



Preliminary details

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One to Three Bedroom Homes

Apartments 1 - 16

Four Bedroom Houses

1. Lee Bay Gardens

2. Lee Bay Gardens

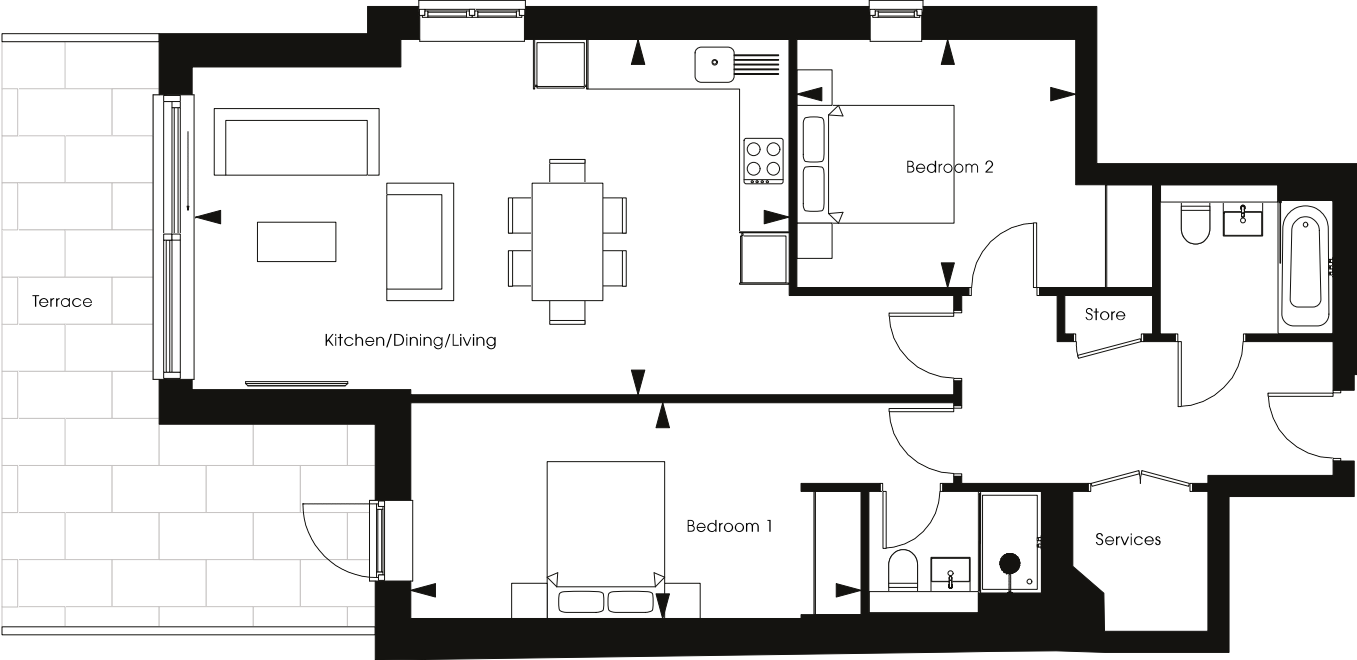
3. Lee Bay Gardens

4. Lee Bay Gardens



APARTMENT 1 - Two Bedrooms

Ground Floor



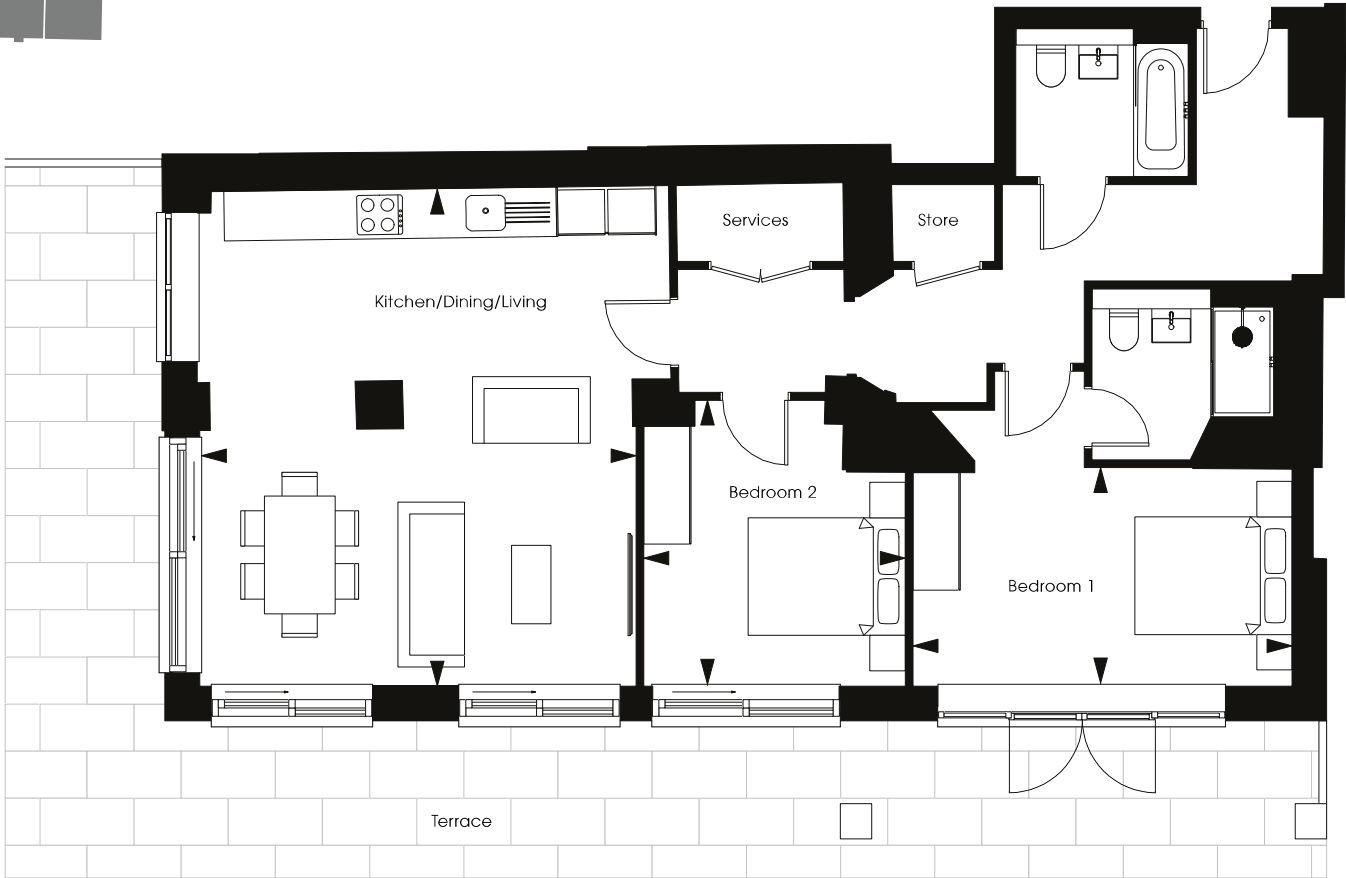
Kitchen/Dining/Living
7.6m x 4.5m 24' 11" x 14' 9"

Bedroom 1
5.7m x 2.8m 18' 8" x 9' 2"

Bedroom 2
3.6m x 3.2m 11' 10" x 10' 6"

APARTMENT 2 - Two Bedrooms

Ground Floor



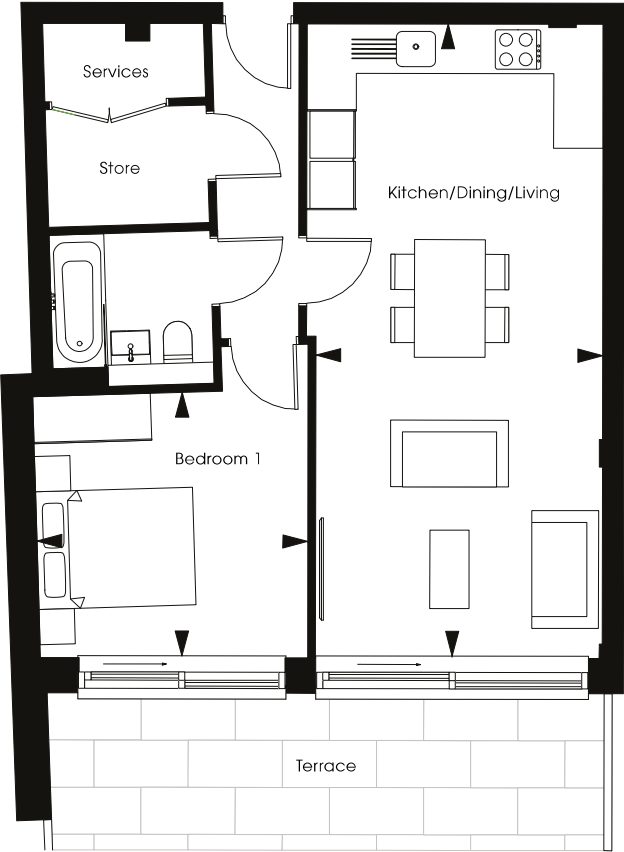
Kitchen/Dining/Living
6.3m x 5.5m 20' 8" x 18' 1"

