

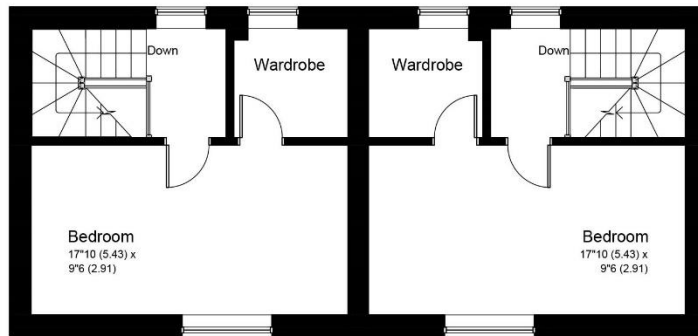
General

- 180m² communal private amenity space at rear of site
- 130m² communal vehicle parking area accessed from Berry Hill
- Communal secure cycle storage accessed from Amenity area

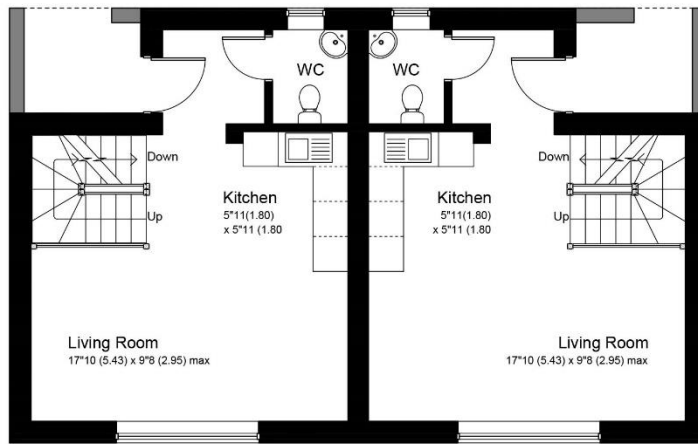
Units 1 & 2

- 2 Bedroom house spread over 3 storeys
- Total internal floor area 85m²
- Rendered blockwork external walls with cavity wall insulation, natural slate roofs and uPVC double glazed windows throughout
- SAP calculations are targeting EPC rating C
- Lower Ground Floor Double Bedroom (17'10"x 9'6" max)
- Lower Ground Floor Bathroom with heated towel rail
- Lower Ground Floor Store area including hot water tank
- Ground Floor open plan Kitchen/ Living space.
- Living Room 17'10"x 9'8" max.
- Kitchen 5'11"x 5'11"
- Ground Floor Toilet
- First Floor Double Bedroom (17'10"x 9'6") with vaulted ceiling and two roof lights
- First Floor walk in wardrobe off bedroom, which has been provided with services connections to enable conversion to an En-suite
- Electric heating with all floors provided with underfloor heating connected to an Air-Source Heat Pump
- 2 parking spaces in communal parking area
- Covered entrance porch off Berry Hill
- Juliet balcony off Living area looking out over communal amenity space

