



Preliminary details

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different by design





**One to Three
Bedroom Homes**

Apartments 1 - 16

Four Bedroom Houses

1. Lee Bay Gardens

2. Lee Bay Gardens

3. Lee Bay Gardens

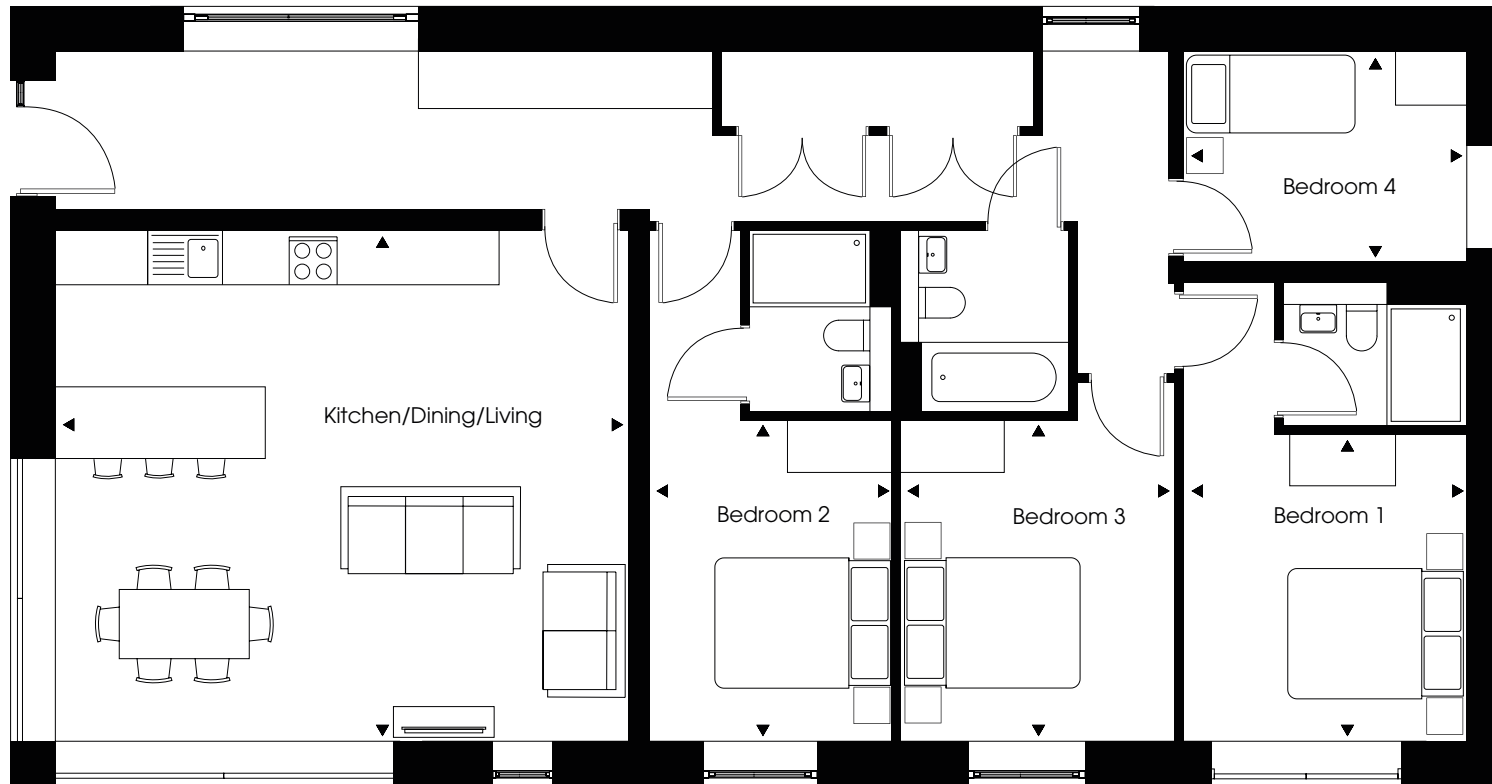
4. Lee Bay Gardens





Computer generated image of 1 Lee Bay Gardens

1 LEE BAY GARDENS



Kitchen/Dining/Living

7.0m x 5.9m

23' 12" x 19' 4"

