

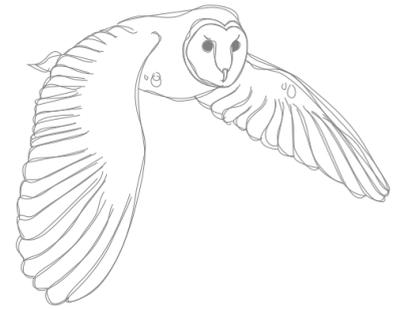
Lakeshore

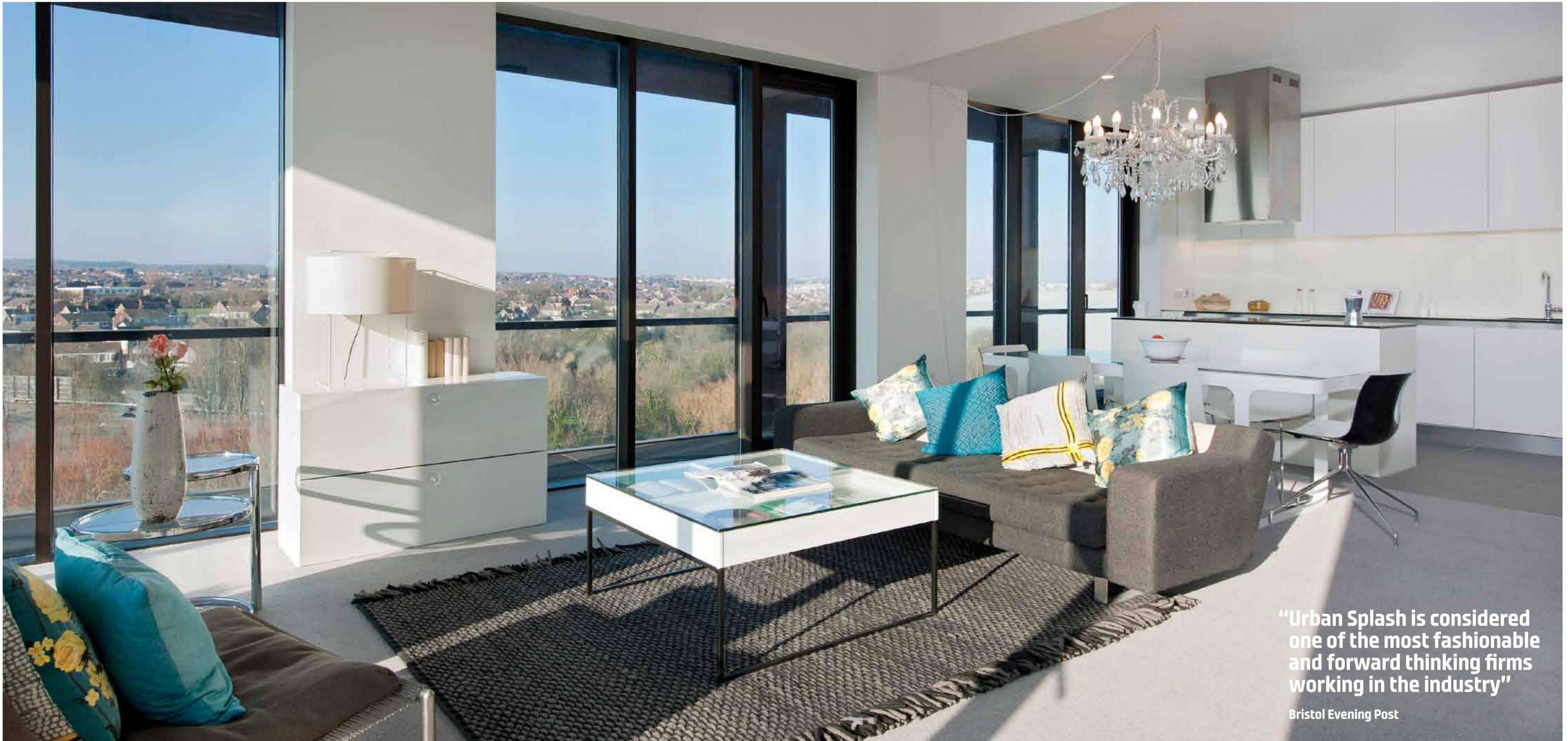
Bristol



urbansplash

**Lakeshore looks to the past
and points to the future.
A 1970s architectural gem,
it's monumental yet it's intimate;
it's urban at the same time it's
rural - we like that contradiction.
Thoroughly modern apartments
sat on top of a man-made lake
in 10 acres of outstanding
landscape. There's no doubt that
Lakeshore is extra-ordinary.**





“Urban Splash is considered one of the most fashionable and forward thinking firms working in the industry”

Bristol Evening Post

Modernity revisited

Lakeshore has history. Commissioned in 1970 by Imperial Tobacco whose empire included Bristol tobacco giants WD & HO Wills, designed by legendary Chicago architects Skidmore, Owings and Merrill, inspired by the grandfather of the modern movement Ludwig Mies Van Der Rohe, Lakeshore was nothing short of groundbreaking.

Two floors of concrete plus five storeys of Cor-Ten 'rust finished' steel exoskeleton sat on top of a man-made lake, set in 10 acres of landscape made up Wills' swish and debonair 1970s offices.

Fast forward to 2011, two decades after the building was abandoned, and Urban Splash has re-made and re-modeled this powerful 1970s icon into a special place that we hope people will choose to call 'home'.

286 amazing modern apartments sat in their own private park on top of a lake. In a twisted way, it's a bit like living in your own country house, alongside your 285 neighbours...

“The wooded surroundings, man-made lake and design of the interior can only be described as spectacular”

Bristol Evening Post

At Lakeshore you can live an urban lifestyle on the doorstep of the countryside



Park life

We've spent a lot of time, and a lot of money, making the park special for the people who will live here. The attention to detail in the design of the apartments on the inside has been followed through into every detail on the outside.

We've planted mature fruit trees to create an orchard, we've hand selected species of wildflowers to create meadows, we've stocked the lake with native fish including a predatory pike - so beware if you choose to go skinny dipping...

We've created a route for running to keep you fit and healthy, spaces for you to laze and loaf and soak up the sun, and barbeque areas so you can get your sausages sizzling.

The landscape at Lakeshore is a delight. If the architecture wasn't enough to grab you then the landscape certainly will.

Why Lakeshore?

The listed elements that make up Lakeshore are now complete.

The concrete building is where the shops and 'mall' were for all the employees of Wills. These floors have been re-modeled to form duplex apartments that are close to the lake and the landscape, so you get a real sense of the buildings rural setting, there are also a mix of apartments that overlook the internal gardens.

The steel building sits on top, classically proportioned this is where Wills had their offices. We've taken the concrete frame and re-worked this into light and airy apartments with spacious balconies to sit outside and admire the views.

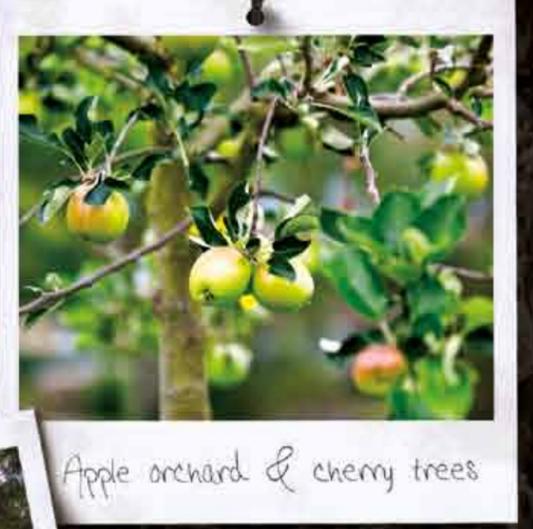
Add in the gym, the landscape, the orchards, the allotments and it all adds up to something quite special.



Woodland, nature trails, bird & bat boxes and also deckchairs!



Fishing club & fishing pegs



Apple orchard & cherry trees



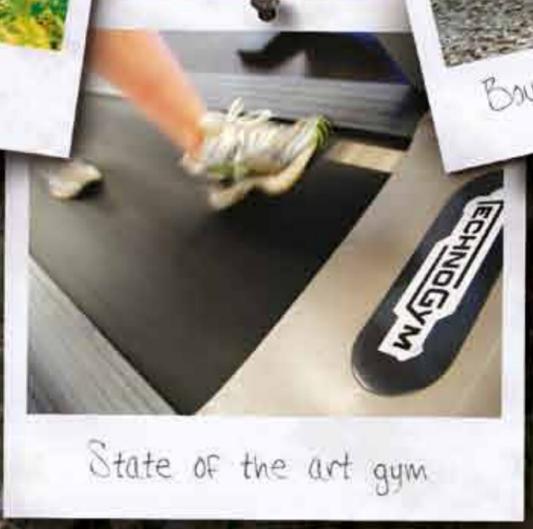
Allotments



Boules court & games area



Lawns for picnics



State of the art gym



Barbeque & picnic areas



Pontoon to enjoy the views over the water

Habitats and Flora at Lakeshore

Woodland

Surrounding the lake on the north side of Lakeshore is mature woodland dominated by ash, field maple and crack willows, with some bramble scrub beneath. Several plant species that are indicative of older woodlands (known as 'ancient woodland indicators') can be found in the ground flora within the woodland. These include: Bluebell, Ramsons (also called wild garlic), Yellow pimpernel, Opposite-leaved Golden saxifrage, Dog's mercury, Dog violet, Wood vetch, Hairy wood-rush, Hart's-tongue fern and Lords-and-Ladies.

Large weeping willow trees *Salix babylonica* can be seen with the margins of the lake and you may also see Remote sedge and Pendulous sedge.

Grassland

The banks above the pond support grassland, some of which is relatively diverse and indicative of the limestone beneath. Species that can be found include grasses such as: Cocks-foot, Yorkshire Fog, False oat-grass, Turtled wair grass, Timothy, Creeping bent, and flowers such as Creeping buttercup, Yarrow, Wild carrot, Self heal, Red clover, Meadow vetchings, Agromony, Ox-eye daisy and Teasel.

Where the grassland is rough it supports common reptile species such as slow-worm. It also supports common toads and many invertebrate species, including butterflies.



