



The Atrium

The Atrium is a development of 1, 2 & 3-bedroom apartments, located in Maidenhead, Berkshire.



THE
ARTISAN
COLLECTION

Bellway



Live a better quality of life in Maidenhead

A blend of urban convenience and natural beauty

From its location to the west of Maidenhead town centre, the Atrium offers an ideal mix of urban amenities and picturesque landscapes. Essential conveniences like local stores and supermarkets are within easy reach, while nearby Desborough Park provides ample recreational space in the form of playing fields, a playground and an outdoor gym.

The town centre, a brief five-minute drive away, is bustling with high street favourites and charming independent shops, along with regular farmers' and crafts markets. The Bishop Centre out-of-town retail park expands shopping options with a variety of larger outlets, including fashion and sportswear, plus ample parking.

Culinary delights abound in Maidenhead, with a wide range of restaurants offering global cuisines. The nearby village of Bray is a gastronomic haven, featuring Heston Blumenthal's three-Michelin-starred The Fat Duck and one-Michelin-starred The Hind's Head. Alternatively, it's a short drive to Marlow where you'll find the two-Michelin-starred Hand and Flowers by Tom Kerridge.

Leisure activities in Maidenhead cater for all interests. Enjoy the latest films at the local cinema or experience live performances at Norden Farm Centre for the Arts. Outdoor enthusiasts can explore the historic Boulton's Lock, the glorious

Cliveden Estate and the tranquil Taplow Lake. Braywick Nature Reserve and the Braywick Leisure Centre offer additional recreational opportunities, while Liquid Leisure water park in nearby Windsor provides fun-filled water sports and obstacle courses. Golfers can relish the beautiful countryside views at Temple Golf Club's 18-hole course.

Beyond the immediate area, residents can enjoy attractions like Windsor Castle, Ascot Racecourse, Legoland, Thorpe Park and the scenic Chiltern Hills, all within a short drive.

Education options are abundant, with several nearby primary and secondary schools, including Wessex Primary School, Larchfield Primary School and Altwood C of E Secondary School. For higher education, Desborough College and Holyport College offer a great range of courses, while prestigious universities such as King's College London and the University of Oxford are within easy reach.

Maidenhead's transport connections are exceptional. Nearby Maidenhead Station offers access to the Elizabeth Line, making London Paddington reachable in just 18 minutes. The A404 and M4 provide convenient routes to Oxford, Slough, Reading and London by road, while Heathrow Airport is only a 26-minute drive away.



Contemporary comfort at The Atrium

Find a home that is built around you

The Atrium is an attractive collection of 1, 2 and 3-bedroom apartments situated in the vibrant town of Maidenhead. Each unit boasts private balconies, communal gardens and allocated parking, tailored to meet the needs of professionals and young families. This modern development has been designed to

provide a sustainable place to call home, with electric vehicle charging points and a highly energy-efficient construction. Excellent transport links add convenience, with the A404 and Maidenhead railway station providing easy access to local towns and cities and links to London in less than an hour.








Development plan



Apartments

-  Moss House
Plots 1-20 & 27-43
-  Brooks House
Plots 44-69

Key to plan

- s/s Sub station
-  Balcony
-  Photovoltaic panels
-  Electric charging point

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



Moss House

ONE, TWO AND THREE BEDROOM APARTMENTS



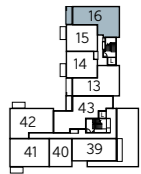
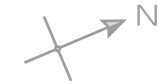
Bellway

Moss House

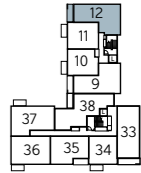
One, two & three bedroom apartments

The Abberton – Plots 1, 5, 9 & 13

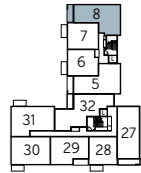
Kitchen/Living/Dining	5.50m x 4.41m (max) (max)	18'1" x 14'6" (max) (max)
Bedroom 1	4.43m x 4.20m (max) (max)	14'7" x 13'9" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	4.11m x 3.52m (max) (max)	13'6" x 11'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	72.9 sq. m.	785 sq. ft.



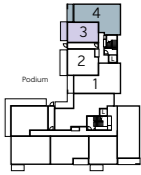
Fourth Floor



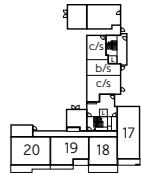
Third Floor



Second Floor



First Floor



Ground Floor



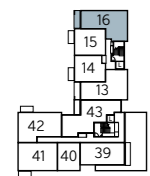
The Canvey – Plots 2, 6, 10 & 14

Kitchen/Living/Dining	7.81m x 3.36m (max) (max)	25'8" x 11'0" (max) (max)
Bedroom	4.63m x 3.25m (max) (max)	15'2" x 10'8" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	51 sq. m.	549 sq. ft.

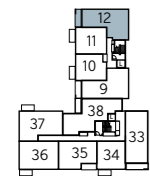
ASHP – Air Source Heat Pump W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included)

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

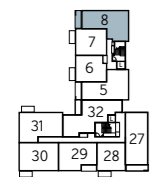
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



