

HERITAGE

- REDROW -

ROYAL GARDENS

WORCESTER, WORCESTERSHIRE





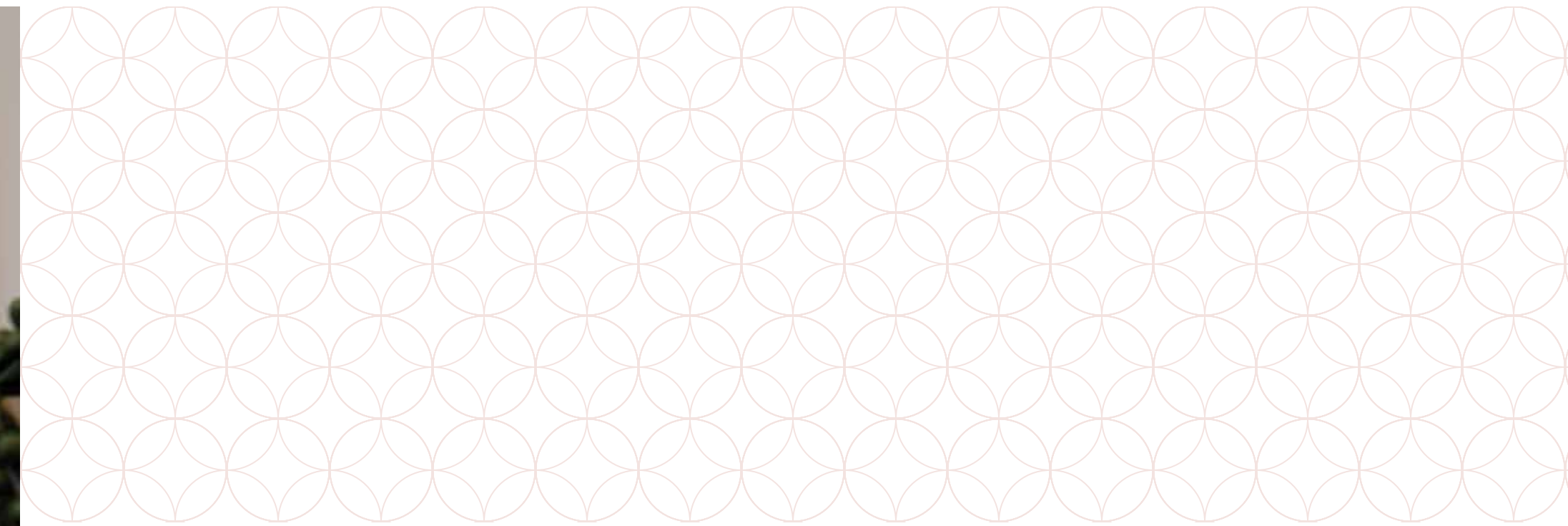
WELCOME TO ROYAL GARDENS



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE BEAUTIFUL CITY OF WORCESTER

Located in a peaceful, residential area in the historic cathedral city of Worcester, just minutes from the city centre yet surrounded by open green spaces and with a distinct and charming character of its own, Royal gardens will appeal to buyers of all kinds. Set in a tranquil area but with amenities aplenty, these elegant Heritage Collection homes offer contemporary flair but with a definite nod to the finery of the past. With a good selection of schools and superb transport links too, Royal Gardens offers living of a very special kind.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

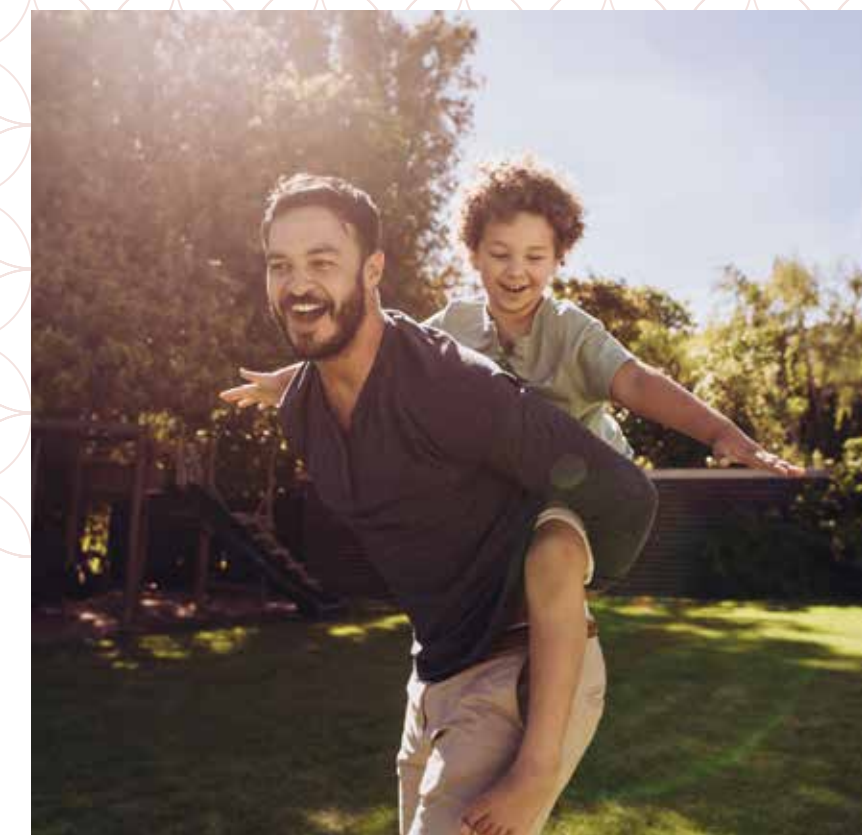
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE **AREA**

With a good choice of amenities within easy reach, shopping will always be straightforward at Royal Gardens. The Crowngate Shopping Centre is within a 10 minute drive of home and offers a wide array of household name retailers, including House of Fraser, Phase Eight and Warren James. There are also a number of markets held regularly in the city centre.

For eating and drinking out, there is a diverse and varied scene. There is a good selection of pubs within walking distance of home, including the popular Portobello Inn, offering a hearty and diverse menu of traditional pub grub. Or if you're looking to dine out, Spice Cuisine, the Incredible India Restaurant and Bar and the Himalayan Restaurant offer delicious flavours from India and Nepal, while Ruby is a good option for traditional Cantonese dishes.