Bedroom 2

3.3m x 3.3m

10' 10" x 10' 10"

Bedroom 4

3.2m x 2.4m

10' 6" x 7' 10"

Bedroom 1

3.5m x 3.2m

11' 6" x 10' 6"

Bedroom 3

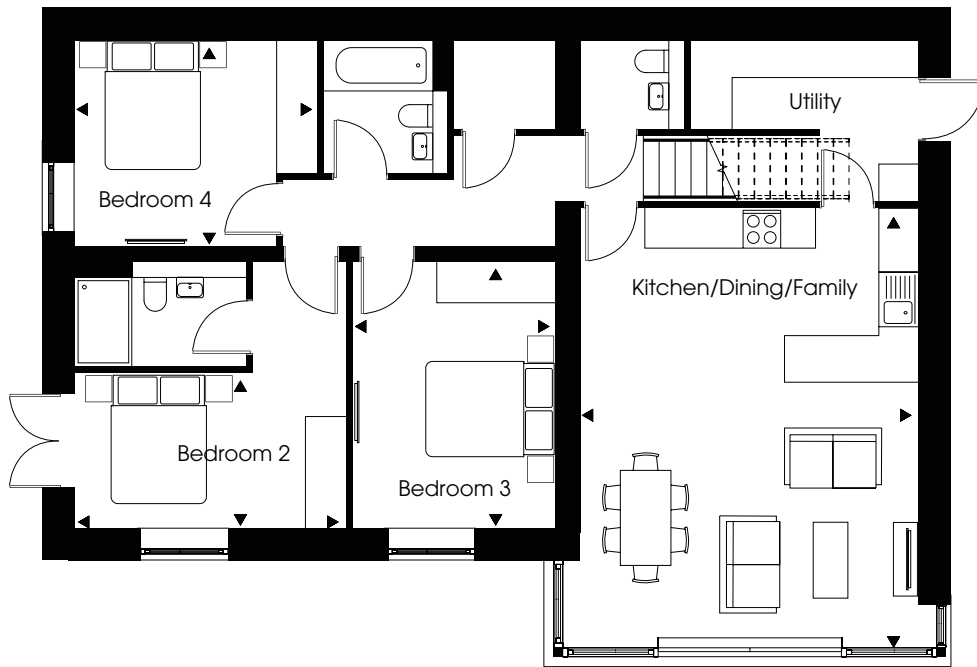
3.7m x 3.2m

12' 2" x 10' 6"