Bedroom 1
4.8m x 2.7m 15' 9" x 8' 10"

Bedroom 2
3.6m x 3.3m 11' 10" x 10' 0"

APARTMENT 3 - One Bedroom

Ground Floor



Kitchen/Dining/Living
8.1m x 3.7m 26' 7" x 12' 2"

Bedroom
3.5m x 3.4m 11' 6" x 11' 2"

APARTMENT 4 - Two Bedrooms

Ground Floor



Kitchen/Dining/Living
8.1m x 3.9m 26' 7" x 12' 10"

Bedroom 1 Dressing area
2.0m x 1.8m 6' 7" x 5' 11"

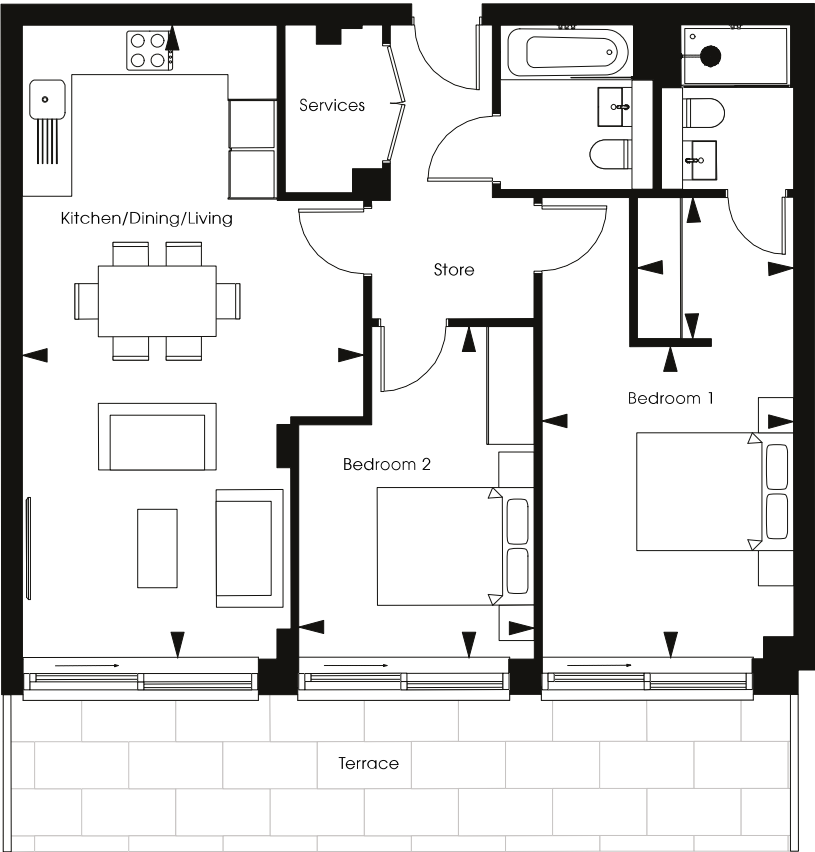
Bedroom 1
4.0m x 3.6m 13' 2" x 11' 8"

Bedroom 2
4.6m x 3.2m 15' 1" x 10' 6"



APARTMENT 5 - Two Bedrooms

Ground Floor



Kitchen/Dining/Living
8.1m x 4.3m 26' 7" x 14' 1"

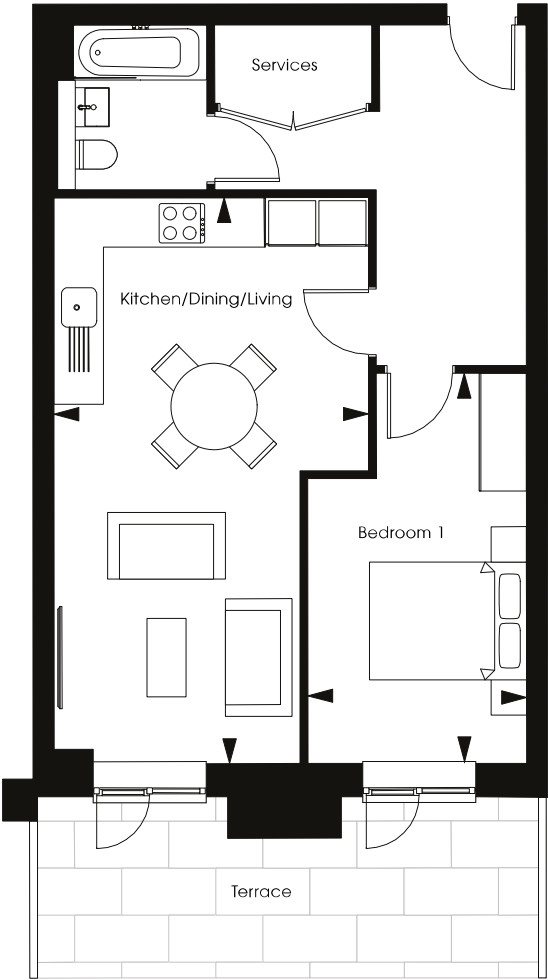
Bedroom 1 Dressing area
2.0m x 1.8m 6' 7" x 5' 11"

Bedroom 1
4.0m x 3.2m 10' 6" x 9' 2"

Bedroom 2
4.2m x 3.0m 13' 9" x 9' 10"

APARTMENT 6 - One Bedroom

Ground Floor

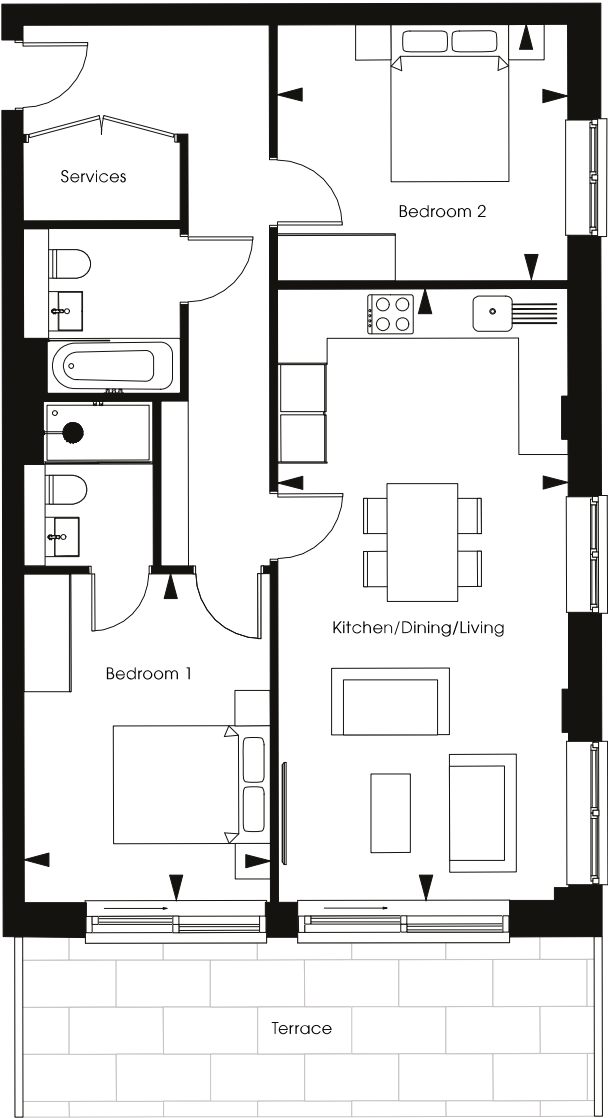


Kitchen/Dining/Living
7.2m x 4.0m 23' 8" x 13' 2"

Bedroom
4.9m x 2.8m 16' 1" x 9' 2"

APARTMENT 7 - Two Bedrooms

Ground Floor



Kitchen/Dining/Living
7.8m x 3.7m 25' 7" x 12' 2"

Bedroom 1
4.2m x 3.1m 13' 9" x 10' 2"

Bedroom 2
3.7m x 3.3m 12' 2" x 10' 10"

APARTMENT 8 - Three Bedrooms

First Floor



Kitchen/Dining/Living 8.2m x 4.9m 26' 11" x 16' 1"		Bedroom 2 3.7m x 3.4m 12' 2" x 11' 2"
Bedroom 1 6.1m x 4.9m 19' 8" x 16' 1"	Bedroom 3 4.5m x 2.9m 14' 9" x 9' 6"	

