



Carter's Court

READING

Bellway



Choose a fine quality of life in Reading

A wonderful development, a bustling location, an ideal place to call home

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

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

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

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

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

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

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

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

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

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

A well-connected community

Amenities and transport links abound at Carter's Court

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

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







Apartments

-  Stanwick Court
Plots 1-6
-  Rydal House
Plots 7-20
-  Witton Place
Plots 36, 37, 39-50





4 Bedroom Homes

-  The Severn
Plots 53, 54, 55, 56, 57, 58, 59 & 60

Affordable Housing

- 

Key to plan

- c/s Cycle store
- c/c Car club
- p/r Plant room
- b/s Bin store
-  Photovoltaic panels
-  Electric vehicle charging point
-  Street lighting
-  Hedgehog highway

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.

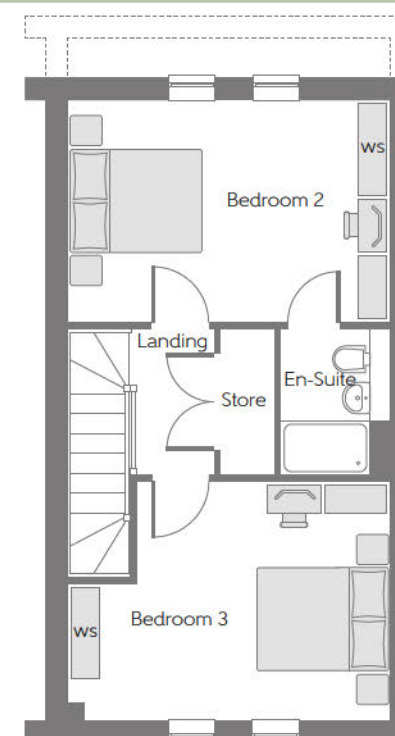
The Severn

FOUR BEDROOM HOME



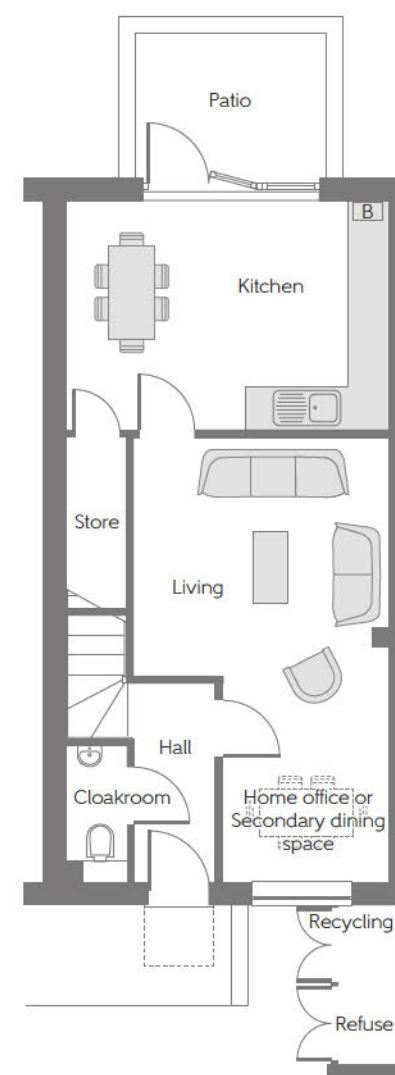
The Severn Plot Numbers 53-60

Four bedroom home



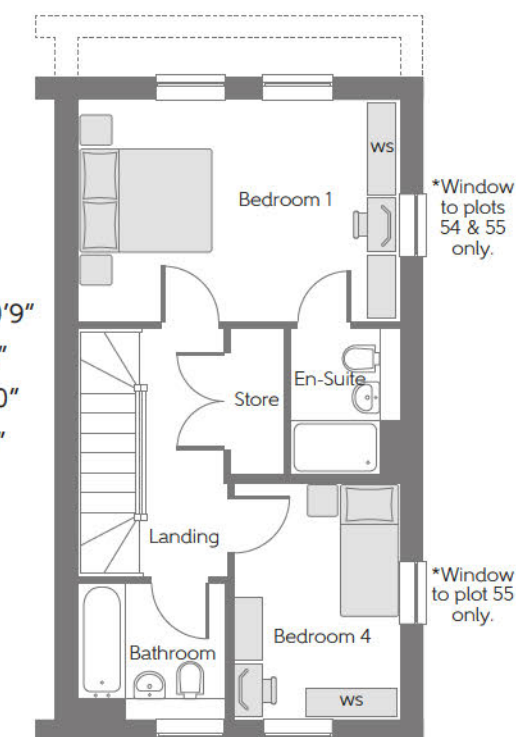
Second Floor

| | | |
|-----------|------------------------|------------------------|
| Bedroom 2 | 4.74m x 3.27m | 15'6" x 10'9" |
| En Suite | 2.15m x 1.61m | 7'1" x 5'3" |
| Bedroom 3 | 4.74m x 3.51m (max) | 15'6" x 11'6" (max) |



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.74m x 3.27m | 15'6" x 10'9" |
| En Suite | 2.15m x 1.61m | 7'1" x 5'3" |
| Bedroom 4 | 3.47m x 2.45m | 11'5" x 8'0" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



Ground Floor

| | | |
|-----------------------------|------------------------|------------------------|
| Living Room/ Home Office | 6.50m x 3.76m (max) | 21'4" x 12'4" (max) |
| Kitchen | 4.74m x 3.36m | 15'6" x 11'0" |
| Cloakroom | 2.00m x 0.90m | 6'7" x 2'11" |

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. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. 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.