ENJOY AN ACTIVE **LIFESTYLE**

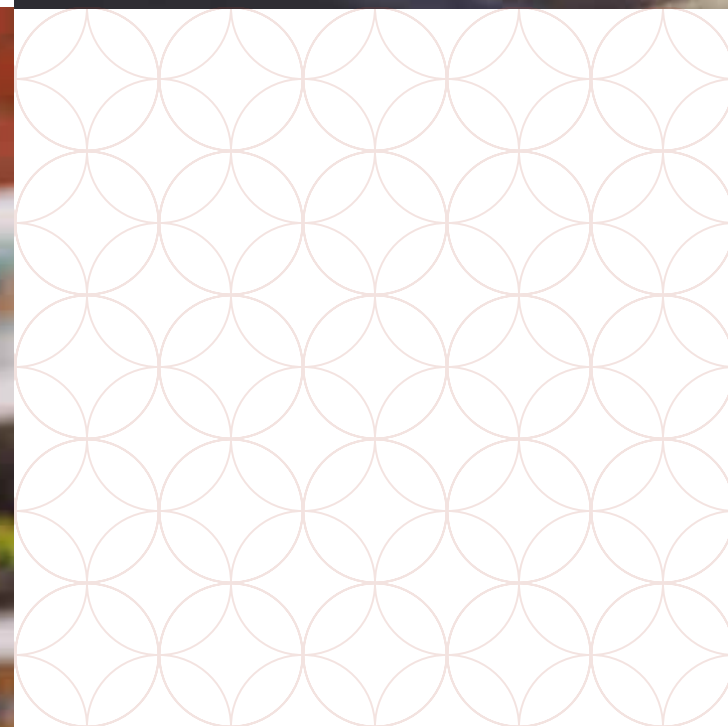
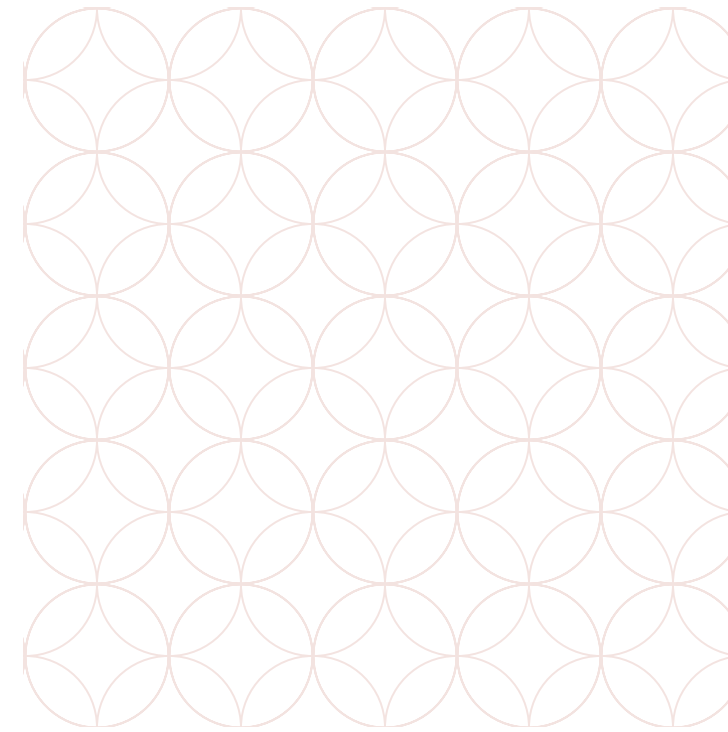
Anyone looking for fun, fitness and activity will be well catered for at Royal Gardens. Perdiswell Leisure Centre and St Johns Sports Centre are both within a 15 minute drive of home and offer a wide range of sport and leisure facilities between them, including gyms, swimming pools and indoor and outdoor courts and pitches.

There are also plenty of local attractions which are well worth a visit, and ideal for family days out. From fine art at Worcester City Art Gallery and Museum to history and heritage at the Commandery and Tudor House Museum, to the magnificent sights of Worcester Cathedral and walks in beautiful woodland at Witley Court and Gardens, there is much to explore and enjoy.

OPPORTUNITIES FOR LEARNING

Parents with growing families will be pleased to find a good range of schools catering for youngsters at all stages of their educational journeys. Local primary schools include Pitmaston, Oldbury Park, St George's and St Clement's.

For older students, Riverside Senior School, Regency High School, Nunnery Wood High School and Tudor Grange Academy are all also within easy reach of home.



GETTING AROUND

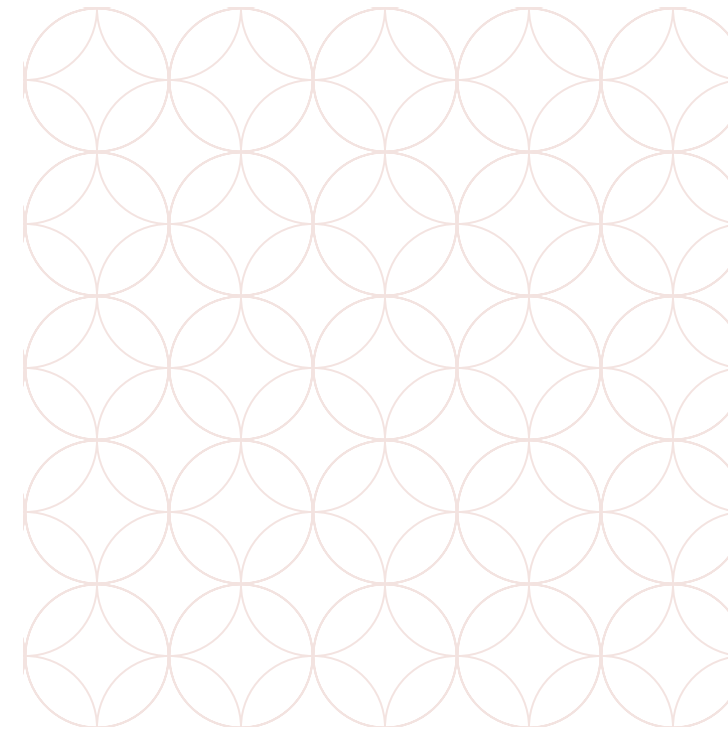
Royal Gardens has excellent transport connections, whether you're travelling by road or rail. The M5 motorway is just minutes away for onward travel to Birmingham (59 minutes), Cheltenham (43 minutes) and Gloucester (47 minutes).

For rail travel, Worcester Foregate Street train station is around 7 minutes in the car and offers services to Birmingham New Street (45 minutes), Bristol Temple Meads (1 hour and 35 minutes) and London Paddington (2 hours and 6 minutes).

For air travel, Birmingham Airport is around 51 minutes away by road and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Royal Gardens**.




SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways & Footpaths
- Affordable Housing
- Local Equipped Area of Play



EXPLORE ROYAL GARDENS AT KENSINGTON GATE

KEY

 SPEY 1 BEDROOM END-TERACED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 BASLOW 3 BEDROOM TERRACE / SEMI-DETACHED HOME	 HARROGATE 4 BEDROOM DETACHED HOME
 ASHBY 3 BEDROOM DETACHED HOME	 HAMPSTEAD 5 BEDROOM DETACHED HOME
 STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 SHAFTESBURY 4 BEDROOM DETACHED HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 OXFORD 4 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 RICHMOND 4 BEDROOM DETACHED HOME

S/S - Sub Station
BCP - Bin Collection Point
FTA - Fire Turning Area
● - Bollards

Please refer to the Kensington Gate master plan and/or speak to the sales consultant for further information.

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant. *Speak to Sales Consultants re window and chimney positions.