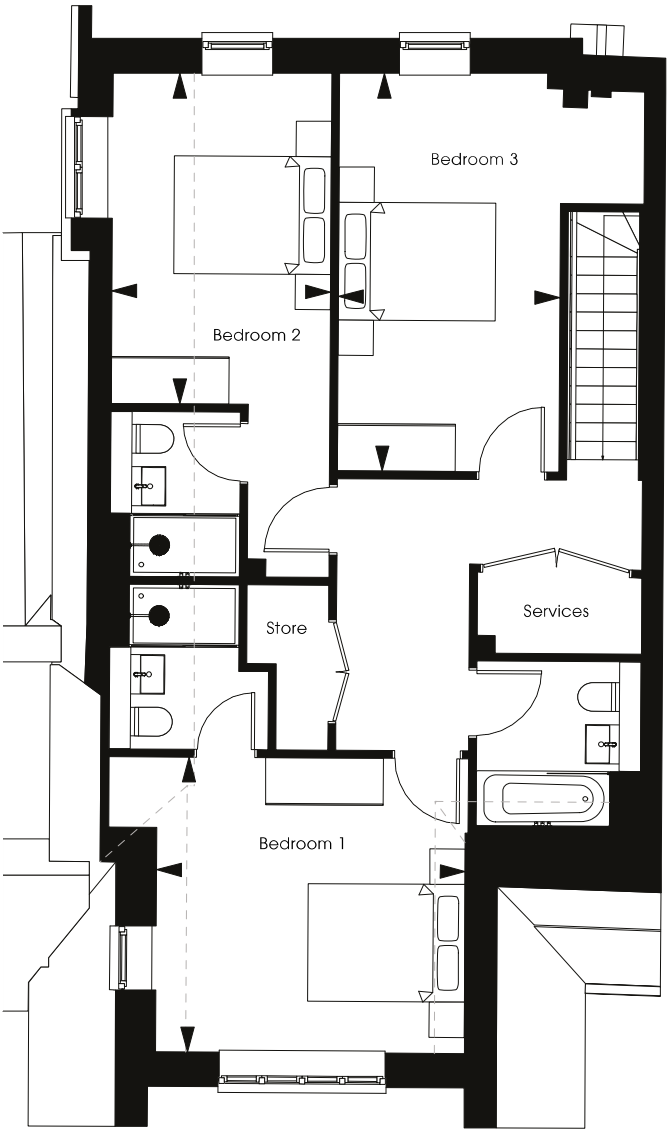
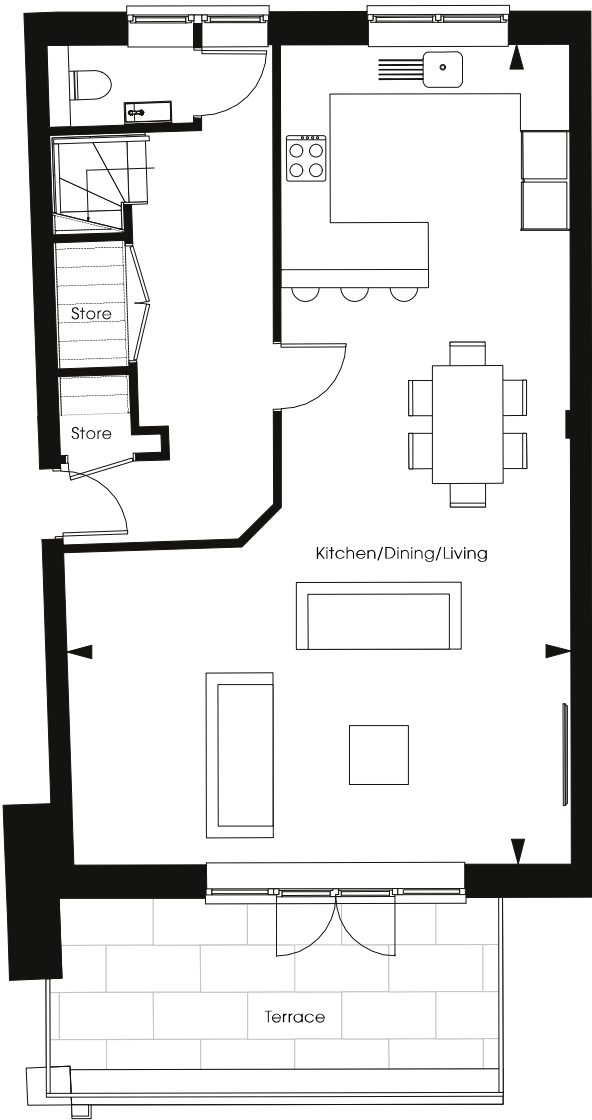


APARTMENT 9 - Three Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living
10,4m x 6,4m 34' 1" x 20' 12"

Bedroom 2
4,2m x 2,8m 13' 9" x 9' 2"

Bedroom 1
3,9m x 3,8m 12' 10" x 12' 6"

Bedroom 3
5,1m x 2,8m 16' 9" x 13' 9"

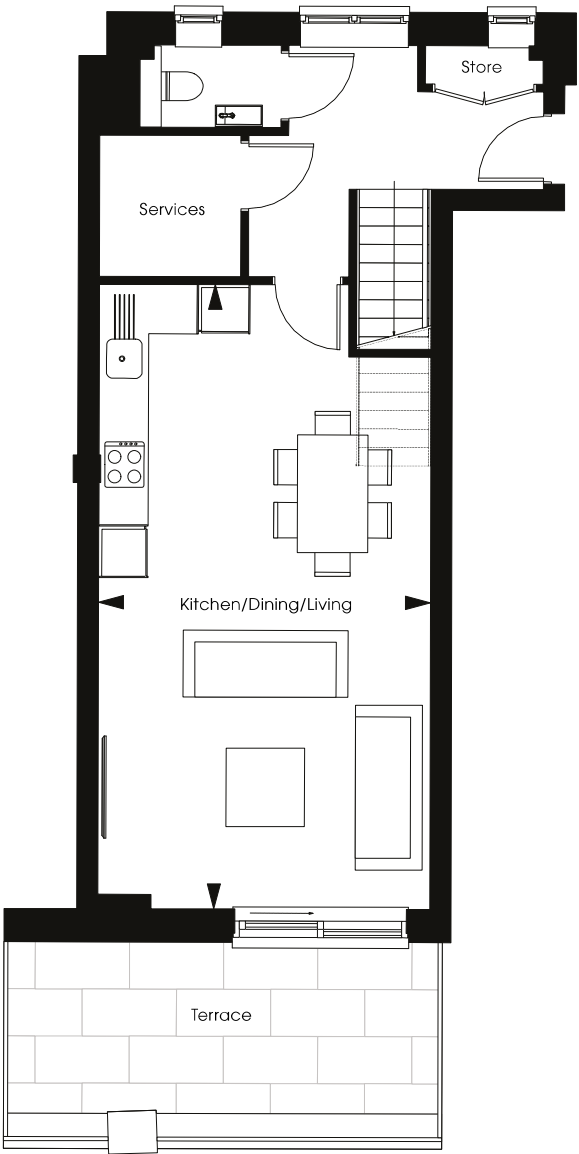
--- Sloped Ceiling

APARTMENT 10 - Three Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living		
8.0m x 4.2m	26' 3" x 13' 9"	
Bedroom 1		
5.2m x 3.8m	17' 1" x 12' 6"	

Bedroom 2		
5.5m x 4.3m	18' 1" x 14' 1"	
Bedroom 3		
4.1m x 4.1m	13' 5" x 13' 5"	