4 Bedroom Homes

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

4 Bedroom Homes

| WET ROOMS | En-Suite - WC | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^ | ● |
|------------------|---------------------------------|---|---|
| | En-Suite - Basin | Roca DEBBA 550 WHB with Semi Pedestal | ● |
| | En-Suite - Brassware | Bristan SAIL Chrome Bath & Basin Mixer Taps | ● |
| | En-Suite - Shower Tray | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^ | ● |
| | En-Suite - Shower | Mira MINIMAL Single Thermostatic Shower ††† | ● |
| | En-Suite - Tiling | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††† | ● |
| MECHANICAL | Waste Water Heat Recovery | Waste Water Heat Recovery System ^ | ● |
| | Boiler | Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^ | ● |
| | Controls | Google Nest 3RD Gen Dual Zone Learning Thermostat | ● |
| | Radiators | Stelrad Compact Steel Panel Radiators with Grilles | ● |
| | Towel Warmers | Flat Chrome to Bathroom | ● |
| | Ventilation | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV | ● |
| ELECTRICS | Safety - Heat | Heat Detector DET # | ● |
| | Safety - Fire | Optical Smoke Detectors LD2 D2 DET | ● |
| | Safety - Carbon | Fireblitz FHCO-BH Carbon Monoxide Detector | ● |
| | Consumer Unit | Wylex Consumer Unit | ● |
| | Sockets & Switches | Electrium CASA White Fittings | ● |
| | Lighting | Pendant Fitting to Habitable Rooms | ● |
| | Lighting - Kitchen | Polished Chrome Recessed Spot Lights | ● |
| | Lighting - Bathroom & En-Suites | Polished Chrome Recessed Spot Lights | ● |
| | Lighting - External | External Light Clifton Brushed Steel Up/Down (Front & Rear) | ● |
| | Communications - TV | TV Point to Living Room & Bedroom 1 | ● |
| | Communications - Data | Cat 6 Network Point to Living Room & Study | ● |
| | Broadband | Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) †† | ● |
| EXTERNALS & MISC | Ecological | Hedgehog Highway fencing adaption | ● |
| | Garages Electrics | Light & Power Point to incurtilage Garages ~ | ● |
| | Build Method | Masonry ~ | ● |
| | Maintenance | External Tap | ● |
| | Number Plaque | Artisan Number Plaque | ● |
| | Footpath & Patio | Grey PCC Flags 450x450x32's | ● |
| | Garages | Steel Panel Up & Over Canopy Garage Door ~ | ● |
| | Drives | Bitmac Black ### | ● |
| | Landscaping - Front | Medallion Turf & Landscape Planting -- | ● |
| | Landscaping - Rear | Rotovated Topsoil -- | ● |
| | Renewables | Photovoltaic Array -- | ● |
| | EV Charging Terminal | Universal Socket 7kW * † | ● |

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡† consult with sales executive for specific development details

‡†† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

kitchen only

over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

--- refer site landscape layout

---- semi recessed basin if AD M4(ii) applicable

& soft close mechanism to doors & drawers

&& where provision of shower tray allows

A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

FLOORING

- Choose from carpets, vinyl or laminate

TILING

- Full and half height tiling
- Comprehensive upgrade options

PLUMBING

- Heated towel rail

SECURITY

- Intruder alarms
- Security lights

ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

MISCELLANEOUS

- Turf
- Wardrobes



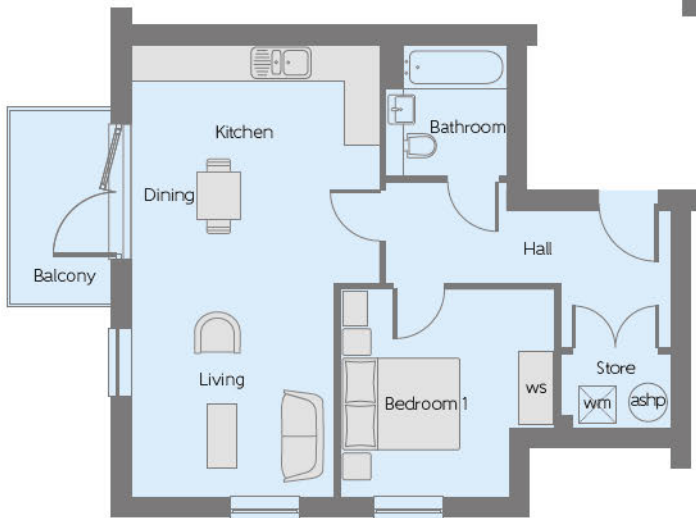
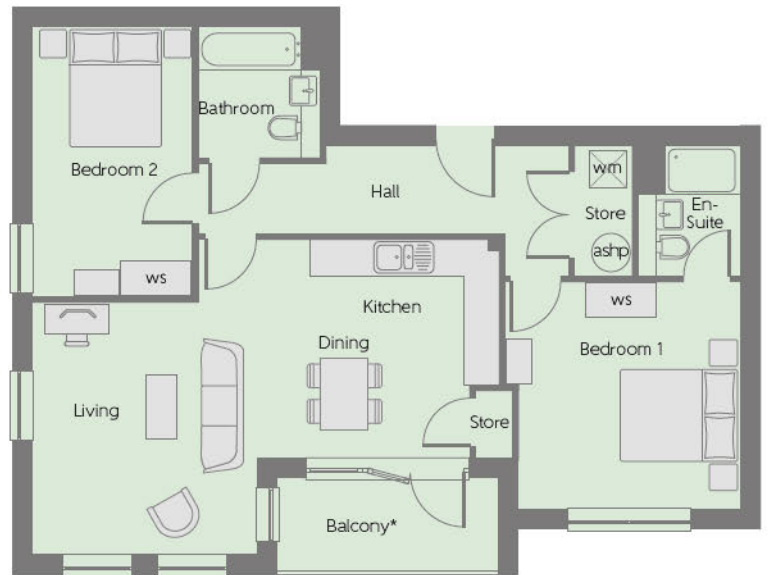
Stanwick Court

