

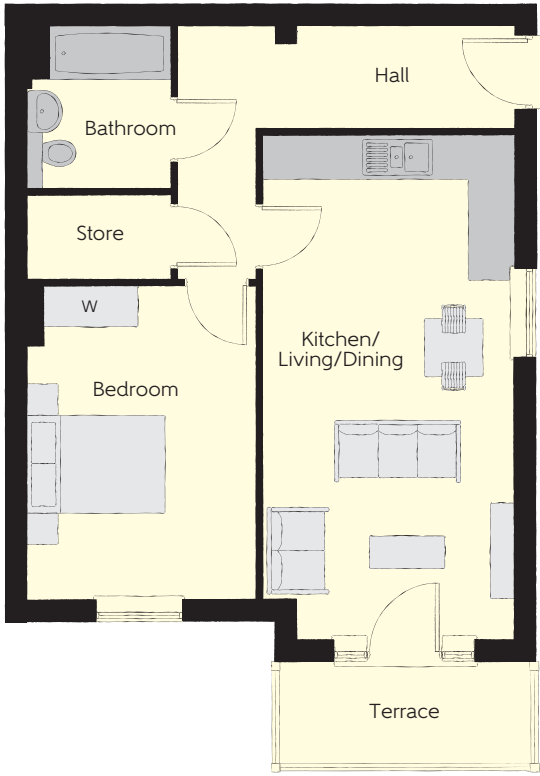
Harwood Court

One and two bedroom apartments



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

Bellway



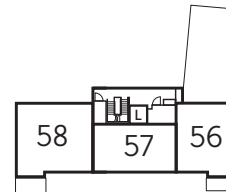
The Merlin Apartment 50

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

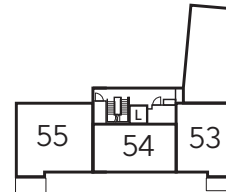


The Tornado Apartment 51

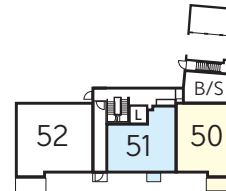
Kitchen/ Living/Dining	3.73m x 7.60m	12'3" x 24'11"
Bedroom	3.35m x 4.21m	11'0" x 13'10"
Total area	49.88 sq. m.	537 sq ft



Second Floor



First Floor

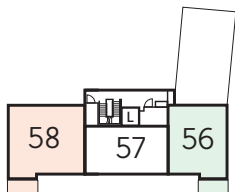


Ground Floor

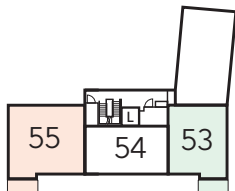
W - Fitted Wardrobe

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

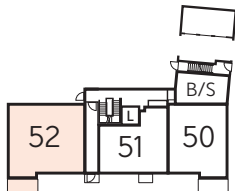
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate 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.



