

# The Ryder Apartments

ONE AND TWO BEDROOM APARTMENTS



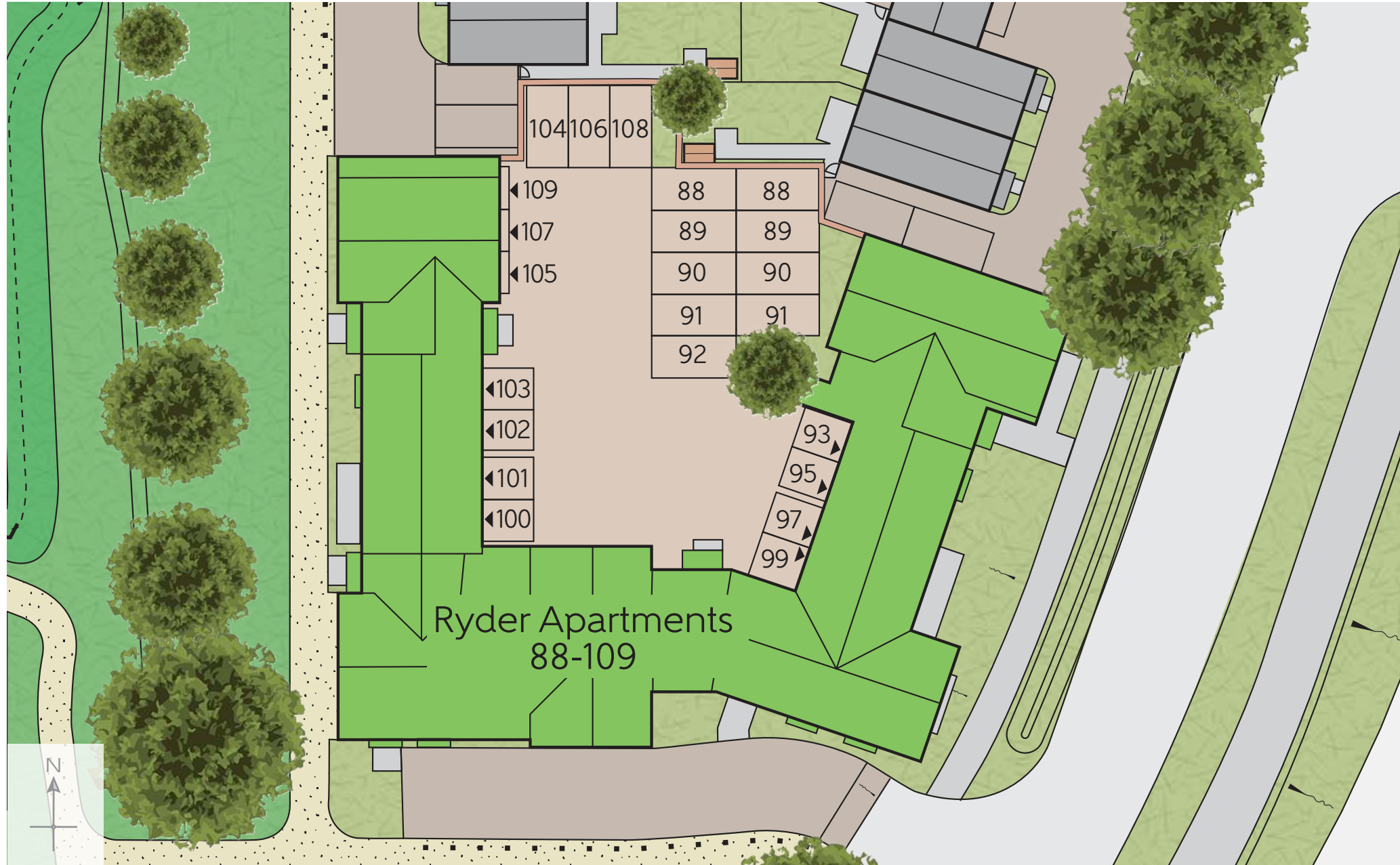
THE  
**ARTISAN**  
COLLECTION



**Beaulieu Grange**  
A development of new homes on the outskirts of Chelmsford

**BEAULIEU**  
CHELMSFORD - ESSEX

**Bellway**



Ryder 1 - Plots 88 & 90

Kitchen/Living/Dining	6.38m x 4.83m	20'11" x 15'10"
Bedroom 1	3.94m x 3.37m	12'11" x 11'1"
Bedroom 2	3.94m x 2.93m	12'11" x 9'8"
<b>Total area</b>	<b>70.9 sq. m.</b>	<b>764 sq. ft.</b>