ONE, TWO AND THREE BEDROOM APARTMENTS



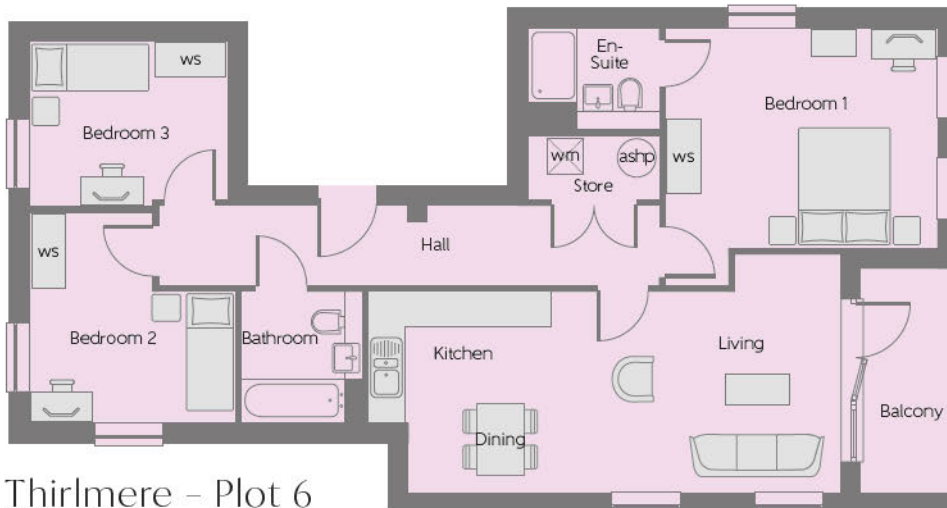
The Coniston – Plots 1, 2 & 4

| | | |
|---|------------------------------|------------------------------|
| Kitchen/Living/Dining | 7.69m x 5.19m (max) (min) | 25'3" x 17'0" (max) (min) |
| Bedroom 1 | 3.74m x 3.65m (min) (max) | 12'3" x 12'0" (min) (max) |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 4.45m x 2.63m | 14'7" x 8'7" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |
| *Patio/Terrace/Balcony plot dependant, please speak to sales advisor. | | |



The Thames – Plots 3 & 5

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 7.45m x 4.09m (max) (max) | 24'5" x 13'5" (max) (max) |
| Bedroom | 3.58m x 3.43m (min) (max) | 11'9" x 11'3" (min) (max) |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



The Thirlmere – Plot 6

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 7.79m x 3.94m (min) (max) | 25'7" x 12'11" (min) (max) |
| Bedroom 1 | 4.49m x 4.26m (max) (max) | 14'9" x 14'0" (max) (max) |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 3.46m x 3.40m (max) (max) | 11'4" x 11'2" (max) (max) |
| Bedroom 3 | 3.26m x 2.73m | 10'8" x 9'0" |
| Bathroom | 2.13m x 2.00m | 7'0" x 6'7" |



Third Floor



Second Floor



First Floor



Ground Floor

ashp – Air source heat pump
ws – Wardrobe Space (suggestion only, wardrobe not included)
wm – Washing Machine Space

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Rydal House

ONE, TWO AND THREE BEDROOM APARTMENTS



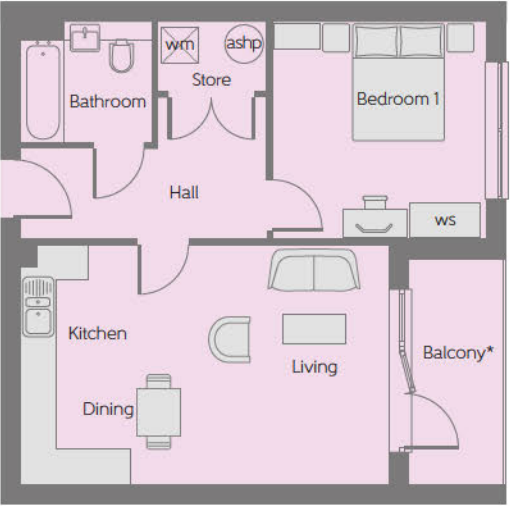
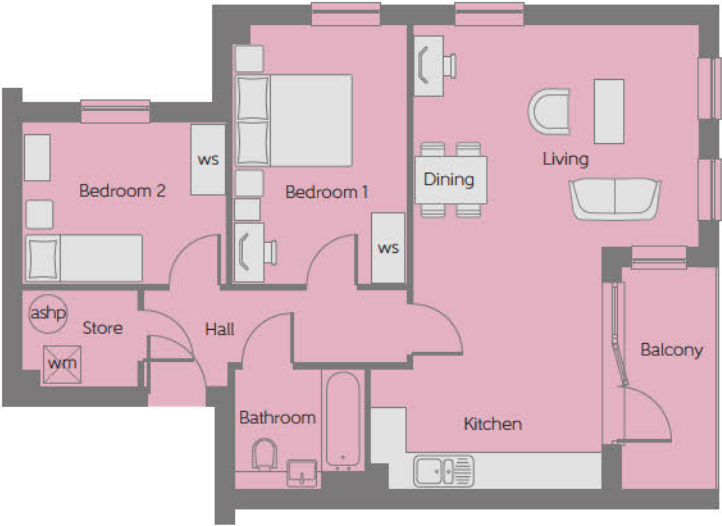
The Trent – Plot 7