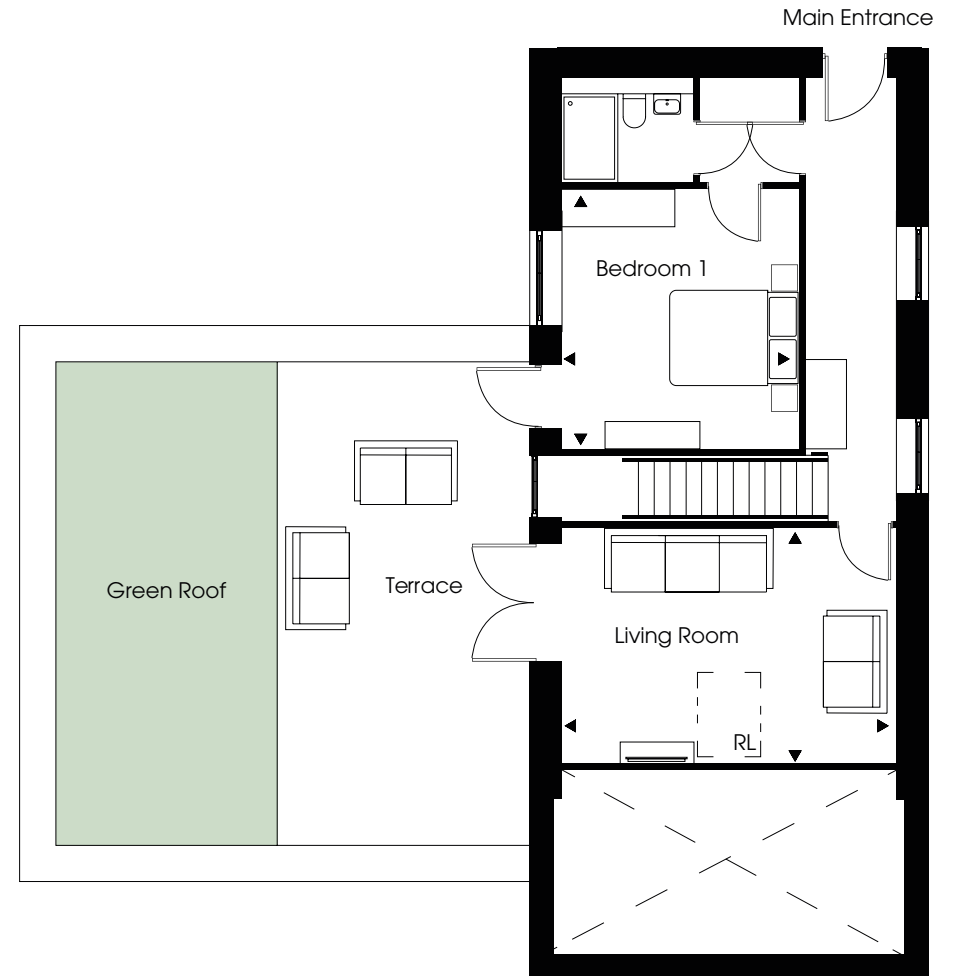


Computer generated image of 2 Lee Bay Gardens

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

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

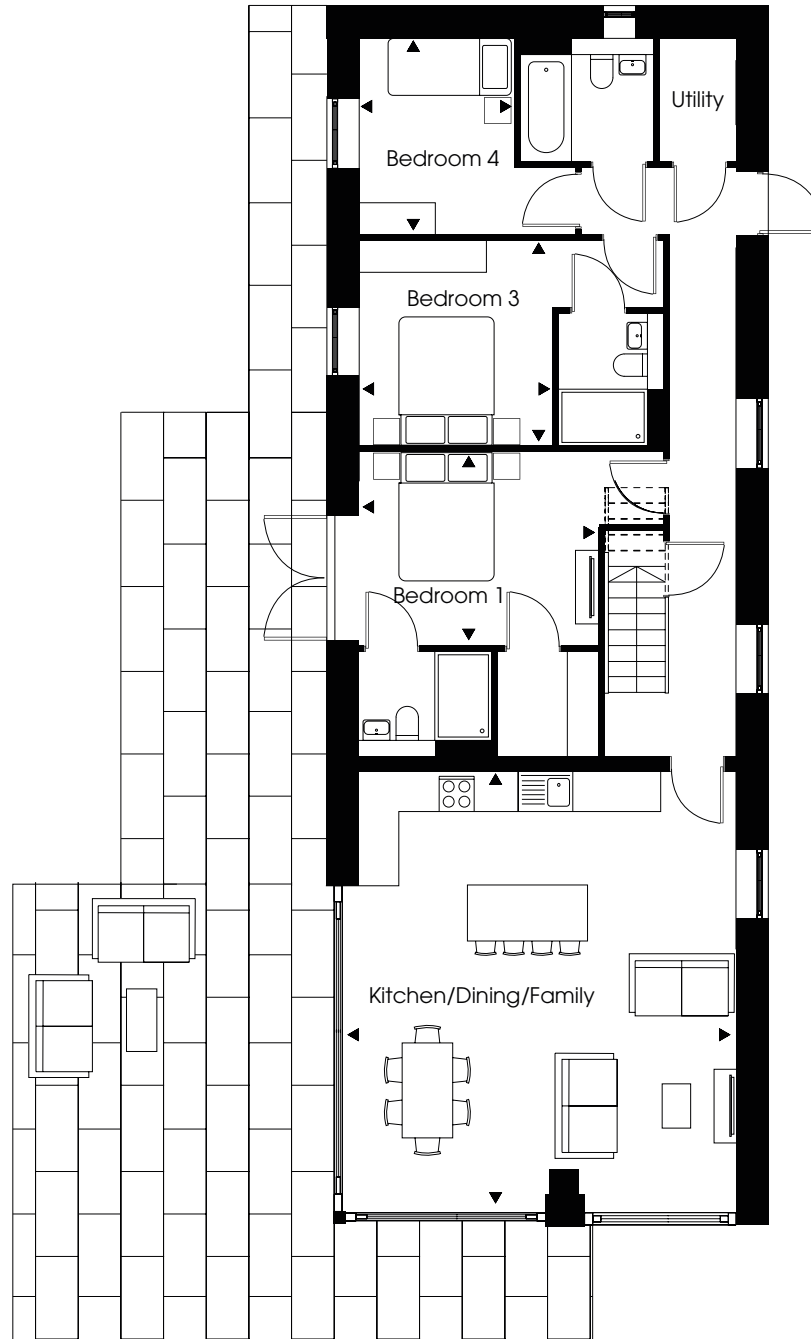
3.7m x 3.2m 12' 2" x 10' 6"