Pigeonhouse Stream & Lake

The lake is maintained by a concrete dam structure at its northern end, holding back the flow of the Pigeonhouse Stream which enters the lake from the south. The lake supports abundant marginal vegetation including Reed sweet-grass, Greater reed mace, Common reed, Pendulous sedge, Water mint and Water dropwort.

The emergent vegetation is used by dragonflies and damselflies when they emerge from their aquatic larval stage to their airborne adult stage. The small island in the lake supports a notable swamp cypress tree, though this was planted and is not native. The island and bank vegetation provide nesting habitat for waterfowl such as moorhens, coots and mallards.

The lake supports a coarse fishery including roach, loach and carp as well as eels and stickleback and also breeding amphibians including common toad, common frog and smooth newt.

Fauna at Lakeshore...



Birds

- House sparrows
- Tits
- Garden birds in general
- Kingfisher
- Dipper
- Grey wagtail
- Moorhen
- Coot

All forage and nest in the woodland and some forage in grassland and newly planted trees. Bird boxes are provided to increase the number of nest sites at Lakeshore.

All species likely to be found foraging in the wetland habitats; coot and moorhen nest at the lake margins. Kingfisher is a scarce species that will fish at the lake and along the Pigeonhouse Stream.

Common reptiles

- Slow worm
- Common lizard
- Grass snake

Common reptile species can be found in the rough grassland, especially south facing banks where they prefer to bask.

Amphibians

- Common toad
- Common frog
- Smooth newt

The lake and its marginal vegetation provides breeding habitat for common amphibian species. You may also see them around the Pigeonhouse Stream and in the woodland and rough grassland...

These are typical species of lakes and streams around Bristol.

Fish

- Roach
- Carp
- Eel
- Stickleback

These species were recorded foraging over Lakeshore, especially over the lake where there is abundant insect prey at night. Bat boxes on trees have been erected to provide sites for them to roost.

Bats

- Common pipistrelle
- Soprano pipistrelle
- Natter

Butterflies

- Speckled wood (*Pararge aegeria*)
- Small white (*Artogeia rapae*)
- Small tortoiseshell (*Aglais urticae*)
- Peacock (*Inachis io*)
- Red admiral (*Vanessa atalanta*)

The woodland, scrub and grassland habitats in particular are likely to support a variety of invertebrates, including crickets, butterflies, snails and beetles.

Aquatic invertebrates

- Freshwater shrimp
- Water hog-louse
- Mayfly
- Lesser water boatman
- Eitimid snail
- Great nimshorn snail
- Ruddy darter
- Large hawker

Invertebrates within Pigeonhouse Stream and the lake provide an important food source for fish, amphibians and birds, as well as being important in recycling leaf litter and other organic matter in the water. Aquatic insect larvae emerge as flying adults that in turn are a food source for bats and birds.





Lakeshore impresses from the moment you arrive...



“Affordable, green and supremely cool”

Clifton Life magazine

Because design matters

The fact of the matter is that the converted office building makes the most amazing apartments. They're either light and airy or next to nature. Either way they have a real appeal.

The full height glazing and doors add to the generosity of the space. High spec kitchens and bathrooms are all the hallmarks of Urban Splash's attention to detail, along with outdoor space for most apartments.

The design and the designers

There are two sets of designers for Lakeshore. The revered original team led by SOM (Skidmore, Owings and Merrill). Revered because they built a major practice in the USA inspired by the work of the modernist master Mies Van Der Rohe.

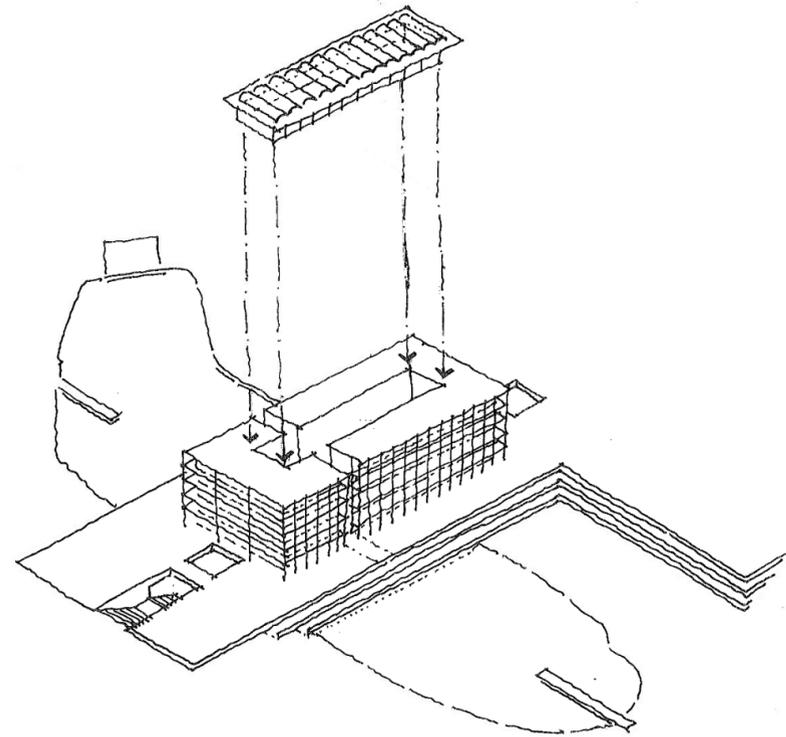
So revered the building was listed in 2000 even though it had long been abandoned and was merely a relic of rusting steel almost a memory of the past.

Ferguson Mann, Bristol based architects, fans of the building, architects on Urban Splash's Royal William Yard and wearers of red trousers, worked to carve up the building to sculpt apartments out of what had been retail space and offices.

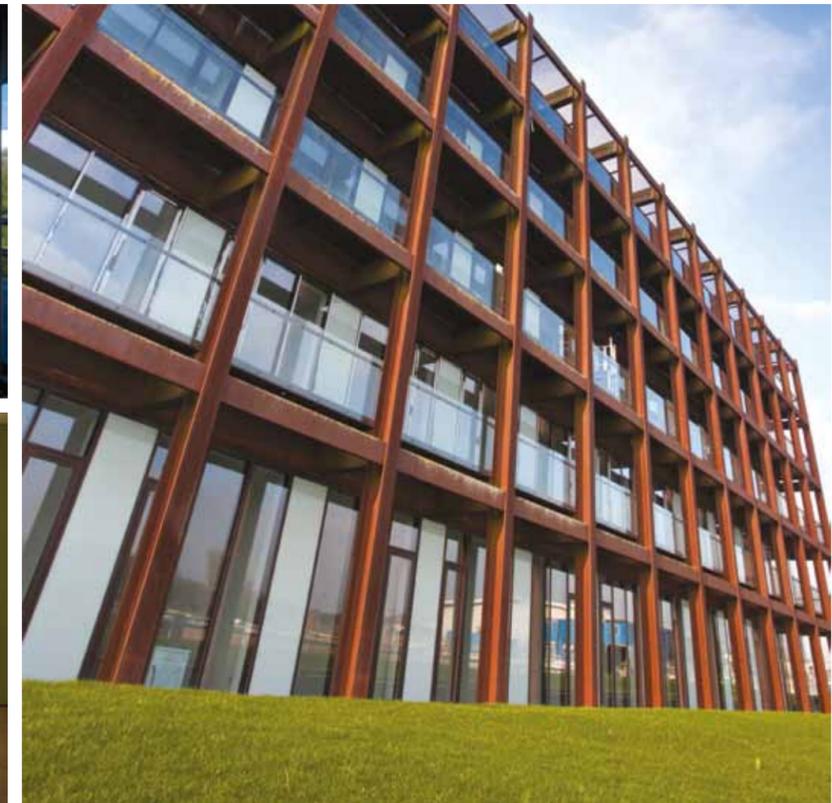
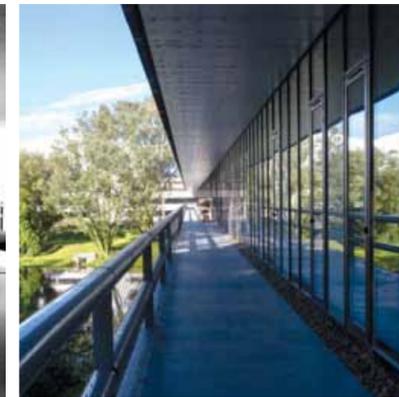
Ferguson Mann worked tirelessly to balance history with modernity, the need to craft out new spaces to live, with the desire to still read the history of its former use.

A new ETFE (inflated plastic roof) covers the atrium that's all about light - light in its structure and great at letting light into the building without loads of steel getting in the way. New glass lifts and internal gardens make an impressive entrance to your front door.

Marry that with the lake and the gardens and Lakeshore impresses from the moment you arrive.



Left The architect George Ferguson, Ferguson Mann
Above Original concept drawing





Living in Bristol

Bristol has always been a 'happening' city. Defined as much by its music culture as its maritime history, its identity is fiercely independent.

The city's relationship with Bath, with London, with Wales and with Cornwall put it right at the heart of colliding cultures which give the city its colour, its flavour, that's rightly different from anywhere else.

Lakeshore is just over three miles by road from the city centre. It's actually shorter and quicker by bike because as the crow flies it's only two miles - provided you have some 'inside knowledge' and use the cycle path from your doorstep.

