

Harwood Court

One and two bedroom apartments



The Grove at Riverbrook Place
A development of new homes in Crawley, West Sussex

Bellway



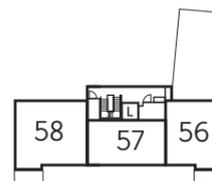
The Merlin Apartment 50

Kitchen/Living/Dining	3.73m x 7.60m	12'3" x 24'11"
Bedroom	3.18m x 4.35m	10'5" x 14'3"
Total area	55.04 sq. m.	592 sq ft

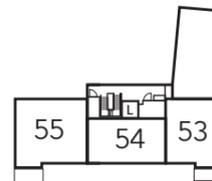


The Tornado Apartment 51

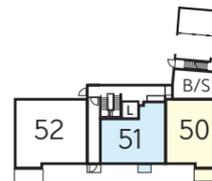
Kitchen/Living/Dining	3.73m x 7.60m	12'3" x 24'11"
Bedroom	3.35m x 4.21m	11'0" x 13'10"
Total area	49.88 sq. m.	537 sq ft



Second Floor



First Floor

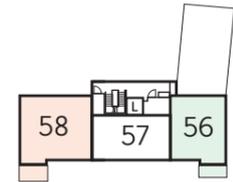


Ground Floor

W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

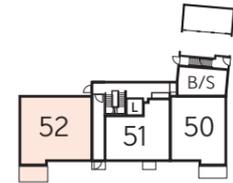
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. B/S Bin store.



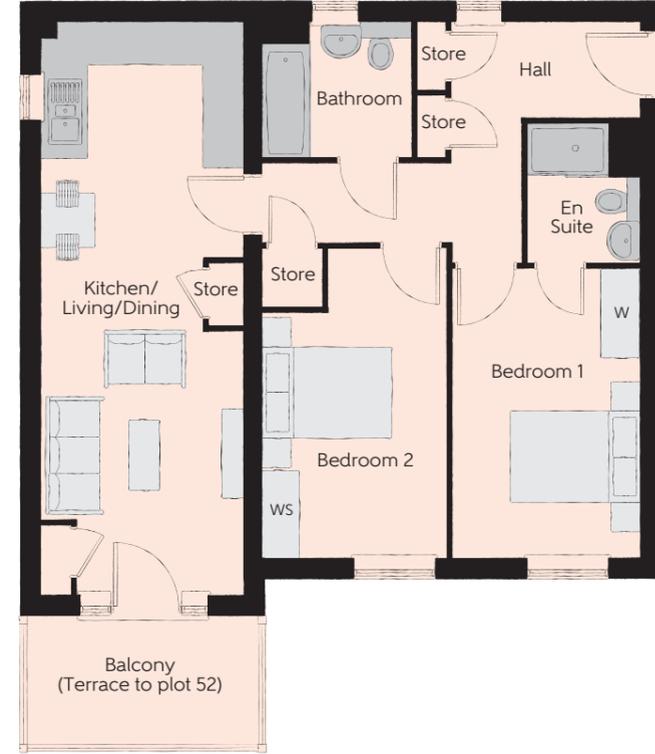
Second Floor



First Floor



Ground Floor



The Typhoon
Apartments 52, 55 & 58

Kitchen/ Living/Dining	2.96m x 8.48m	9'9" x 27'10"
Bedroom 1	2.75m x 4.28m	9'0" x 14'1"
Bedroom 2	2.72m x 4.85m	8'11" x 15'0"
Total area	71.36 sq. m.	768 sq ft

W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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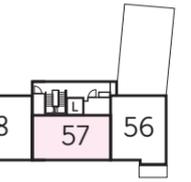
The Hawk
Apartments 53 & 56

Kitchen/ Living/Dining	3.24m x 8.48m	10'8" x 27'10"
Bedroom	3.40m x 3.45m	11'2" x 11'4"
Total area	55.04 sq. m.	592 sq ft

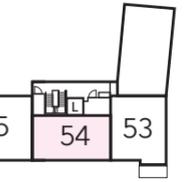
W - Fitted Wardrobe

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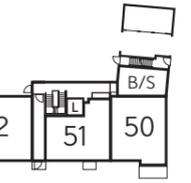
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Second Floor