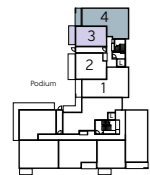
Fourth Floor



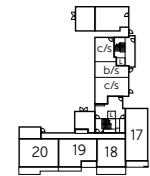
Third Floor



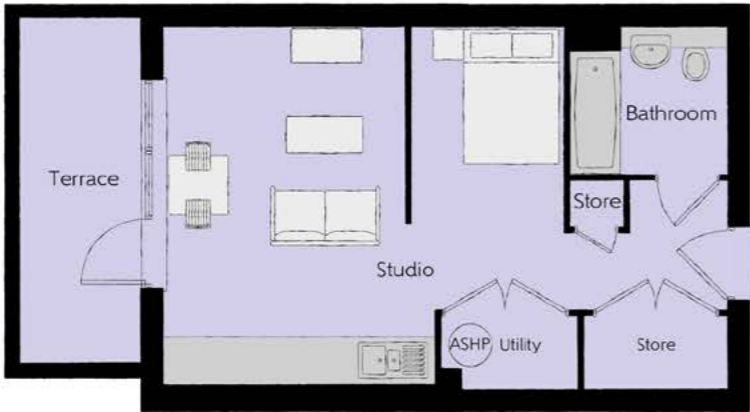
Second Floor



First Floor

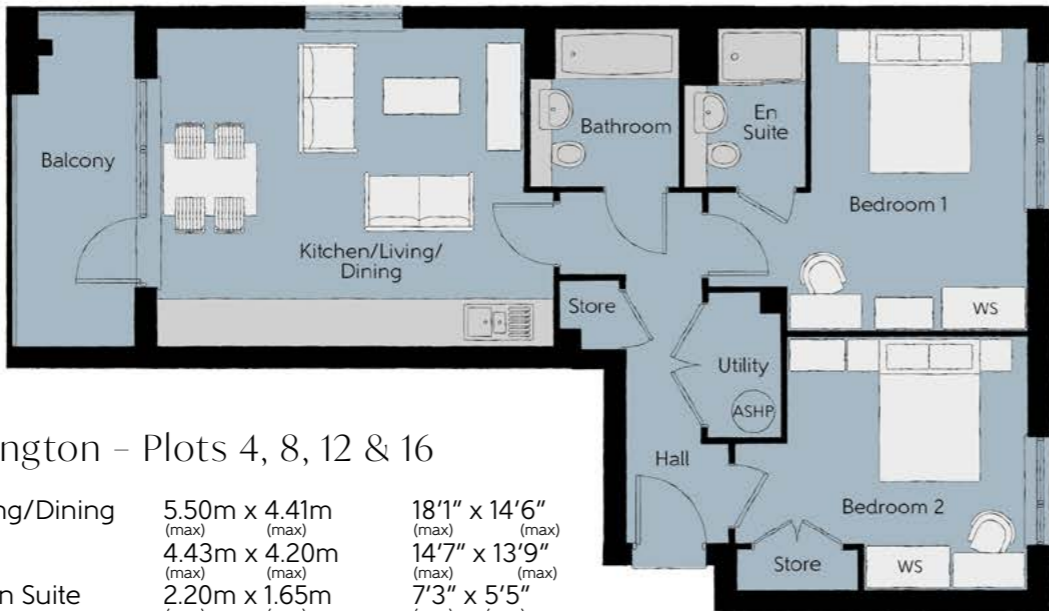


Ground Floor



The Barrow – Plot 3

Kitchen/Living/Dining	4.98m x 3.38m (max)	16'4" x 11'1" (max)
Bedroom	2.75m x 2.10m (max)	9'0" x 6'11" (max)
Bathroom	2.20m x 2.05m (max)	7'3" x 6'9" (max)
Total area	39.7 sq. m.	427 sq. ft.



The Addington – Plots 4, 8, 12 & 16

Kitchen/Living/Dining	5.50m x 4.41m (max)	18'1" x 14'6" (max)
Bedroom 1	4.43m x 4.20m (max)	14'7" x 13'9" (max)
Bedroom 1 En Suite	2.20m x 1.65m (max)	7'3" x 5'5" (max)
Bedroom 2	4.04m x 3.52m (max)	13'3" x 11'7" (max)
Bathroom	2.20m x 2.05m (max)	7'3" x 6'9" (max)
Total area	71.8 sq. m.	772 sq. ft.

ASHP - Air Source Heat Pump W - Fitted Wardrobe 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.



The Staple – Plots 7, 11 & 15

Kitchen/Living/Dining	7.81m x 3.86m (max)	25'8" x 12'8" (max)
Bedroom	5.58m x 2.75m (max)	18'4" x 9'0" (max)
Bathroom	2.20m x 2.05m (max)	7'3" x 6'9" (max)
Total area	53 sq. m.	570 sq. ft.

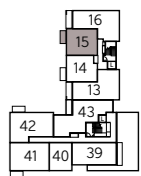
The Durham – Plots 27 & 33

Kitchen/Living/Dining	5.54m x 5.15m (max)	18'2" x 16'11" (max)
Bedroom 1	3.85m x 3.42m (max)	12'8" x 11'3" (max)
Bedroom 1 En Suite	2.20m x 1.65m (max)	7'3" x 5'5" (max)
Bedroom 2	3.35m x 2.23m (max)	11'0" x 7'4" (max)
Bedroom 3	3.35m x 2.23m (max)	11'0" x 7'4" (max)
Bathroom	2.20m x 2.05m (max)	7'3" x 6'9" (max)
Total area	76 sq. m.	818 sq. ft.

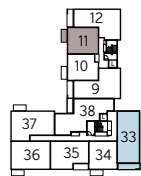
ASHP - Air Source Heat Pump WS - Wardrobe Space (suggestion only, wardrobe not included)

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

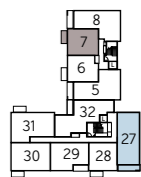
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



