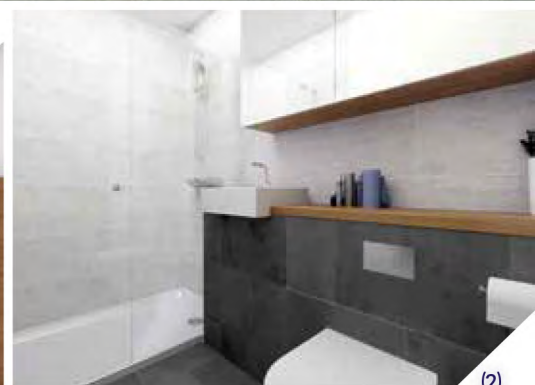


# VIMTO

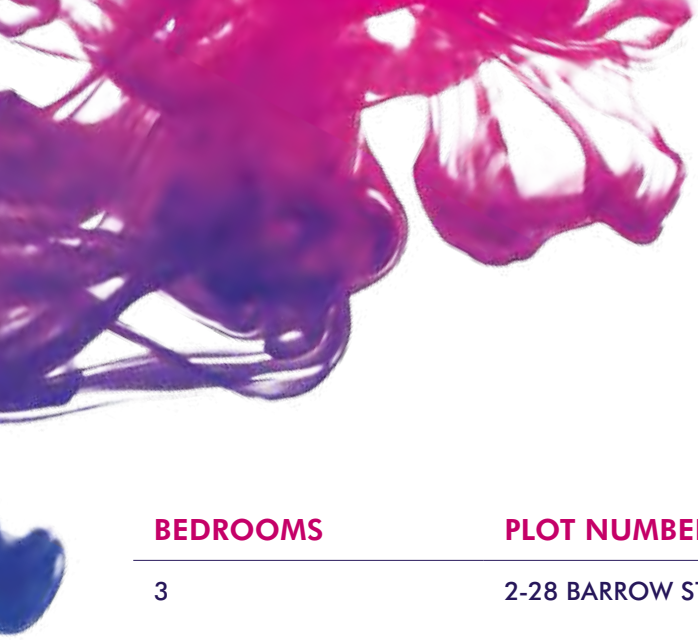
GARDENS



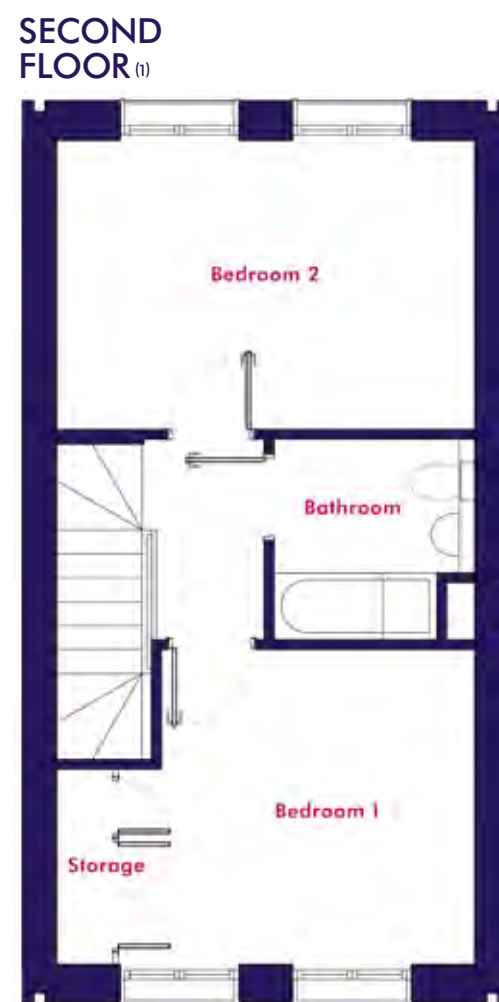
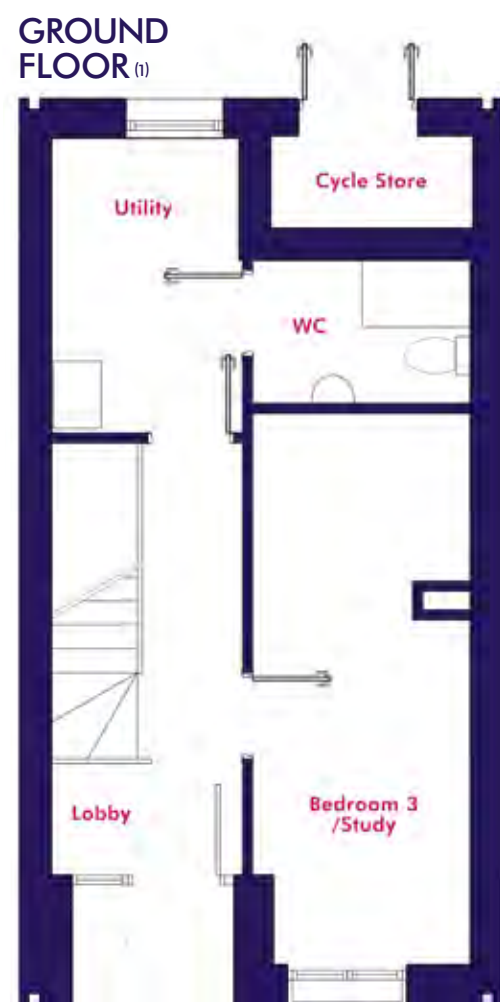
(2)