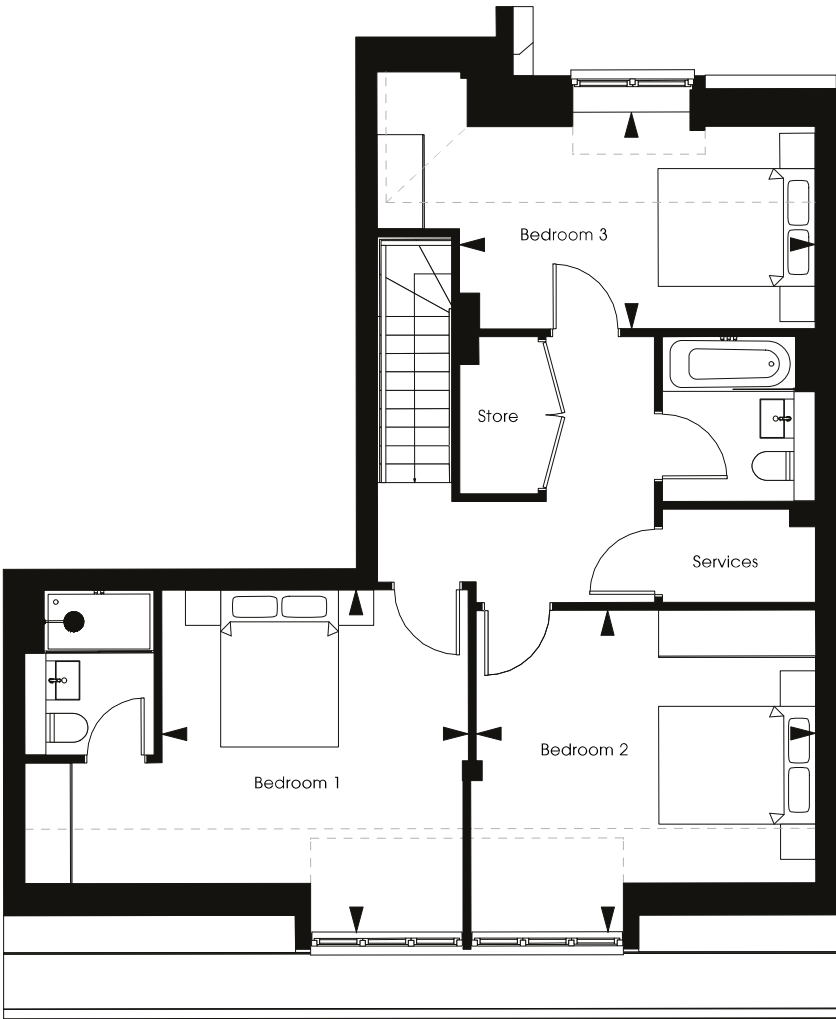
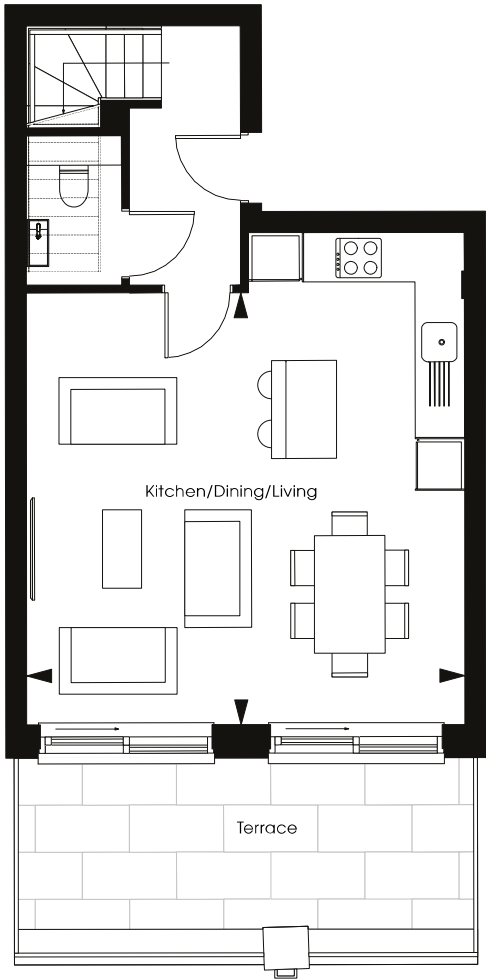
--- Sloped Ceiling

APARTMENT 11 - Three Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living		Bedroom 2	
5,6m x 5,5m	18' 4" x 18' 1"	4,9m x 4,3m	16' 1" x 14' 1"
Bedroom 1		Bedroom 3	
4,4m x 3,9m	14' 5" x 12' 10"	4,3m x 4,1m	14' 1" x 13' 5"

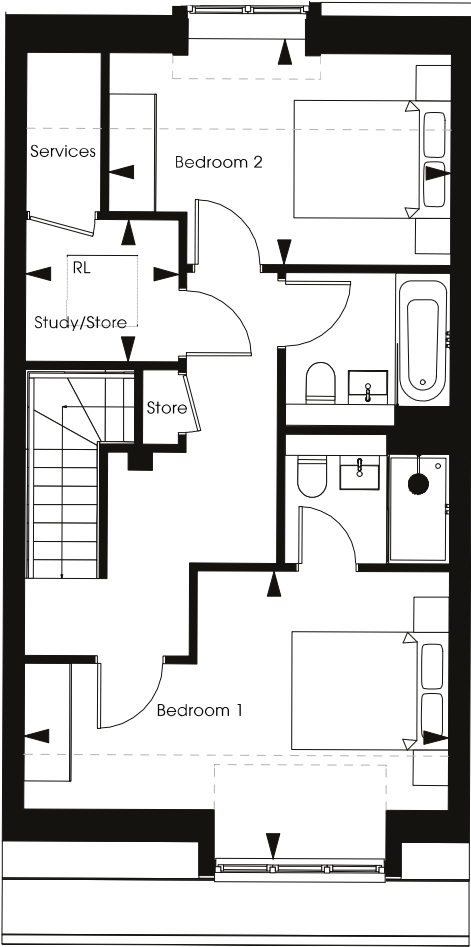
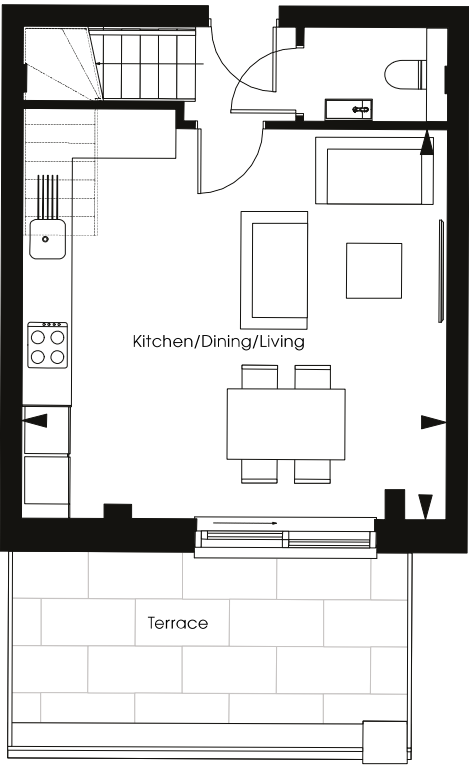
--- Sloped Ceiling

APARTMENT 12 - Two Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living
5.4m x 5.0m 17' 9" x 16' 5"

Bedroom 2
4.4m x 2.9m 14' 5" x 9' 6"

Bedroom 1
5.4m x 3.7m 17' 9" x 12' 2"

Study/Store
2.0m x 1.8m 6' 7" x 5' 10"

--- Sloped Ceiling RL - Rooflight

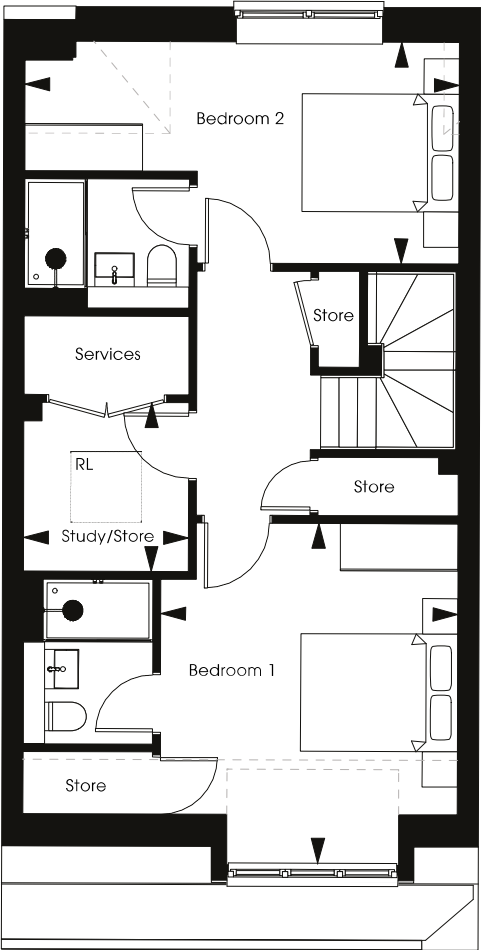
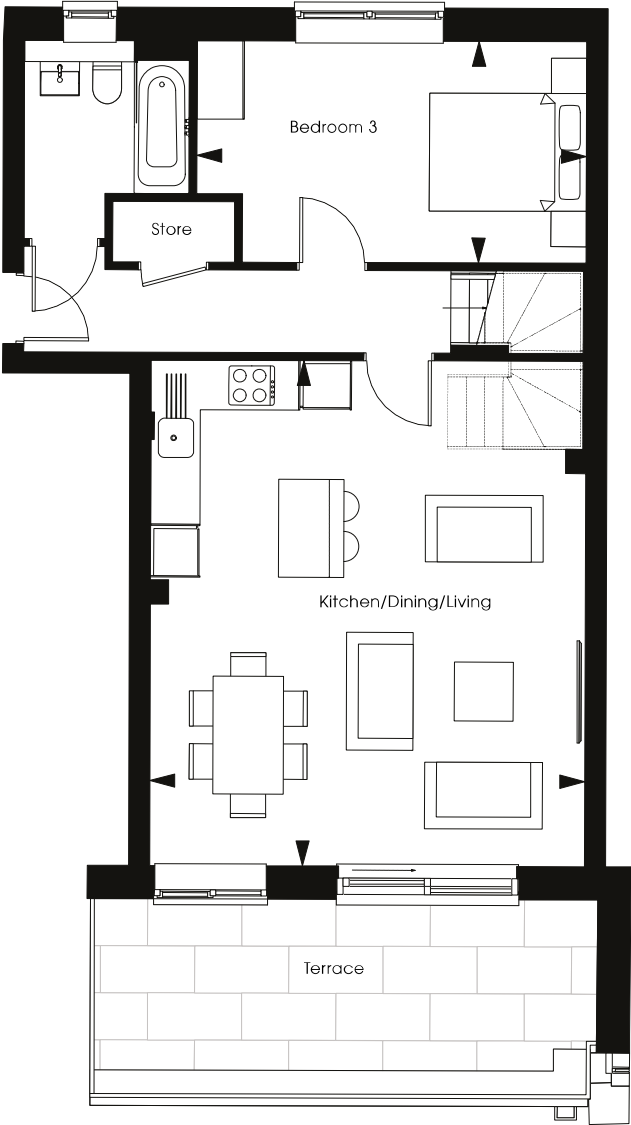