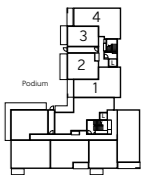
Fourth Floor



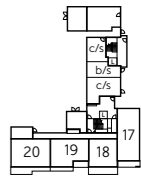
Third Floor



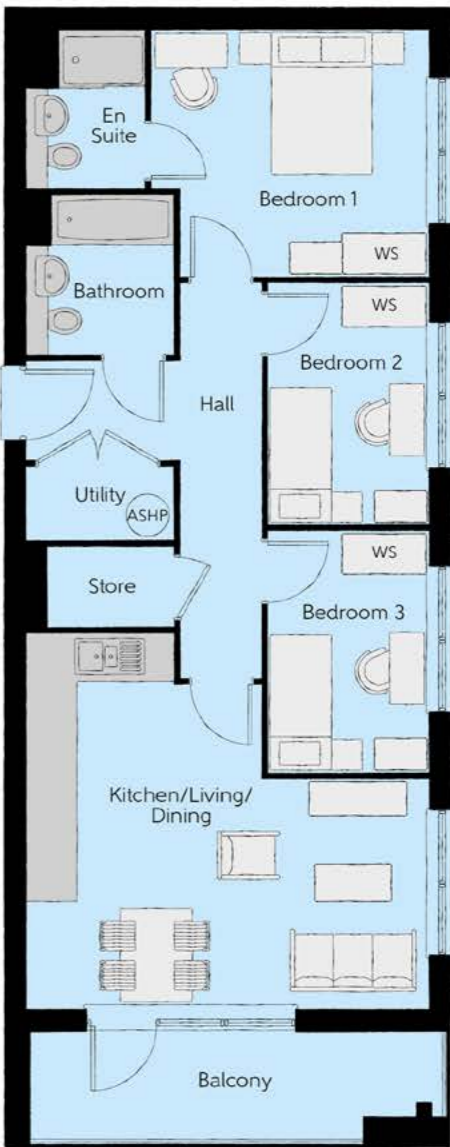
Second Floor

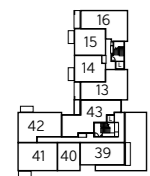


First Floor

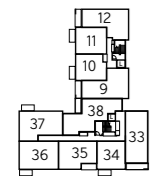


Ground Floor

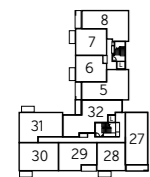




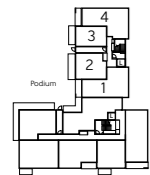
Fourth Floor



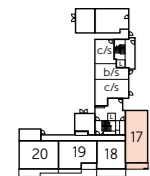
Third Floor



Second Floor



First Floor



Ground Floor



The Elstow – Plot 17

Kitchen/Living/Dining	5.54m x 5.15m (max) (max)	18'2" x 16'11" (max) (max)
Bedroom 1	3.85m x 3.42m (max) (max)	12'8" x 11'3" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.35m x 2.23m (max) (max)	11'0" x 7'4" (max) (max)
Bedroom 3	3.35m x 2.23m (max) (max)	11'0" x 7'4" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	76.5 sq. m.	823 sq. ft.

ASHP - Air Source Heat Pump WS - Wardrobe Space (suggestion only, wardrobe not included)

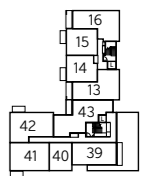
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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.

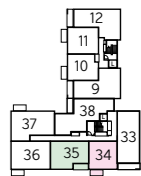


The Boa – Plots 28 & 34

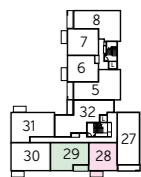
Kitchen/Living/Dining	7.08m x 3.61m (max) (max)	23'3" x 11'10" (max) (max)
Bedroom	3.74m x 3.53m (max) (max)	12'3" x 11'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	51.8 sq. m.	558 sq. ft.



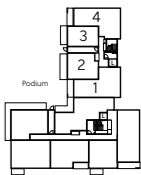
Fourth Floor



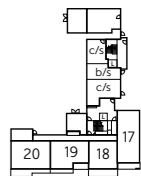
Third Floor



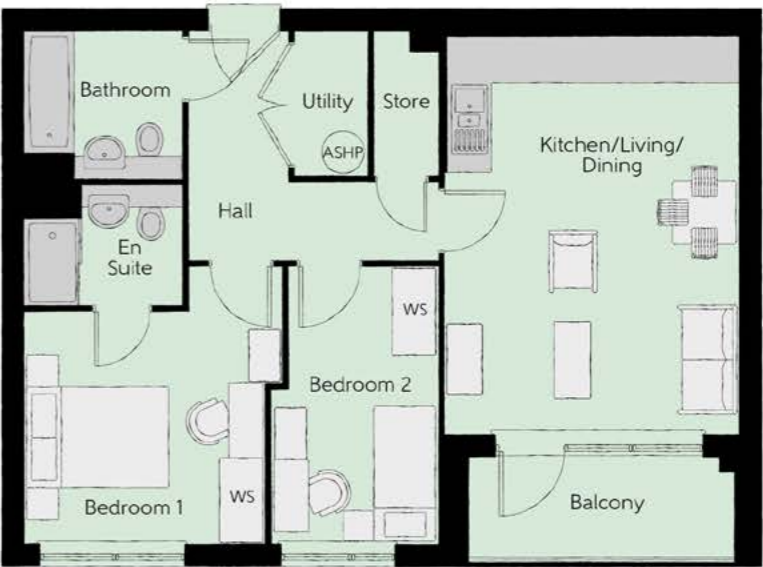
Second Floor



First Floor



Ground Floor



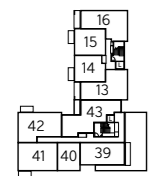
The Scarp – Plots 29 & 35

Kitchen/Living/Dining	5.57m x 4.09m (max) (max)	18'3" x 13'5" (max) (max)
Bedroom 1	3.87m x 3.60m (max) (max)	12'8" x 11'10" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.87m x 2.31m (max) (max)	12'8" x 7'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	64.5 sq. m.	694 sq. ft.

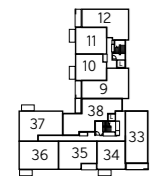
ASHP - Air Source Heat Pump WS - Wardrobe Space (suggestion only, wardrobe not included)

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

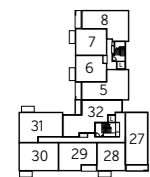
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