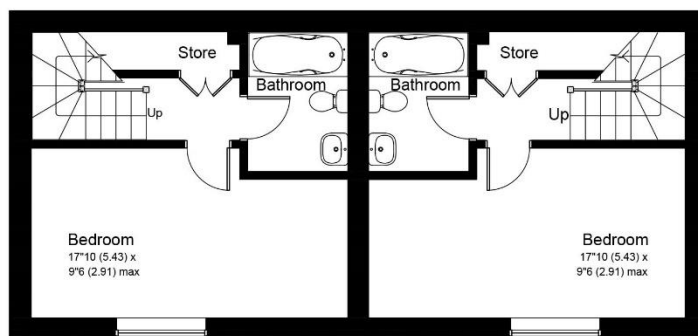
Units 1 & 2



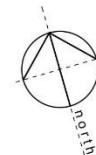
First Floor



Ground Floor



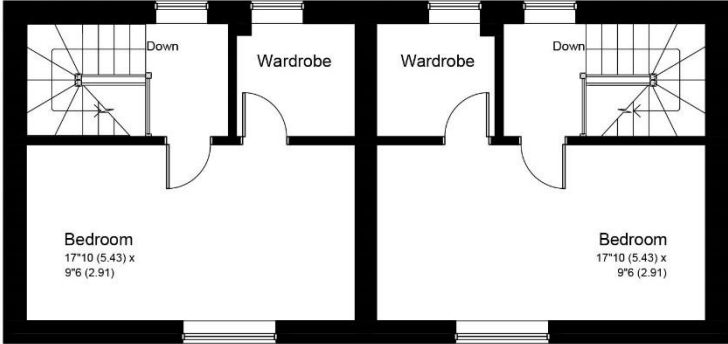
Lower Ground Floor



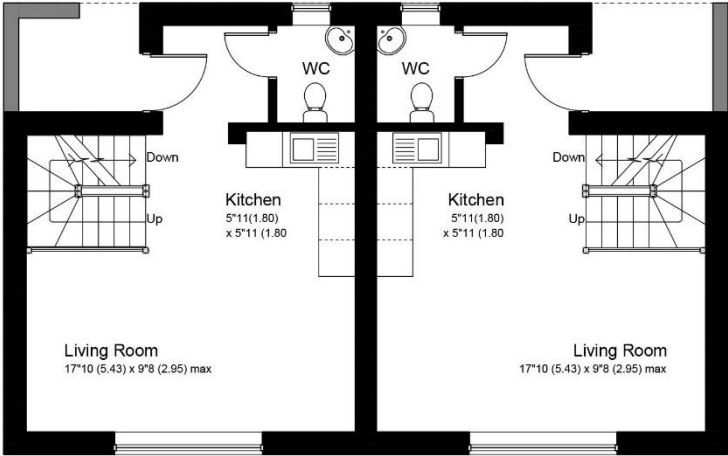
Units 3 & 4

- 2 Bedroom house spread over 3 storeys
- Total internal floor area 85m²
- Rendered blockwork external walls with cavity wall insulation, natural slate roofs and uPVC double glazed windows throughout
- SAP calculations are targeting EPC rating C
- Lower Ground Floor Double Bedroom (17'10"x 9'6" max)
- Lower Ground Floor Bathroom with heated towel rail
- Lower Ground Floor Store area including hot water tank
- Ground Floor open plan Kitchen/ Living space.
- Living Room 17'10"x 9'8" max.
- Kitchen 5'11"x 5'11"
- Ground Floor Toilet
- First Floor Double Bedroom (17'10"x 9'6") with vaulted ceiling and two roof lights
- First Floor walk in wardrobe off bedroom, which has been provided with services connections to enable conversion to an En-suite
- Electric heating with all floors provided with underfloor heating connected to an Air-Source Heat Pump
- 2 parking spaces in communal parking area
- Covered entrance porch off Berry Hill
- Juliet balcony off Living area looking out over communal amenity space

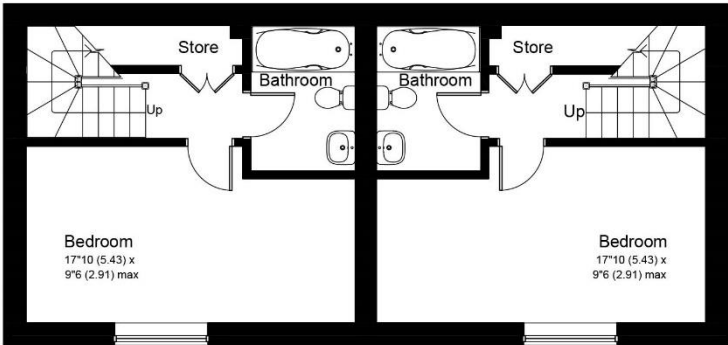
Units 3 & 4



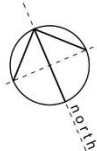
First Floor



Ground Floor



Lower Ground Floor

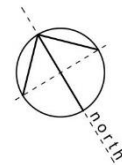


Unit 5

- Ground Floor Flat with direct access from Berry Hill
- Total internal floor area 80m²
- Rendered blockwork external walls with cavity wall insulation and uPVC double glazed windows throughout
- SAP calculations are targeting EPC rating C
- Two Double Bedrooms (both 10'5"x 13'7")
- Bathroom with heated towel rail
- Store area including hot water tank
- Open Plan Kitchen/ Living space. Living Room 21'3" x 14'8" max. Kitchen 8'11"x 7'10"
- Juliet balcony off Living area looking out over communal amenity space
- Electric heating with underfloor heating throughout connected to Air-Source Heat Pump
- 1 Parking space adjacent to entrance accessed off Berry Hill
- Covered entrance porch

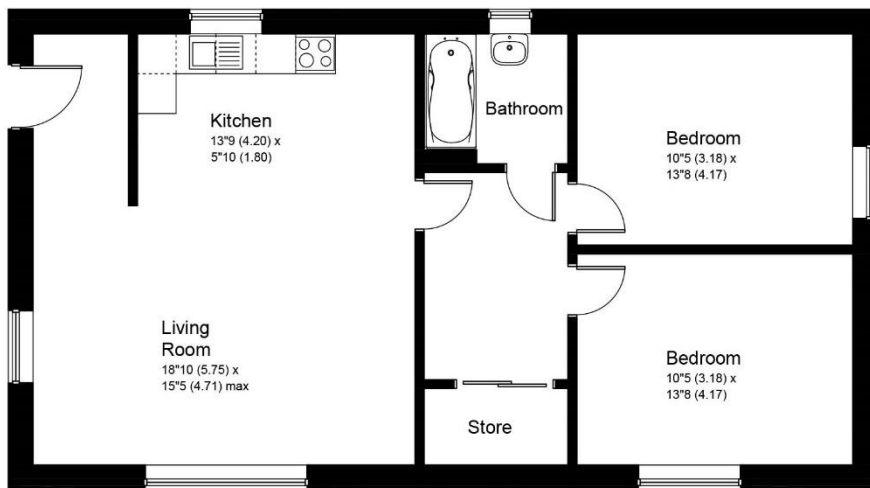


Lower Ground Floor (Unit 5)



Unit 6

- First Floor Flat accessed directly off Berry Hill
- Total internal floor area 80m²
- Rendered blockwork external walls with cavity wall insulation, natural slate roofs and uPVC double glazed windows throughout
- SAP calculations are targeting EPC rating C
- Two Double Bedrooms (both 10'5" x 13'8")
- Bathroom with heated towel rail
- Store area including hot water tank
- Open Plan Kitchen/ Living space. Living Room 18'10" x 15'5" max. Kitchen 13'9" x 5'10"
- Juliet balcony off Living area looking out over communal amenity space
- Electric heating with underfloor heating throughout connected to Air-Source Heat Pump
- 1 Parking space in communal parking area



Ground Floor (Unit 6)