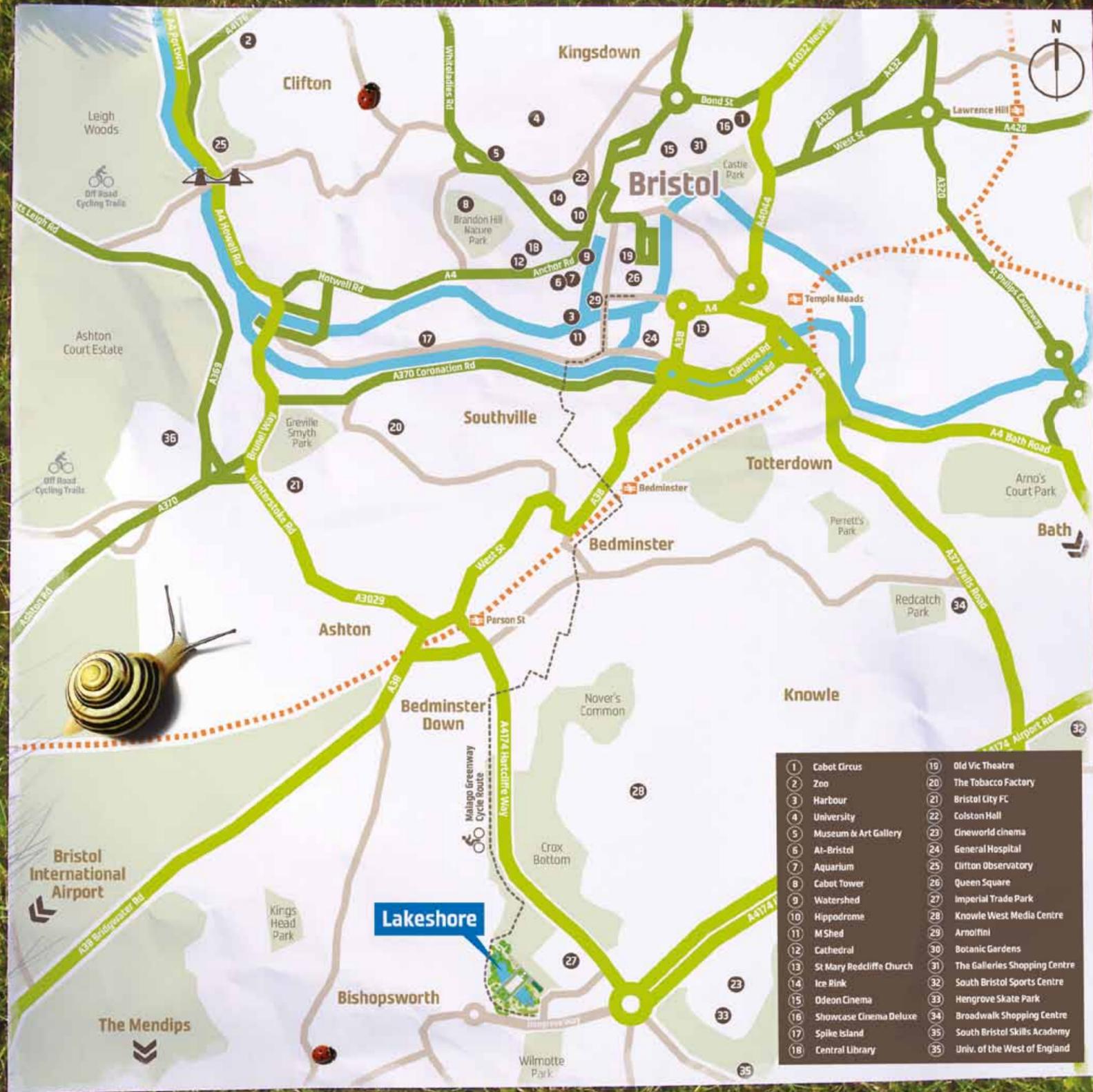
Bristol's Floating Harbour, Arncliffe, Portishead, Trip-Hop, Banksy, Brunel's beautiful bridge across the Avon Gorge - provocative history swimming alongside Cabot Circus.

A short distance north you're in the Cotswolds. East and you're in Bath, Stonehenge and London, south you're in Devon and Cornwall, and west you're in Wales. There aren't many more cities with so many cultures half an hour's drive from home.

"It's simply one of the most exciting - and sustainable - residential developments in Bristol for over a generation"

Clifton Life magazine





All this on your doorstep

Close enough to be in the hustle and bustle of the city, far enough away to be tranquil, pastoral and calm, Lakeshore means you can decide. 15 minutes to Bristol Temple Meads, 18 minutes to Bristol Airport, an hour and a half from London.



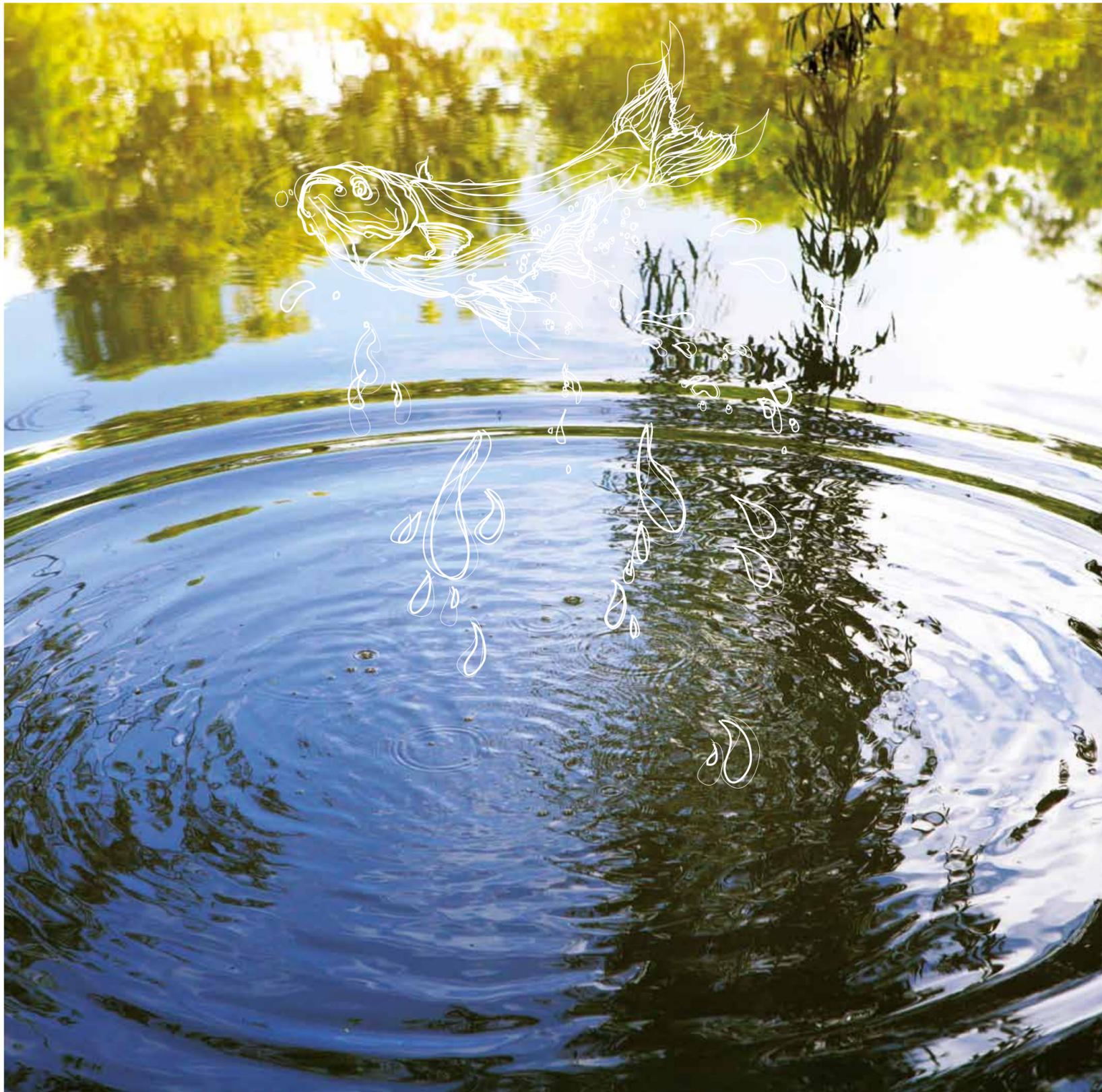
			
Bristol General Hospital	8mins	Costa Coffee	4mins
Bristol city centre	12mins	Pizza Hut	4mins
Bristol Temple Meads	15mins	DW Fitness Club	4mins
Clifton	15mins	Cineworld	19mins
University of Bristol	15mins	City of Bristol College	20mins
Bristol Airport	18mins		
Chew Valley Lake	20mins		
Bath	30mins	Exeter St Davids Station	59mins
Glastonbury	49mins	Birmingham New Street station	86mins
Cardiff	60mins	London Paddington station	98mins

Departing from Bristol Temple Meads 

**“Urban Splash -
a developer with
a social conscience
regenerating
industrial buildings
and derelict sites
into chic homes”**

The Independent





Ways to live at Lakeshore...

If you're smitten by what you've seen there are different ways to live at Lakeshore.

You can buy outright, buy a 25-75% share (shared ownership), rent-to-save for a deposit or you can just rent if you're after maximum flexibility and don't want to buy right now.

Shared ownership

Is owning your own home your goal?

Getting your foot on the property ladder isn't quite as easy as it used to be but it's still possible, thanks to a government backed initiative promoted by the Homes and Communities Agency to assist with shared ownership.

To qualify you need to:

- Have a combined income of less than £60,000
- Not already own your own home
- Be in full time employment.

If you qualify you can buy a share of 25-75% of the value of your home.

The share you purchase is made up of your deposit and a mortgage based on what you can afford.

Urban Splash retain the remaining share allowing you to buy additional shares in your home over a period of time - a term called 'staircasing' - helping you towards owning 100% of your home.

Save for a deposit

If you qualify for the shared ownership scheme (government backed initiative) and you don't have enough deposit just yet, you can rent first at 80% of the 'market' rent, allowing you to save some cash for a deposit and buy at a later date.