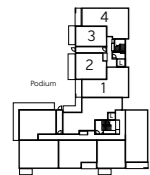
Fourth Floor



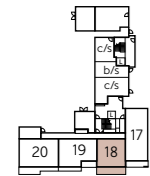
Third Floor



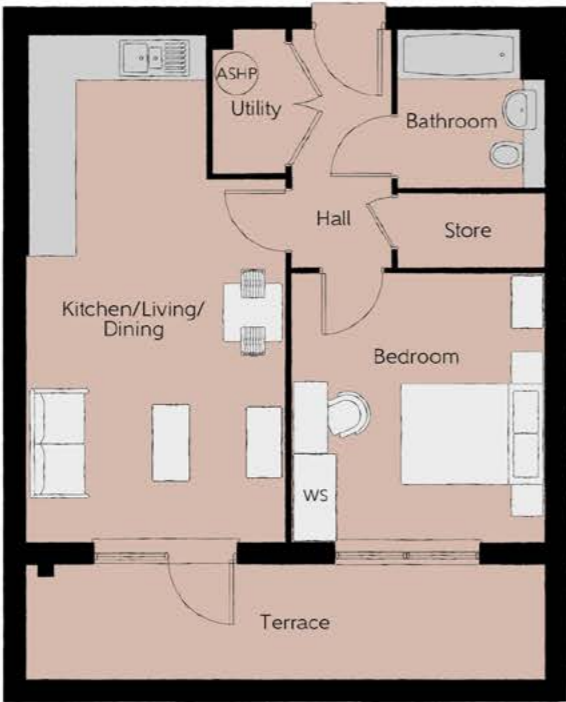
Second Floor



First Floor



Ground Floor

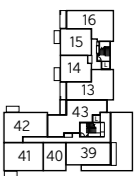


The Cannon – Plot 18

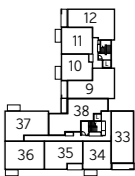
Kitchen/Living/Dining	7.08m x 3.61m (max) (max)	23'3" x 11'10" (max) (max)
Bedroom	3.74m x 3.53m (max) (max)	12'3" x 11'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	52.2 sq. m.	562 sq. ft.

ASHP - Air Source Heat Pump WS - Wardrobe Space (suggestion only, wardrobe not included)

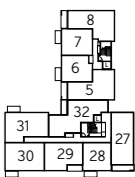
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and 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.



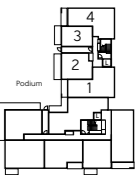
Fourth Floor



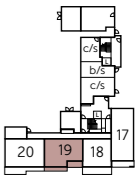
Third Floor



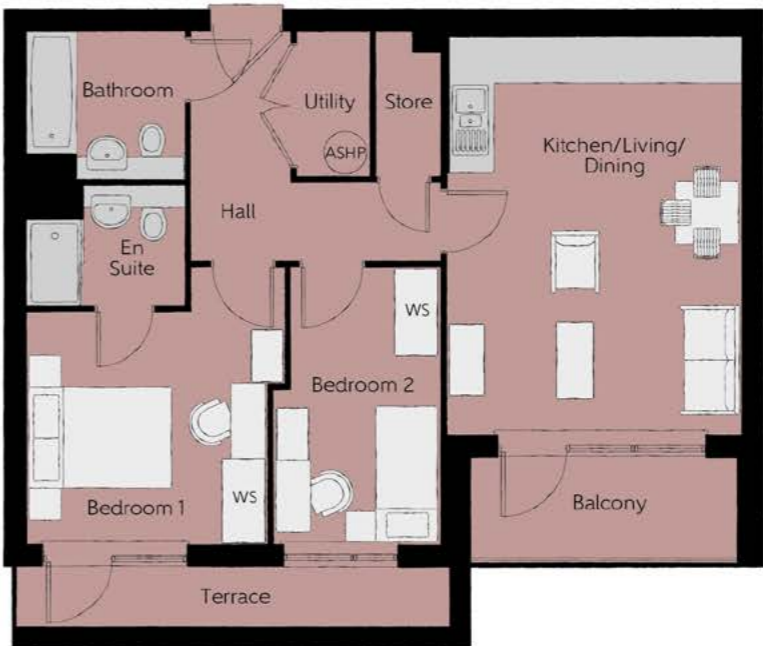
Second Floor



First Floor



Ground Floor

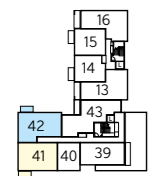


The Hoy – Plot 19

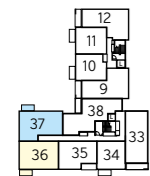
Kitchen/Living/Dining	5.57m x 4.09m (max) (max)	18'3" x 13'5" (max) (max)
Bedroom 1	3.87m x 3.60m (max) (max)	12'8" x 11'10" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.87m x 2.31m (max) (max)	12'8" x 7'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	64.6 sq. m.	695 sq. ft.

ASHP - Air Source Heat Pump WS - Wardrobe Space (suggestion only, wardrobe not included)

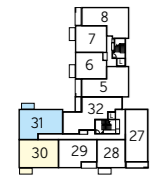
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and 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.



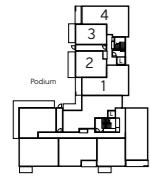
Fourth Floor



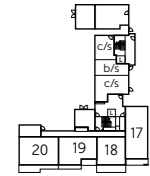
Third Floor



Second Floor



First Floor

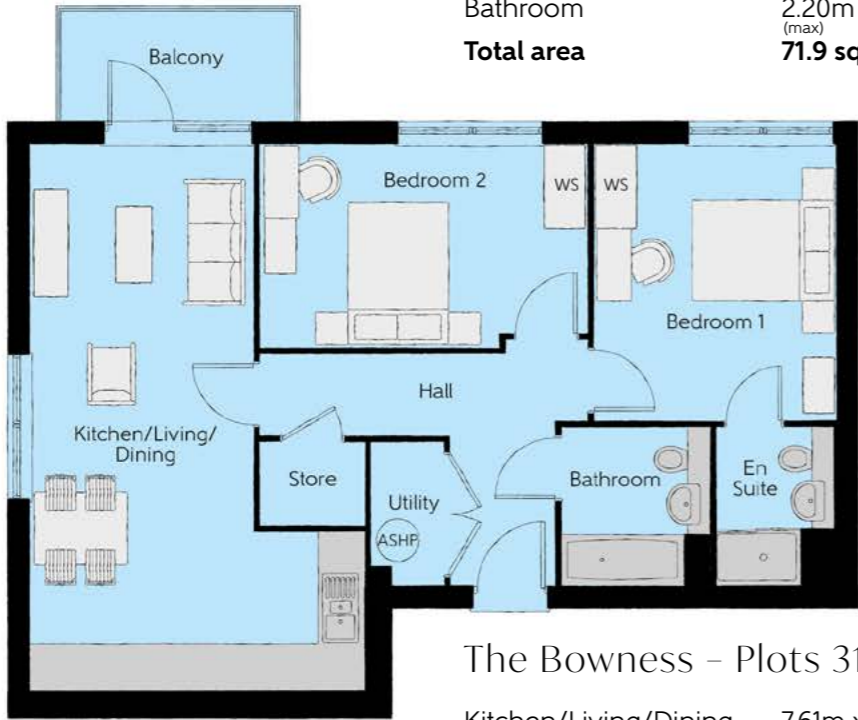


Ground Floor



The Stanton – Plots 30, 36 & 41

Kitchen/Living/Dining	7.08m x 4.00m (max) (max)	23'3" x 13'1" (max) (max)
Bedroom 1	3.79m x 3.61m (max) (max)	12'5" x 11'10" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.79m x 3.15m (max) (max)	12'5" x 10'4" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	71.9 sq. m.	774 sq. ft.



