

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

Development layout





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"
Total area	70.9 sq. m.	764 sq. ft.

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

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. c/s Cycle store, b/s Bin store



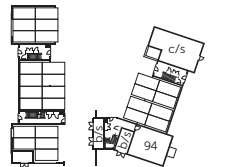
Third Floor



Second Floor



First Floor



Ground Floor

Floorplans



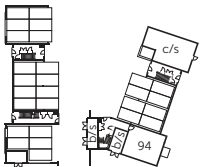
Third Floor



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"
Total area	70.7 sq. m.	762 sq. ft.

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

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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"
Total area	70.9 sq. m.	764 sq. ft.



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"
Total area	50.0 sq. m.	538 sq. ft.



Third Floor



Second Floor



First Floor



Ground Floor

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Floorplans



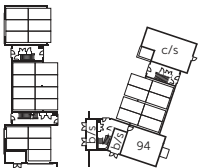
Third Floor



Second Floor



First Floor



Ground Floor



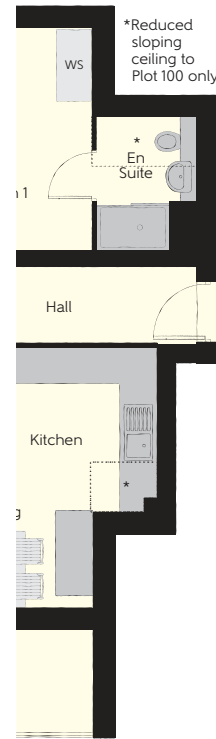
Ryder 5 – Plots 95, 97 & 99

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"
Total area	70.7 sq. m.	762 sq. ft.

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

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Variation to Plot 100

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"
Total area	72.4 sq. m.	780 sq. ft.



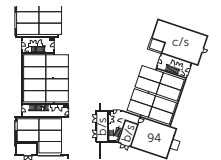
Third Floor



Second Floor



First Floor



Ground Floor

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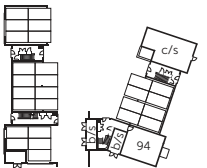
Third Floor



Second Floor



First Floor



Ground Floor



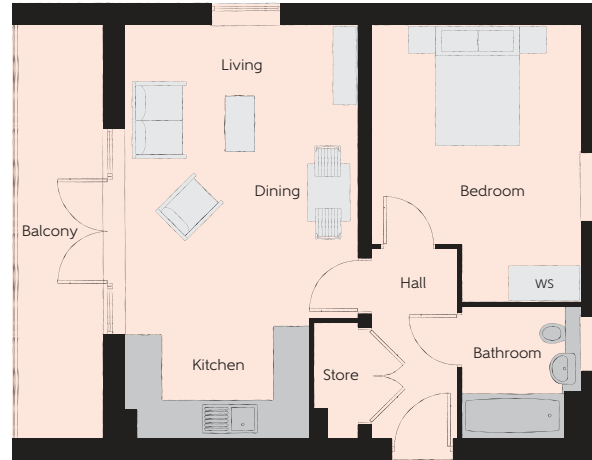
Ryder 7 – Plots 101, 102 & 103

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"
Total area	78.3 sq. m.	843 sq. ft.

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

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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"
Total area	50.9 sq. m.	549 sq. ft.



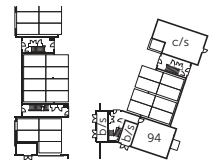
Third Floor



Second Floor



First Floor



Ground Floor

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Apartment Specification

1 Bedroom Apartments

2 Bedroom Apartments

FINISHES

		1 Bedroom Apartments	2 Bedroom Apartments
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 Bedroom Apartments	2 Bedroom Apartments
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 ZGNN640X & SS Splashback	•	•
Appliances Extractor	Cooker Hood Extractor LFC316X	•	•
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18FS1	•	•
Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) **	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•	•

WET ROOMS

		1 Bedroom Apartments	2 Bedroom Apartments
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•
Bathroom - Basin	Roca Debba S20 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 S20 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 Bedroom Apartments	2 Bedroom Apartments
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 Bedroom Apartments	2 Bedroom Apartments
Shared Parking Areas	Block Pavious ‡	•	•
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 11863.004

††† 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

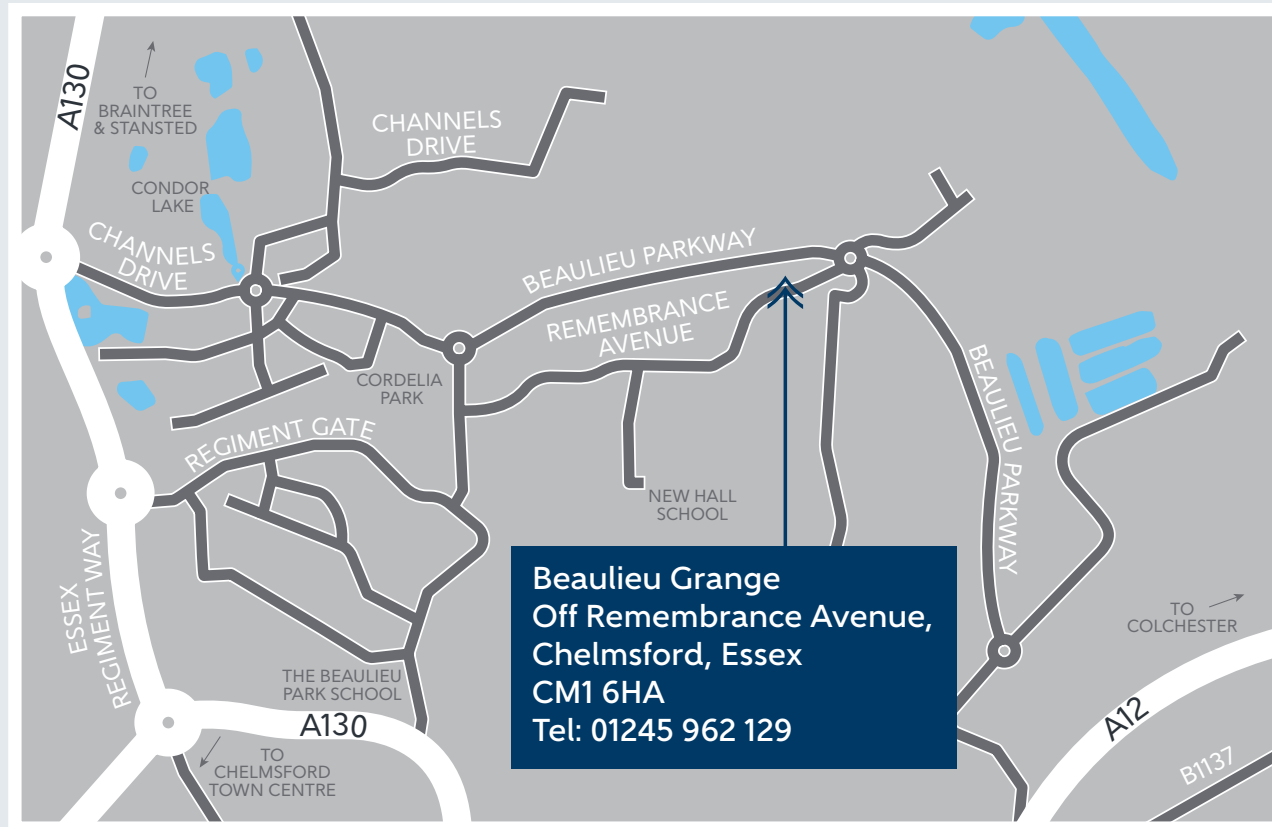
Miscellaneous

- 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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