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.03m x 4.01m (max) (max) | 19'9" x 13'2" (max) (max) |
| Bedroom | 4.72m x 3.61m (max) (max) | 15'6" x 11'10" (max) (max) |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



The Witham – Plots 9 & 13

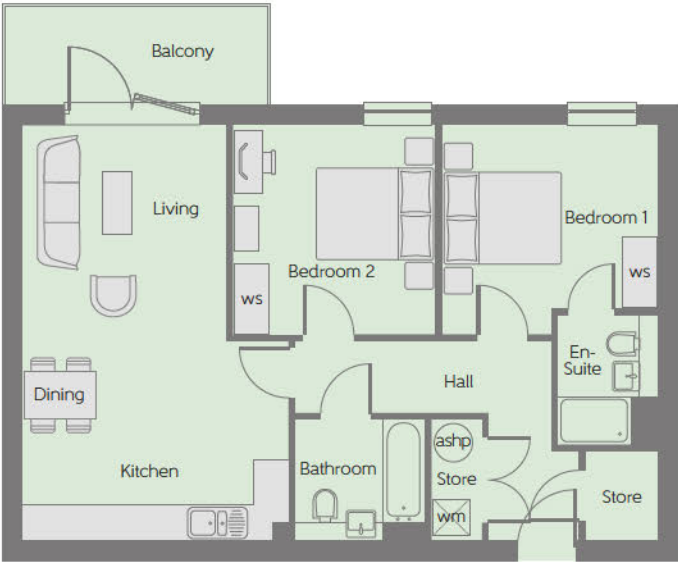
| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 7.67m x 4.72m (max) (max) | 25'2" x 15'6" (max) (max) |
| Bedroom 1 | 4.27m x 2.85m | 14'0" x 9'4" |
| Bedroom 2 | 3.42m x 2.67m | 11'2" x 8'9" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



The Ouse – Plots 8, 10 & 14

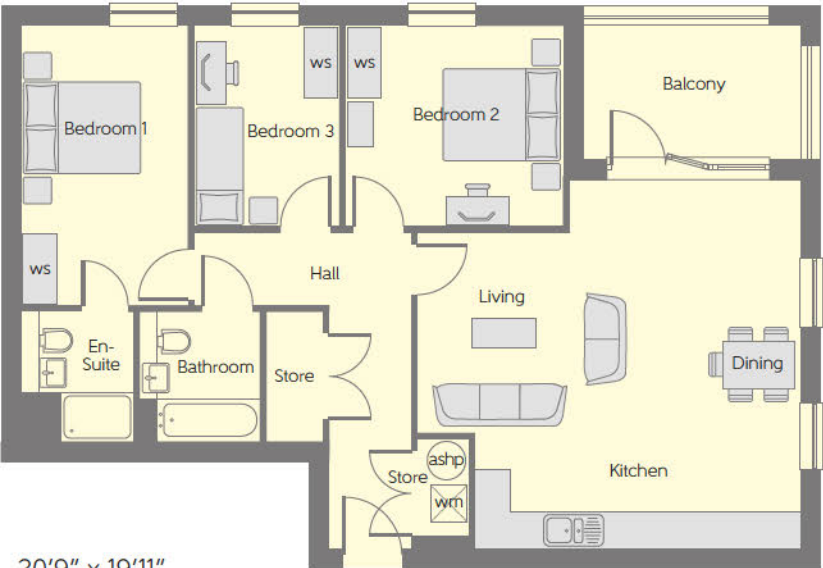
| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.07m x 3.92m | 19'11" x 12'10" |
| Bedroom | 3.62m x 3.52m (max) (max) | 11'10" x 11'7" (max) (max) |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

*Patio/Terrace/Balcony plot dependant, please speak to sales advisor.



The Morar – Plots 11 & 15

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 6.86m x 4.39m (max) (max) | 22'6" x 14'5" (max) (max) |
| Bedroom 1 | 3.57m x 3.45m (max) (max) | 11'9" x 11'4" (max) (max) |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 3.45m x 3.36m | 11'4" x 11'0" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