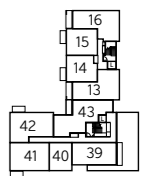
The Bowness – Plots 31, 37 & 42

Kitchen/Living/Dining	7.61m x 4.65m (max) (max)	25'0" x 15'3" (max) (max)
Bedroom 1	3.85m x 3.35m (max) (max)	12'8" x 11'0" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	4.54m x 2.83m (max) (max)	14'11" x 9'3" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	76.1 sq. m.	819 sq. ft.

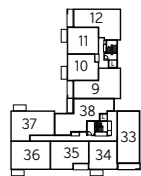
ASHP – Air Source Heat Pump WS – Wardrobe Space (suggestion only, wardrobe not included)

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

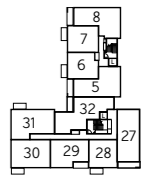
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



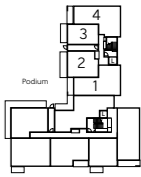
Fourth Floor



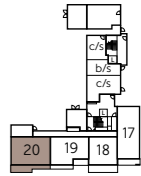
Third Floor



Second Floor



First Floor



Ground Floor



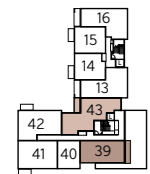
The Bourton – Plot 20

Kitchen/Living/Dining	7.08m x 4.00m (max) (max)	23'3" x 13'1" (max) (max)
Bedroom 1	3.79m x 3.61m (max) (max)	12'5" x 11'10" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.79m x 3.15m (max) (max)	12'5" x 10'4" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	72.1 sq. m.	776 sq. ft.

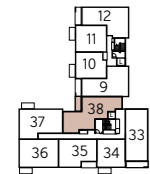
ASHP – Air Source Heat Pump WS – Wardrobe Space (suggestion only, wardrobe not included)

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

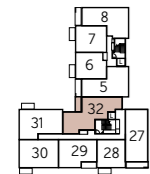
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



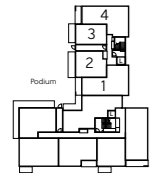
Fourth Floor



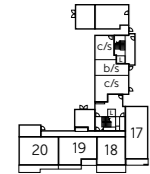
Third Floor



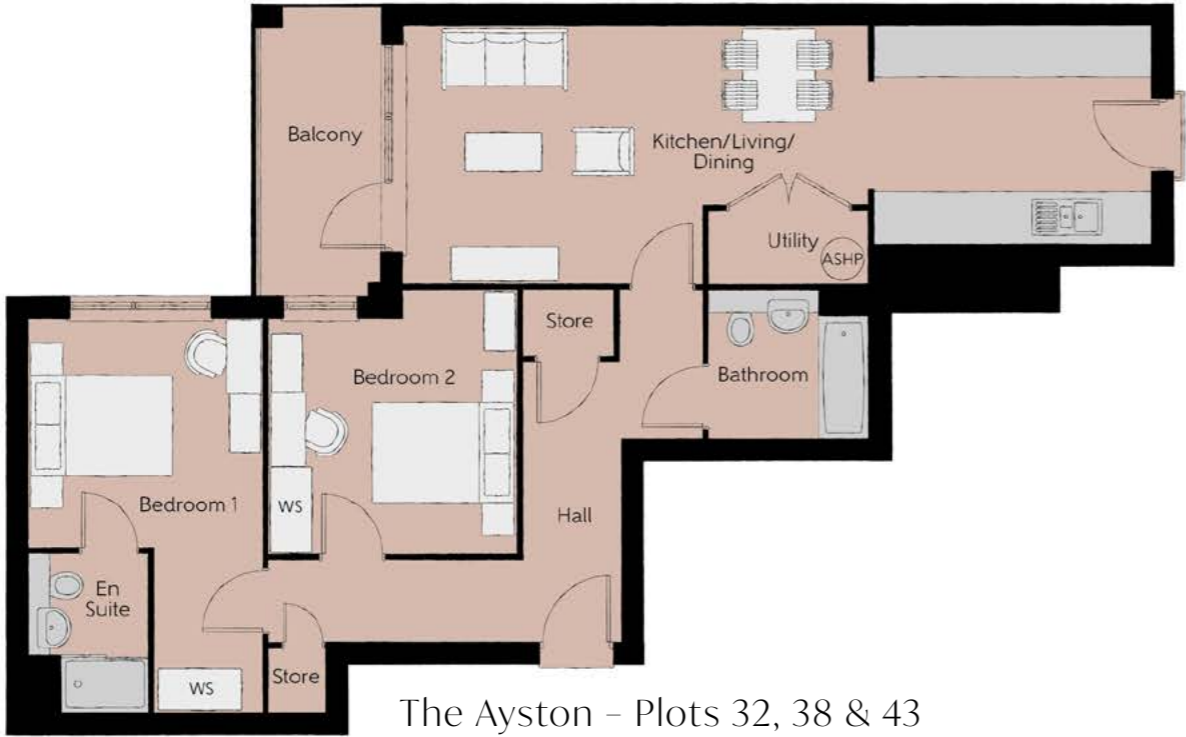
Second Floor



First Floor



Ground Floor



The Ayston – Plots 32, 38 & 43

Kitchen/Living/Dining	10.41m x 3.59m (max) (max)	34'2" x 11'9" (max) (max)
Bedroom 1	5.48m x 3.25m (max) (max)	18'0" x 10'8" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.65m x 3.43m (max) (max)	12'0" x 11'3" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	85.2 sq. m.	917 sq. ft.