HERITAGE

- REDROW -

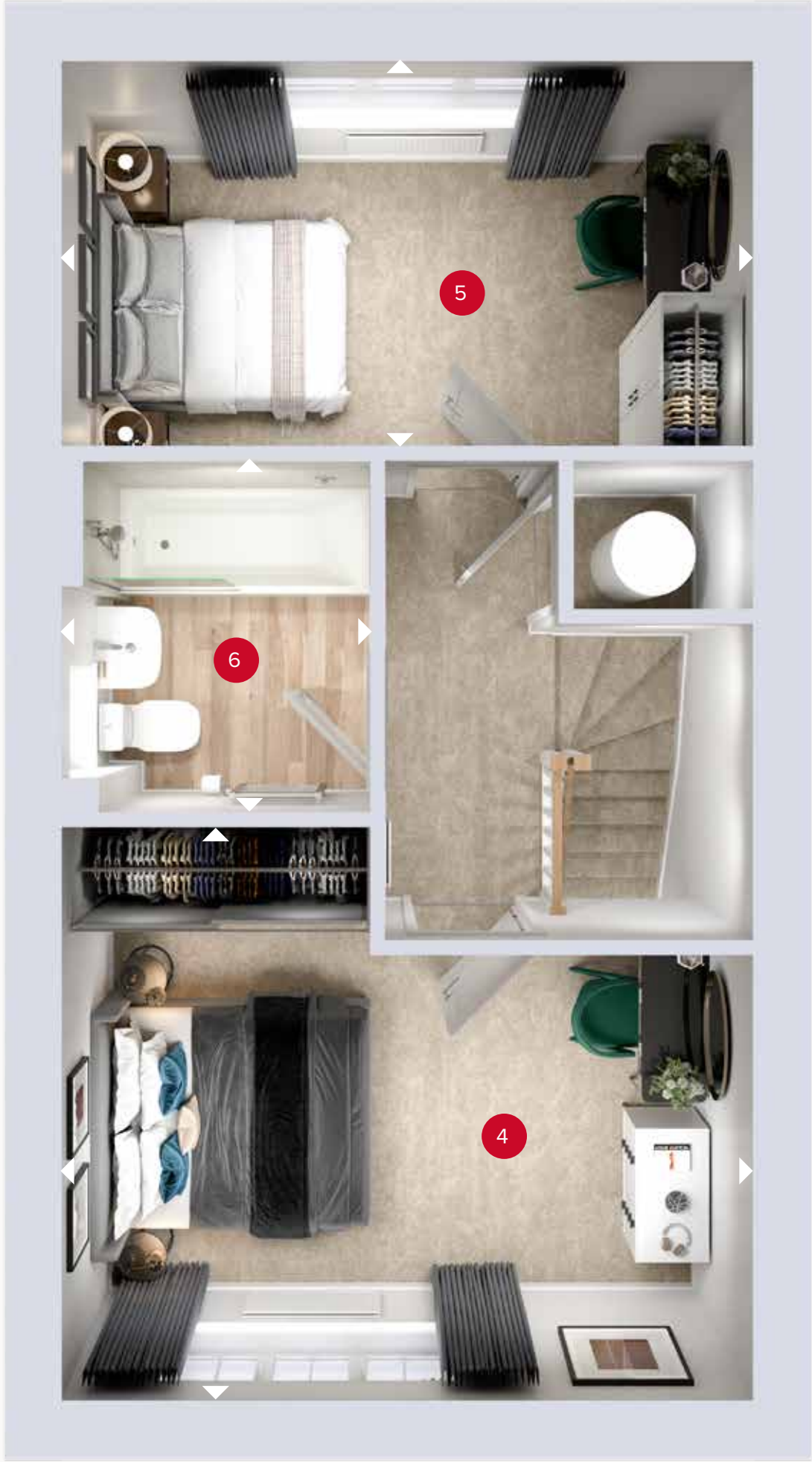
THE BASLOW END

TWO BEDROOM END TERRACED HOME





GROUND FLOOR



FIRST FLOOR

THE BASLOW END

GROUND FLOOR

1	Lounge	14'9" x 10'1"	4.50 x 3.07 m
2	Kitchen/Dining	13'5" x 11'1"	4.10 x 3.37 m
3	Cloaks	5'3" x 3'2"	1.60 x 0.96 m

FIRST FLOOR

4	Bedroom 1	13'5" x 11'2"	4.10 x 3.40 m
5	Bedroom 2	13'5" x 7'6"	4.10 x 2.28 m
6	Bathroom	6'10" x 6'0"	2.08 x 1.83 m



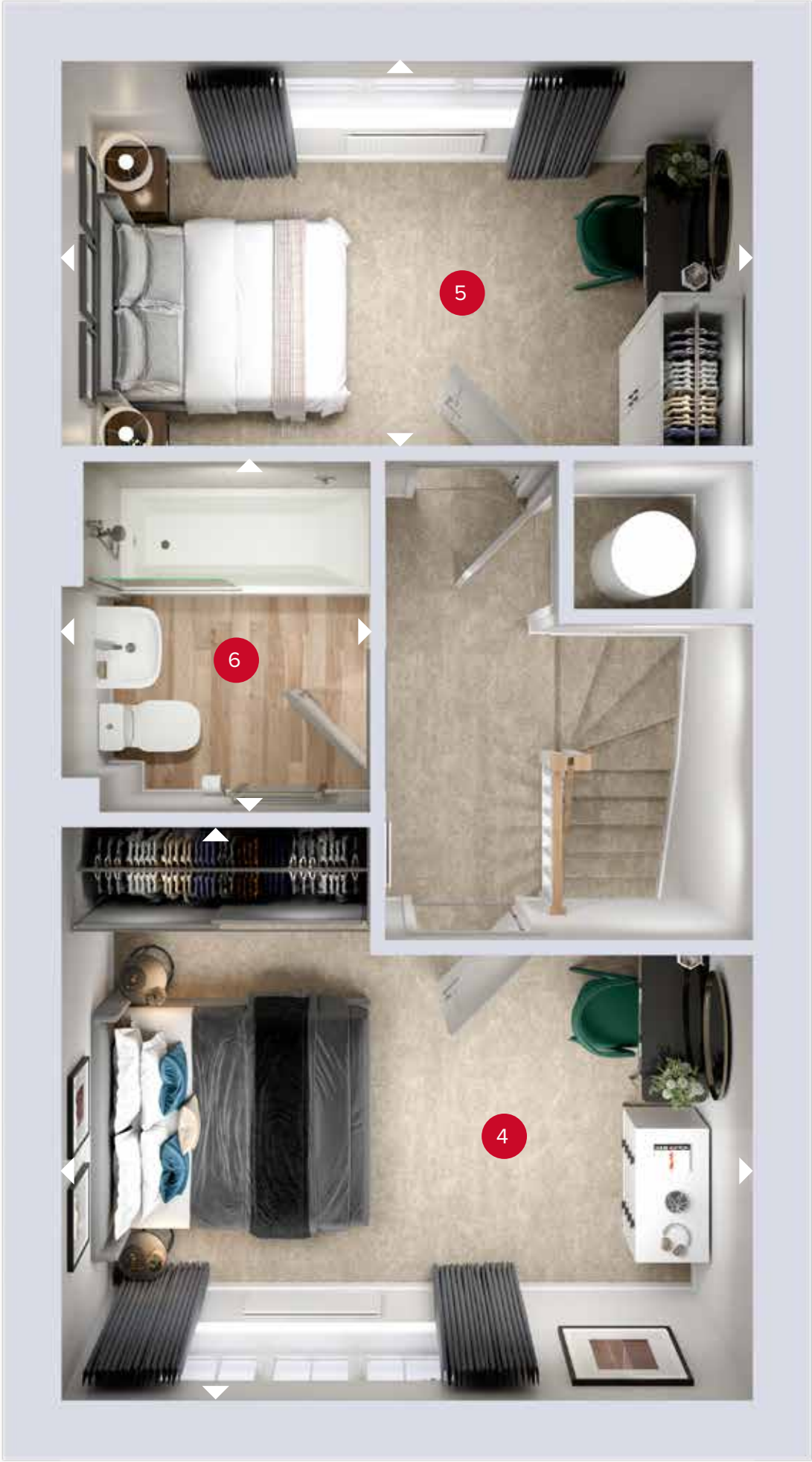
HERITAGE
- REDROW -

THE
BASLOW MID
TWO BEDROOM MID TERRACED HOME





GROUND FLOOR



FIRST FLOOR