# TOWNHOUSES





BEDROOMS	PLOT NUMBERS
3	2-28 BARROW STREET
ROOM TYPE	SIZE
Kitchen/Dining/Living	28'2" x 14'9"
Bedroom 1	14'4" x 10'9"
Bedroom 2	14'4" x 9'11"
Bedroom 3/Study	7'5" x 12'11"
Bathroom	7'5" x 4'11"
Lobby	14'9" x 5'2"
Utility	5'2" x 9'2"
Total interior space	107.6SQM/1158SQFT
Outdoor space	18'9" x 14'11"
Car parking	YES



## KITCHENS

- Fresh, modern, Paula Rosa Manhattan range contemporary kitchens with Crystal white laminate worktops.
- Integrated appliances including Zanussi oven, ceramic hob and AEG built in microwave.
- Integrated fridge freezer and dishwasher.
- Washer/dryer located in separate storage cupboard.
- Brick bonded white wall tiles to splashback.

## BATHROOMS

- White bathroom suite from the Porcelonosa sanitaryware range.
- Chrome towel radiator.
- High quality hardwood vanity top complete with mirrored storage cabinet to the wall.
- Hansgrohe thermostatic fittings/mixers to baths, showers and basins.
- Tiled bathrooms, with Porcelanosa ceramic tiles on walls and floors.
- Separate WC/shower room downstairs.

## FIXTURES AND FINISHES

- Boen Oak Animoso (matt lacquered) engineering oak floors in living and kitchen spaces, with 80% pure new wool Cormar carpets in the bedrooms.
- Bespoke feature oak timber treads and risers staircase with painted balustrade and roof level skylight.
- American White Oak veneered doors throughout.
- Idealcombi composite framed windows and patio doors with matt polyester powder coated external aluminium frames and timber clear lacquer internal finish.
- All windows are full height in bedrooms and living areas.
- Low energy light fittings both internally and externally.
- Timber decking patio area to self contained private garden area at first floor terrace.

## REFUSE AND RECYCLING

- Each kitchen will contain an integrated 3 compartment bin.
- Communal refuse store accessible at ground level.

## HEATING AND LIGHTING

- Heating and hot water will be provided by individual gas combination boilers.
- Ventilation is provided by a high efficiency whole house ventilation unit incorporating heat recovery.
- Downlighters and pendants to living space, downlighters to bathrooms and kitchen areas, pendants to bedrooms.
- Lighting to external garden.

## COMMUNICATIONS AND MEDIA

- Freeview Digital TV, Sky+HD and Virgin Media telephone, TV and broadband services are available, ready for you to connect.
- Telephone outlets to living space and bedrooms.
- TV outlets to living space and master bedrooms.
- Virgin Media broadband outlet to living space.

## CYCLING

- Utility room and externally accessed bicycle/bin store located on ground floor.

## OTHER

- Every home offers a 10 year New Home Warranty from Premier Guarantee.

## SECURITY

- Vehicle gate onto Islington Way and pedestrian access to Barrow Street, Wroe Street and Chapel Street.
- The development will seek to achieve Secure by Design accreditation.
- Every home is provided with a heat alarm in the kitchen area interlinked to a smoke alarm in the hallway.
- Domestic sprinkler system.