Living Room

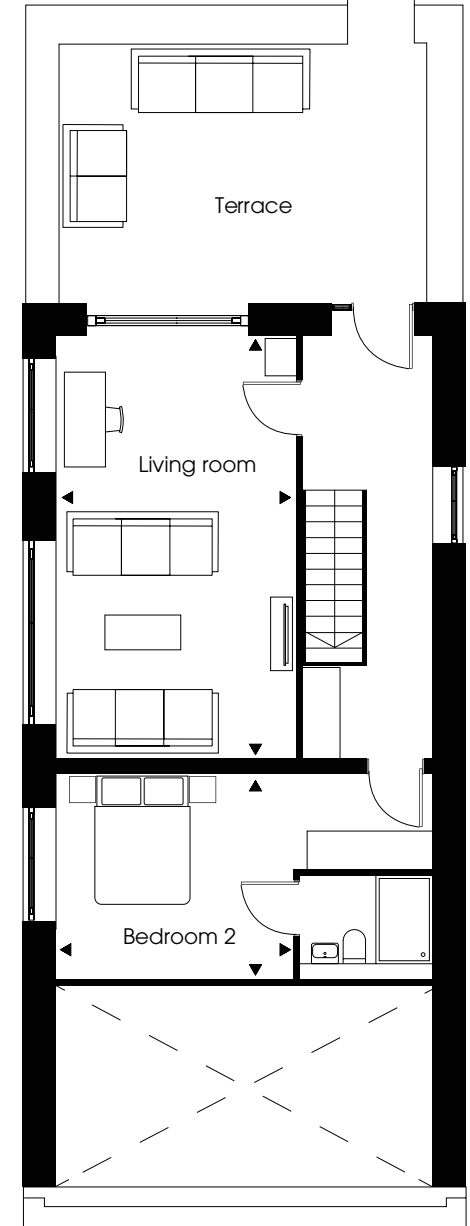
6.6m x 3.8m 21' 8" x 12' 6"

Bedroom 2

3.2m x 3.0m 10' 6" x 9' 10"