THE BASLOW MID

GROUND FLOOR

1	Lounge	14'9" x 10'1"	4.50 x 3.07 m
2	Kitchen/Dining	13'5" x 11'1"	4.10 x 3.37 m
3	Cloaks	5'3" x 3'2"	1.60 x 0.96 m

FIRST FLOOR

4	Bedroom 1	13'5" x 11'2"	4.10 x 3.40 m
5	Bedroom 2	13'5" x 7'6"	4.10 x 2.28 m
6	Bathroom	6'10" x 6'0"	2.08 x 1.83 m



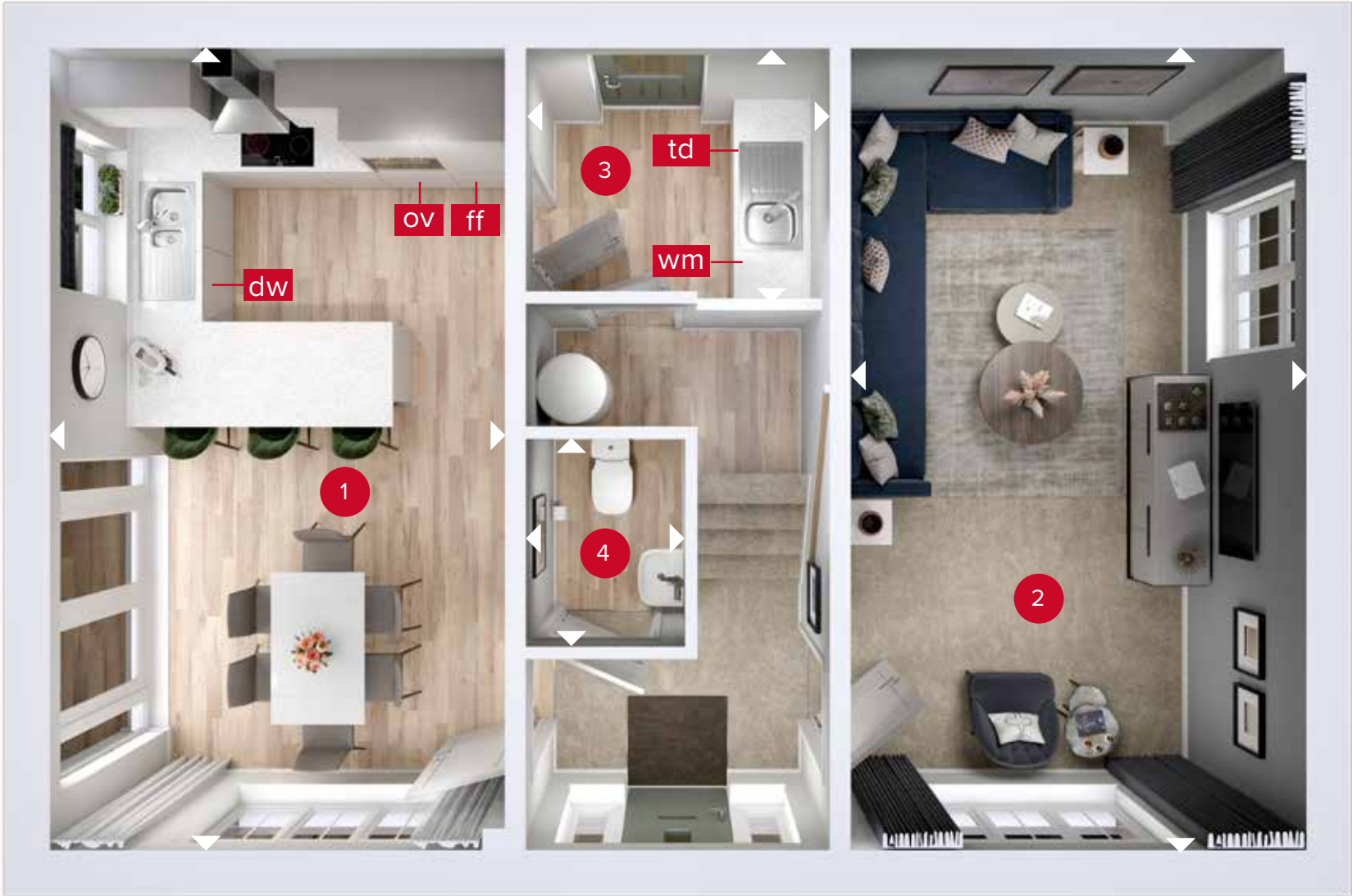
HERITAGE

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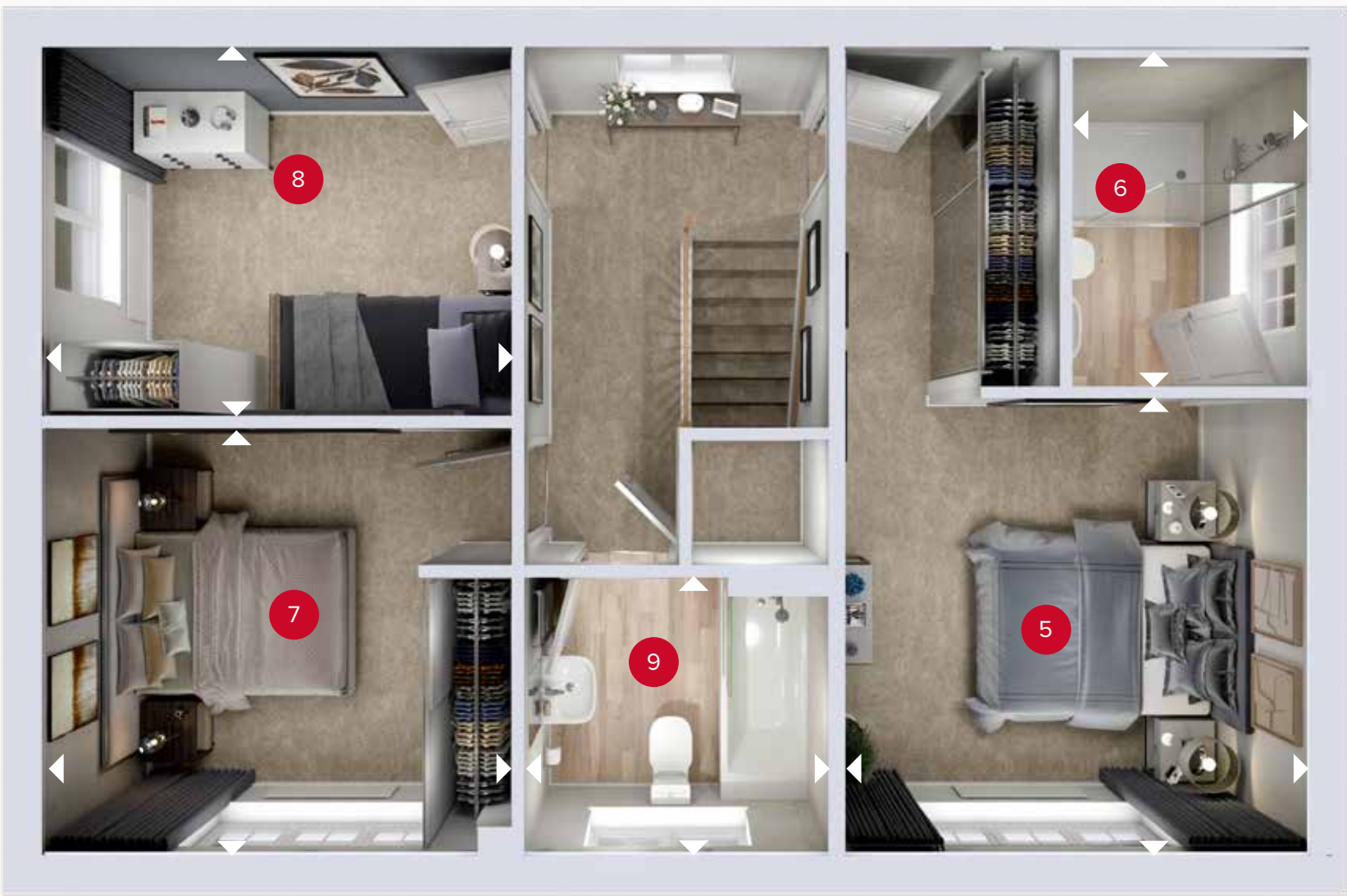
THE AMBERLEY

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE AMBERLEY

GROUND FLOOR

1	Kitchen/Dining	18'9" x 11'1"	5.70 x 3.37 m