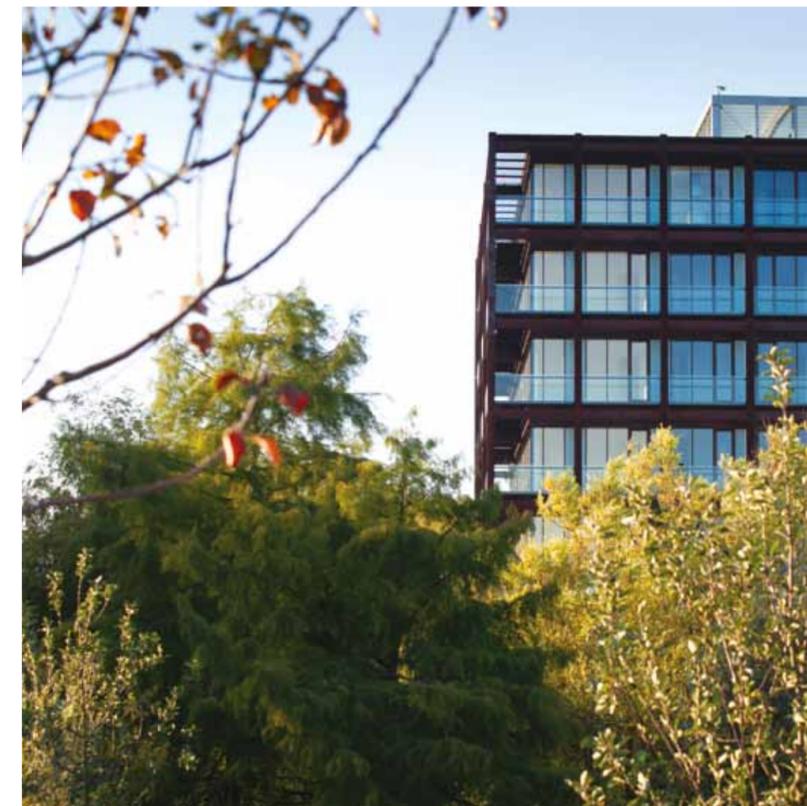
Outright ownership

If you are in a position to buy outright and are looking to buy your first home; your city commuter pad; an investment to rent out or for the kids in the future; or just want a great place to live; then we have a variety of apartments available at Lakeshore.

Speak to our sales team who will be able to discuss the options available to you. We can also recommend IFAs (Independent Financial Advisers) to help you sort your mortgage and solicitors to look after the legal stuff, making the process as easy as possible for you.

Rent

If you want maximum flexibility, perhaps you're only thinking short term or are not quite ready, then you can rent in Lakeshore on a six or twelve month tenancy, furnished or unfurnished, with and without parking.





God is in the detail

Kitchen

- Range of fitted base and wall mounted units
- Glass splashback
- Ceramic hob and integrated cooker hood
- Integrated fan assisted oven
- Fridge with freezer box
- Stainless steel monobloc taps on a stainless steel sink
- Dishwasher
- Washer/condenser dryer
- Integrated recycling bins

Bathrooms

- Bathrooms fitted with modern white ceramic WC, and basin
- Partially tiled walls
- Stainless steel fittings
- Shower with tray and glass shower screen (where applicable, check individual apartments)
- Baths to two bedroom apartments

Finishes, fixtures & fittings

- Ceramic floor tiling to dining and kitchens, bathrooms, utility cupboards/rooms
- Carpet floor finish in bedrooms and internal stairs
- Wood floor finish in living rooms
- Full height double glazed metal framed windows and balcony doors with anodised finish externally
- Double glazed windows (aluminium framed composite) facing into atrium (where applicable)
- Full height front doors with peep hole to apartments
- Plasterboard partitions, party walls and internal walls painted white
- Plasterboard finish ceilings painted white throughout or exposed concrete ceilings to levels one and two
- External balconies - Levels one and two; existing tubular balustrade with mesh infill and resin floor finish. Level three; concrete pavers with gravel in between columns. Levels four to seven; glazed balustrade and rubber matting on existing metal grille floor

Heating

- Wall mounted electric heating panels controlled by thermostat

Services

- Each apartment has audio entry phone system controlling access
- BT telephone points
- TV points with satellite TV available (subject to the usual customer subscriptions)
- Building manager and communal CCTV security system

Common areas

- Glass lifts to all levels
- On site gym
- Secure bicycle storage
- Communal areas and landscape gardens
- Allotments
- Outdoor amenities
- Refuse disposal and recycle facilities in designated locations

Parking

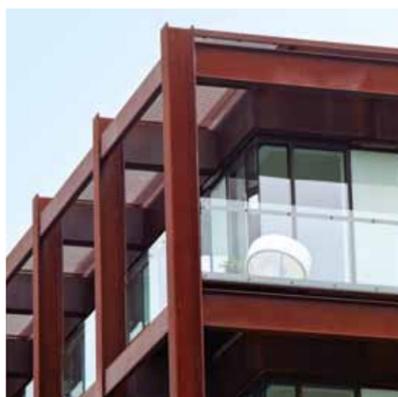
- Secure parking available (additional cost option, ask a member of the sales team for more information)

Disclaimer: Specification is for information only. Check with a member of the sales team for individual apartment specification as there may be some variation on the apartment types.



“There are good things being done, things like Urban Splash, where it’s not like Barratt Homes... They’ve got an eye for design, most people don’t give a toss.”

Andy Williams of Doves to Steve Hands, The Independent



The 'grand' plan

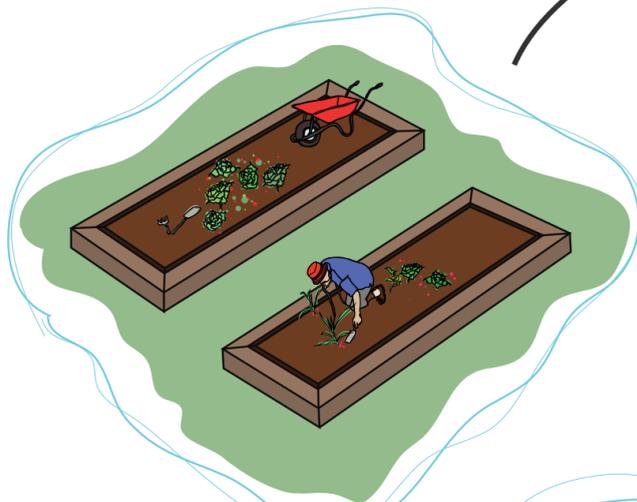
There are five key elements in the grand plan. There's the building itself which we've said enough about. There's the park with the lake on which the building sits.

In the lake there's the pontoon so you can walk on water, sit on the end and dangle your feet in the water or even fish, if you fancy chancing your arm with Percy the pike.

There's the picnic area, a grassy glade for a glass of summer Pimm's and a round of cucumber sandwiches with the crusts cut off.

There's the 'hide' - an area of bulrushes and reeds where you can fish without the fish seeing you or bird watch if you're a twitcher.

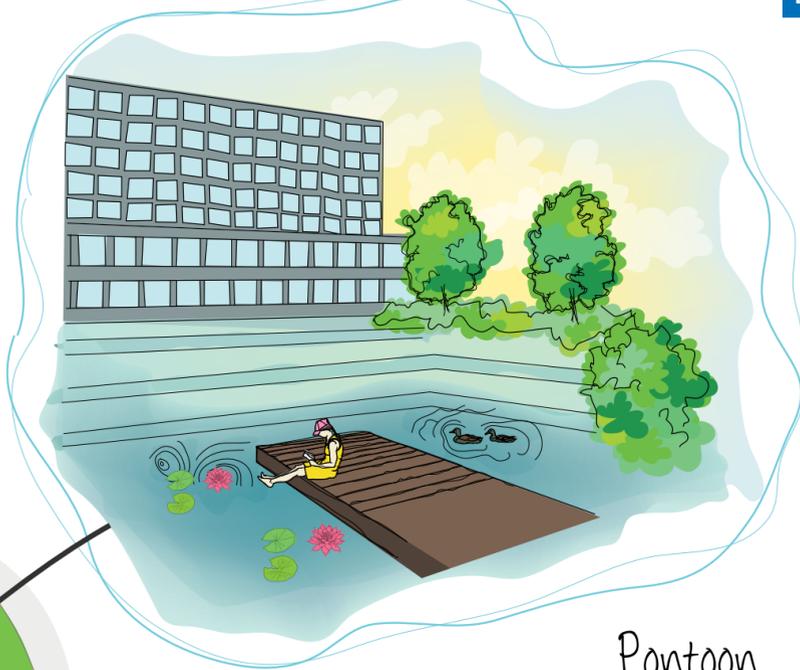
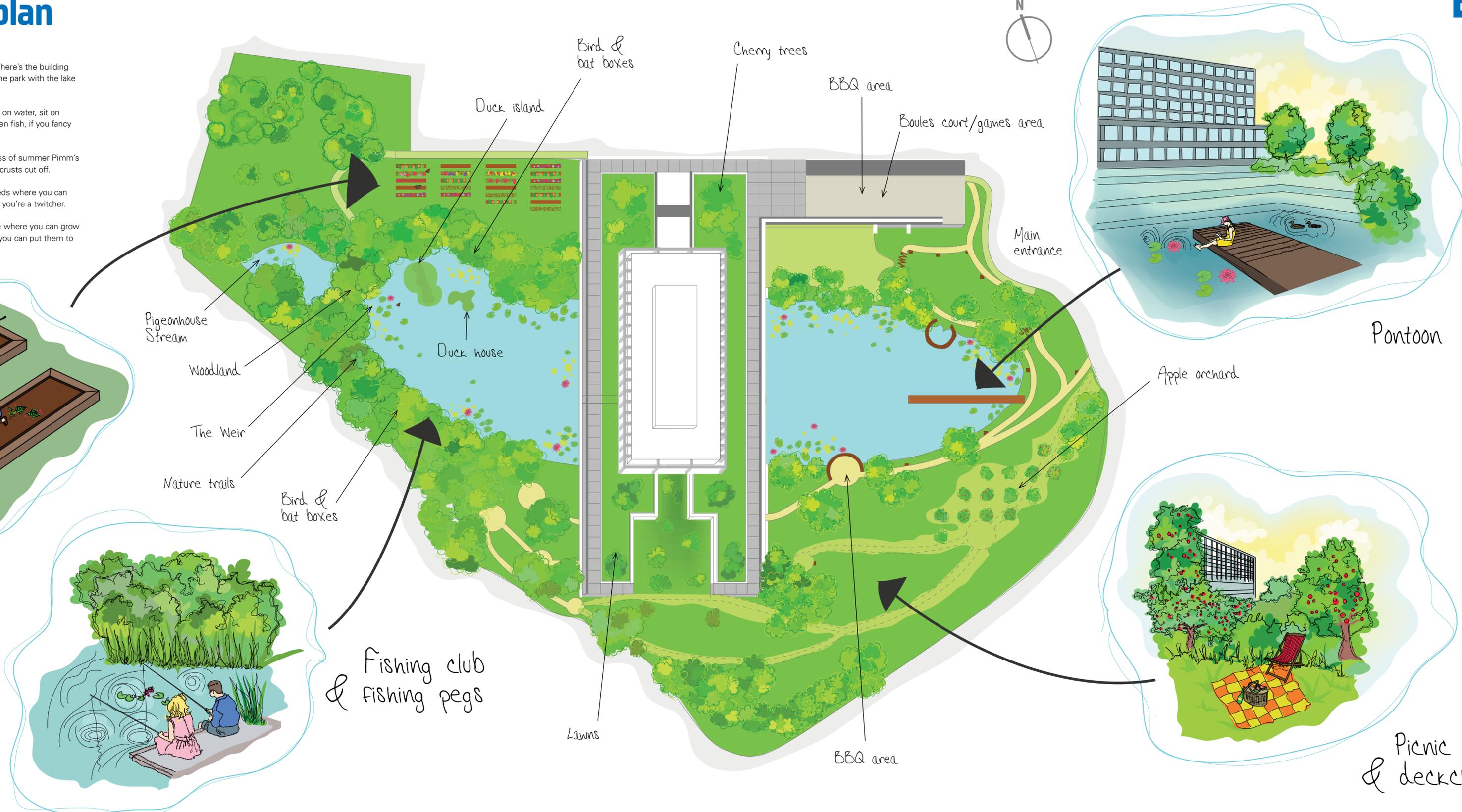
There's the allotments, a place in the landscape where you can grow your own, so if you own a set of green fingers you can put them to work in the park.



