

THE  
ARTISAN  
COLLECTION

# Carter's Court

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READING, BERKSHIRE RG1 8AR

**Bellway**



# WELCOME TO | Carter's Court







# Choose a fine quality of life in Reading

A WONDERFUL DEVELOPMENT, A BUSTLING LOCATION,  
AN IDEAL PLACE TO CALL HOME

Carter's Court joins a community in the northern edge of Reading which has easy access to a wealth of local amenities, exceptional transport and commuter links, plus well-regarded local schools. Located walking distance from the town centre, the development benefits from an abundance of nearby conveniences, as well as access to nearby natural landscape for outdoor leisure.

Carter's Court offers a range of beautiful 1, 2 and 3 bedroom apartments as well as 4-bedroom homes. This well-considered community will appeal to a range of potential homebuyers including first-time buyers, families, downsizers and commuters to Reading, London and Oxford.

Located just off Caversham Road, Carter's Court is nestled in Reading's northern hub, benefited by a bustling surrounding of shops and restaurants. A supermarket can be found just two minutes' walk from the development.

Reading town centre offers the complete shopping experience, with department stores, shopping centres, retail parks and lively streets. The Oracle shopping centre provides comprehensive retail and riverside dining, as well as a multi-screen cinema. The town is also home to numerous independent stores as well as a covered farmers' market.

Public transport journey times from Reading to London are as quick as 22 minutes, allowing residents to take advantage of the world-famous shopping destinations and fine dining on offer in the capital.

For those who enjoy the great outdoors, River mead Park is half a mile from the development, overlooking a peaceful stretch of the Thames. The park has a leisure centre and sporting facilities, with the river accommodating Reading's rowing and canoeing clubs. Fry's Island sits four minutes' walk from Carter's Court, offering boat services and the Island Bohemian Bowls Club – a stunning location for outdoor leisure.

Beyond the river – just 10 minutes' walk – is Christchurch Meadows. This setting boasts tennis courts, a kids' playground and paddling pool, fitness classes, and fishing spots.

Residents are well supplied by fitness destinations, with a gym moments from the door, and a yoga studio 10 minutes' walk away.

For those with families, Central Reading offers well-regarded schools for all ages, with additional options available in Caversham. Primary school options include EP Collier School and Primary School, which is only a three-minute walk away from the development. Civitas Academy and Thameside Primary School are two further choices.

The Abbey School offers high school education two miles away. Kendrick School is an all-girls secondary school, while Highdown Secondary School and Sixth Form Centre is an 11-minute drive away. Those looking to pursue higher education have options within Reading, including Reading College and the University of Reading.

Caversham Road Fire Station bus stop is a minute's walk and provides useful shuttle services into central Reading. Reading train station is a six-minute walk away. Regular destinations include Oxford, Cardiff, Manchester, and London, with the latter a journey for standard rail lines and the Elizabeth Line tube.

For drivers, the development is just off Caversham Road – part of the A329 – reaching the M4 after 10 minutes. The closest airport to the development is Heathrow.





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# Specifications

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# Houses Specification

4 Bedroom Homes

FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down	** ††	•
	Entrance Doors	GRP Insulated Door		•
	Ceilings	Crown White Matt Emulsion		•
	Walls	Crown White Matt Emulsion		•
	Floors	Concrete Ground Floor / Chipboard First Floor		•
	Window Cills	White Satin MDF		•
	Stairs	Timber Stair - White Satin MDF Strings		•
	Balusters	White Satin Stop Chamfered Balusters		•
	Newel Posts	White Satin Stop Chamfered Newels		•
	Newel Caps	White Satin Flat Top Newel Caps		•
	Handrail	White Satin Heavy Duty Handrail		•
	Skirting	White Satin 94x14 MDF Grooved & Chamfered		•
	Architrave	White Satin 69x18 MDF Grooved & Chamfered		•
	Internal Doors	White Pre Finished Ladder Internal Doors		•
KITCHEN	Ironmongery	Chrome SR100 Door Furniture		•
	Frontals	Bellway Band C options	&	•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass		•
	Units	Unit Framing		•
	Worktops	40mm Square Edge Worktops with upstand		•
	Kitchen Sink	Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		•
	Utility Sink	Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		•
	Appliances Oven	Zanussi Single Oven ZOHNX3X1		•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback		•
	Appliances Extractor	Cooker Hood Extractor LFC316X		•
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3		•
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNFN18ES3		•
	Appliance Dishwasher	Zanussi Dishwasher ZDLN1521		•
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)		•
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	^^^	•
	Cloaks - Basin	Roca Wash Hand Basin	^	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap		•
	Cloaks - Tiling	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	^^^	•
	Bathroom - Basin	Roca DEBBA 550 WHB with Semi Pedestal	~~~	•
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel		•
	Bathroom - Brassware	Bristan SAIL Chrome Bath & Basin Mixer Taps		•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure	^	•
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower	&&	•
	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim	*** †††	•