Ground Floor

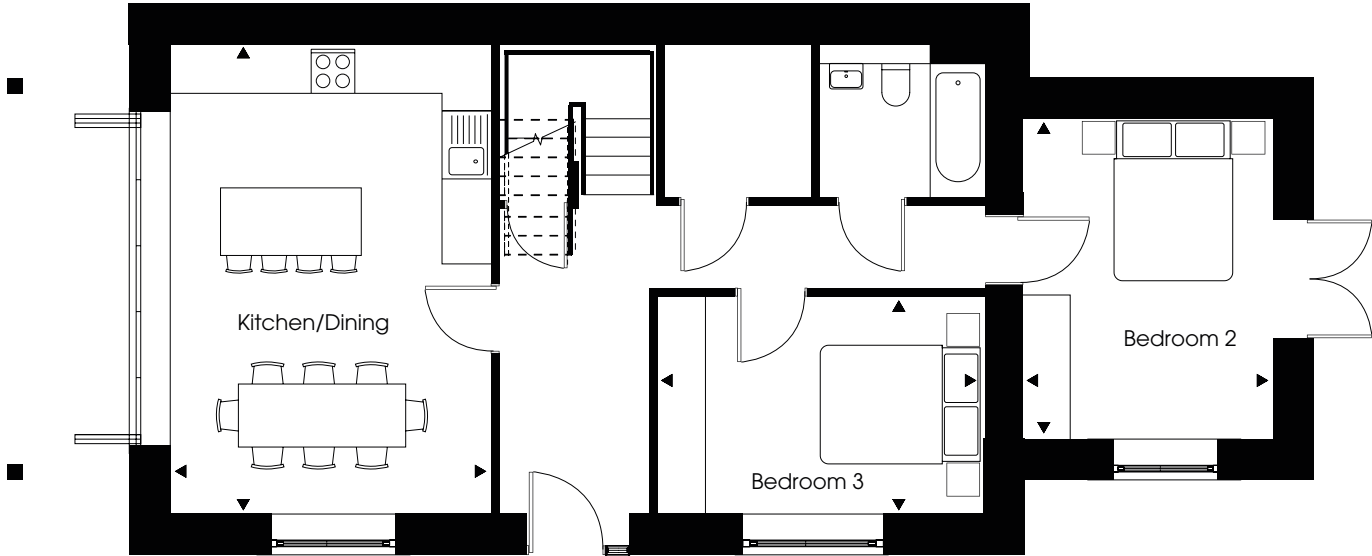


First Floor

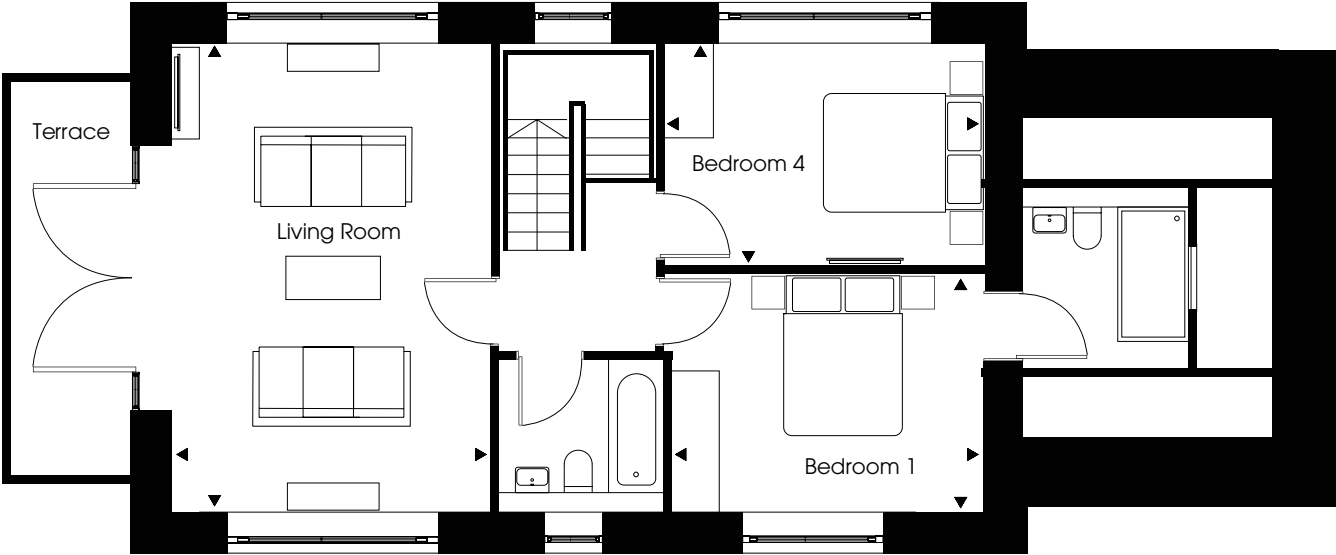


Computer generated image of 4 Lee Bay Gardens

4 LEE BAY GARDENS



Ground Floor



First Floor

Kitchen/Dining	5.9m x 4.1m	19' 4" x 13' 5"
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"

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



Previous Acorn Developments different by design

These preliminary details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and may not be plot specific. August 2024