



ST. LEONARDS
QUARTER

Plots 139, 140 & 144

4/5 BEDROOM HOUSES

Plot 139

LOWER GROUND FLOOR

Kitchen/Dining
6.8m x 5.4m 22' 4" x 17' 9"

Family
5.0m x 4.7m 16' 8" x 15' 5"

GROUND FLOOR

Living
4.3m x 4.1m 14' 1" x 13' 5"

Study
2.9m x 2.4m 9' 6" x 7' 10"

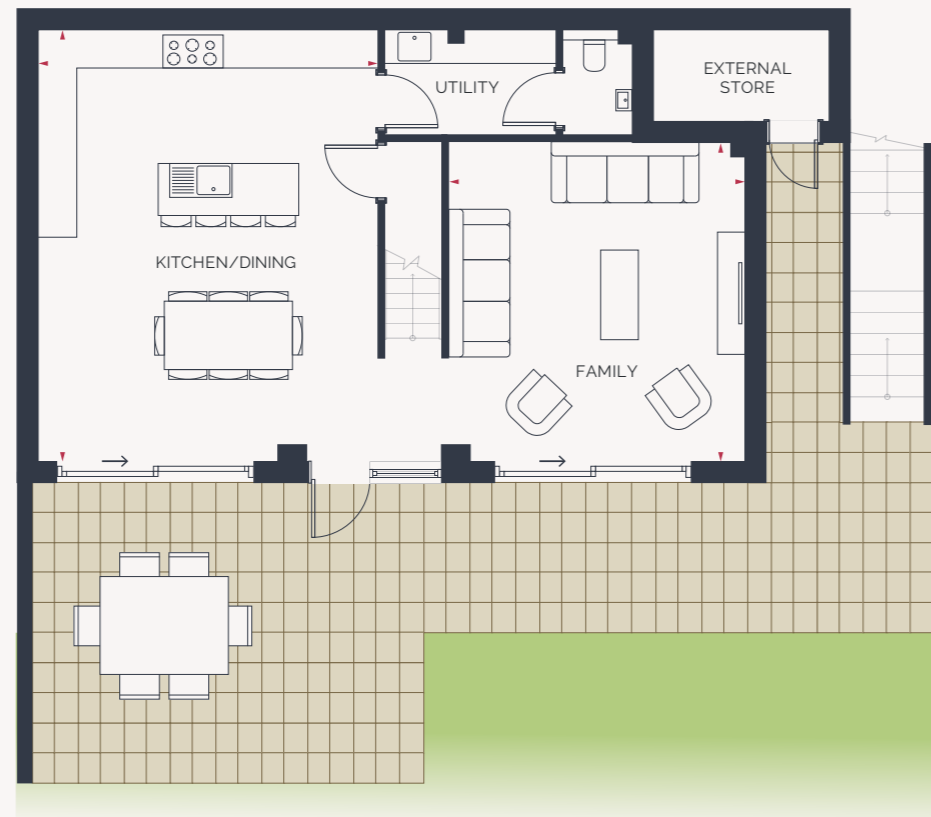
Bedroom 2
5.0m x 3.3m 16' 5" x 10' 10"

FIRST FLOOR

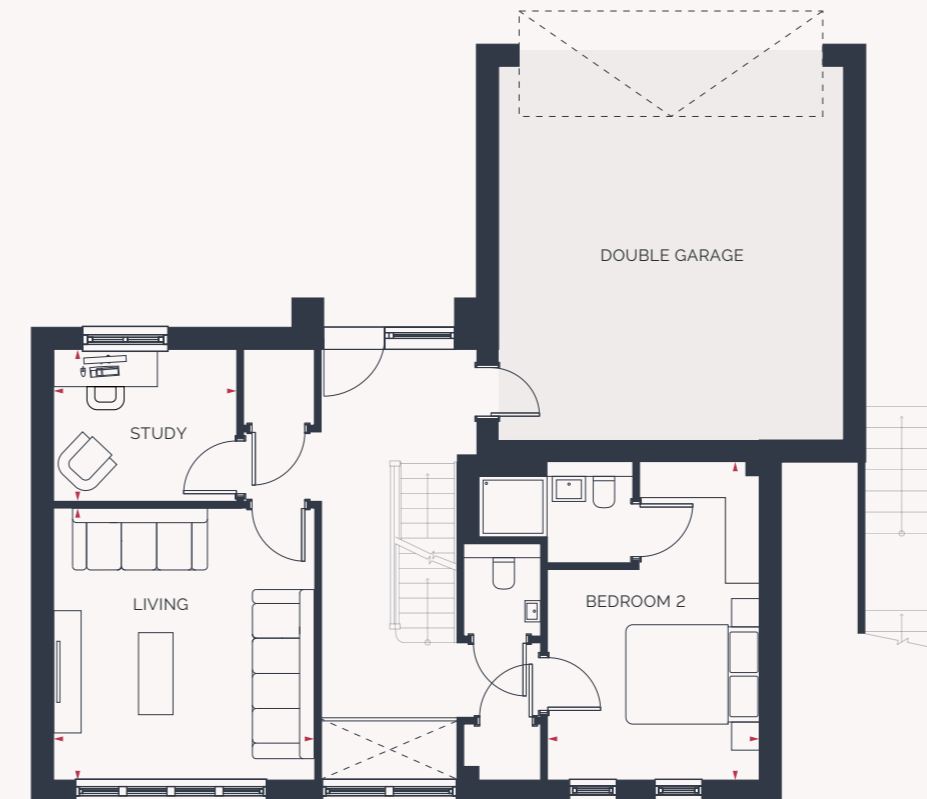
Bedroom 1
6.1m x 2.9m 20' 4" x 9' 10"

