



PARK VIEW

STRATFORD ROAD, B90



THE DEVELOPMENT

A stunning residential development consisting of 27 two bedroom apartments in an enviable location adjacent to Shirley Park and in close proximity to the shops, bars and restaurants of Shirley.

Created to exacting standards with many quality features as standard, the development provides allocated parking, cycle storage and is served by a new access road off Richard Lewis Way.

Park View is an ideal home for first time buyers and offers superb value for money.



APARTMENTS

Park View offers a stunning collection of two bedroom luxury apartments, with fabulous views and sumptuous living spaces. With light and spacious interiors, these attractive apartments benefit from open plan living that enhances a sense of wellbeing.

This beautifully designed, new build development provides generous living areas. Kitchens are equipped with modern high quality appliances and provide the perfect area for family entertaining. Bathrooms including master bedroom en-suites are fitted with superior sanitary ware and brassware from Porcelanosa.

Every care has been taken to create the perfect home.

* These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and not to scale. Lease details, service charges and ground rent (where applicable), where provided, are given as a guide only and all documentation should be checked by your solicitor prior to exchange of contracts.

GROUND FLOOR



FIRST FLOOR



APT	BEDROOM	SQFT
6	2	620
7	2	635
8	2	782
9	2	895
10	2	827
11	2	805
12	2	796

SECOND FLOOR



APT	BEDROOM	SQFT
13	2	620
14	2	635
15	2	782
16	2	895
17	2	827
18	2	805
19	2	796

THIRD FLOOR



FOURTH FLOOR



PROPOSED SITE PLAN



SPECIFICATION

KITCHEN

A wide selection of contemporary and traditional kitchens are available to order

- Quartz worktops
- Polished chrome spot lights
- Single oven & 4 ring hob & cooker hood (Bosch)
- Dishwasher (Bosch)
- Washer dryer (Bosch)
- Bluetooth speakers

BATHROOMS

- Porcelanosa Brassware
- Polished chrome spot lights
- Heated chrome towel rail
- Porcelanosa smart range round head (upgrades available)

HEATING

- Condensing combination full gas fired system Worcester Bosch or equivalent
- Smart home heating systems

INTERNAL FIXTURES AND FITTINGS

- Doors - high quality oak doors
- Polished chrome ironmongery
- USB points throughout
- Mains powered smoke detectors, carbon monoxide & heat detectors fitted

EXTERNAL FEATURES

- Gated keypad entry system
- Permeable paved parking court
- 27 Car parking spaces available
- Bin and cycle storage
- Soft landscaping areas within the parking courtyard

WARRANTY

We offer a 10-year structural guarantee for peace of mind





OPTIONAL EXTRAS

We offer a full range of upgrade options in the following areas:

FLOOR FINISHING

HALLWAYS & LOUNGE

- Karndean timber-effect (storm oak or classic oak)
- Ceramic
- Amtico traditional oak
- Choice of quality carpets with decent quality underlay

BEDROOMS

- Amour 95 (lifestyle floors) crushed velvet (silver or grey) with good quality underlay
- Selection of good quality carpets with good quality underlay.

KITCHEN WORKTOPS

- White Stone worktops
- White Quartz Sparkle

KITCHEN TAPS

- Upgrade 1 - Porcelanosa spring tap
- Upgrade 2 - Quooker, Fusion Round, 3 in 1

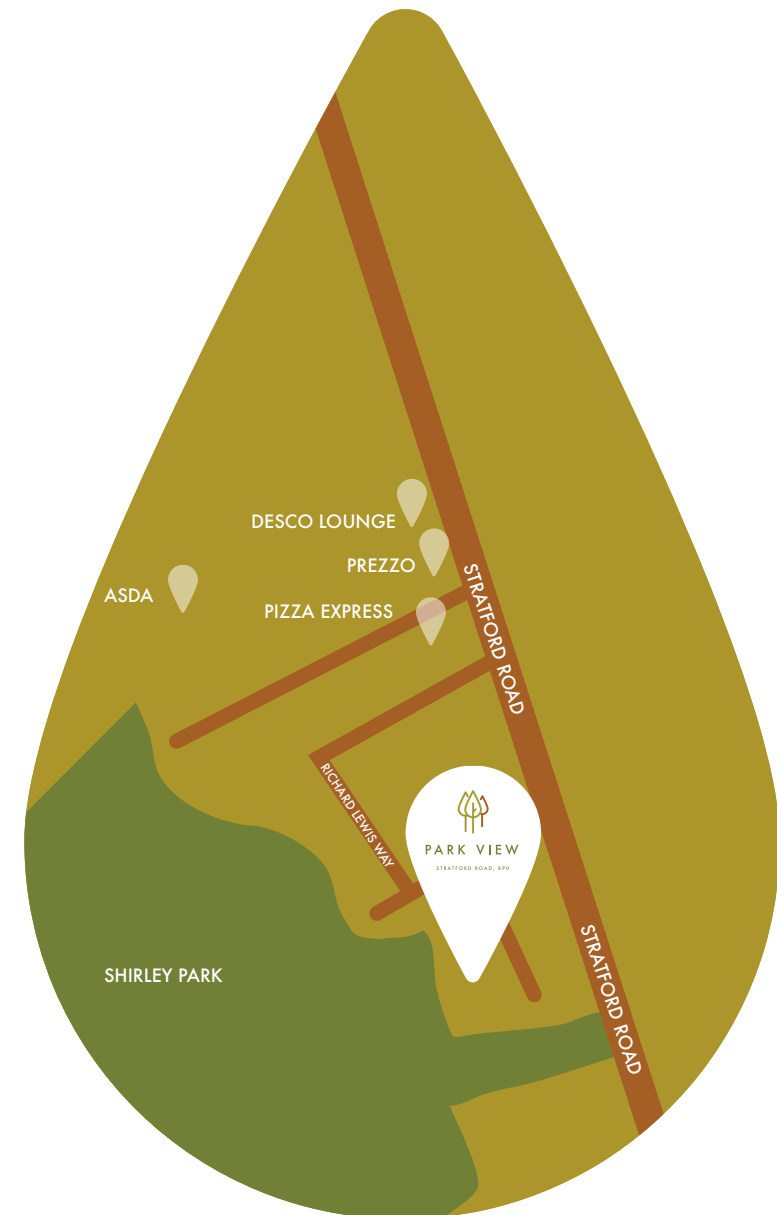
BATHROOM SHOWER

- Porcelanosa icon round head
- Stone for bathroom shower tray



AREA

Park View is conveniently situated within a few minutes of the excellent shopping and commercial amenities Shirley has to offer. It also benefits from being close to outstanding schools, bus services and both recreational & social facilities. Close to the development, Parkgate Shirley is a superb shopping complex with outlets for all ages. The complex overlooks approx. 37 acres of open parkland and boasts new shops, bars and restaurants including a newly equipped gym and library.



DEVELOPED BY



Urban Roc are specialists in the development of houses and apartments, student blocks and historic buildings. They focus on producing high quality living space with great design that truly enhances a sense of wellbeing and enables a healthy life style.

The experienced and professional team have decades worth of knowledge within the housebuilding and construction sector. Employing efficient construction methods and harnessing natural daylight, they deliver comfort, design and quality to their house buyer clients nationwide.

IN ASSOCIATION WITH

GO DEVELOP™

More than 100%

CONTACT



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ENQUIRIES

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We are registered with Help to Buy and Park View apartments can be purchased on the Help to Buy scheme.



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