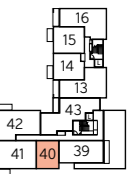
The Barra – Plot 39

Kitchen/Living/Dining	5.50m x 4.60m (max) (max)	18'1" x 15'1" (max) (max)
Bedroom 1	3.63m x 3.26m (max) (max)	11'11" x 10'8" (max) (max)
Bedroom 2	3.26m x 3.00m (max) (max)	10'8" x 9'10" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	63.7 sq. m.	686 sq. ft.

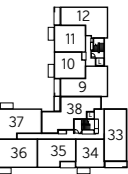
ASHP – Air Source Heat Pump WS – Wardrobe Space (suggestion only, wardrobe not included)

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

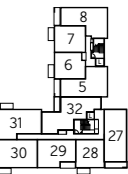
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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



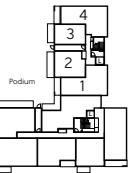
Fourth Floor



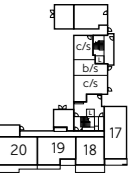
Third Floor



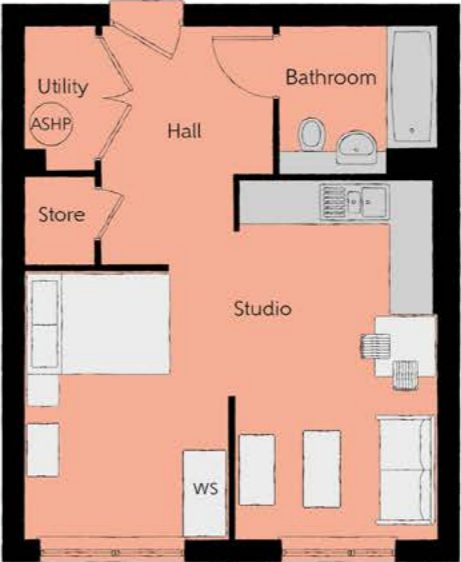
Second Floor



First Floor



Ground Floor



The Bawden – Plot 40

Kitchen/Living/Diner	4.99m x 2.69m (max) (max)	16'4" x 8'10" (max) (max)
Bedroom	3.72m x 2.85m (max) (max)	12'2" x 9'4" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	41.1 sq. m.	442 sq. ft.

ASHP – Air Source Heat Pump 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.



Brooks House

ONE AND TWO BEDROOM APARTMENTS

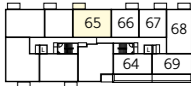


Brooks House

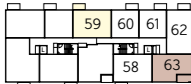
One & two bedroom apartments

The Bradley – Plots 47, 53, 59 & 65

Kitchen/Living/Dining	7.08m x 4.02m (max) (max)	23'3" x 13'2" (max) (max)
Bedroom 1	3.73m x 3.58m (max) (max)	12'3" x 11'9" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.73m x 3.11m (max) (max)	12'3" x 10'3" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	70.8 sq. m.	762 sq. ft.



Fourth Floor



Third Floor



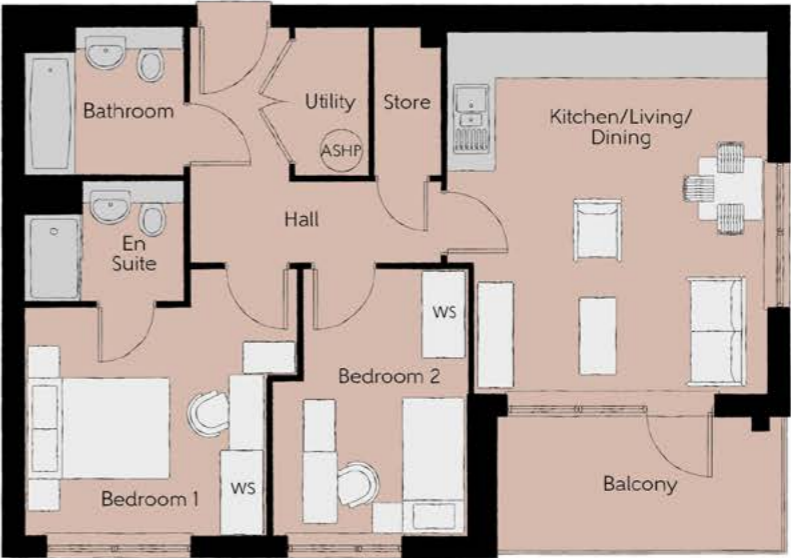
Second Floor



First Floor



Ground Floor



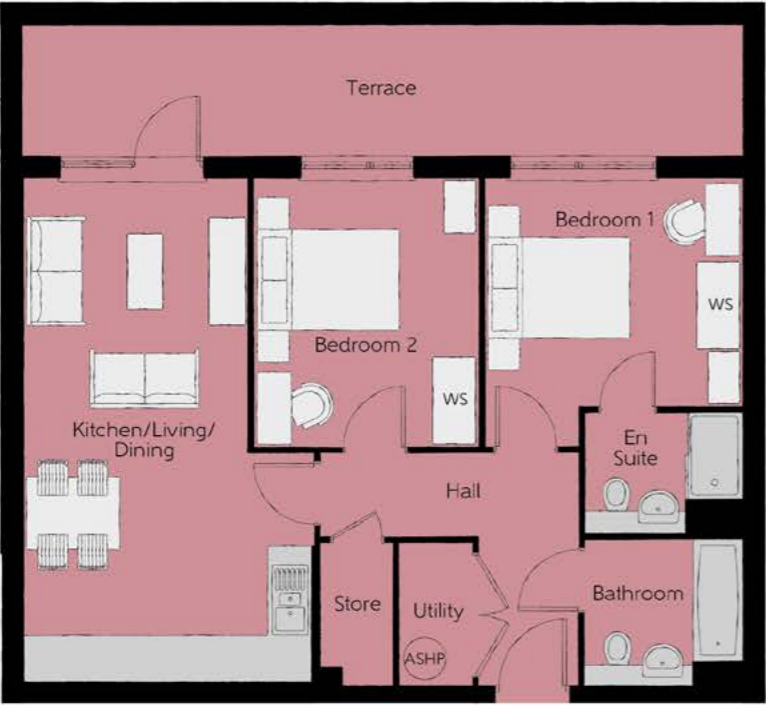
The Lynton – Plots 51, 57 & 63

Kitchen/Living/Dining	4.99m x 4.45m (max) (max)	16'4" x 14'7" (max) (max)
Bedroom 1	3.78m x 3.70m (max) (max)	12'5" x 12'2" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.70m x 2.68m (max) (max)	12'2" x 8'9" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	64.6 sq. m.	695 sq. ft.