APARTMENT 13 - Three Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living
6,4m x 5,5m 20' 12" x 18' 1"

Bedroom 2
5,5m x 2,8m 18' 1" x 9' 2"

Study/Store
2,1m x 2,2m 7' 3" x 6' 11"

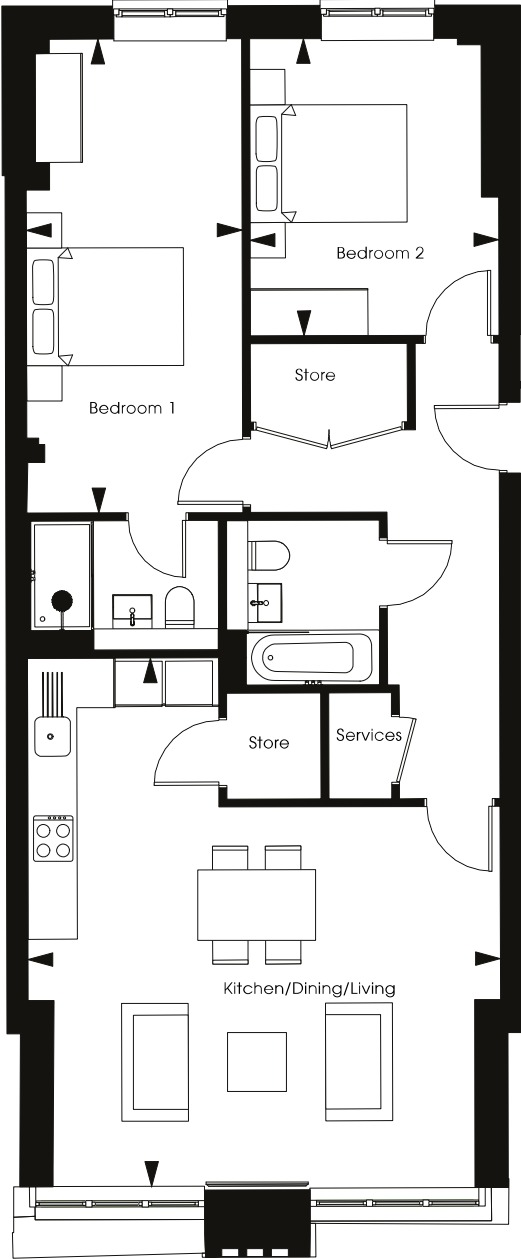
Bedroom 1
4,3m x 3,8m 14' 1" x 12' 6"

Bedroom 3
5,0m x 2,8m 16' 5" x 9' 2"

--- Sloped Ceiling RL - Rooflight

APARTMENT 14 - Two Bedrooms

First Floor



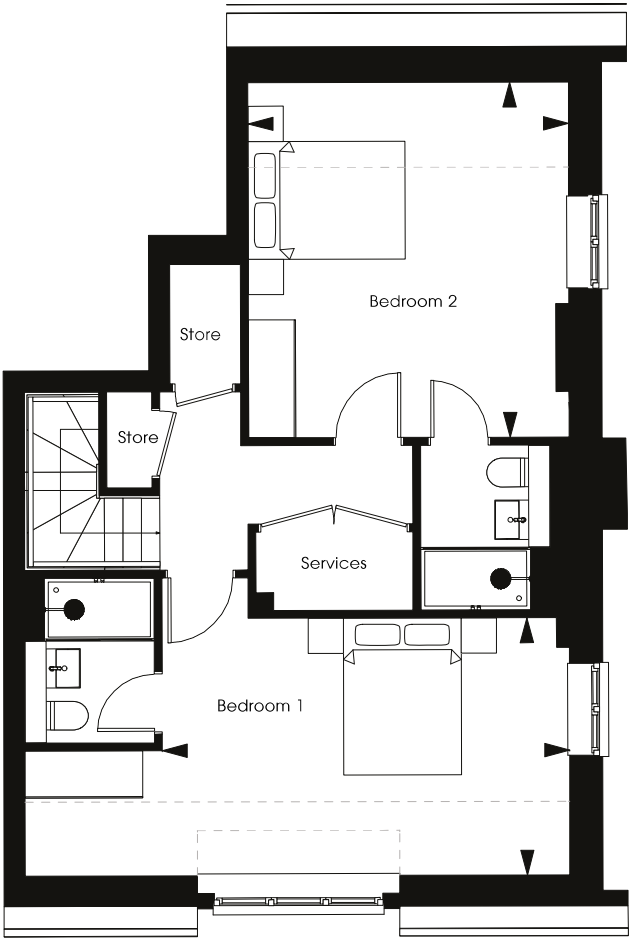
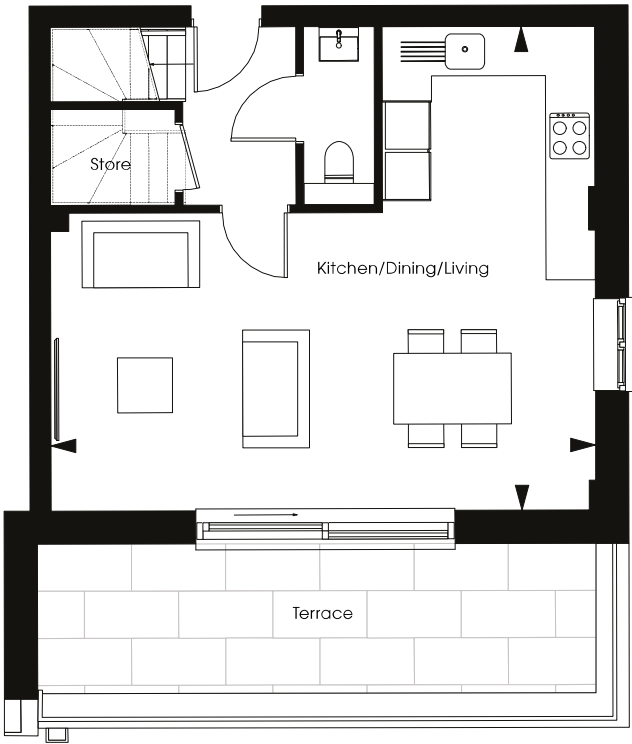
Kitchen/Dining/Living	
6.7m x 6.0m	21' 12" x 19' 8"
Bedroom 1	
6.0m x 2.8m	19' 8" x 9' 2"
Bedroom 2	
3.8m x 3.2m	12' 6" x 10' 6"

APARTMENT 15 - Two Bedroom Duplex

Second Floor



First Floor



Kitchen/Dining/Living
6.9m x 6.1m 22' 8" x 20' 0"