Bedroom 3
4.1m x 3.1m 13' 8" x 10' 3"

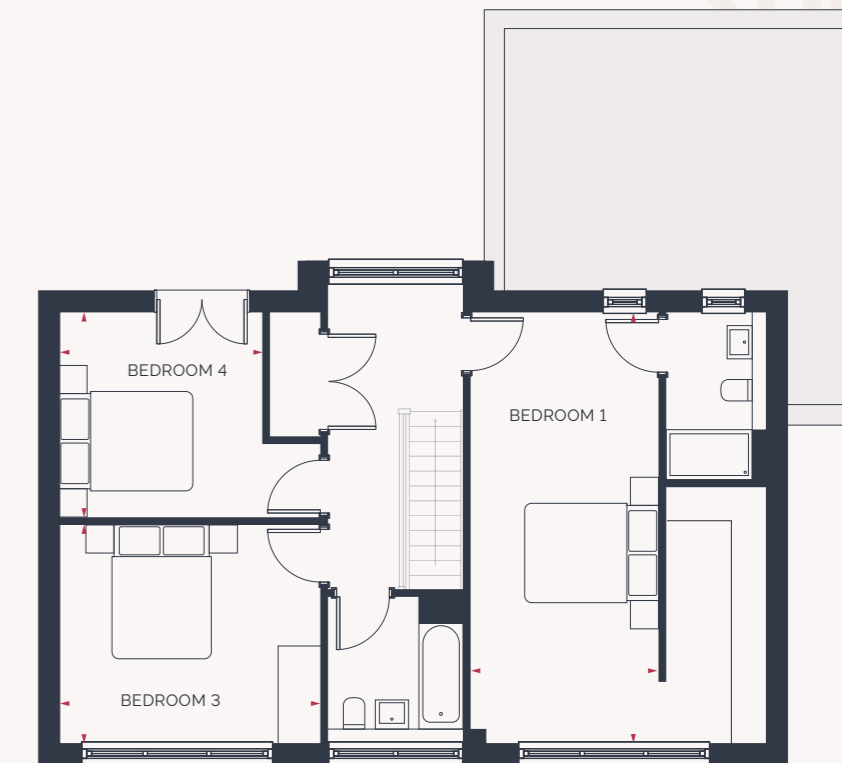
Bedroom 4
3.2m x 3.2m 10' 9" x 10' 7"



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Windows may differ on specific plots. Speak to a sales advisor for more information. These 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 are not plot specific. 06/23

Plots 140 & 144

LOWER GROUND FLOOR

Kitchen/Dining
6.8m x 5.4m 22' 4" x 17' 9"

Family
5.0m x 4.7m 16' 8" x 15' 5"

GROUND FLOOR

Living
4.3m x 4.1m 14' 1" x 13' 5"

Study
2.9m x 2.4m 9' 7" x 7' 10"