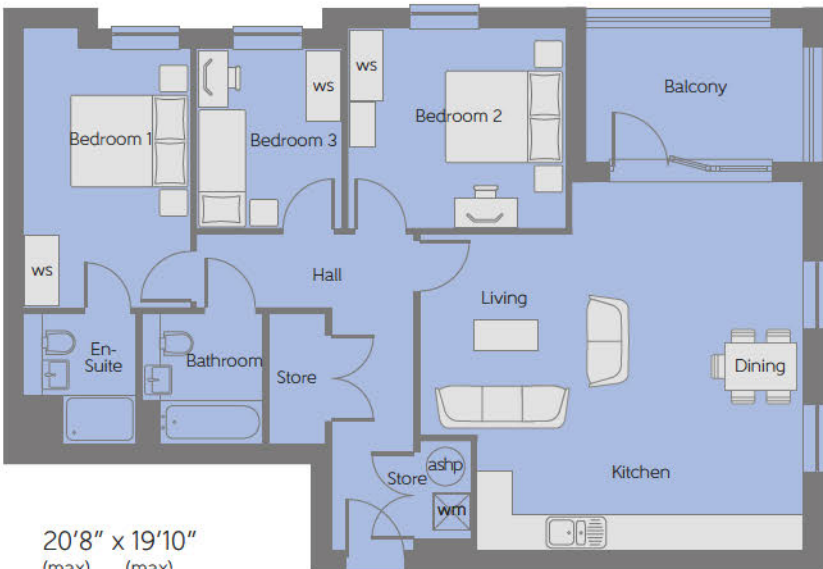


The Swale – Plots 12 & 16

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.32m x 6.07m (max) (max) | 20'9" x 19'11" (max) (max) |
| Bedroom 1 | 4.61m x 2.75m | 15'1" x 9'0" |
| En Suite | 2.15m x 1.85m | 7'1" x 6'1" |
| Bedroom 2 | 3.59m x 3.31m | 11'9" x 10'10" |
| Bedroom 3 | 3.31m x 2.41m | 10'10" x 7'11" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

The Dart – Plot 20

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.30m x 6.04m (max) (max) | 20'8" x 19'10" (max) (max) |
| Bedroom 1 | 4.27m x 2.75m (max) (max) | 14'0" x 9'0" (max) (max) |
| En Suite | 2.15m x 1.85m | 7'1" x 6'1" |
| Bedroom 2 | 3.61m x 3.31m | 11'10" x 10'10" |
| Bedroom 3 | 2.97m x 2.39m | 9'9" x 7'10" |
| Bathroom | 2.00m x 2.15m | 6'7" x 7'1" |



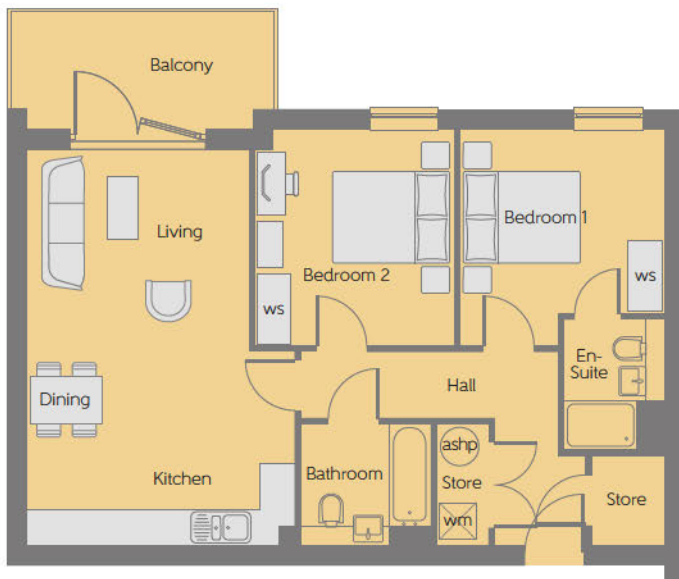


The Ribble – Plot 17

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.07m x 4.37m (max) (max) | 19'11" x 14'4" (max) (max) |
| Bedroom 1 | 4.31m x 3.67m (min) (max) | 14'2" x 12'0" (min) (max) |
| En Suite | 2.15m x 1.88m | 7'1" x 6'2" |
| Bedroom 2 | 3.39m x 2.74m | 11'2" x 9'0" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

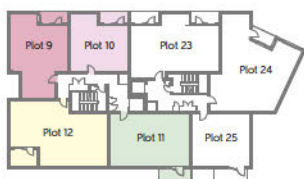
The Tay – Plot 18

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 6.07m x 3.88m (max) (max) | 19'11" x 12'9" (max) (max) |
| Bedroom | 4.20m x 3.52m (max) (max) | 13'9" x 11'7" (max) (max) |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

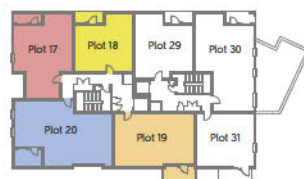


The Tyne – Plot 19

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 6.52m x 4.39m (max) (max) | 21'5" x 14'5" (max) (max) |
| Bedroom 1 | 3.56m x 3.38m (max) (max) | 11'8" x 11'1" (max) (max) |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 3.56m x 3.28m (max) (max) | 11'8" x 10'9" (max) (max) |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



First Floor



Third Floor



Ground Floor



Second Floor

ashp – Air source heat pump
ws – Wardrobe Space (suggestion only, wardrobe not included)
wrm – Washing Machine Space