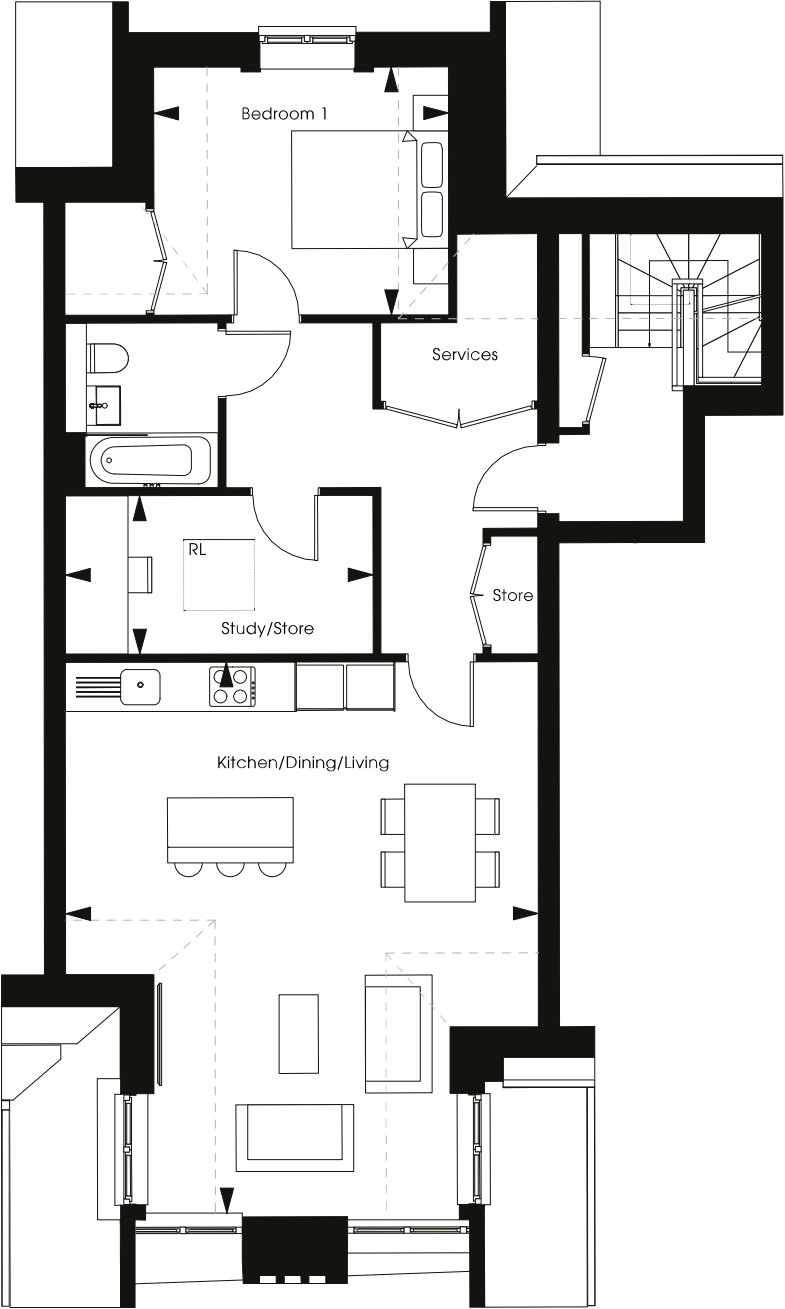
Bedroom 1
5.2m x 3.3m 17' 1" x 10' 10"

Bedroom 2
4.5m x 4.1m 14' 9" x 13' 5"

--- Sloped Ceiling

APARTMENT 16 - One Bedroom with study

Second Floor



Kitchen/Dining/Living
7.0m x 6.0m 22' 12" x 19' 8"

Bedroom
3.8m x 3.2m 12' 6" x 10' 6"

Study
3.9m x 2.0m 12' 10" x 6' 7"

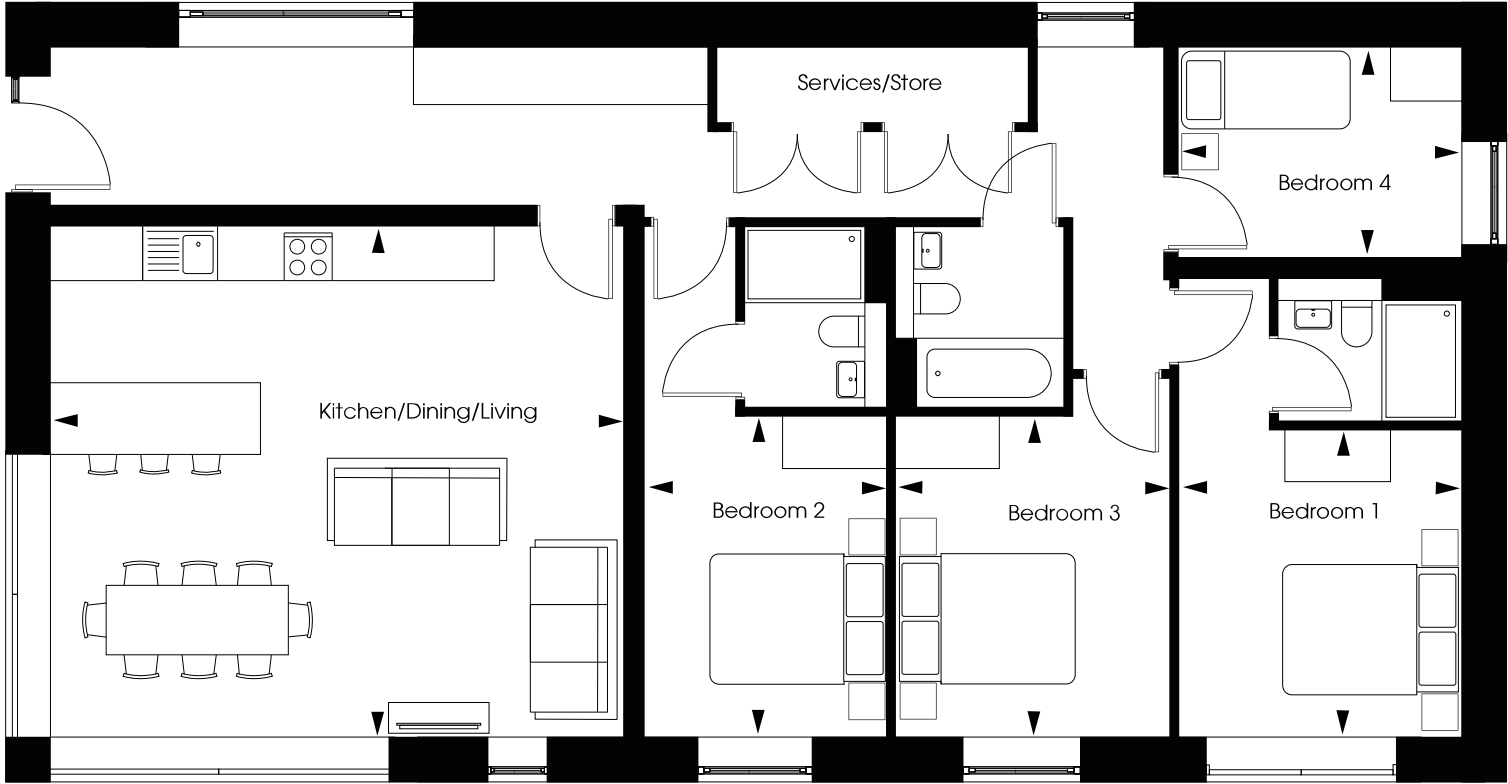
--- Sloped Ceiling RL - Rooflight





Computer generated image of 1 Lee Bay Gardens

1 LEE BAY GARDENS

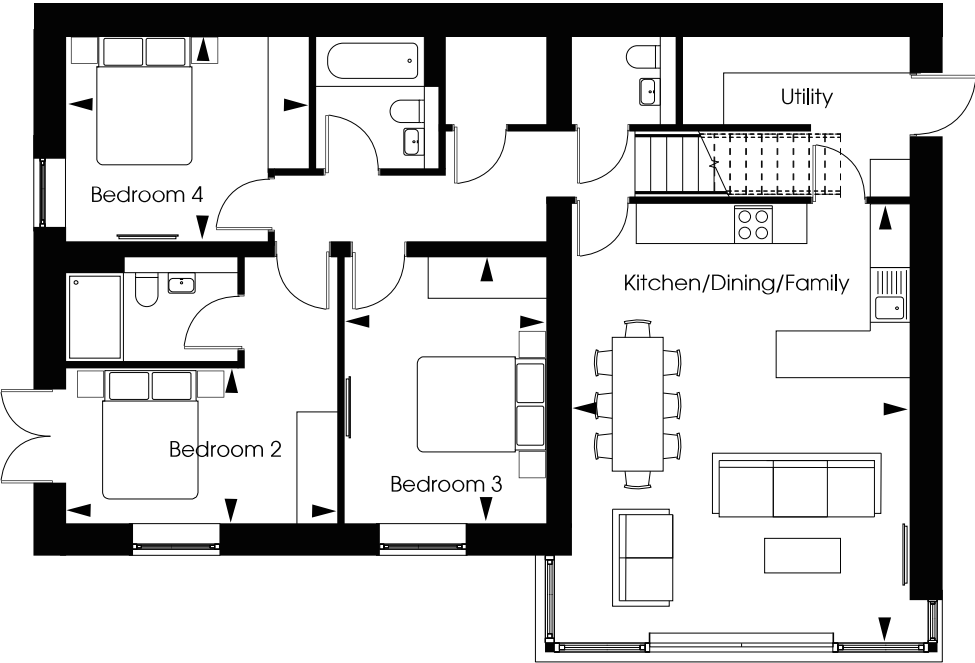


Kitchen/Dining/Living		Bedroom 2		Bedroom 4	
7.0m x 5.9m	23' 12" x 19' 4"	3.3m x 3.3m	10' 10" x 10' 10"	3.2m x 2.4m	10' 6" x 7' 10"
Bedroom 1		Bedroom 3			
3.5m x 3.2m	11' 6" x 10' 6"	3.7m x 3.2m	12' 2" x 10' 6"		