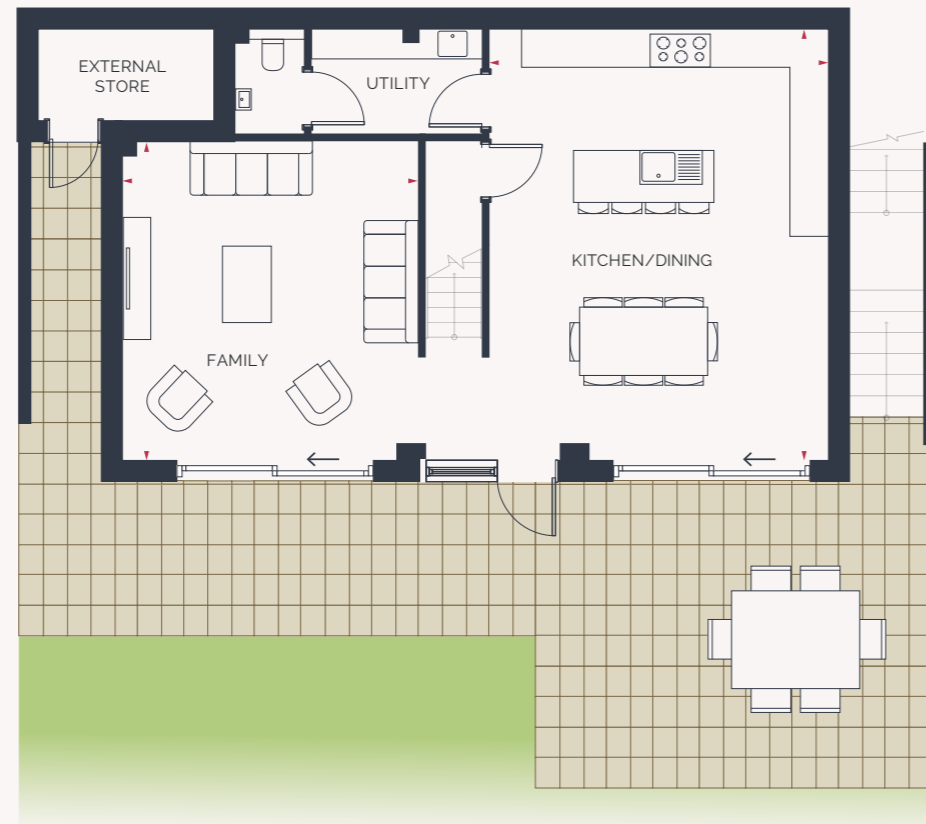
Bedroom 2
5.0m x 3.3m 16' 5" x 10' 10"

FIRST FLOOR

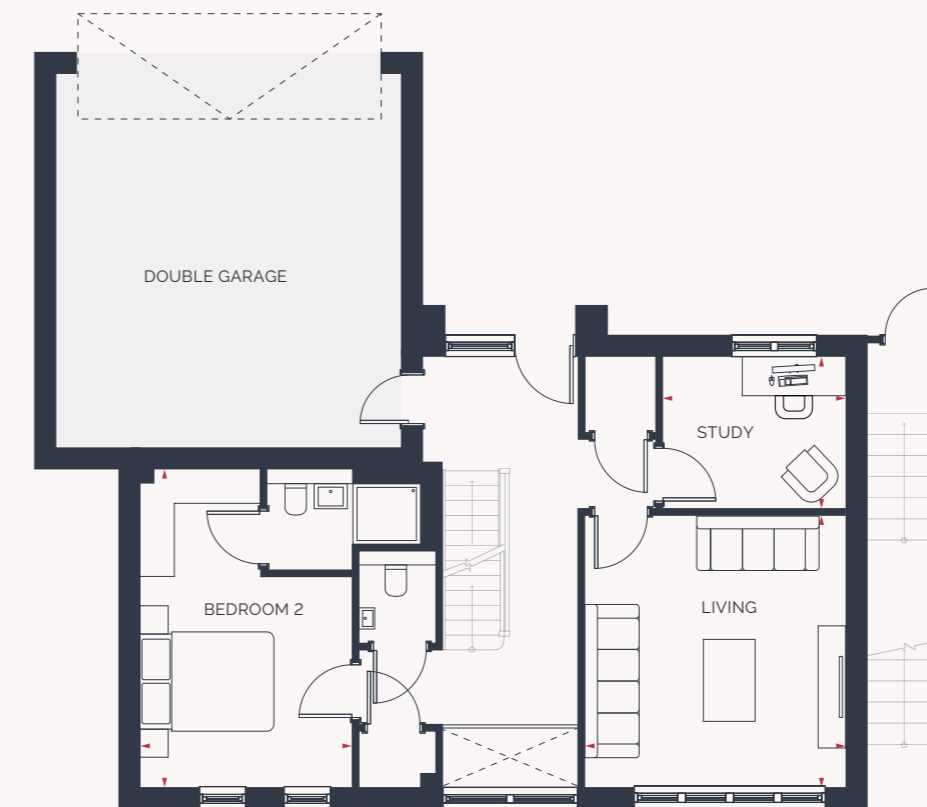
Bedroom 1
6.1m x 2.9m 20' 4" x 9' 10"