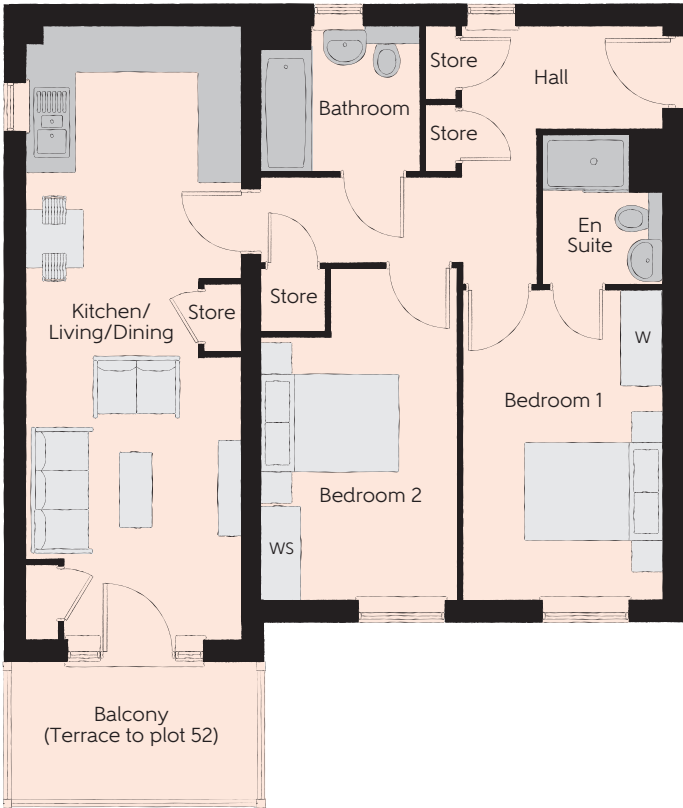
Second Floor



First Floor

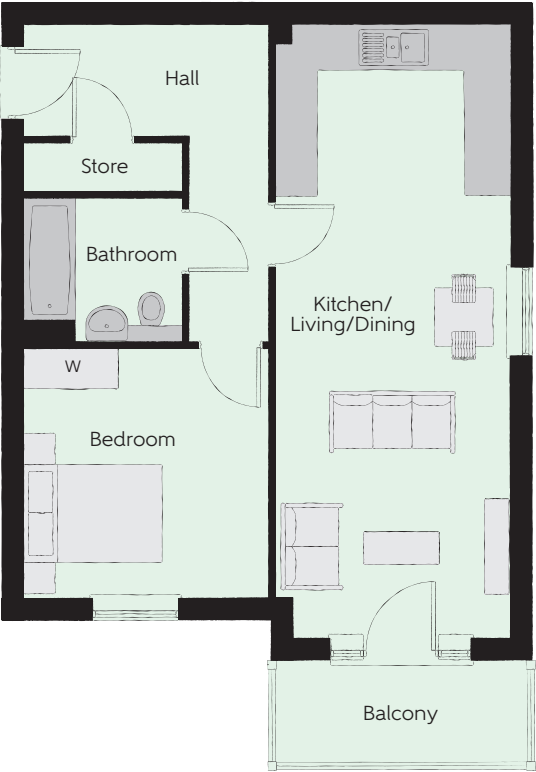


Ground Floor



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



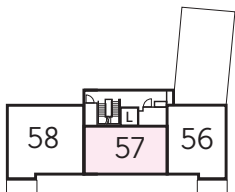
The Hawk
Apartments 53 & 56

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

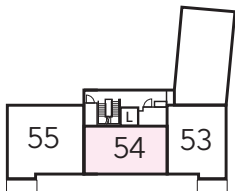


The Eagle
Apartments 54 & 57

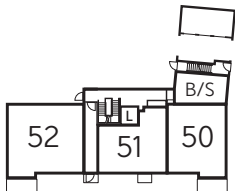
Kitchen/ Living/Dining	5.82m x 5.42m	19'1" x 17'9"
Bedroom	3.76m x 3.34m	12'4" x 11'0"
Total area	52.44 sq. m.	564 sq ft



Second Floor



First Floor



Ground Floor

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

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Specification

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	*	*
Ceilings	Crown White Mull Emulsion	*	*
Walls	Crown White Mull Emulsion	*	*
Floors	Laminally - Kitchen, Corridor Tiles - Wet Rooms, Carpet - all other areas - Band 1	*	*
Window Cils	White Satin MDF	*	*
Skirting	White Satin 94x14 MDF Grooved & Chamfered	*	*
Architrave	White Satin 94x14 MDF Grooved & Chamfered	*	*
Internal Doors	White Pre-Finished Vertical Panel Internal Doors	*	*
Ironmongery	Chrome S400 Door Furniture	*	*
Wardrobes	Sliding Fitted Wardrobes to Bed 1	*	*
KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcass	Premium Grade Birch or Oak Colour Matched Carcass	*	*
Frontals	Bellway Band 8 options - **	*	*
Units	Frontal Matching Table Ends	*	*
Worktops	40mm Square Edge Worktops with upstand	*	*
Kitchen Sink	Laminate Under Bowl & Half SS Sink & 1/4" 3 Tap (inc. Sink Unit)	*	*
Appliances Oven	Zanussi Single Oven ZOB341X	*	*
Appliances Hob	Zanussi Induction Hob ZITN241X & SS Splashback	*	*
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60150X	*	*
Appliances Fridge Freezer	Zanussi 70/20 Fridge Freezer ZBB28415V	*	*
Appliance Dishwasher	Zanussi Dishwasher ZDT2502FA	*	*
Appliance Washing Machine	Washing Machine Space within AUC (inc. Feed & Waste)	*	*
WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bedroom - Storage	Recessed Storage Shelving	*	*
Bathroom - WC	Roca DEBRA WC with Concealed Cistern & PU Push Plate - ‡	*	*
Bathroom - Basin	Roca Debita 120 Semi Recessed (WH) inc Pedestal (MCD)	*	*
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	*	*
Bathroom - Brassware	Bosch PISA Chrome Bath & Basin Mixer Taps	*	*
Bathroom - Shower	Over Bath Mira MINIMA Single Thermostatic Shower - †††	*	*
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim - * ‡	*	*
	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim - * ‡	*	*
En-Suite - WC	Roca DEBRA WC with Concealed Cistern & PU Push Plate - ‡	*	*
En-Suite - Basin	Roca Debita 120 Semi Recessed (WH) inc Pedestal (MCD)	*	*
En-Suite - Brassware	Bosch PISA Chrome Basin Mixer Taps	*	*
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure - †††	*	*
En-Suite - Shower	Mira MINIMA Single Thermostatic Shower - †††	*	*
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim - ‡	*	*