2	Lounge	18'9" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'6"	2.36 x 1.69 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m



20.03.2023

Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_AMBY_DM.2

Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

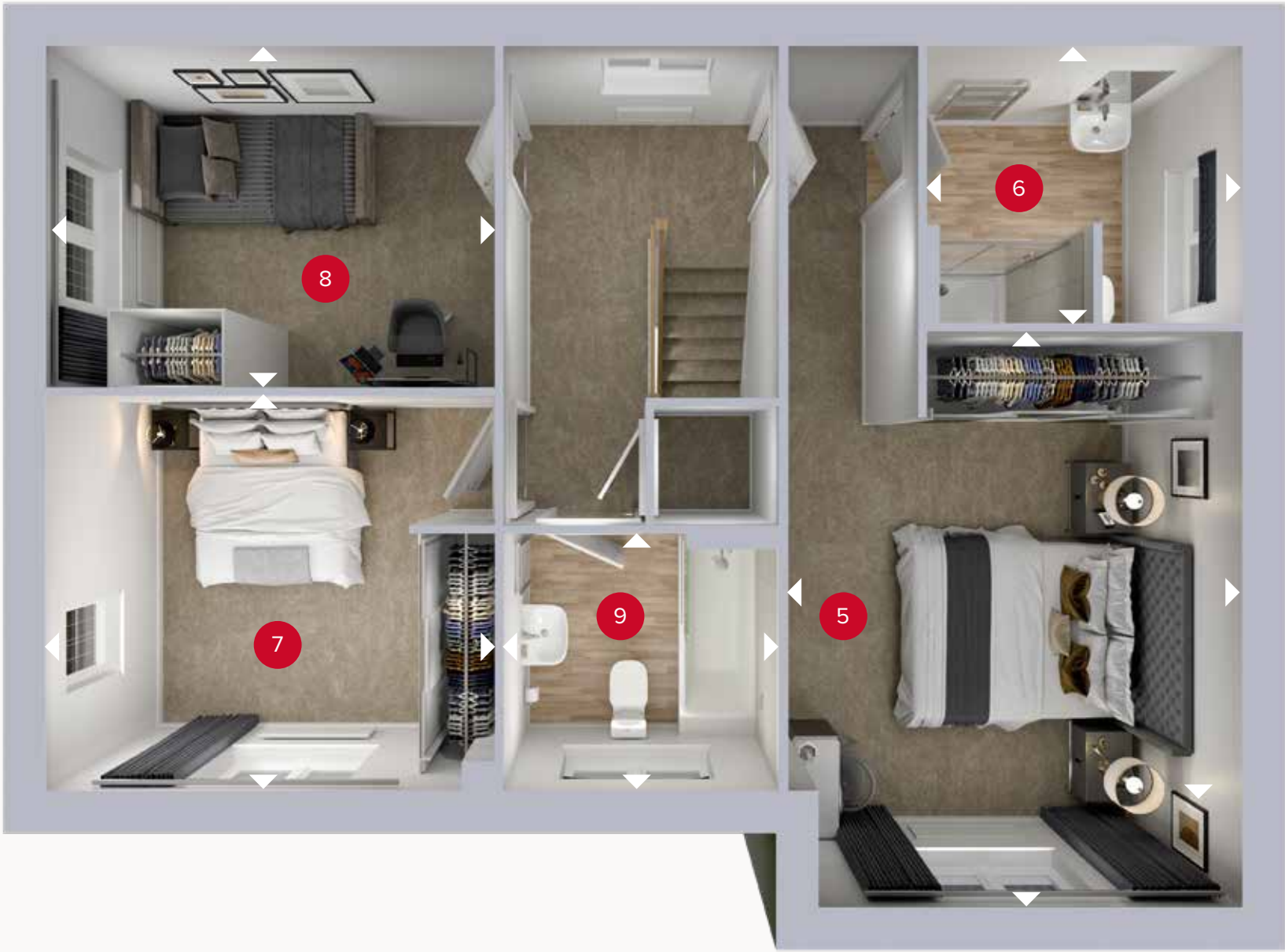
THE ASHBY

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE ASHBY

GROUND FLOOR

1	Kitchen/Dining	21'8" x 11'3"	6.60 x 3.43 m
2	Lounge	18'8" x 10'11"	5.70 x 3.34 m
3	Utility	6'10" x 5'11"	2.09 x 1.80 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.09 m