First Floor



Ground Floor



The Eagle
Apartments 54 & 57

Kitchen/ Living/Dining	5.82m x 5.42m	19'1" x 17'9"
Bedroom	3.76m x 3.34m	12'4" x 11'0"
Total area	52.44 sq. m.	564 sq ft

Specification

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Glass Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Floors	Laminato - Kitchen, Corians Tiles - Wet Rooms, Carpet - all other areas - Band 1	•	•
Window Cils	White Satin MDF	•	•
Skirting	White Satin 94/104 MDF Grooved & Chamfered	•	•
Architrave	White Satin 94/104 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre-Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome 5800 Door Furniture	•	•
Wardrobes	Sliding Fitted Wardrobes in Bed 1	•	•

KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcase	Wentworth Grade 10mm/18mm Cabinet Matched Carcase	•	•
Frontals	Bellway Band 8 options - **	•	•
Units	Frontal Matching Table Ends	•	•
Worktops	48mm Square Edge Worktops with upstand	•	•
Kitchen Sink	Laminato Under Bowl 5 Half SS Sink & TCAI 3 Tap (inc. Sink Liner)	•	•
Appliance Oven	Zanussi Single Oven ZOB341X	•	•
Appliance Hob	Zanussi Induction Hob ZITN241X & SS Splashback	•	•
Appliance Extractor	Zanussi Cooker Hood Extractor ZHC6015MX	•	•
Appliance Fridge Freezer	Zanussi 70/20 Fridge Freezer ZBB28470V	•	•
Appliance Dishwasher	Zanussi Dishwasher ZDT2502FA	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc. Feed & Waste)	•	•

WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bedroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBRA WC with Concealed Cistern & P13 Flush Plate - ‡	•	•
Bathroom - Basin	Roca Delta 120 Semi-Recessed (WH) (no Pedestal) MFC	•	•
Bathroom - Bath	Roca OSUO Acrylic Bath & Rigid Bath Panels	•	•
Bathroom - Brassware	Briston PISA Chrome Bath & Basin Mixer Taps	•	•
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower - †††	•	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with F&E Edged White Trim - † †	•	•
	1/2 Height Tiling (Band 2) to Wet Walls with F&E Edged Chrome Trim - † †	•	•
En-Suite - WC	Roca DEBRA WC with Concealed Cistern & P13 Flush Plate - ‡	•	•
En-Suite - Basin	Roca Delta 120 Semi-Recessed (WH) (no Pedestal) MFC	•	•
En-Suite - Brassware	Briston PISA Chrome Basin Mixer Taps	•	•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure - †††	•	•
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower - ††	•	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with F&E Edged Chrome Trim - † †	•	•

MECHANICAL		1 Bedroom Apartments	2 Bedroom Apartments
Boiler	Wool LOGIC Combination Boiler (CB) - †††	•	•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat (C) - ††	•	•
Radiators	Vertical Compact Steel Panel Radiators with Grilles	•	•
Towel Warmers	Flat Chrome in Bathroom	•	•
Ventilation	Window Handle Ventilators with Mechanical Extract Fans (system: 3 MEV)	•	•

ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments
Communications - Access	Video Entry System	•	•
Home Working	Dedicated Power, USB & Data Ports	•	•
Safety - Fire	Heat Detector (DET) - ††	•	•
Safety - Fire	Optical Smoke Detectors (ED) D3 DET	•	•
Safety - Carbon	Honeywell HC300 Carbon Monoxide Detector	•	•
Consumer Unit	Wyke Consumer Unit	•	•
Sockets & Switches	Electrum GASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	High Output T5 Light	•	•
Lighting - Bathroom & En-Suite	White Recessed Spot Lights	•	•
Communications - TV	TV Point to Living Room & Bedroom 1	•	•
Communications - Voice	Telephone Point to Living Room	•	•
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•
Broadband	Ultrafast Fibre Connectivity Openreach	•	•

EXTERNALS & MISC		1 Bedroom Apartments	2 Bedroom Apartments
Shared Parking Areas	Bitmac Black - ††††	•	•
Balcony	Balcony - ††††	•	•
Built Method	Majority - †	•	•