ASHP – Air Source Heat Pump 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.



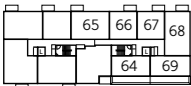
The Burford – Plot 44

Kitchen/Living/Dining	7.08m x 4.02m (max) (max)	23'3" x 13'2" (max) (max)
Bedroom 1	3.73m x 3.58m (max) (max)	12'3" x 11'9" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.73m x 3.11m (max) (max)	12'3" x 10'3" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	70.8 sq. m.	762 sq. ft.



The Cadley – Plot 45

Kitchen/Living/Dining	4.99m x 4.45m (max) (max)	16'4" x 14'7" (max) (max)
Bedroom 1	3.78m x 3.70m (max) (max)	12'5" x 12'2" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.70m x 2.68m (max) (max)	12'2" x 8'9" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	64.9 sq. m.	699 sq. ft.



Fourth Floor



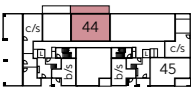
Third Floor





Second Floor



First Floor

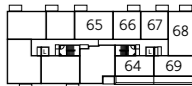


Ground Floor

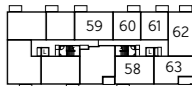
 - Air Source Heat Pump  - Wardrobe Space (suggestion only, wardrobe not included)

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.



Fourth Floor



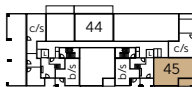
Third Floor





Second Floor



First Floor



Ground Floor

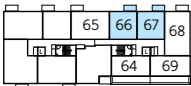
 - Air Source Heat Pump  - Wardrobe Space (suggestion only, wardrobe not included)

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

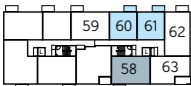
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate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

The Derry – Plots 46, 52 & 58

Kitchen/Living/Dining	7.08m x 4.02m (max) (max)	23'3" x 13'2" (max) (max)
Bedroom 1	3.73m x 3.58m (max) (max)	12'3" x 11'9" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.73m x 3.10m (max) (max)	12'3" x 10'2" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	70.7 sq. m.	761 sq. ft.



Fourth Floor



Third Floor



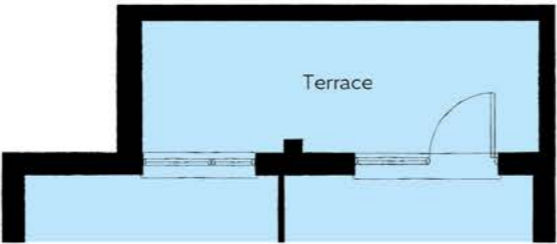
Second Floor



First Floor



Ground Floor



Terraace instead of balcony to plot 49 only

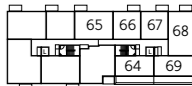
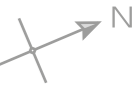
The Rona – Plots 48, 49, 54, 55, 60, 61, 66 & 67

Kitchen/Living/Dining	7.01m x 3.44m (max) (max)	23'0" x 11'3" (max) (max)
Bedroom	3.67m x 3.52m (max) (max)	12'1" x 11'7" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	50.1 sq. m.	539 sq. ft.

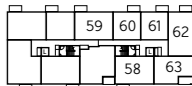
ASHP – Air Source Heat Pump WS – Wardrobe Space (suggestion only, wardrobe not included)

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.



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

The Bute – Plot 50

Kitchen/Living/Dining	9.69m x 3.06m (max) (max)	31'10" x 10'0" (max) (max)
Bedroom	4.03m x 3.27m (max) (max)	13'3" x 10'9" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	62.7 sq. m.	675 sq. ft.

ASHP – Air Source Heat Pump 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.

The Calow – Plots 56, 62 & 68

Kitchen/Living/Dining	6.37m x 4.03m (max) (max)	20'11" x 13'3" (max) (max)
Bedroom 1	4.13m x 3.66m (max) (max)	13'7" x 12'0" (max) (max)
Bedroom 1 En Suite	2.20m x 1.65m (max) (max)	7'3" x 5'5" (max) (max)
Bedroom 2	3.75m x 3.06m (max) (max)	12'4" x 10'0" (max) (max)
Bathroom	2.40m x 2.20m (max) (max)	7'10" x 7'3" (max) (max)
Total area	73.7 sq. m.	793 sq. ft.