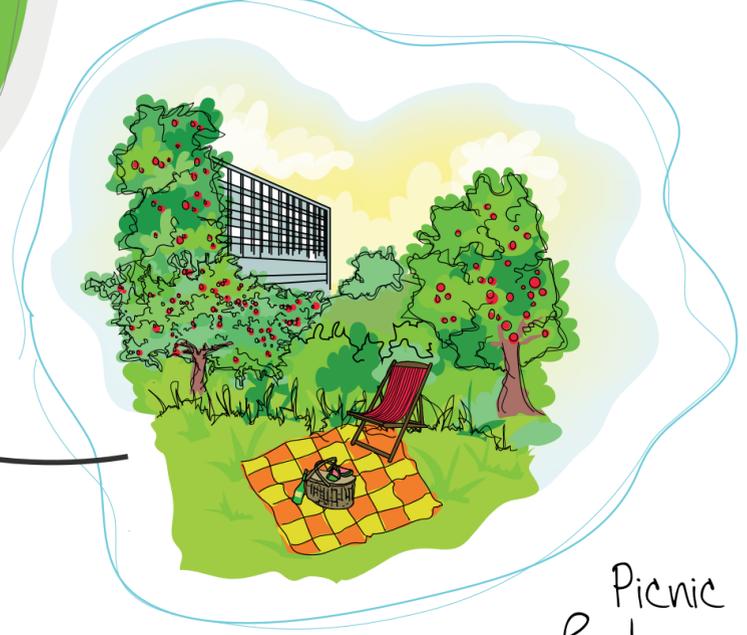
Allotments



Fishing club & fishing pegs



Pontoon



Picnic area & deckchairs

Pigeonhouse Stream

Woodland

The Weir

Nature trails

Bird & bat boxes

Duck house

Duck island

Bird & bat boxes

Cherry trees

BBQ area

Boules court/games area

Main entrance

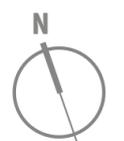
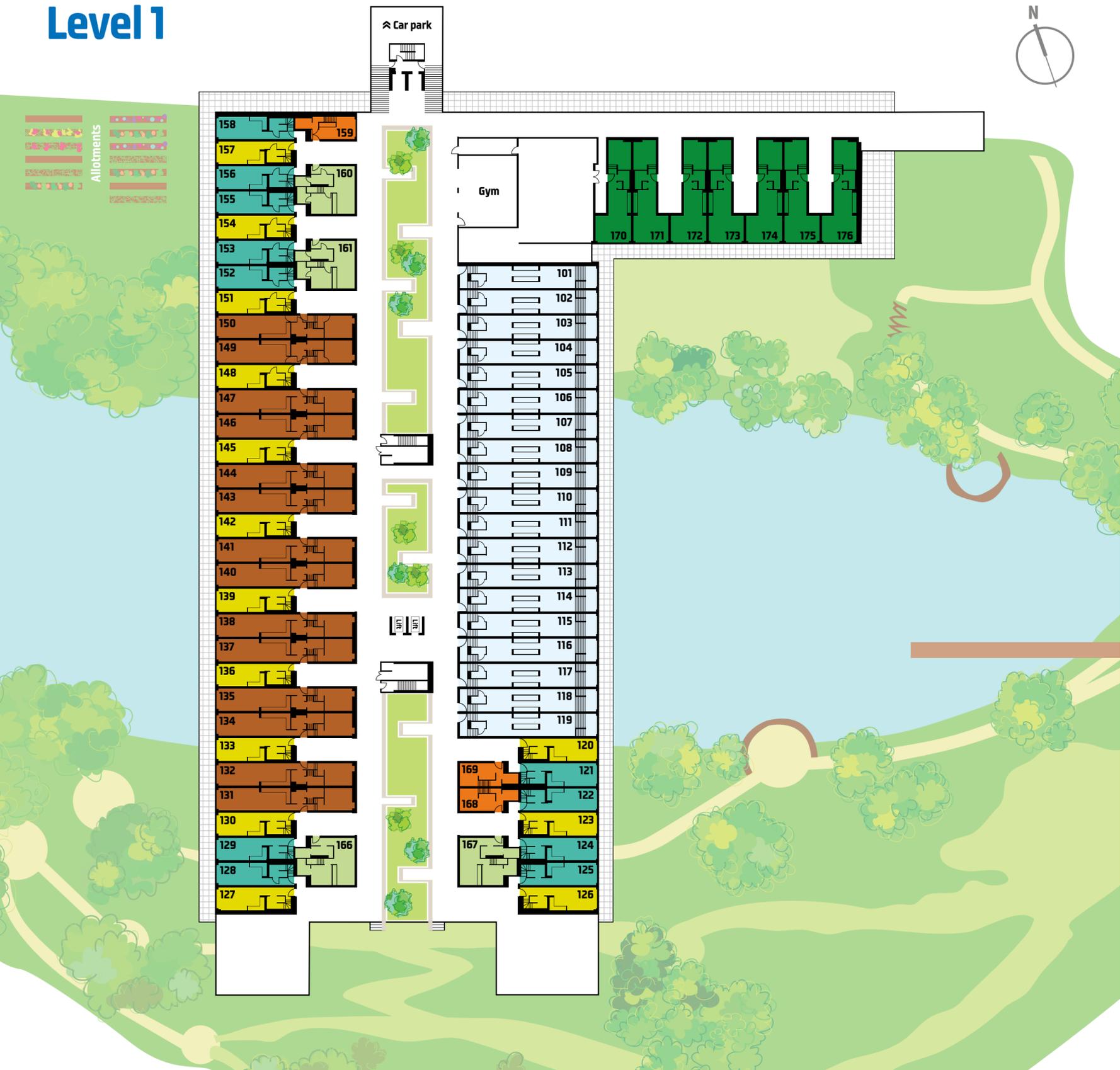
Apple orchard

Lawns

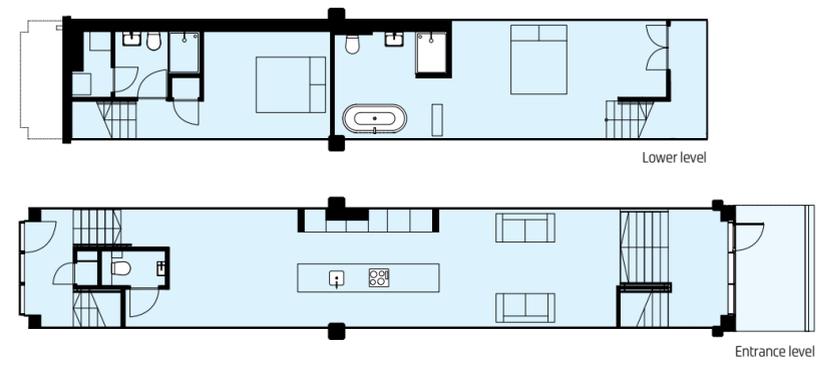
BBQ area



Level 1



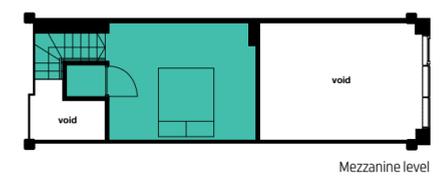
Type A
118.8 sq m (1,279 sq ft)
plus 7 sq m external area (75.3 sq ft)



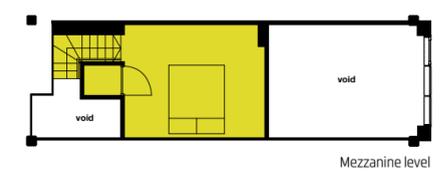
Type D Duplex
64.8 sq m (698 sq ft)



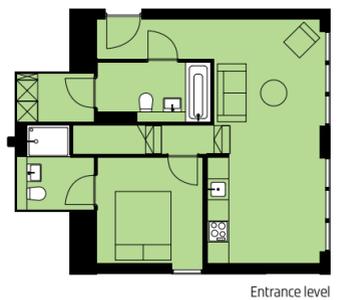
Type B1 Duplex
52.3 sq m (563 sq ft)
plus 7.1 sq m external area (76.4 sq ft)



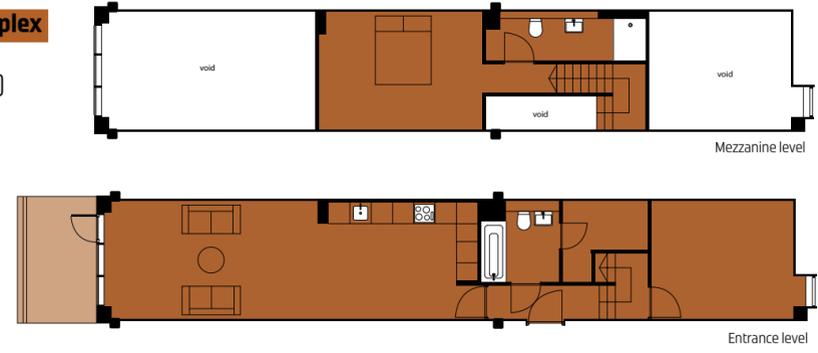
Type B2 Duplex
51.5 sq m (554 sq ft)
plus 7 sq m external area (75.3 sq ft)