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

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

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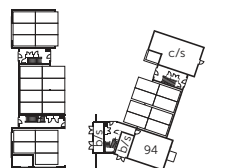
Third Floor



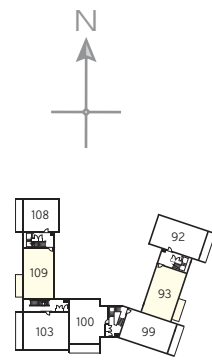
Second Floor



First Floor



Ground Floor



Third Floor



Second Floor



First Floor



Ground Floor



Ryder 2 – Plots 89, 91, 93, 105(h), 107(h) & 109(h)

Kitchen/Living/Dining	6.50m x 3.69m	21'4" x 12'1"
Bedroom 1	5.32m x 3.55m	17'6" x 11'8"
Bedroom 2	4.97m x 3.49m	16'4" x 11'6"
<b>Total area</b>	<b>70.7 sq. m.</b>	<b>762 sq. ft.</b>



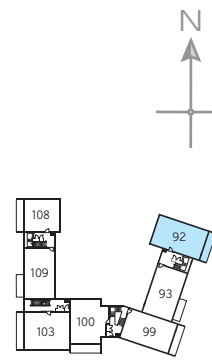
Ryder 3 – Plot 92

Kitchen/Living/Dining	6.38m x 5.59m	20'11" x 18'4"
Bedroom	6.38m x 3.94m	20'11" x 12'11"
<b>Total area</b>	<b>70.9 sq. m.</b>	<b>764 sq. ft.</b>



Ryder 4 – Plot 94

Kitchen/Living/Dining	6.50m x 3.69m	21'4" x 12'1"
Bedroom	4.24m x 3.00m	13'11" x 9'10"
<b>Total area</b>	<b>50.0 sq. m.</b>	<b>538 sq. ft.</b>



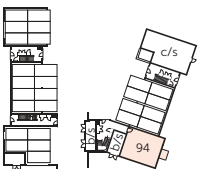
Third Floor



Second Floor



First Floor



Ground Floor

WS - Wardrobe Space (suggestion only, wardrobe not included) (h) Handed plots

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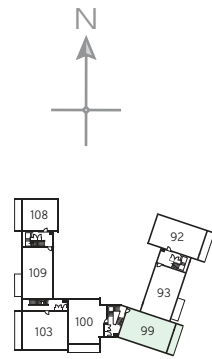
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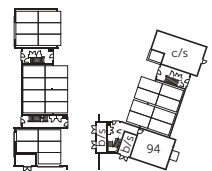
Third Floor



Second Floor



First Floor



Ground Floor



Ryder 5 – Plots 95, 97 & 99

Kitchen/Living/Dining	6.50m x 3.69m	21'4" x 12'1"
Bedroom 1	4.97m x 3.49m	16'4" x 11'6"
Bedroom 2	5.32m x 3.52m	17'6" x 11'7"
<b>Total area</b>	<b>70.7 sq. m.</b>	<b>762 sq. ft.</b>

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

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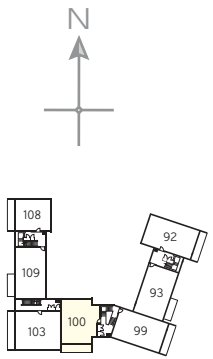
Ryder 6 – Plots 96, 98 & 100

Kitchen/Living/Dining	7.67m x 4.28m	25'2" x 14'1"
Bedroom 1	3.67m x 3.37m	12'0" x 11'1"
Bedroom 2	3.67m x 3.16m	12'0" x 10'5"
<b>Total area</b>	<b>72.4 sq. m.</b>	<b>780 sq. ft.</b>

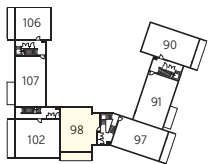
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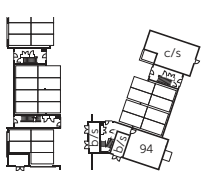
Third Floor