FIRST FLOOR

5	Bedroom 1	14'6" x 11'4"	4.41 x 3.46 m
6	En-suite	7'10" x 6'11"	2.40 x 2.10 m
7	Bedroom 2	11'3" x 9'10"	3.43 x 3.00 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'0"	2.09 x 1.83 m



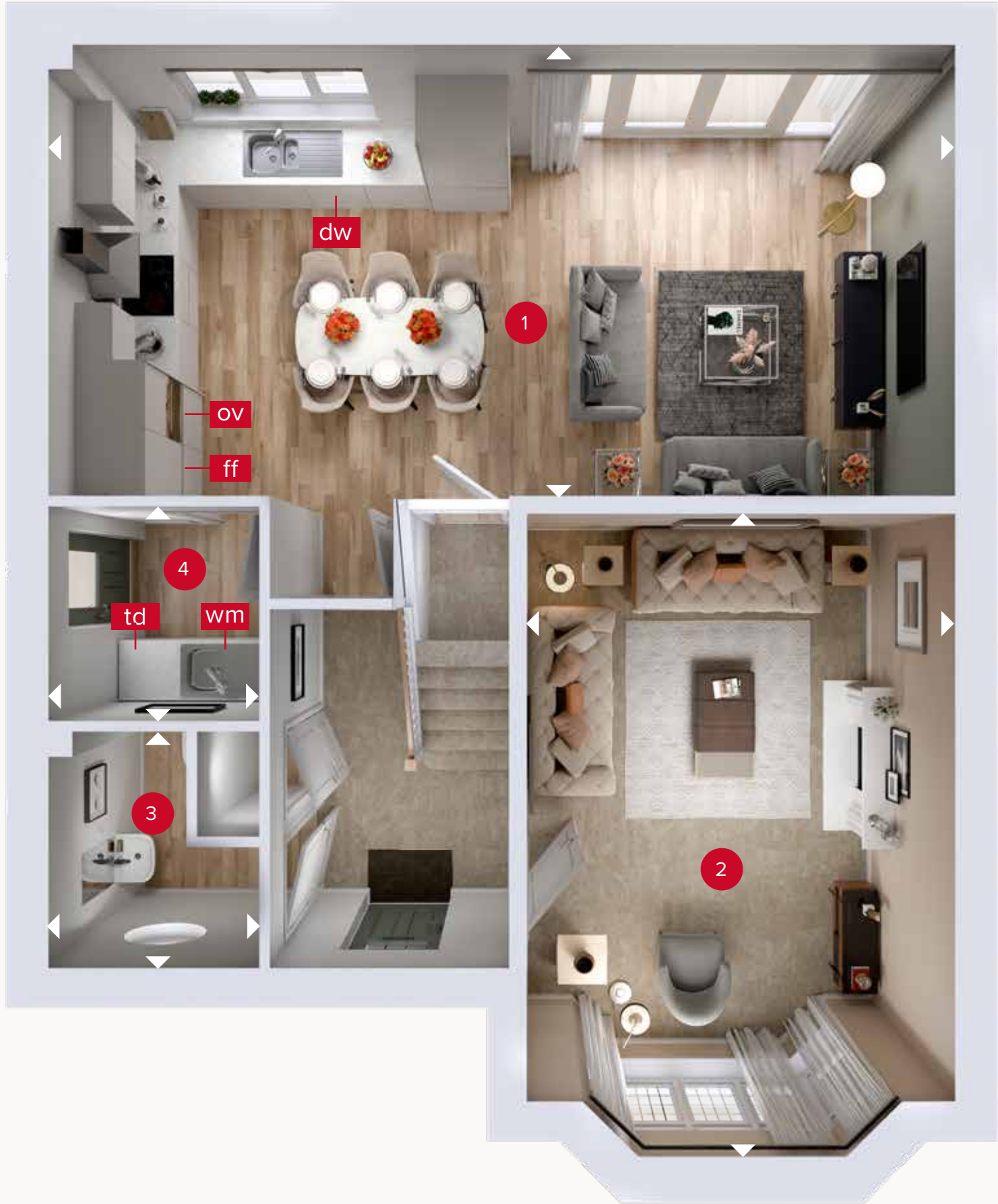
HERITAGE

- REDROW -

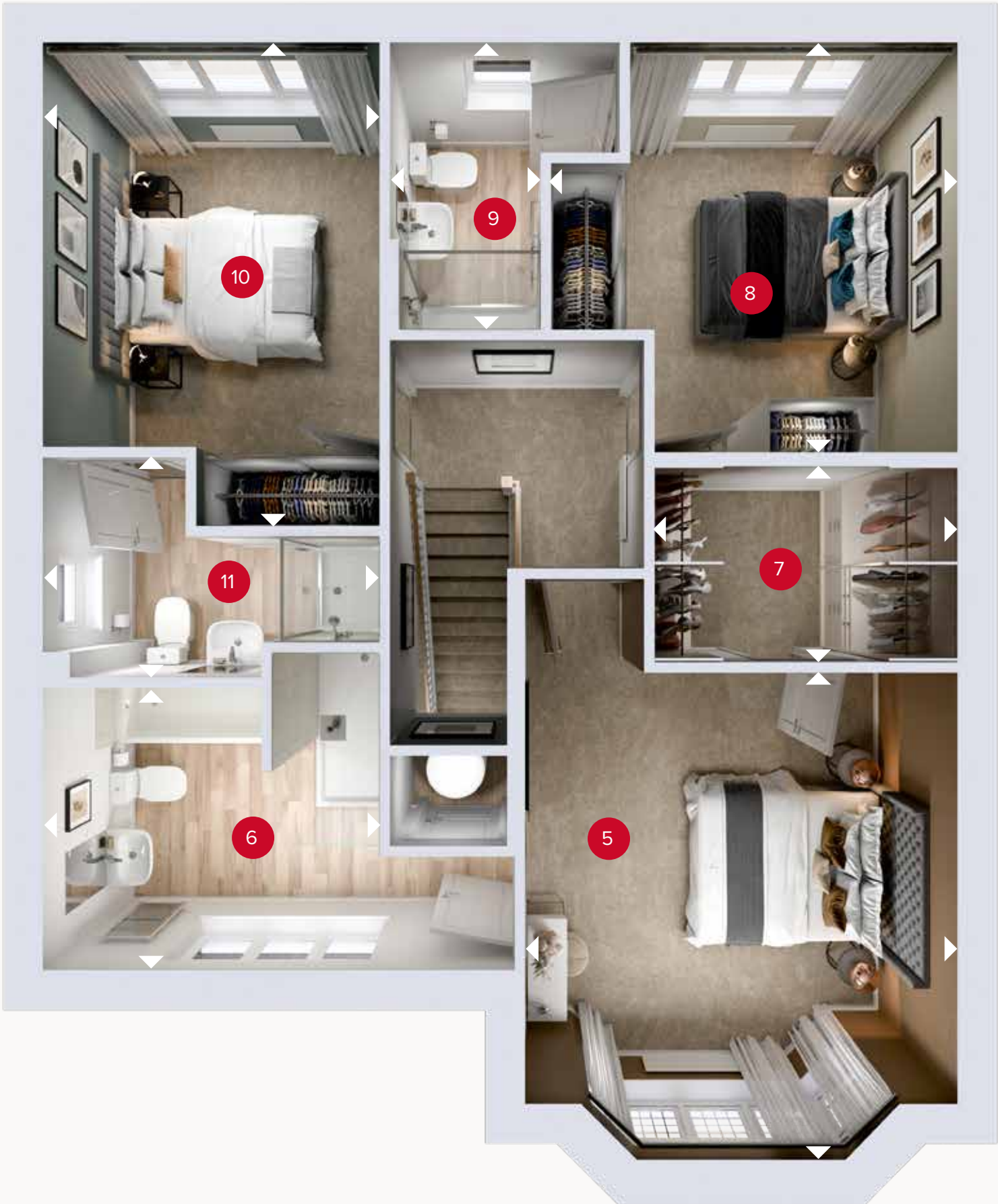
THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