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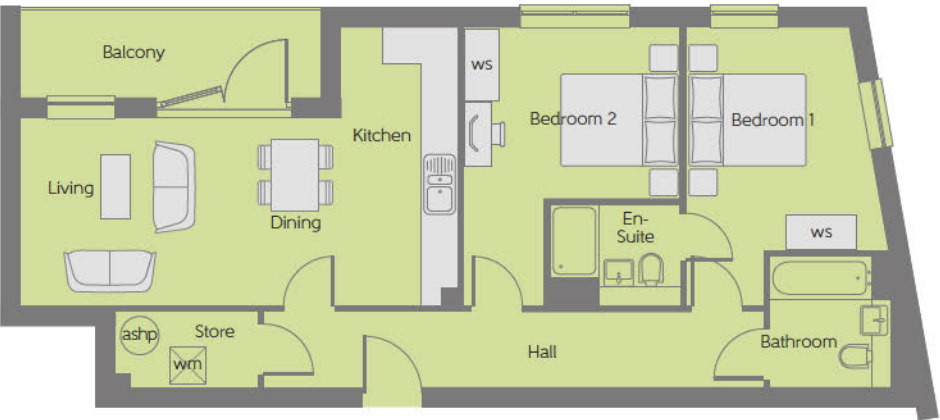
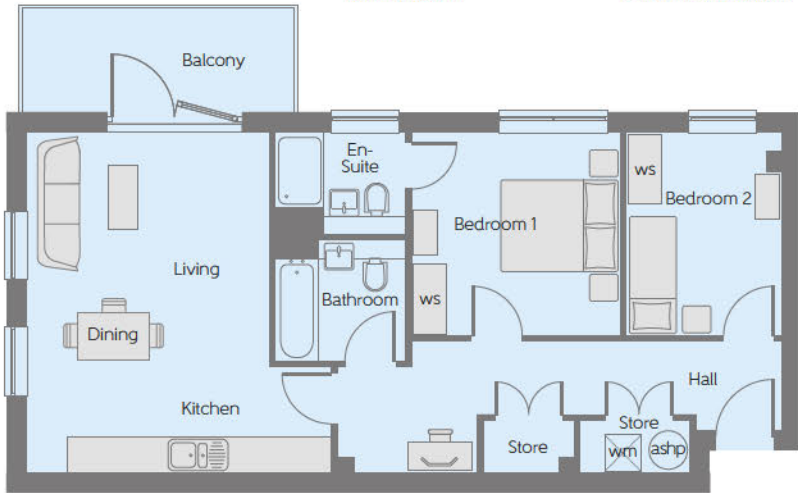
Witton Place

ONE, TWO AND THREE BEDROOM APARTMENTS



The Usk – Plots 39 & 44

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 5.61m x 5.03m (max) (max) | 18'5" x 16'6" (max) (max) |
| Bedroom 1 | 3.45m x 3.36m | 11'4" x 11'0" |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 3.36m x 2.56m | 11'0" x 8'5" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

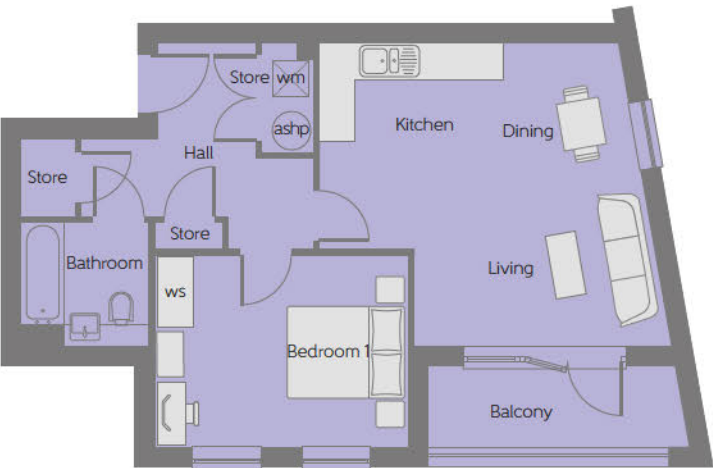
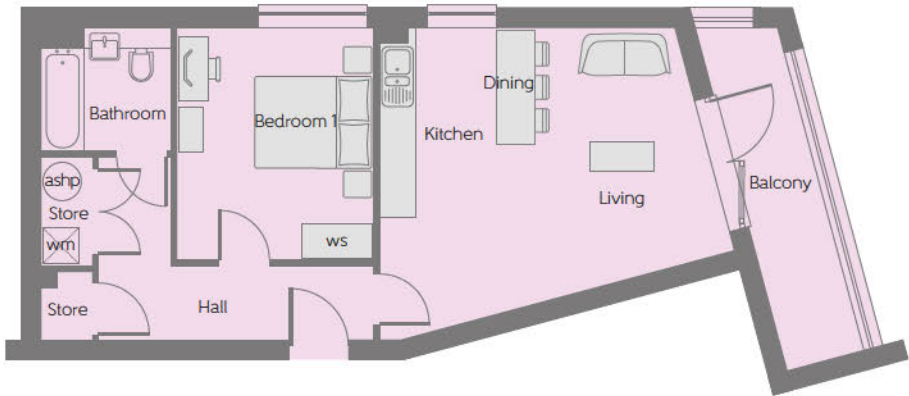


The Towy – Plots 36, 41 & 46

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 7.22m x 4.58m (max) (max) | 23'8" x 15'0" (max) (max) |
| Bedroom 1 | 4.58m x 3.34m (min) (min) | 15'0" x 10'11" (min) (min) |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 4.58m x 3.56m (max) (max) | 15'0" x 11'8" (max) (max) |
| Bathroom | 2.15m x 2.00m (max) (max) | 7'1" x 6'7" (max) (max) |

The Avon – Plots 40, 45 & 50

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 7.20m x 4.58m (min) (min) | 23'7" x 15'0" (min) (min) |
| Bedroom 1 | 4.58m x 2.69m | 15'0" x 8'10" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