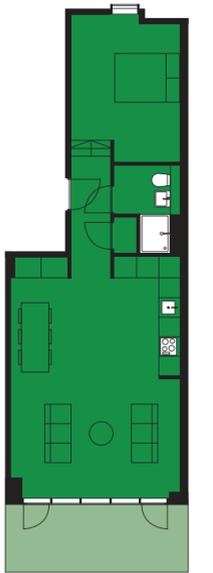
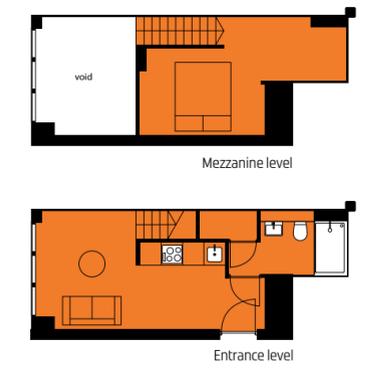
Type S2
62.4 sq m (672 sq ft)



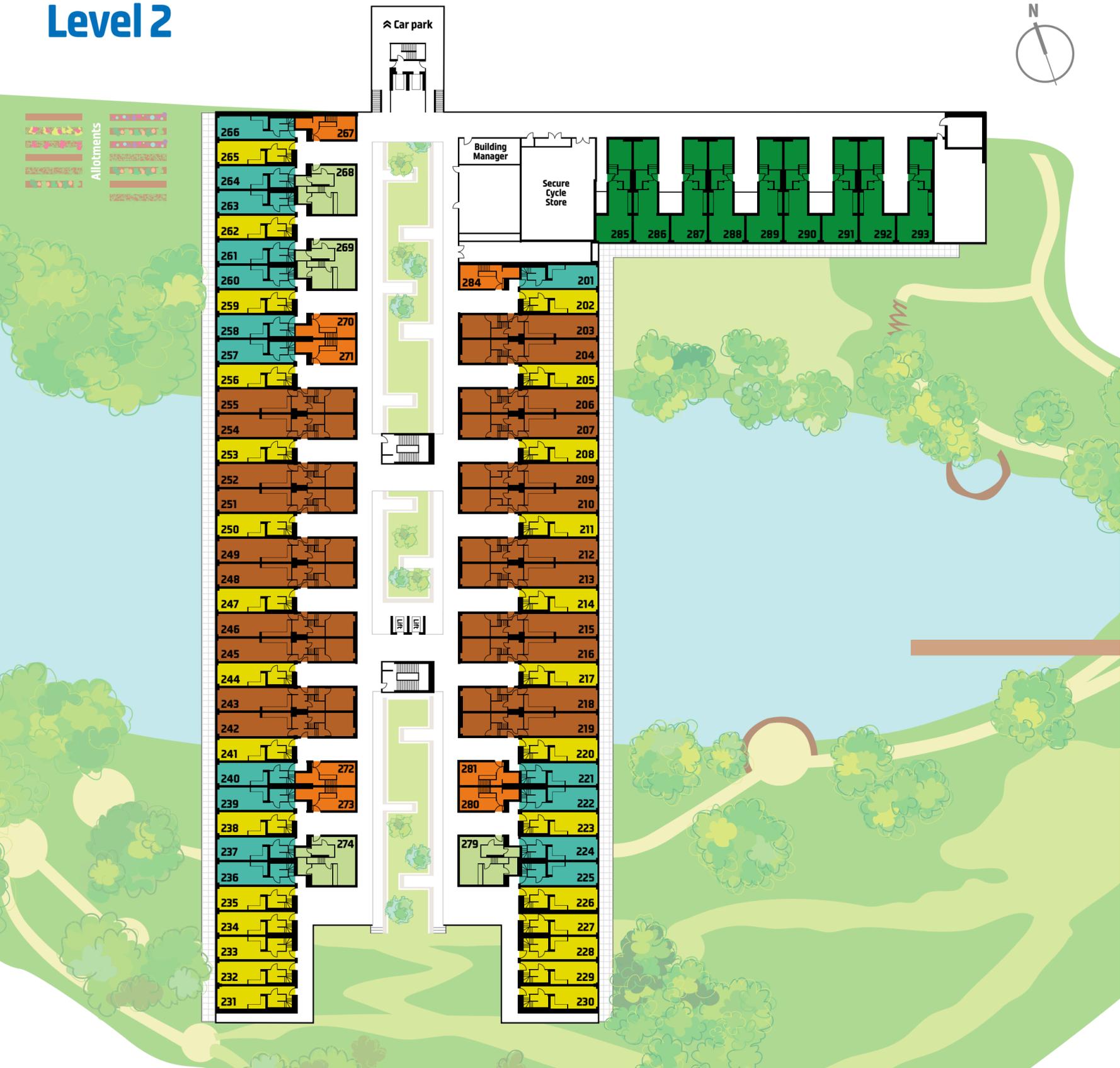
Type C Duplex
89.2 sq m (960 sq ft)
plus 7 sq m external area (75.3 sq ft)



Type E Duplex
39.1 sq m (421 sq ft)

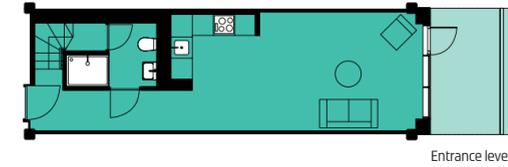
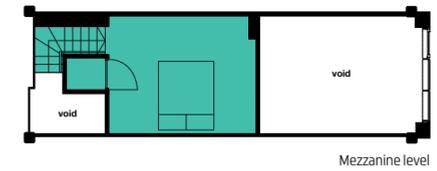


Disclaimer Plans and landscape diagrams are for information and should be used for guidance only. Balcony locations differ in some apartments to standard layouts. Please note these plans do not form part of any contract. Check final particulars with the sales team.



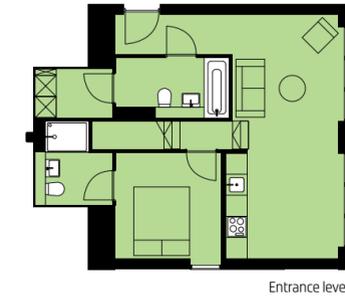
Type B1 Duplex

52.3 sq m (563 sq ft)
plus 7.1 sq m external area (76.4 sq ft)



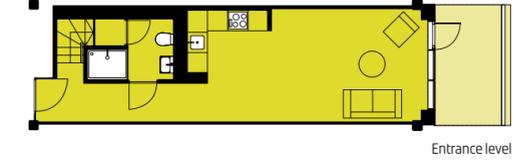
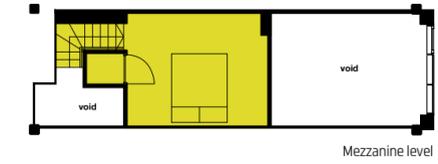
Type D Duplex

64.8 sq m (698 sq ft)



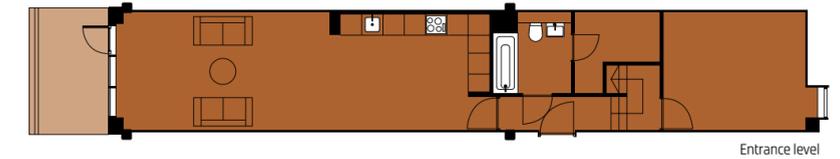
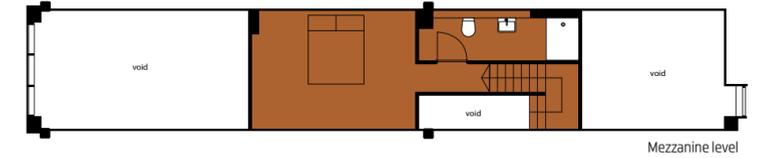
Type B2 Duplex

51.5 sq m (554 sq ft)
plus 7 sq m external area (75.3 sq ft)



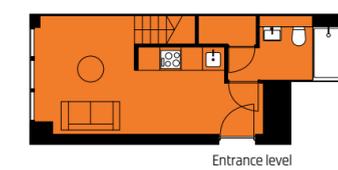
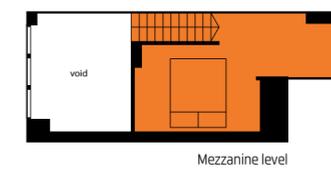
Type C Duplex

89.2 sq m (960 sq ft)
plus 7 sq m external area (75.3 sq ft)