† Full height around bath where shower provided as standard
 †† Low regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 ††† Acoustic glass doors - 1 base with satin escutcheon
 ††† Full height to shower enclosure
 †††† House type dependent on outsize 4 bed house types - base with satin escutcheon
 †††† inc. MIRA bath screen 11663 004
 † inc. wall cistern mechanism and an 4 & 5 Bedroom Homes ONLY
 †† Kitchen only
 †††† 2nd floorward

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative. 10 year **NHBC** warranty

Make your new home as individual as you are

Additions



Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Integrated or freestanding washer/dryer
- ~ Integrated or freestanding washing machine
- ~ Upgrade to composite worktops
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave

Flooring:

- ~ Choose from carpets, vinyl or laminate

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms

Electrical:

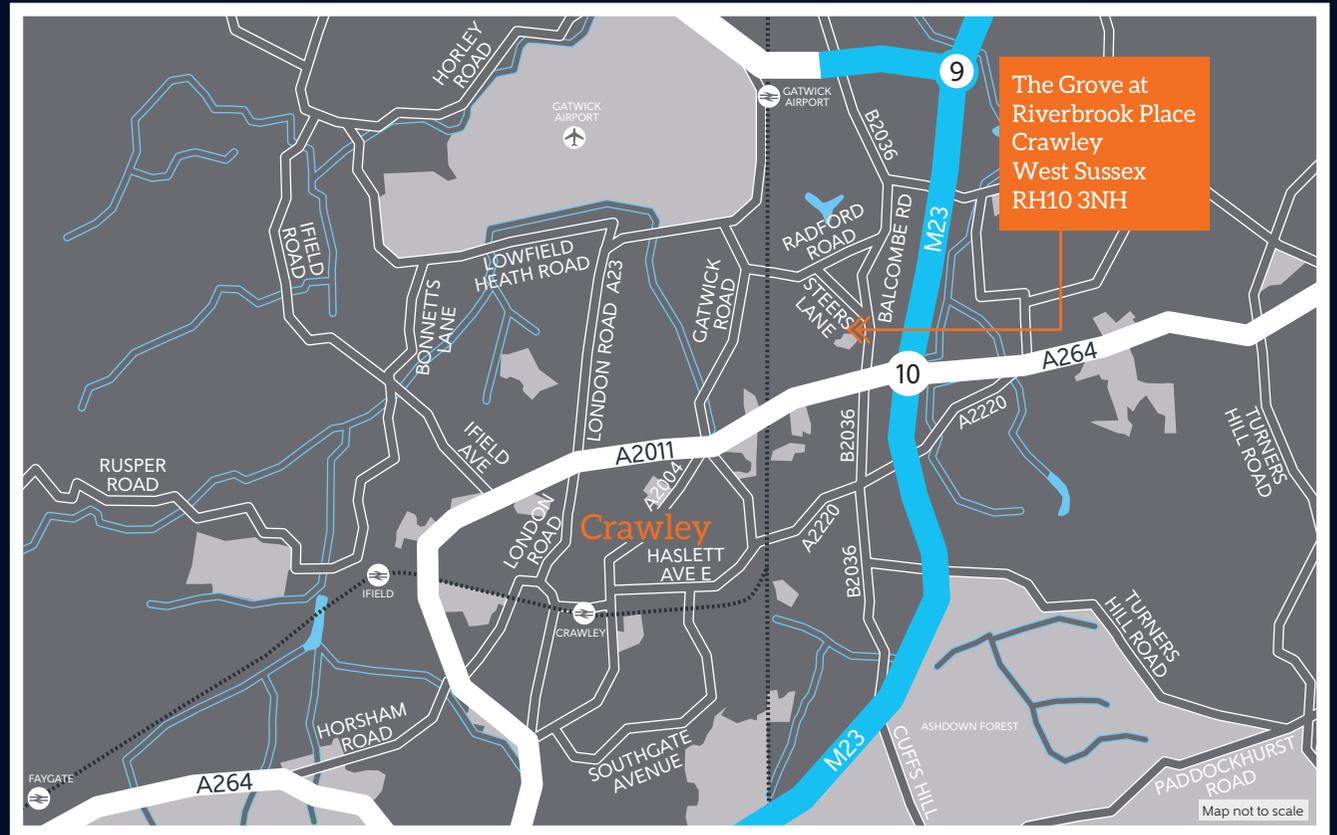
- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Miscellaneous:

- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

How to find us



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