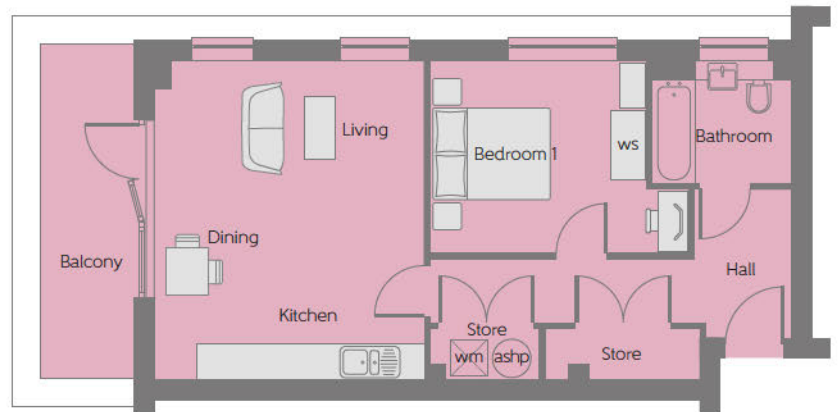
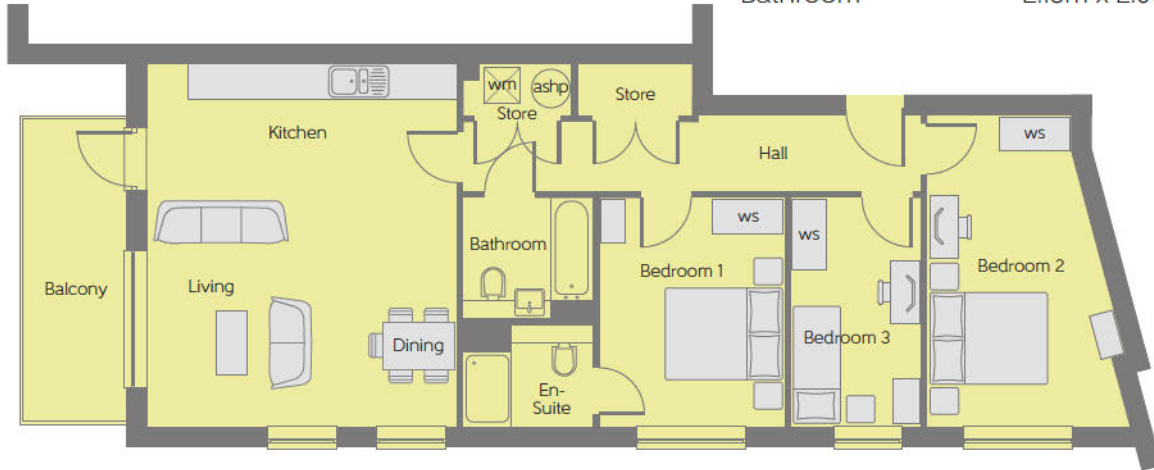


The Tweed – Plots 37, 42 & 47

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 5.82m x 4.95m (min) (min) | 19'1" x 16'3" (min) (min) |
| Bedroom 1 | 4.17m x 3.13m | 13'8" x 10'3" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |

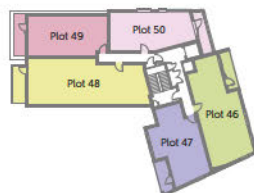
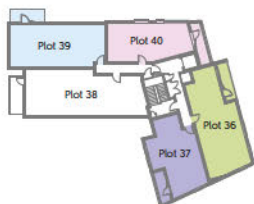
The Tarn – Plots 43 & 48

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Living/Dining | 5.99m x 5.11m | 19'8" x 16'9" |
| Bedroom 1 | 3.75m x 3.07m | 12'4" x 10'1" |
| En Suite | 2.15m x 1.65m | 7'1" x 5'5" |
| Bedroom 2 | 5.14m x 2.39m (max) (min) | 16'10" x 7'10" (max) (min) |
| Bedroom 3 | 3.75m x 2.15m | 12'4" x 7'1" |
| Bathroom | 2.15m x 2.00m | 7'1" x 6'7" |



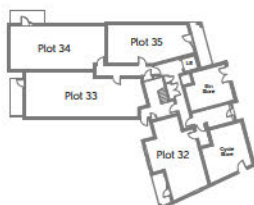
The Eden – Plot 49

| | | |
|-----------------------|------------------------------|------------------------------|
| Kitchen/Living/Dining | 5.27m x 4.44m | 17'4" x 14'7" |
| Bedroom 1 | 4.27m x 3.17m (max) (max) | 14'0" x 10'5" (max) (max) |
| Bathroom | 2.29m x 1.99m | 7'6" x 6'6" |

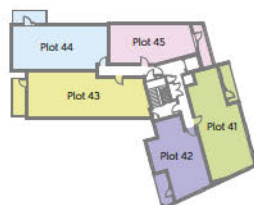


First Floor

Third Floor



Ground Floor



Second Floor

ashp – Air source heat pump
ws – Wardrobe Space (suggestion only, wardrobe not included)
wm – Washing Machine Space

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. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. 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.

| FINISHES | | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|----------------|---|----------------------|----------------------|----------------------|
| Entrance Doors | Apartment Entrance Door White Gloss Fire Rated Solid Core | • | • | • |
| Ceilings | Crown White Matt Emulsion | • | • | • |
| Walls | Crown White Matt Emulsion | • | • | • |
| Window Cills | White Satin MDF | • | • | • |
| Skirting | White Satin 94x14 MDF Grooved & Chamfered | • | • | • |
| Architrave | White Satin 69x18 MDF Grooved & Chamfered | • | • | • |
| Internal Doors | White Pre Finished Ladder Internal Doors | • | • | • |
| Ironmongery | Chrome SR100 Door Furniture | • | • | • |