4 Bedroom Homes

WET ROOMS	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	^^^	•
	En-Suite - Basin	Roca DEBBA 550 WHB with Semi Pedestal		•
	En-Suite - Brassware	Bristan SAIL Chrome Bath & 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 3) to Wet Walls with Flat Edged Chrome Trim	†††	•
MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System	^	•
	Boiler	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (Hob)	^^	•
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat		•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles		•
	Towel Warmers	Flat Chrome to Bathroom		•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV		•
ELECTRICS	Safety - Heat	Heat Detector DET	#	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET		•
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector		•
	Consumer Unit	Wylex Consumer Unit		•
	Sockets & Switches	Electrium CASA White Fittings		•
	Lighting	Pendant Fitting to Habitable Rooms		•
	Lighting - Kitchen	Polished Chrome Recessed Spot Lights		•
	Lighting - Bathroom & En-Suites	Polished Chrome Recessed Spot Lights		•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)		•
	Communications - TV	TV Point to Living Room & Bedroom 1		•
EXTERNALS & MISC	Communications - Data	Cat 6 Network Point to Living Room & Study		•
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic)	††	•
	Ecological	Hedgehog Highway fencing adaption		•
	Garages Electrics	Light & Power Point to Incurtilage Garages	-	•
	Build Method	Masonry	~	•
	Maintenance	External Tap		•
	Number Plaque	Artisan Number Plaque		•
	Footpath & Patio	Grey PCC Flags 450x450x32's		•
	Garages	Steel Panel Up & Over Canopy Garage Door	~	•
	Drives	Bitmac Black	###	•
	Landscaping - Front	Medallion Turf & Landscape Planting	~~	•
	Landscaping - Rear	Rotovated Topsoil	--	•
	Renewables	Photovoltaic Array	~	•
	EV Charging Terminal	Universal Socket 7kW	* †	•