Fourth Floor



Third Floor



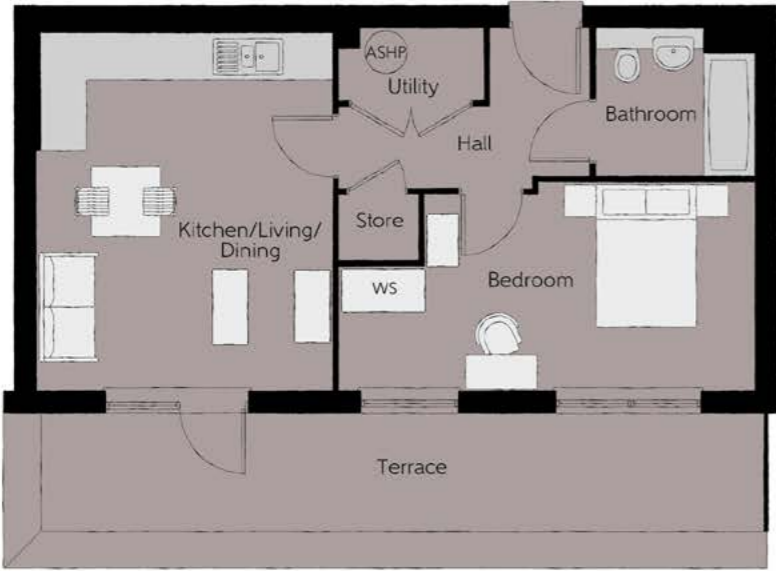
Second Floor



First Floor



Ground Floor



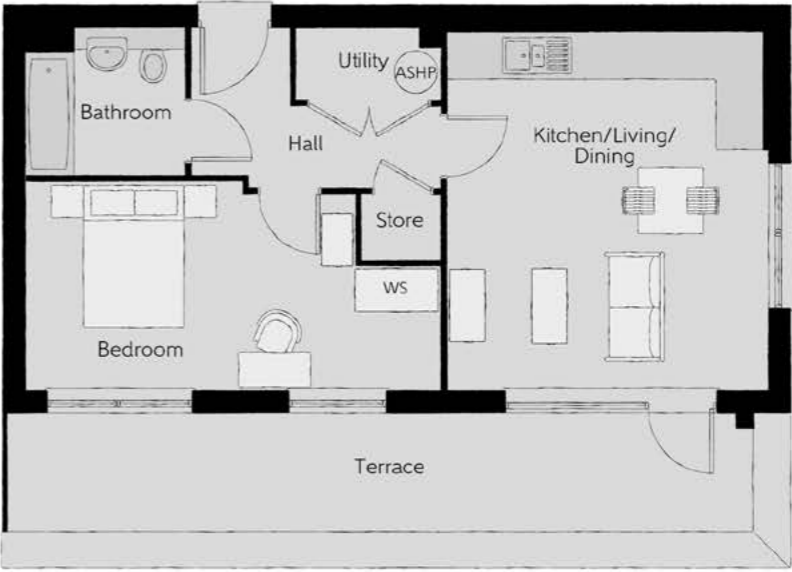
The Hilbre – Plot 64

Kitchen/Living/Dining	4.99m x 4.04m (max) (max)	16'4" x 13'3" (max) (max)
Bedroom	5.78m x 2.90m (max) (max)	18'11" x 9'6" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	50.5 sq. m.	544 sq. ft.

ASHP – Air Source Heat Pump 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.



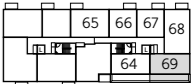
The Wight – Plot 69

Kitchen/Living/Dining	4.99m x 4.43m (max) (max)	16'4" x 14'6" (max) (max)
Bedroom	5.78m x 2.90m (max) (max)	18'11" x 9'6" (max) (max)
Bathroom	2.20m x 2.05m (max) (max)	7'3" x 6'9" (max) (max)
Total area	52.2 sq. m.	562 sq. ft.

ASHP – Air Source Heat Pump 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.



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

Apartment 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 Vertical Panel Internal Doors	●	●	●
Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN				
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 Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
Appliances Oven	Electrolux Single Oven KOFCH00BX	●	●	●
Appliances Hob	Electrolux Ceramic Hob EHF6140ISK & SS Splashback	●	●	●
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	●	●	●
Appliance Washing Machine	Washing Machine Space Only (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 †		●	●

		1 Bedroom Apartments	2 Bedroom Apartments	3 Bedroom Apartments
MECHANICAL				
Sprinklers	Sprinkler System (Wet)	●	●	●
Hot Water	Hot Water Cylinder (aroSTOR 200L)	●	●	●
Controls	Heaters individually controlled	●	●	●
Radiators	Electric Panel Heaters	●	●	●
Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Mechanical Ventilation Heat Recovery (system 4) MVHR	●	●	●
ELECTRICS				
Safety - Heat	Heat Detector DET ‡‡	●	●	●
Communications - Access	Audio Entry System	●	●	●
Home Working	Dedicated Power, USB & Data Points	●	●	●
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				
Balcony	Balcony ^^	●	●	●
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
†† housetype 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 specific, refer site layout
^ soft close mechanism to doors & drawers
^^ where shown on layouts

Communal Areas Specification

FINISHES		Communal Areas
Mat Wells	Needle Punch Matting	•
Entrance Doors	GRP Insulated Door	•
Mail Box	Recessed Wall Mounted 300x100x380 Internal	•
Information Board	Building Information Board	•
Safety Signage	Safety Signage	•
Loft Hatch	Loft Hatch - Hinged Drop Down (lockable) ** ††	•
Ceilings	Crown White Matt Emulsion GTQ41 ‡	•
Walls	Crown White Matt Emulsion	•
Floors	Carpeted Lobbies & Carpeted Corridors Band 1	•
Window Cills	White Satin MDF	•
Stairs	Concrete Stairs - White Satin MDF Strings	•
Balusters	Wrought Iron Balustrade - Black Gloss	•
Newel Posts	Wrought Iron Newel - Round Section - Black Gloss	•
Handrail	Moulded Plastic Handrail - Black	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•
Internal Doors	Pre Finished Fire Rated Solid Core Door inc Vision Panel	•
Ironmongery	Chrome SR100 Door Furniture	•
ELECTRICS		
Passenger Lift	Passenger Lift - Orona	•
Safety - Fire	Fire Alarm	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Lockable Sockets	•
Lighting	Nimbus Lighting to Communal Areas White	•
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•

EXTERNALS & MISC		Communal Areas
Refuse	Internal Refuse Store	•
Smoke Control	Smoke Control AOV	•
Shared Parking Areas	Bitmac Black †††	•
Landscaping - Communal	Communal Landscape Planting & Medalion Turf ‡‡	•
Lightening Protection	Lightening Protection ‡‡‡	•
Mansafe System	Mansafe System	•
Dry Riser	Dry Riser ‡‡‡	•
Cycle Store	Cycle Store (secured) internal	•
Maintenance	Bib Tap to Binstore ***	•
Number Plaque	Artisan Number Plaque	•
Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•
Renewables	Photovoltaics (communal array) *	•
EV Charging Terminal	Pod Point 7kw Bollard Universal * †	•

* refer site layout
** fire rated as necessary
*** Internal Binstores ONLY
† electrical infrastructure upgrade maybe required
†† where layout allows
††† plot dependent
‡ refer communal layouts for specifics
‡‡ refer site landscape layout
‡‡‡ where shown on layouts



Dedicated to delivering quality

An enhanced specification is a Bellway hallmark.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Bellway