HERITAGE
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THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME



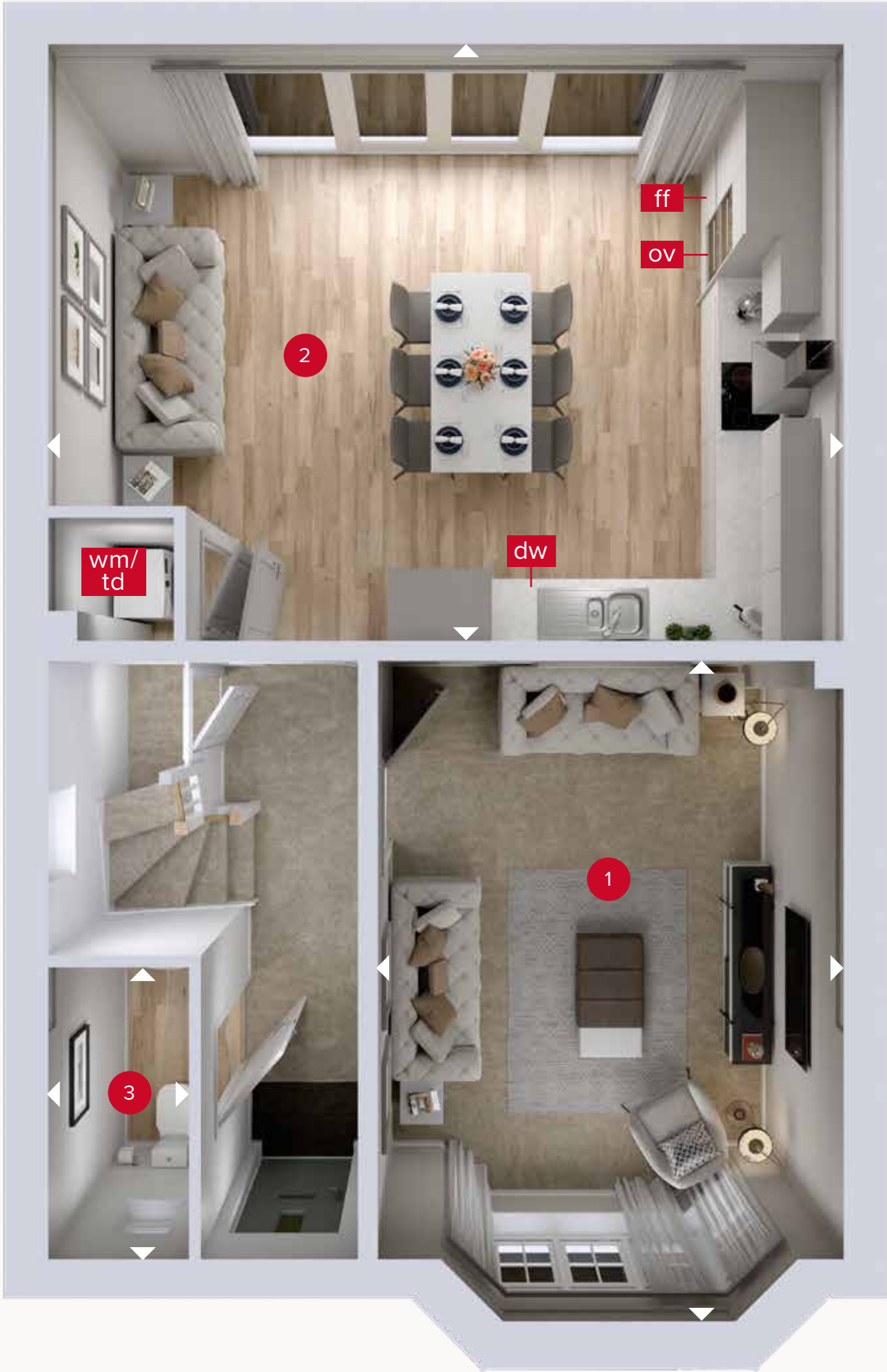
THE STRATFORD LIFESTYLE

GROUND FLOOR

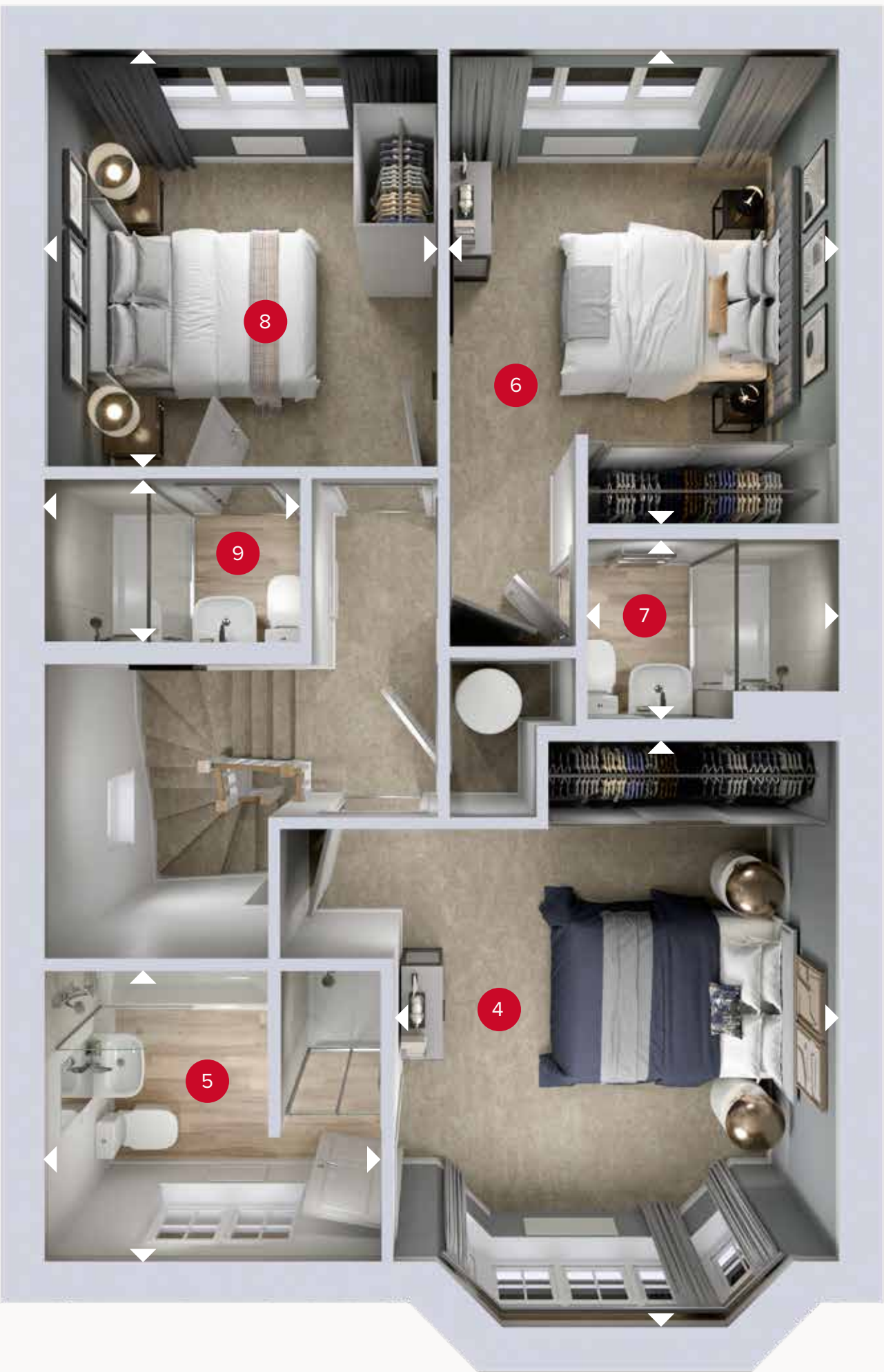
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.30 m
5	En-suite 1	8'4" x 7'3"	2.54 x 2.20 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 9'9"	3.20 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



17.03.2023

Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_STRAQ_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