Second Floor

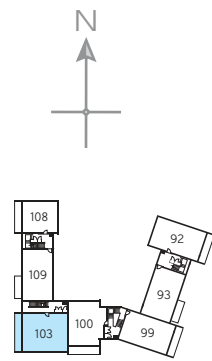


First Floor



Ground Floor





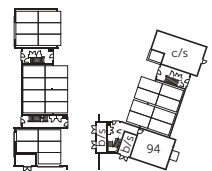
Third Floor



Second Floor



First Floor



Ground Floor



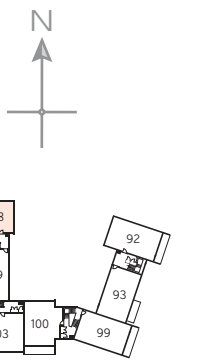
Ryder 7 – Plots 101, 102 & 103

Kitchen/Living/Dining	6.60m x 5.12m	21'8" x 16'10"
Bedroom 1	5.87m x 2.80m	19'3" x 9'3"
Bedroom 2	4.16m x 2.90m	13'8" x 9'6"
<b>Total area</b>	<b>78.3 sq. m.</b>	<b>843 sq. ft.</b>

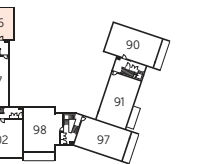
WS - Wardrobe Space (suggestion only, wardrobe not included)

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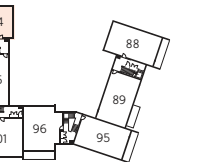
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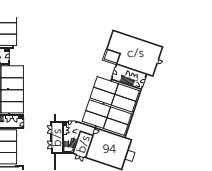
Third Floor



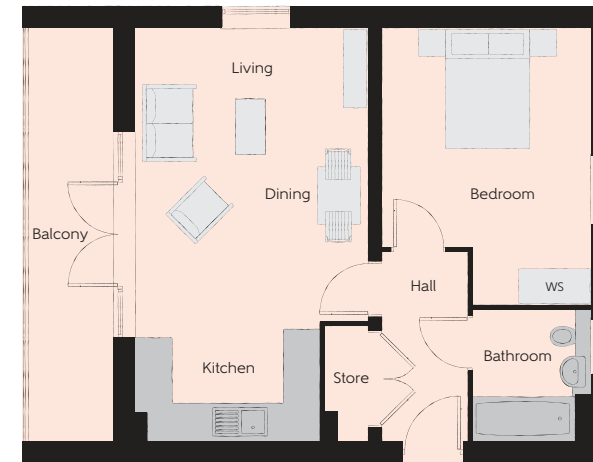
Second Floor



First Floor



Ground Floor



Ryder 8 – Plots 104, 106 & 108

Kitchen/Living/Dining	6.78m x 3.82m	22'3" x 12'7"
Bedroom	4.56m x 3.42m	15'0" x 11'3"
<b>Total area</b>	<b>50.9 sq. m.</b>	<b>549 sq. ft.</b>

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

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# Apartment Specification

1 Bedroom Apartments

2 Bedroom Apartments

FINISHES		1	2
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Window Cills	White Gloss MDF	•	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•

KITCHEN		1	2
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals	Bellway Band B options ††	•	•
Units	Frontal Matching Table Ends	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•
Kitchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•
Appliances Oven	Zanussi Single Oven ZOHHE2X2	•	•
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNH640X & SS Splashback	•	•
Appliances Extractor	Cooker Hood Extractor LFC316X	•	•
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18F51	•	•
Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) **	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•	•

WET ROOMS		1	2
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
Bathroom - Brassware	Bristan 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 Flat Edged Chrome Trim * †	•	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
En-Suite - Brassware	Bristan 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 NC	•	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †	•	•

ELECTRICS		1	2
Home Working	Dedicated Power, USB & Data Points	•	•
Communications - Access	Video Entry System	•	•
Safety - Heat	Heat Alarm DET †††	•	•
Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•
Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Electrium CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	High Output Tri-Light	•	•
Lighting - Bathroom & En-Suites	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	2
Shared Parking Areas	Block Paviments †	•	•
Balcony	Balcony †††	•	•