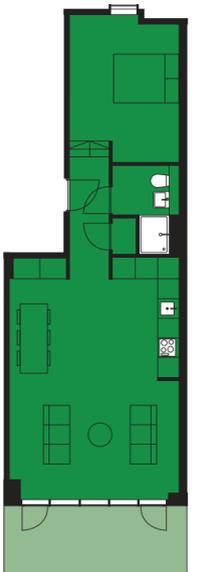
Type E Duplex

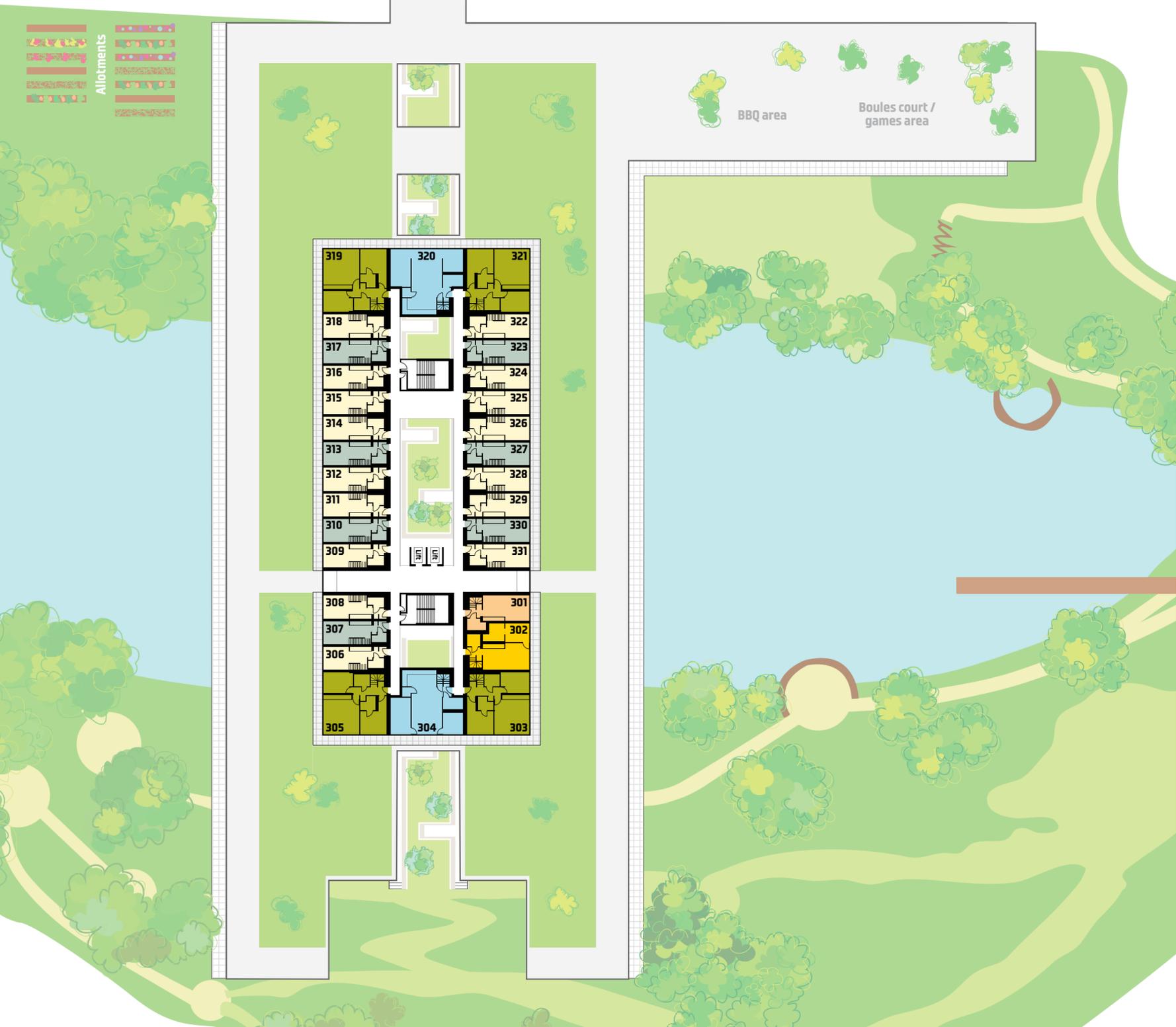
39.1 sq m (421 sq ft)



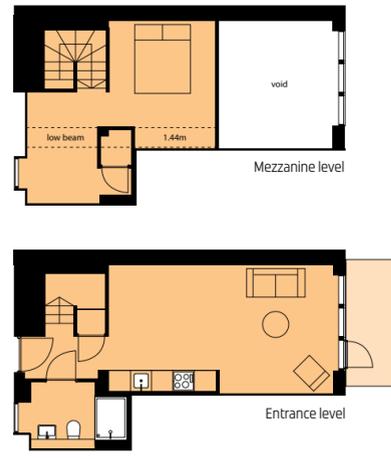
Type S2

62.4 sq m (672 sq ft)





Type F Duplex
 54.9 sq m
 (591 sq ft)
 plus 8.3 sq m
 external area
 (89.3 sq ft)



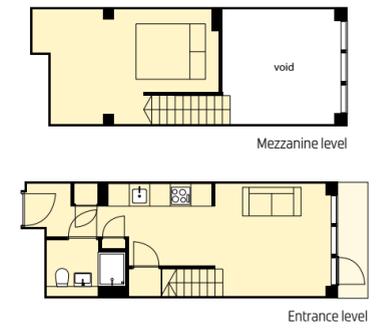
Type I Duplex
 98.8 sq m
 (1,063 sq ft)
 plus 24.8 sq m
 external area (266.9 sq ft)



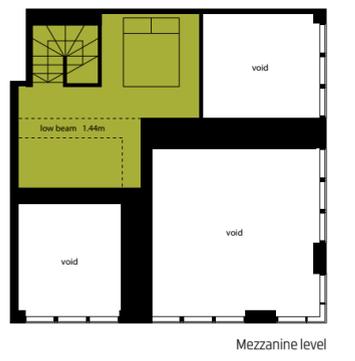
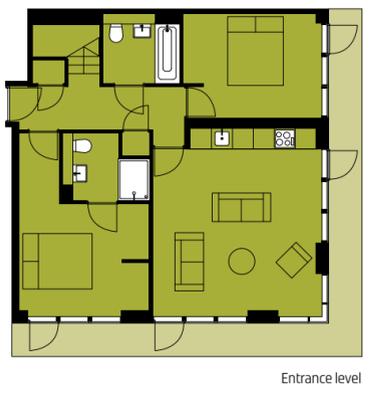
Type G Duplex
 75.8 sq m
 (816 sq ft)
 plus 16.7 sq m
 external area
 (179.7 sq ft)



Type J1 Duplex
 42 sq m
 (452 sq ft)
 plus 8.3 sq m
 external area
 (89.3 sq ft)



Type H Duplex
 90.5 sq m
 (974 sq ft)
 plus 47.1 sq m
 external area
 (507 sq ft)



Type J2 Duplex
 44.2 sq m
 (476 sq ft)
 plus 8.3 sq m
 external area
 (89.3 sq ft)



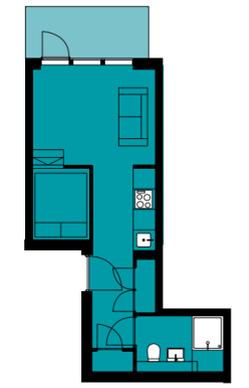
Disclaimer Plans and landscape diagrams are for information and should be used for guidance only. Balcony locations differ in some apartments to standard layouts. Please note these plans do not form part of any contract. Check final particulars with the sales team.

Levels 4-6

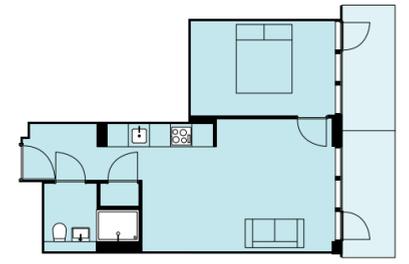
X denotes level number



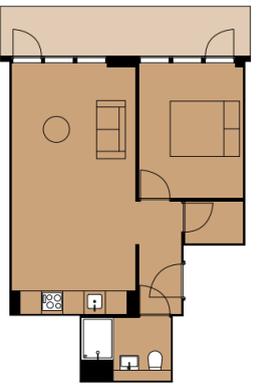
Type J
29.3 sq m
(315 sq ft)
plus 5.4 sq m
external area
(58.1 sq ft)



Type M
44.1 sq m
(475 sq ft)
plus 11.2 sq m
external area
(120.5 sq ft)

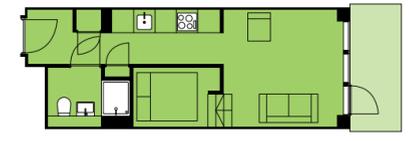


Type Y
48.7 sq m
(524 sq ft)
plus 10.7 sq m
external area
(115.2 sq ft)



Type K
28.7 sq m
(309 sq ft)

plus 5.6 sq m
external area (60.3 sq ft)



Type N
76.8 sq m
(827 sq ft)
plus 24.6 sq m
external area
(264.8 sq ft)



Type L
44.6 sq m
(480 sq ft)
plus 5 sq m
external area
(53.8 sq ft)

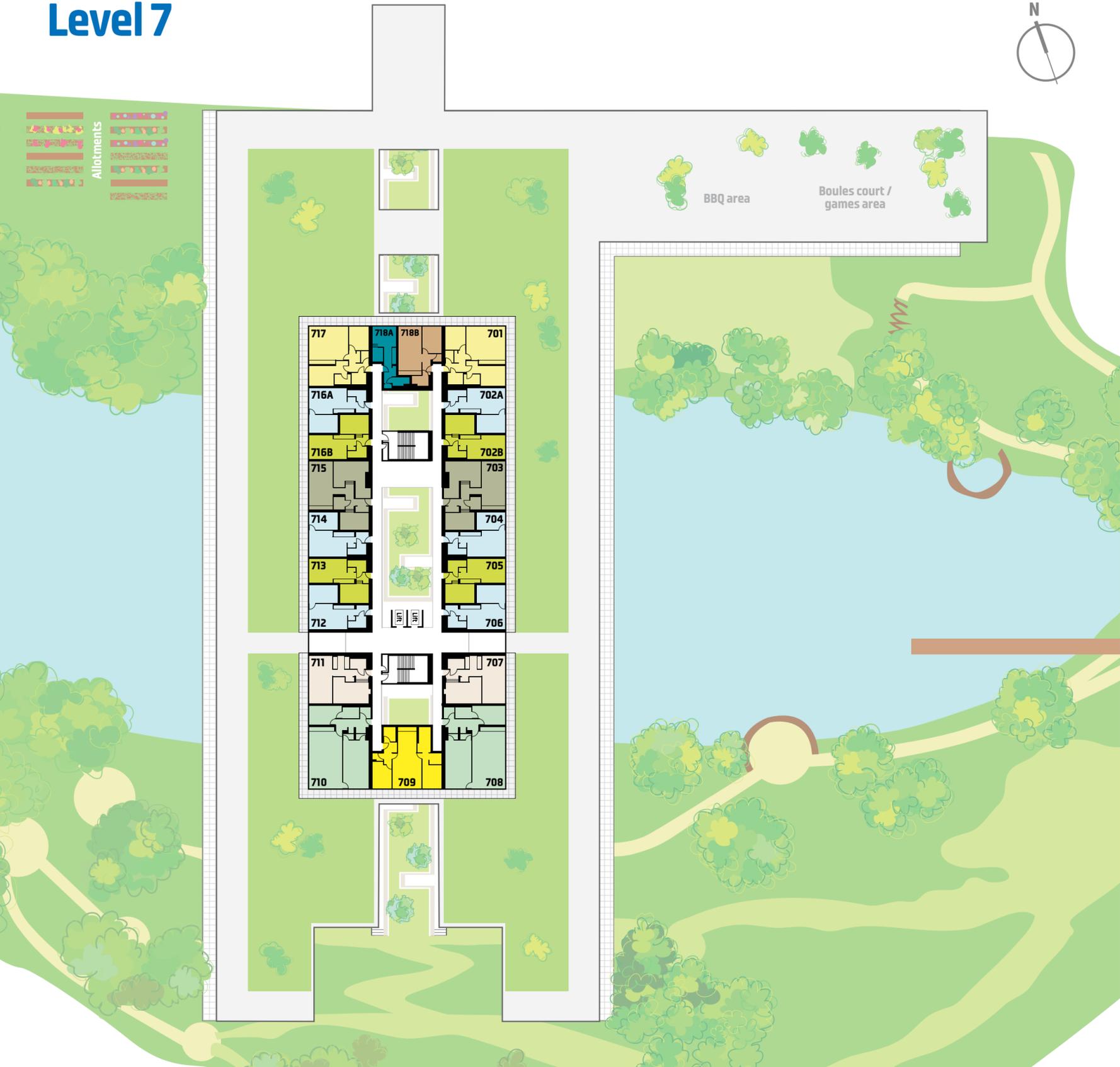


Type O
80.3 sq m
(864 sq ft)
plus 16.2 sq m
external area
(174.4 sq ft)