MECHANICAL			
Boiler	Wool LOGIC Combination Boiler (CB) - ***	•	•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat (C) - ††	•	•
Radiators	Series3 Compact Steel Panel Radiators with Grilles	•	•
Towel Warmers	Flat Chrome to Bathroom	•	•
Ventilation	Window Handle Ventilators with Mechanical Extract Fan System 3 MEV	•	•
ELECTRICS			
Communications - Access	Video Entry System	•	•
Home Working	Dedicated Power, USB & Data Ports	•	•
Safety - Heat	Heat Detector DET - ††	•	•
Safety - Fire	Optical Smoke Detectors LED D3 DET	•	•
Safety - Carbon	Honeywell KC300 Carbon Monoxide Detector	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Bectrum CASA 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 T15 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			
Shared Parking Areas	Bitmac Black - †††	•	•
Balcony	Balcony - ††††	•	•
Build Method	Massivity - †	•	•

*** full height around bath where shower provided as standard
** low regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
*** Jockeytype dependent - † with satin executive
† full height to shower enclosure
†† Jockeytype dependent on particular 4 bed house types - † with satin executive
††† inc MIRA bath screen 11653 004
† inc soft close mechanism seat on 4 & 5 Bedroom Homes Only
†† Modern only
††† 1200mm deep

• plot specific, refer site layout
• soft close mechanism to doors & drawers
• where shown on layout

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:

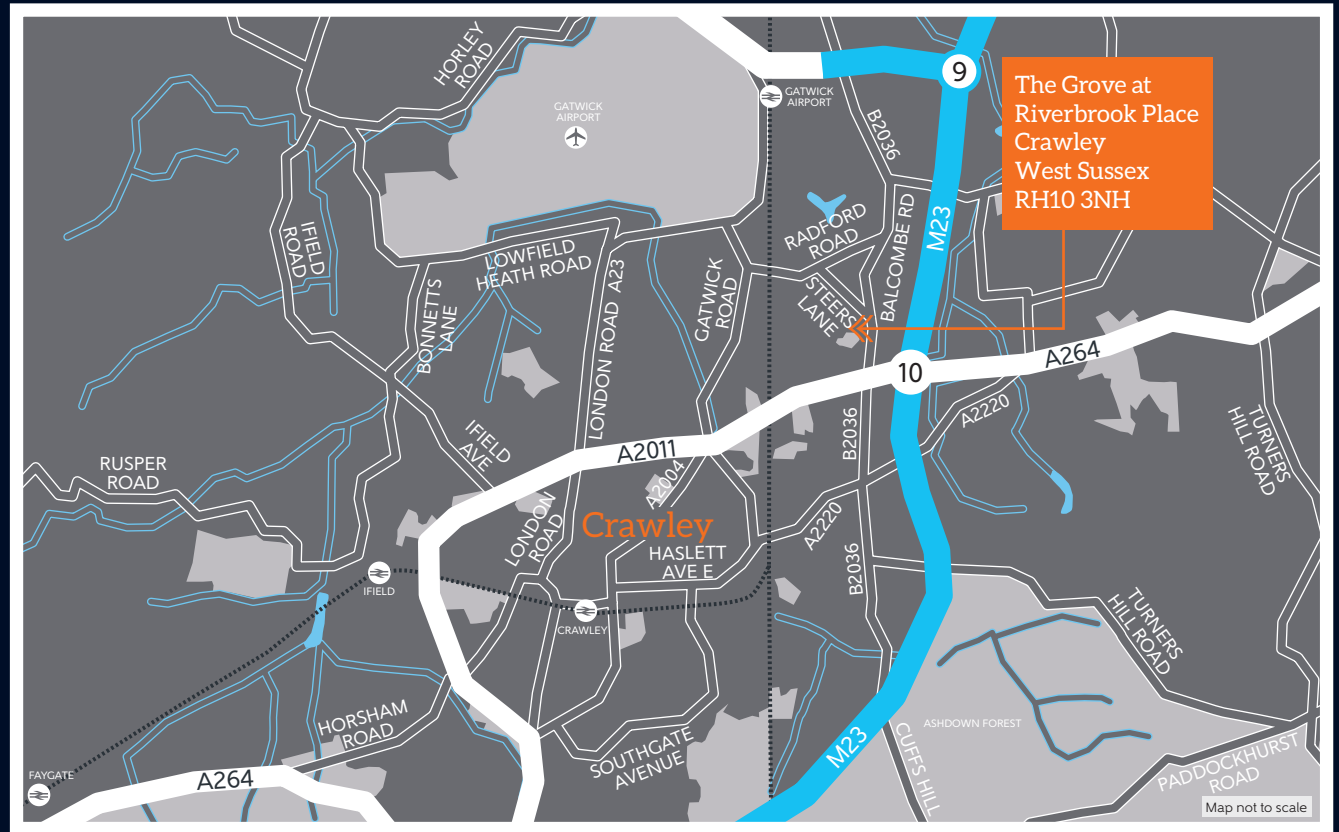
- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

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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Bellway