## CUSTOMER CARE

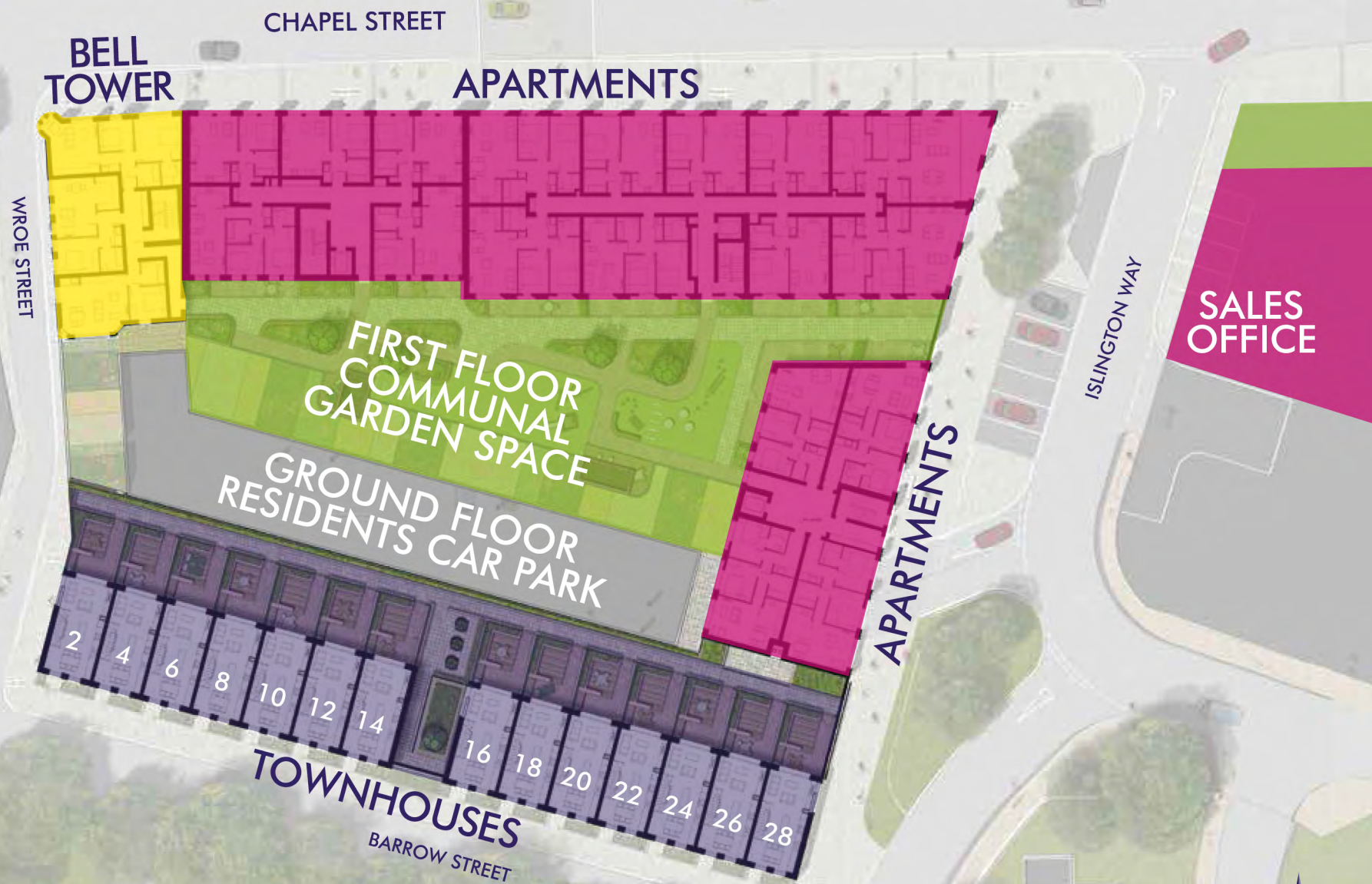
- A professional and comprehensive After Sales Service from our Customer Care Service Team is offered in the first 2 years after legal completion. Our Customer Care Service Team will contact you to introduce themselves after legal completion. We also provide an out of hours emergency call service for the duration of the 2 year warranty.

(1) The dimensions stated are taken from the architects' plans and are given to the nearest 15cm (or equivalent in inches). These should not be used as a basis for furnishing, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Room layouts are provisional and may be subject to alteration. Kitchen and bathroom layouts may differ from those shown. Check with Sales Adviser for plot specific information. External sizes may vary. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. These images are for general guidance only and are not intended to form part of any contract or warranty.

These sales particulars do not constitute a contract, form part of a contract or a warranty. If a named product is unavailable, an alternative product to the equal standard will be used. The company reserves the right to make amendments to the development layout and materials at any time. Any queries should be raised through the conveyance process in the usual way. If you have any queries please speak to the Sales Adviser.



# VIMTO GARDENS DEVELOPMENT PLAN <sup>(2)</sup>



(2) These artist impressions (computer generated images) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale. This development plan depicts the intended layout at the time of going to print or press, however those intentions may change and purchasers cannot rely on the details shown on this plan. Any queries should be raised through the conveyance process in the usual way. The company reserves the right to make amendments to the development layout and materials at any time. If you have any queries please speak to the Sales Adviser.