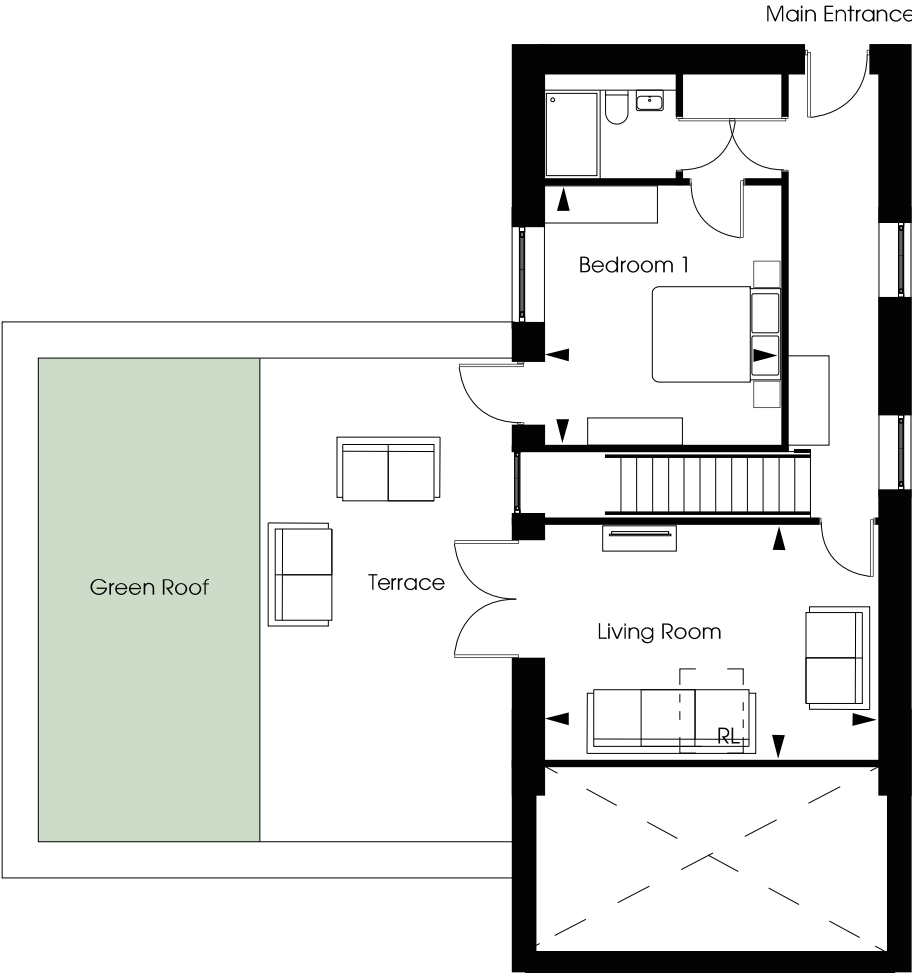


Computer generated image of 2 Lee Bay Gardens

2 LEE BAY GARDENS



Ground Floor



First Floor

RL - Rooflight

Kitchen/Dining/Family
6,9m x 5,3m 22' 8" x 17' 5"

Bedroom 2
4,2m x 2,4m 13' 9" x 7' 10"

Bedroom 4
3,8m x 3,3m 12' 6" x 10' 8"

Bedroom 1
4,1m x 3,7m 13' 6" x 12' 2"

Bedroom 3
4,2m x 3,1m 13' 9" x 10' 2"

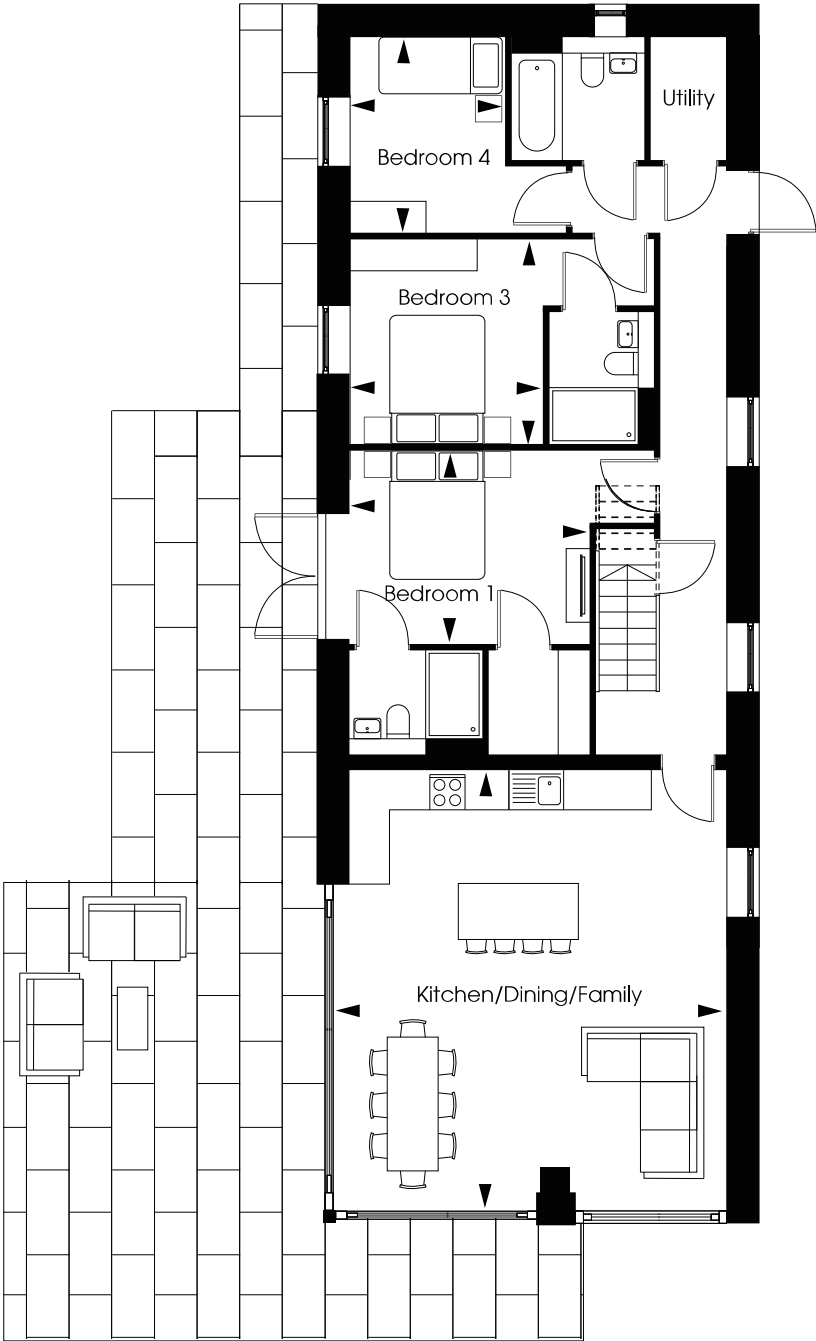
Living Room
5,3m x 3,7m 17' 3" x 12' 2"