- \* refer site layout
- \*\* fire rated as necessary
- \*\*\* full height around bath where shower provided as standard
- † electrical infrastructure upgrade maybe required
- †† where layout allows
- ††† full height to shower enclosure
- ‡ at build stage
- †† consult with sales executive for specific development details
- ††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ^ housetype dependent - liaise with sales executive
- ^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- # kitchen only
- ### over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling
- ### plot dependent
- ~ plot specific, refer site layout
- refer site landscape layout
- ~~~ semi recessed basin if AD M4(ii) applicable
- & soft close mechanism to doors & drawers
- && where provision of shower tray allows





# Apartments Specification

		1 Bedroom Apartments	2 Bedroom Apartments	3 Bedroom Apartments
FINISHES				
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•	•
Ceilings	Crown White Matt Emulsion	•	•	•
Walls	Crown White Matt Emulsion	•	•	•
Window Cills	White Satin MDF	•	•	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•	•	•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Ladder Internal Doors	•	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•	•
KITCHEN				
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
Frontals	Bellway Band B options ^^	•	•	
	Bellway Band C options ^^			•
Units	Frontal Matching Table Ends	•	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•	•
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•
Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	•	•	•
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•
Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	•	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•	•	•
WET ROOMS				
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 ***		•	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †		•	•
MECHANICAL				
Hot Water	Air Source Heat Pump & Cylinder	•	•	•
Overheating	Purge Ventilation (individual fans) ^	•	•	•
Controls	Heaters individually controlled	•	•	•
Radiators	Electric Panel Heaters	•	•	•
Towel Warmers	Flat Chrome to Bathroom (electric)	•	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV ††	•	•	•
	Mechanical Ventilation Heat Recovery (system 4) MVHR ††	•	•	•

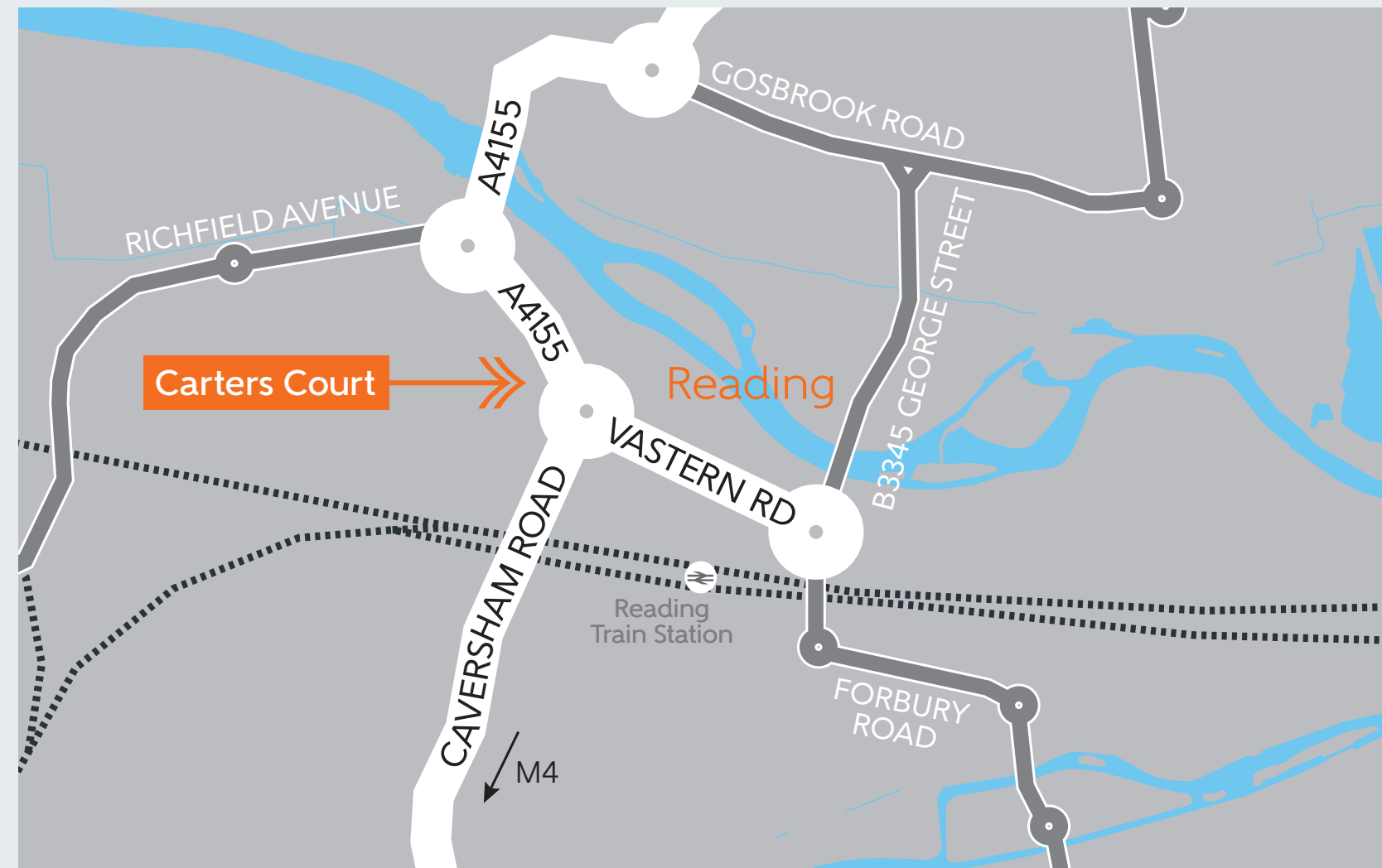
ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments	3 Bedroom Apartments
Home Working	Dedicated Power, USB & Data Points	•	•	•
Safety - Heat	Heat Detector DET ‡‡	•	•	•
Communications - Access	Audio Entry System	•	•	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•
Consumer Unit	Wylex Consumer 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 - 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				
Shared Parking Areas	Bitmac Black ‡‡‡	•	•	•
Build Method	Masonry ^	•	•	•

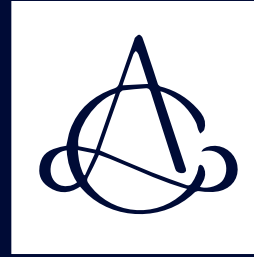
\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
† full height to shower enclosure  
†† house type dependent - liaise with sales executive  
††† inc MIRA bath screen 1,1863,004  
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡ kitchen only  
‡‡‡ plot dependent  
^ plot specific, refer site layout  
^^ soft close mechanism to doors & drawers



## How to find us

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