| KITCHEN | | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------|---|----------------------|----------------------|----------------------|
| Carcass | Premium Grade 18mm thk Colour Matched Carcass | • | • | • |
| Frontals | Bellway Band B options ^^ | • | • | |
| | Bellway Band C options ^^ | | | • |
| Units | Frontal Matching Table Ends | • | • | • |
| Worktops | 40mm Square Edge Worktops with upstand | • | • | • |
| Kitchen Sink | Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner) | • | • | • |
| Appliances Oven | Zanussi Single Oven ZOB343X | • | • | • |
| Appliances Hob | Zanussi Induction Hob ZITN643K & SS Splashback | • | • | • |
| Appliances Extractor | Zanussi Cooker Hood Extractor ZHC60156X | • | • | • |
| Appliances Fridge Freezer | Fridge Freezer Space Only | • | • | |
| Appliance Dishwasher | Removeable Unit (inc Feed & Waste) ** | • | • | • |
| Appliance Washing Machine | Washing Machine Space within A/C (inc Feed & Waste) | • | • | • |

| WET ROOMS | | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|------------------------|---|----------------------|----------------------|----------------------|
| Bathroom - Storage | Recessed Storage Shelving | • | • | • |
| Bathroom - WC | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡ | • | • | • |
| Bathroom - Basin | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2) | • | • | • |
| Bathroom - Bath | Roca OSLO Acrylic Bath & Rigid Bath Panel | • | • | • |
| Bathroom - Brassware | Bristan PISA Chrome Bath & Basin Mixer Taps | • | • | • |
| Bathroom - Shower | Over Bath Mira MINIMAL Single Thermostatic Shower ††† | • | | |
| Bathroom - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * † | • | • | • |
| En-Suite - WC | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡ | | • | • |
| En-Suite - Basin | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2) | | • | • |
| En-Suite - Brassware | Bristan PISA Chrome Basin Mixer Taps | | • | • |
| En-Suite - Shower Tray | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †† | | • | • |
| En-Suite - Shower | Mira MINIMAL Single Thermostatic Shower *** | | • | • |
| En-Suite - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim † | | • | • |

| MECHANICAL | | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------|---|----------------------|----------------------|----------------------|
| Hot Water | Air Source Heat Pump & Cylinder | • | • | • |
| Overheating | Purge Ventilation (individual fans) ^ | • | • | • |
| Controls | Heaters individually controlled | • | • | • |
| Radiators | Electric Panel Heaters | • | • | • |
| Towel Warmers | Flat Chrome to Bathroom (electric) | • | • | • |
| Ventilation | Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV †† | • | • | • |
| | Mechanical Ventilation Heat Recovery (system 4) MVHR †† | • | • | • |

| ELECTRICS | | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------------|---|----------------------|----------------------|----------------------|
| Home Working | Dedicated Power, USB & Data Points | • | • | • |
| Safety - Heat | Heat Detector DET ‡‡ | • | • | • |
| Communications - Access | Audio Entry System | • | • | • |
| Safety - Fire | Optical Smoke Detectors LD2 D2 DET | • | • | • |
| Consumer Unit | Wylex Consumer Unit | • | • | • |
| Sockets & Switches | Electrium CASA White Fittings | • | • | • |
| USB Locations | Kitchen, Living Room & Bedroom 1 ONLY | • | • | • |
| Shaver / Toothbrush Point | Bathroom ONLY | • | • | • |
| Lighting | Pendant Fitting to Habitable Rooms | • | • | • |
| Lighting - Kitchen | White Recessed Spot Lights | • | • | • |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights | • | • | • |
| Communications - TV | TV Point to Living Room & Bedroom 1 | • | • | • |
| Communications - Voice | Telephone Point to Living Room | • | • | • |
| Communications - Data | Cat 6 Network Point to Living Room & Bedroom 1 | • | • | • |
| Communications - Satellite | Dual Connection Satellite Points to Living Room | • | • | • |
| Broadband | Ultrafast Fibre Connectivity Openreach | • | • | • |
| EXTERNALS & MISC | | | | |
| Shared Parking Areas | Bitmac Black ‡‡‡ | • | • | • |
| Build Method | Masonry ^ | • | • | • |

* full height around bath where shower provided as standard

** at build stage

*** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

† full height to shower enclosure

†† 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 dependent

^ plot specific, refer site layout

^^ soft close mechanism to doors & drawers

A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

FLOORING

- Choose from carpets, vinyl or laminate

TILING

- Full and half height tiling
- Comprehensive upgrade options

PLUMBING

- Heated towel rail

SECURITY

- Intruder alarms
- Security lights

ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

MISCELLANEOUS

- Wardrobes

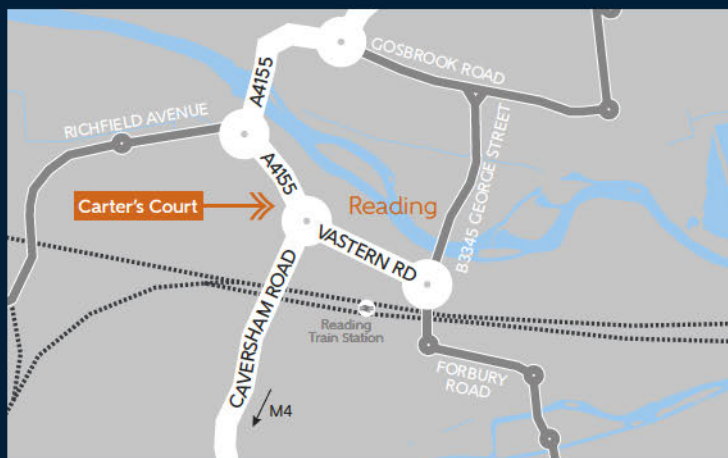


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what3words provides exact locations
so you know exactly where to find
our development.



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