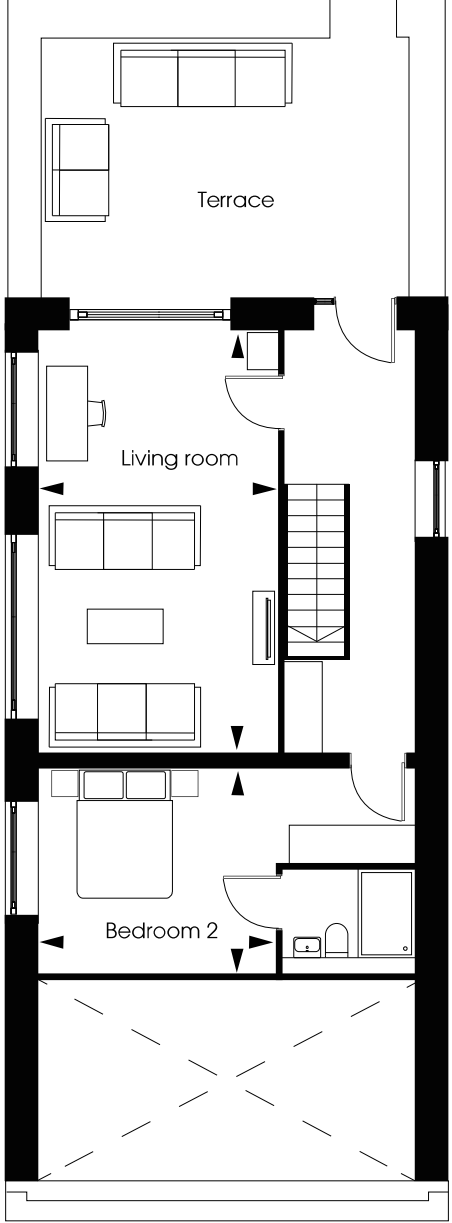
Computer generated image of 3 Lee Bay Gardens

3 LEE BAY GARDENS

<hr/>		
Kitchen/Dining/Family		
7.0m x 6.3m	22' 12" x 20' 8"	
Bedroom 1		
3.8m x 3.0m	12' 6" x 9' 10"	
Bedroom 3		
3.1m x 2.4m	10' 2" x 7' 10"	
Bedroom 4		
3.7m x 3.2m	12' 2" x 10' 6"	
Living Room		
6.6m x 3.8m	21' 8" x 12' 6"	
Bedroom 2		
3.2m x 3.0m	10' 6" x 9' 10"	



Ground Floor

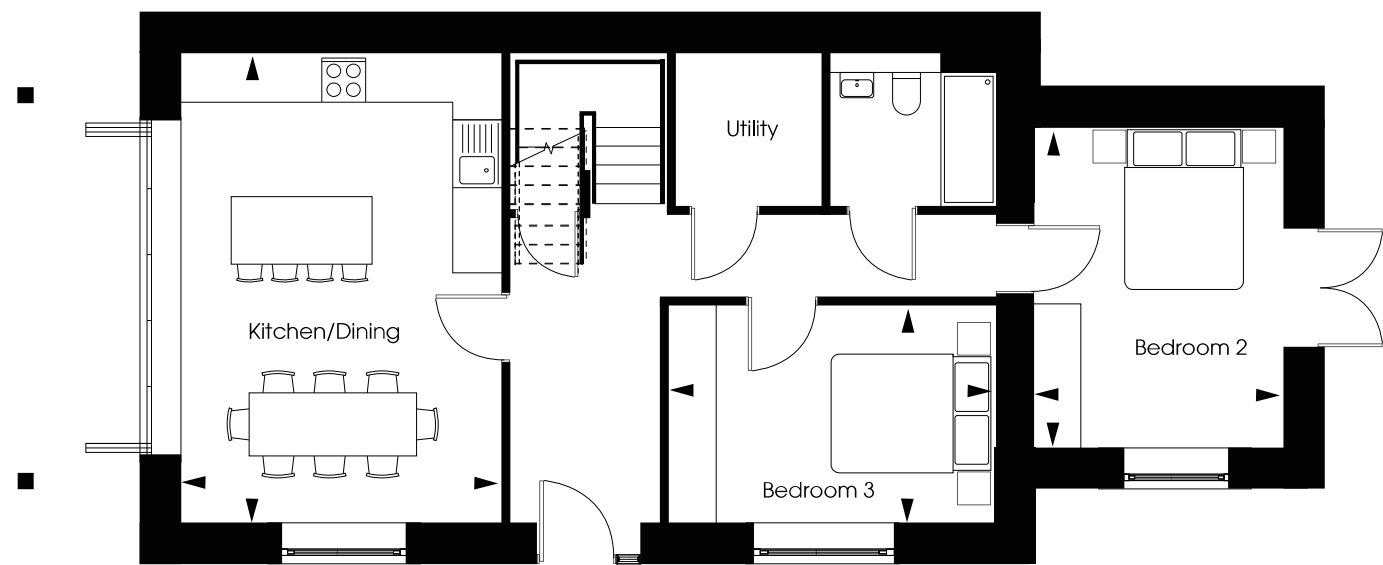


First Floor



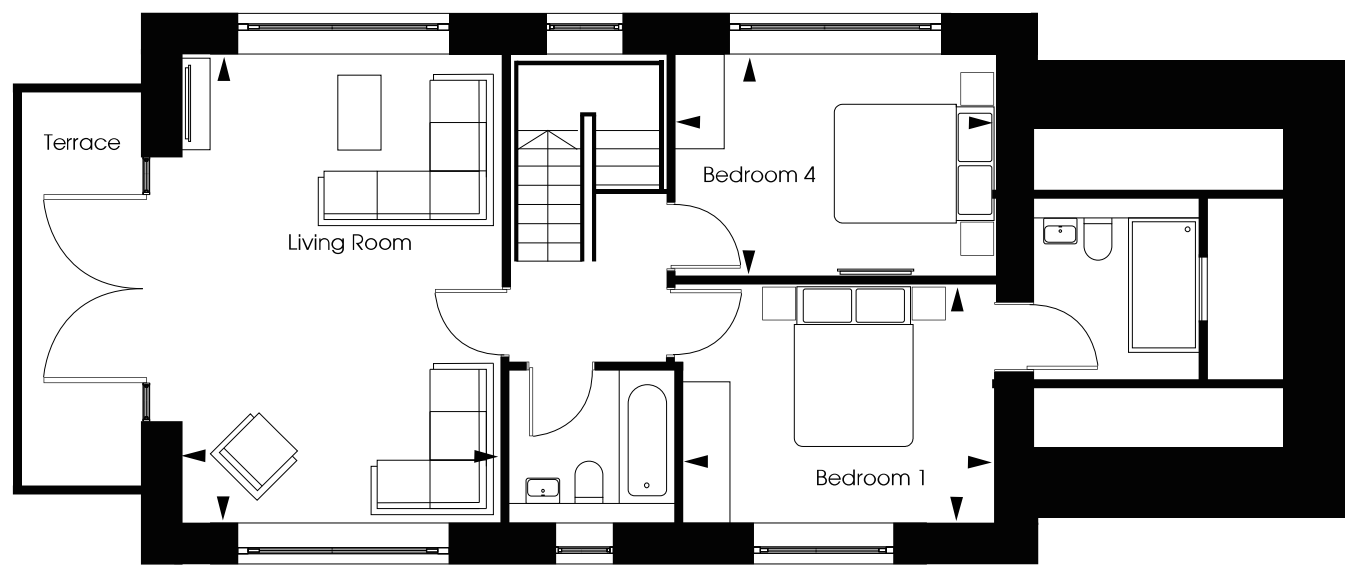
Computer generated image of 4 Lee Bay Gardens

4 LEE BAY GARDENS



Ground Floor

Kitchen/Dining 5.9m x 4.1m	19' 4" x 13' 5"
Utility 2.1m x 1.9m	6' 9" x 6' 3"
Bedroom 2 3.8m x 2.7m	12' 6" x 8' 10"
Bedroom 3 3.7m x 3.0m	12' 2" x 9' 10"
Living 5.9m x 4.1m	19' 4" x 13' 5"
Bedroom 1 4.0m x 3.3m	13' 1" x 10' 10"
Bedroom 4 3.8m x 2.8m	12' 6" x 9' 2"



First Floor

Specification

Kitchen

- Designer fitted kitchen featuring handleless soft closing units
- Composite stone work surface with drainer grooves
- Composite stone upstand and splash back behind hob
- Under-mounted stainless steel sink
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob with extractor
 - Oven
 - Microwave oven*
 - Dishwasher
- Wine cooler

Bathroom

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat
- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled shower by VADO
- Mirrored cabinet or full height mirror behind sink*
- Composite stone vanity tops

Electrical Fittings

- Ladder style heated towel rail to bathroom and en-suite
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hallway, kitchen, living area and bedrooms
- Shaver socket to bathroom and en-suite
- Integral USB charging ports in living area and master bedroom

Flooring & Finishing Touches

- Karndean flooring to hallway, living and kitchen area
- Tiling to bathroom and en-suite
- Carpet to bedrooms
- Matt emulsion painted walls and ceilings
- Contemporary ironmongery

External Finishes

- Paving and lighting to ground floor terraces
- Tiled balconies and roof terraces with lighting
- Allocated parking bays with cabling for EV charging units
- Communal bin store area
- Large Landscaped communal grounds
- Green Roofs*

Heating / Hot Water

- Underfloor heating throughout
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system
- Ground source heating

Peace of Mind

- 10-year structural warranty

Security

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door



Typical Acorn interior

A selection of other schemes completed in the South West by the developers