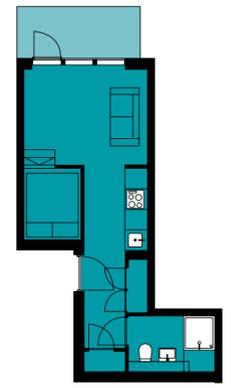


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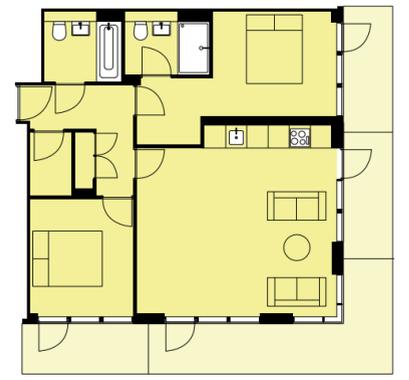
Level 7



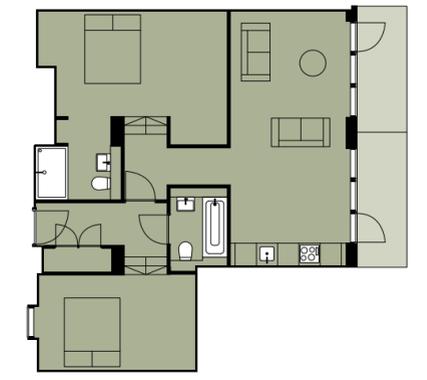
Type J
29.3 sq m
(315 sq ft)
plus 5.4 sq m
external area
(58.1 sq ft)



Type N
76.8 sq m
(827 sq ft)
plus 24.6 sq m
external area
(264.8 sq ft)



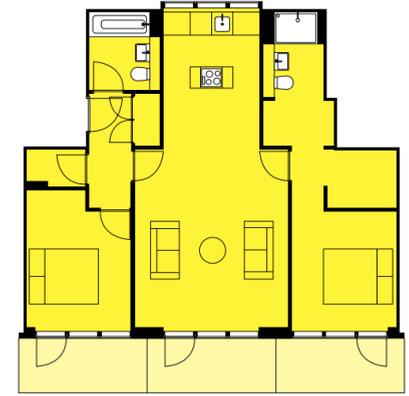
Type R
76.5 sq m
(823 sq ft)
plus 11.2 sq m
external area
(120.5 sq ft)



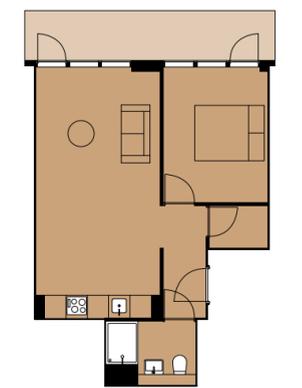
Type L
44.6 sq m
(480 sq ft)
plus 5 sq m
external area
(53.8 sq ft)



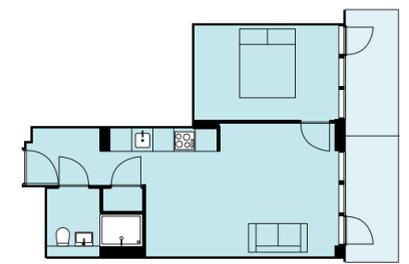
Type O
80.3 sq m
(864 sq ft)
plus 16.2 sq m
external area
(174.4 sq ft)



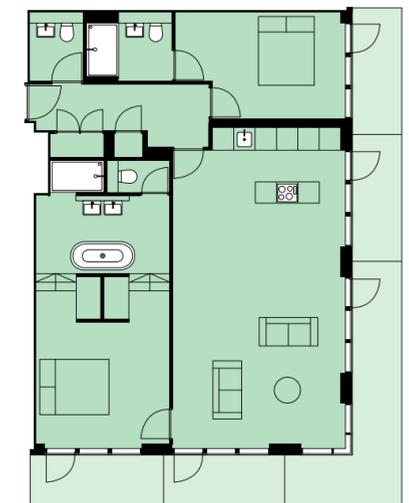
Type V
48.7 sq m
(524 sq ft)
plus 10.7 sq m
external area
(115.2 sq ft)



Type M
44.1 sq m
(475 sq ft)
plus 11.2 sq m
external area
(120.5 sq ft)



Type P
108.8 sq m
(1,171 sq ft)
plus 24.6 sq m
external area
(264.8 sq ft)



Type Z
60.6 sq m
(652 sq ft)
plus 11 sq m
external area
(118.4 sq ft)



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About US

We are a company that has invested over half a billion pounds over the last decade on projects that have transformed people's perception about property and places.

We have won over 350 awards for design, business and regeneration.

We're interested in people, we're interested in buildings, we're interested in architecture and we're interested in cities, put that all together and you end up with US.

We're also pretty easy to live with and we're really committed to making great spaces for people to enjoy.

Get in touch

Contact our residential consultants to find out how you can live at Lakeshore and arrange a viewing of the show apartments.

Urban Splash
Marketing Suite
Apartment 321
Lakeshore
Lakeshore Drive
Crox Bottom
Bristol BS13 7BD

(Sat nav users - please use
postcode BS13 7TJ)

0117 325 0308
live@urbansplash.co.uk
www.urbansplash.co.uk

urbansplash

Urban Splash - that's us! We're the developer of the apartments.
www.urbansplash.co.uk



Homes and Communities Agency (HCA) - the Homes and Communities Agency, otherwise known as HCA, is a government body whose role is to create thriving communities and affordable homes.
www.homesandcommunities.co.uk



Help to Buy South - A government local Help to Buy agent and a one-stop shop for information and applications for low cost home ownership at Lakeshore.
www.help Tobyouth.co.uk



Reservation procedures

Once you have chosen your new home you will need to follow the steps below:

Buy with US

1. In order to reserve your new home you will need to do the following:

- i)** complete a reservation form.
- ii)** complete a property checklist.
- iii)** provide two forms of ID - photo ID and proof of address.
- iv)** pay a reservation fee of £1,000 for your apartment and £250 for your car bay (if applicable).

If you are purchasing through shared ownership you will need to bring your letter of approval from the Help to Buy agent and complete an affordability calculator to assess the share you can purchase. You will also need to have a mortgage offer in place.

2. When you reserve your home you will need to have instructed your solicitor who will act on your behalf during the legal process from reservation to completion. If you need help finding a solicitor Urban Splash can recommend a solicitor for you from our approved panel. Urban Splash's solicitor will issue a detailed information pack in relation to the title documentation to your solicitor.

3. If you need a mortgage to purchase your home, you will need to have a mortgage offer in place at the point of reservation. If you need help finding a mortgage Urban Splash can put you in touch with an Independent Financial Advisor who will be able to assist you with finding the right mortgage product for you.

4. The reservation fee secures your home and takes the property off the market for a period of 28 days at which point you exchange contracts and pay your deposit, details of which are documented on your reservation paper work. When contracts are exchanged this means that you are legally bound to complete on the purchase and your solicitor will advise you accordingly.

5. Completion usually takes place within 10 working days from exchange or once the property is ready for occupancy.

6. Once you have completed, Urban Splash will contact you and arrange to handover your new home.

7. Enjoy your new Urban Splash home!

Rent with US

1. When you've chosen your new home, you will see and sign a copy of our application T&Cs to explain how the referencing works. Then to apply you just fill out our simple application form. We'll get this checked by an external referencing agency. You'll need to include details like:

- National Insurance number (or overseas equivalent) and previous address(es), usually for the last six years.
- Three forms of original ID which we'll photocopy:
 - Photographic with signature, e.g. passport or driving licence.
 - Proof of residency or a relevant visa if a non-EEA citizen.
 - Utility bill from the last three months, from your current address (sorry, no photocopies or mobile phone bills allowed).
- A recent bank statement from the last three months - a print out is acceptable (sorry, no photocopies, originals only).
- Application fees apply, please contact our residential consultants for details. This administration charge is paid to an external company for tenant referencing.

Reference fees can be paid by credit or debit card and are non-refundable.

2. We'll contact you to arrange a move-in date when the referencing reports are approved, which will take a minimum of five working days.

3. Next you'll need to pay your deposit and first month's rent (your deposit is one month rent plus £100). Please note if you move in after the 15th of a month then we'll need you to pay the remainder of that month plus the following month's rent as there will not be enough time to set up a direct debit for the 1st of the following month. All monies need to be paid 2 working days before move in. (We recommend you pay by debit card; credit card payments are subject to a 2% bank charge, and we don't accept cash).

4. MOVE IN! You'll need to complete your paperwork on your move in day. This will include the Schedule of Condition on the apartment, plus a direct debit form for your monthly rent. We collect this on the 1st of each month. (Please make sure you have your bank details to hand, including your branch address).

5. Enjoy your new Urban Splash home!

DISCLAIMER: Whilst these particulars are believed to be correct, their accuracy can not be guaranteed and there may be some variation to them. Purchasers and tenants are given notice that: **1.** These particulars do not constitute any part of an offer or contract. **2.** All statements made in these particulars are made without responsibility on the part of the agents or the developer. **3.** None of the statements contained in these particulars are to be relied upon as statement or representation of fact. **4.** Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. **5.** The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Lakeshore, or any part of it. **6.** The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Lakeshore or any part of it. **7.** Date of Publication April 2014

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