\* full height around bath where shower provided as standard

\*\* at build stage

\*\*\* housetype dependent

† full height to shower enclosure

†† inc MIRA bath screen 1.1863.004

††† inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

‡ plot dependent

‡‡ soft close mechanism to doors & drawers

‡‡‡ where shown on layouts

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  warranty

## Make your new home as individual as you are with Additions

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 dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

#### Flooring

- Choose from carpets or Amtico

#### Tiling

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

#### Plumbing

- Heated towel rail

#### Electrical

- Additional sockets
- Chrome sockets
- Chrome switches
- Shaver socket

#### Miscellaneous

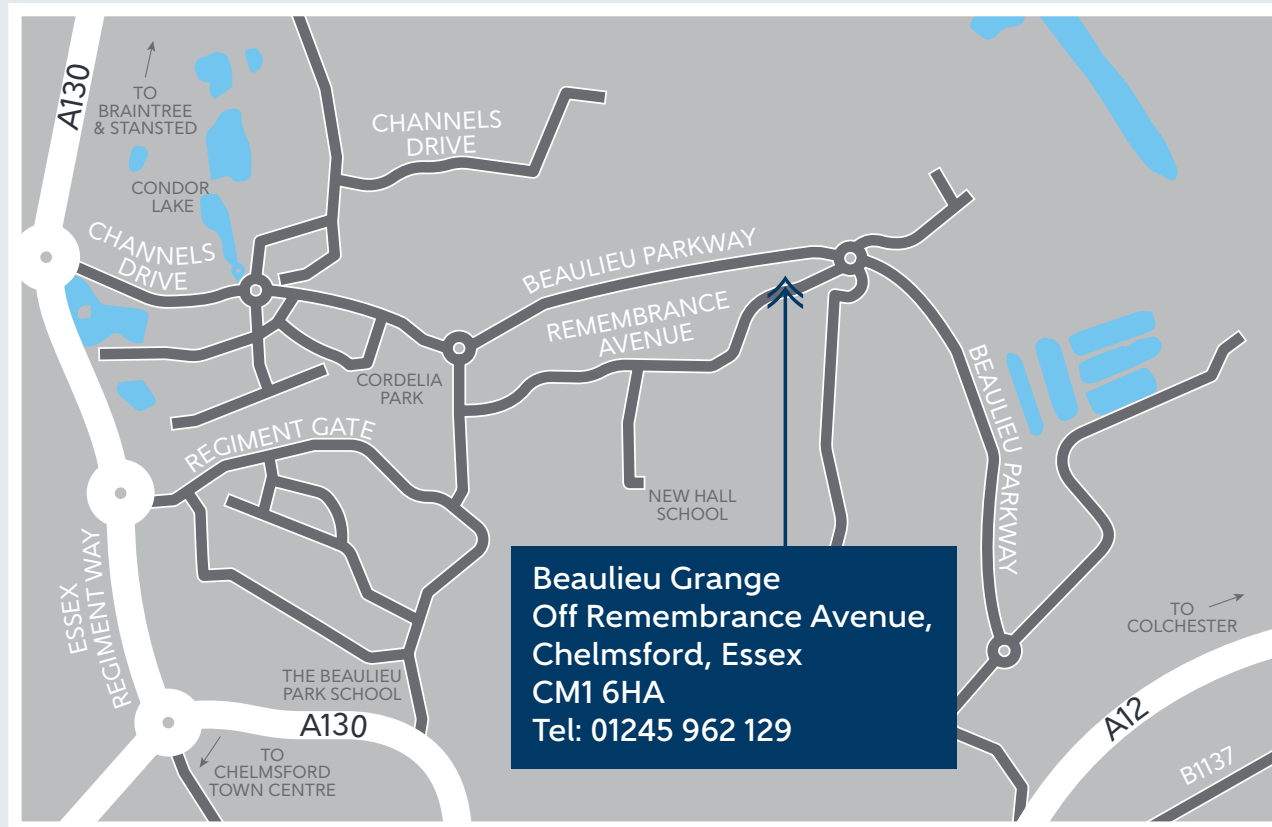
- Wardrobes



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 House, 1 Cunard Square, Townfield Street, Chelmsford, Essex CM1 1AQ  
Telephone: 01245 259989 bellway.co.uk

