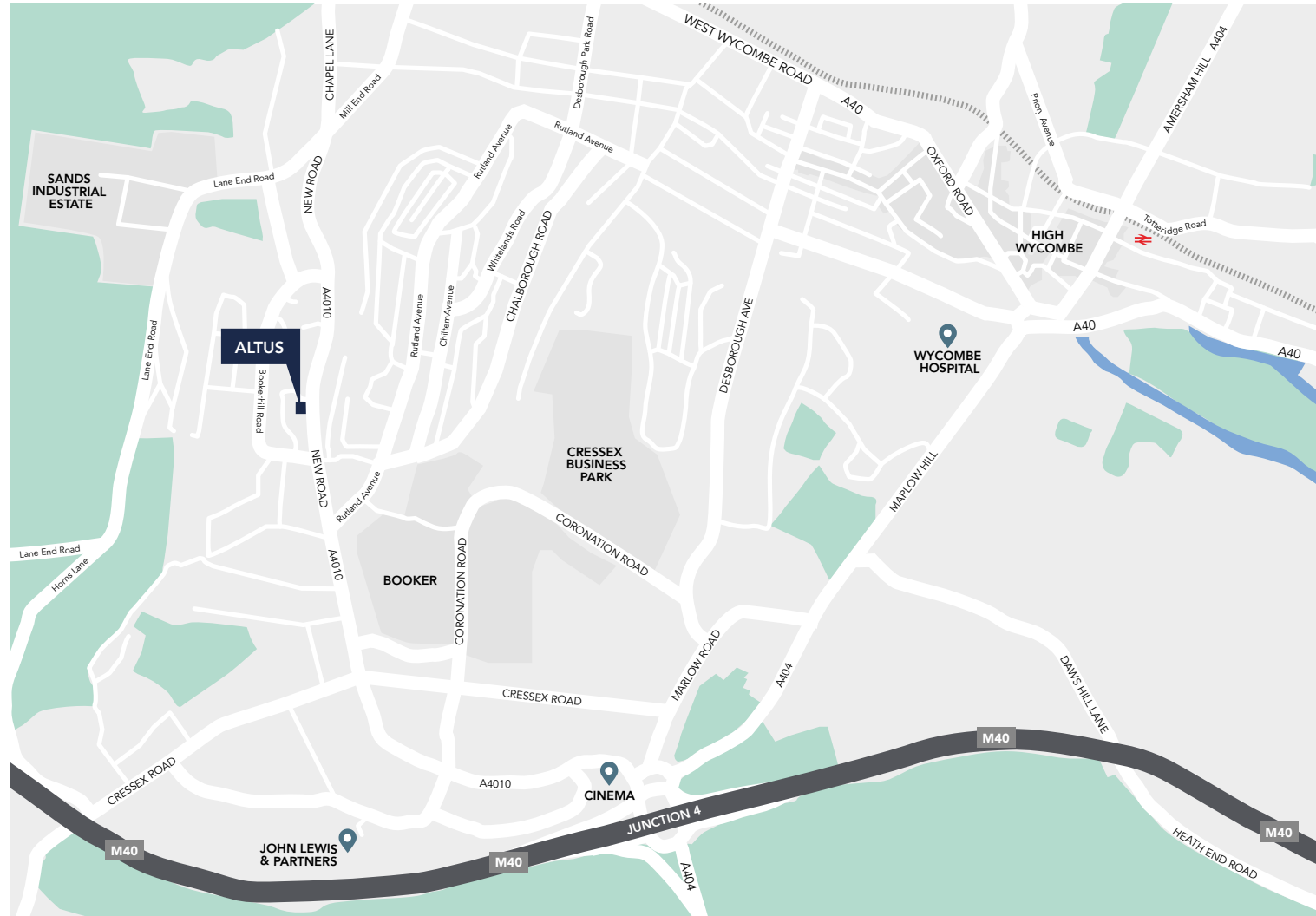
Ridgepoint Homes

Innovative and individually designed homes

Ridgepoint Homes creates unique new residential and mixed use developments across London and the South East.

With an impressive and fast growing portfolio of completed, high quality homes, we are building a reputation for regenerating redundant sites and transforming them into distinctive and vibrant apartments and houses.

Various types of accommodation are available, whether you are a first-time buyer looking to step on to the property ladder, an investor seeking buy-to-let opportunities or someone who requires an exclusive and stylish home.



Map is not to scale and indicative only



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Computer generated illustrations, plans and diagrams used in this brochure are intended to provide a general guide to the appearance of the site and property types. All measurements shown are accurate to within 76mm (3"). Due to our policy of continual improvement we reserve the right to make alterations to floor layouts, architectural features and specification as and when it may become necessary. At the time of printing planning is subject to approval. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract. Altus is a marketing name only and may not form part of the postal address. November 2018.

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