Bedroom 3
4.1m x 3.1m 13' 8" x 10' 3"

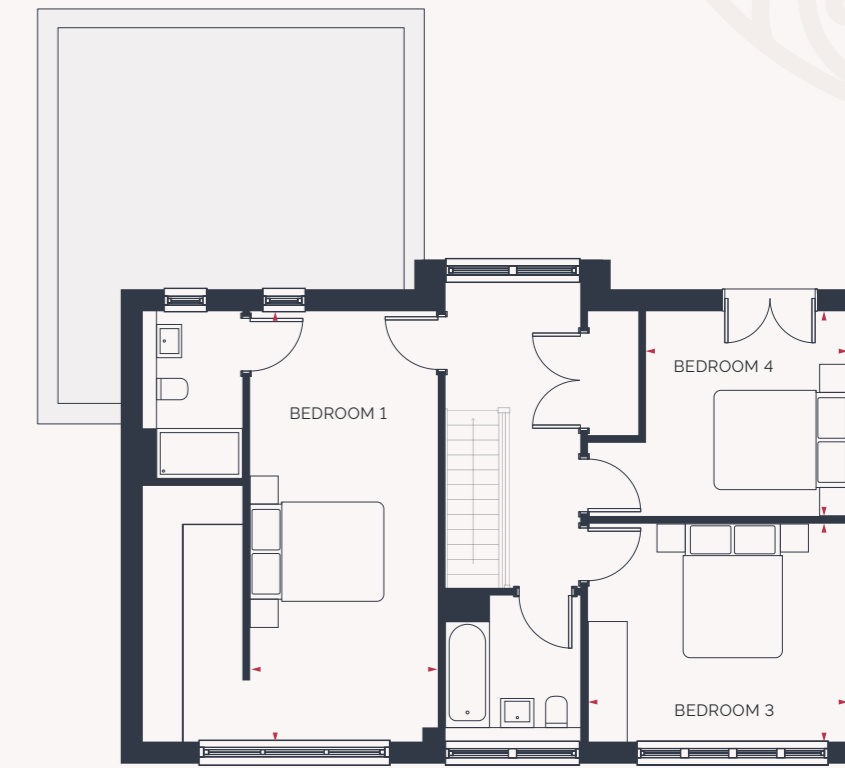
Bedroom 4
3.2m x 3.2m 10' 9" x 10' 7"



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



*Please note Plot 144 is handed.

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SPECIFICATION

KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop and upstands
Choice of colour available - dependant on build stage
- Caesarstone splash-back behind hob
- Under wall unit LED lighting
- Undermounted satin stainless steel sink with mixer tap
- Range of integrated appliances to include:
 - Full size fridge
 - Under-counter freezer
 - Built-in multifunction single oven
 - Built-in oven microwave
 - Induction hob
 - Extractor fan
 - Dishwasher
 - Built-in wine cooler
 - Boiling tap

UTILITY

- Fitted units and Caesarstone worktop
- Space and plumbing for washing machine/dryer

BATHROOM/EN-SUITE/ CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate

- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
 - Wall-mounted taps
 - Hand-shower set over bath
 - Wall-mounted slim-line shower head and hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Mirror above sink

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights and pendants
- Sky TV aerial and data points to living room and master bedroom
- TV aerial and data points to bedrooms
- Openreach Fibre (fibre-optic broadband) to the home (FTTH)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches

- External light to front entry and patio/ balcony
- Brushed stainless steel doorbell
- White shaver socket in bathroom and en-suite
- Photovoltaic (PV) Panels

HEATING, VENTILATION AND HOT WATER

- Highly efficient hydrogen-blend ready gas combi-boiler
- Underfloor heating throughout lower ground floor
- Wall-mounted panel radiators to ground and first floor
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

INTERIOR FINISHES

- Walls and ceilings painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and external letter boxes
- High performance triple glazed windows

EXTERNAL FINISHES

- Bin stores to garage
- External double socket to rear garden
- Cold water outside tap
- Turfed rear garden with paved area

CAR PARKING

- Lighting and power to garages
- Motorised garage doors
- Communal electric car charging infrastructure

SECURITY

- Multi-point locking system to front door
- Smoke and heat detectors
- Carbon Monoxide alarm

PEACE OF MIND

- 10 year LABC warranty
- Remus appointed as local management company to maintain all public open spaces and landscaping





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QUARTER