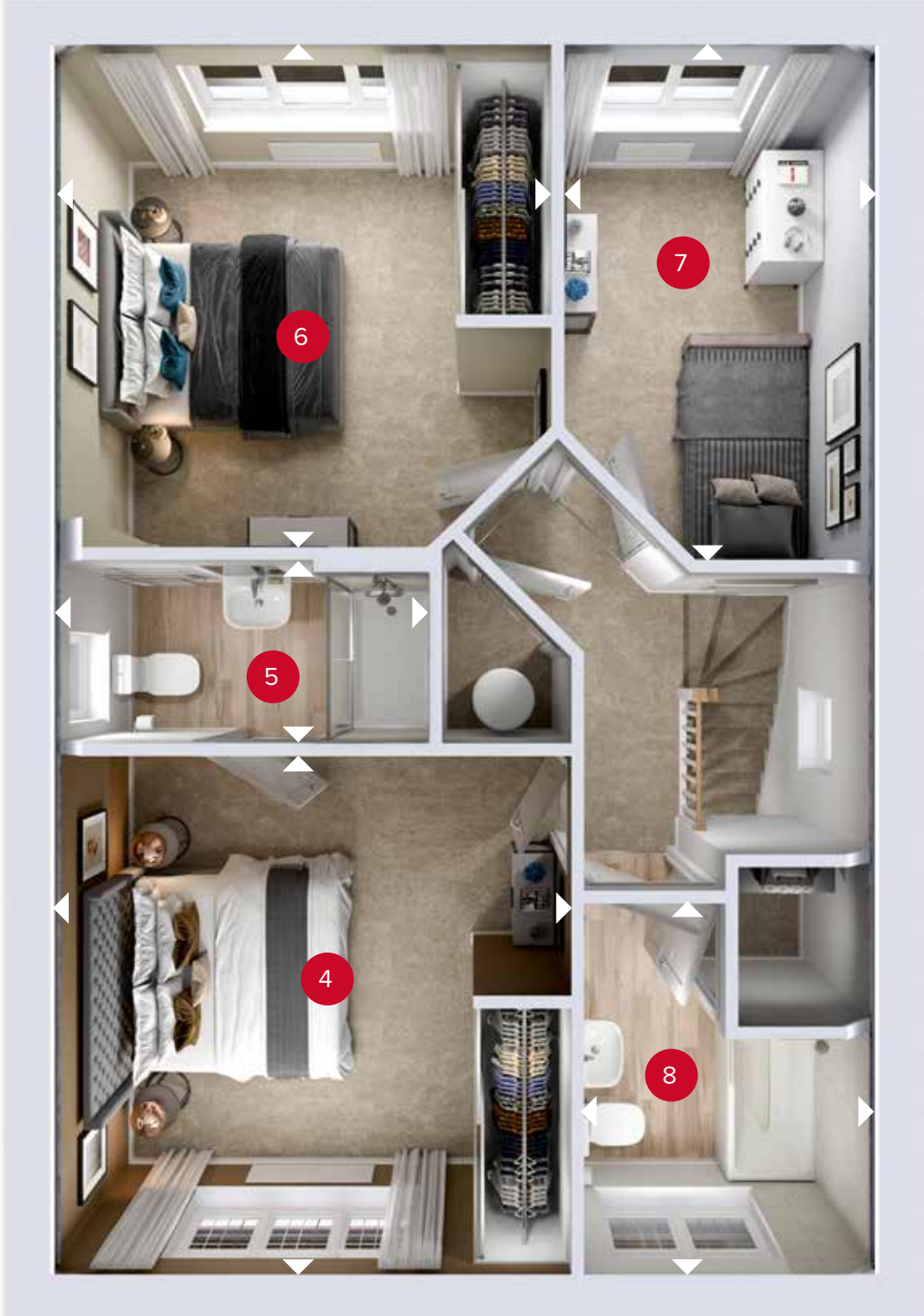
THE WARWICK

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE WARWICK

GROUND FLOOR

1	Lounge	15'7" x 11'6"	4.75 x 3.49 m
2	Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3	Cloaks	5'7" x 3'2"	1.70 x 0.98 m

FIRST FLOOR

4	Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
5	En-suite	8'3" x 4'2"	2.51 x 1.27 m
6	Bedroom 2	11'6" x 11'3"	3.50 x 3.42 m
7	Bedroom 3	12'4" x 7'2"	3.75 x 2.19 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m



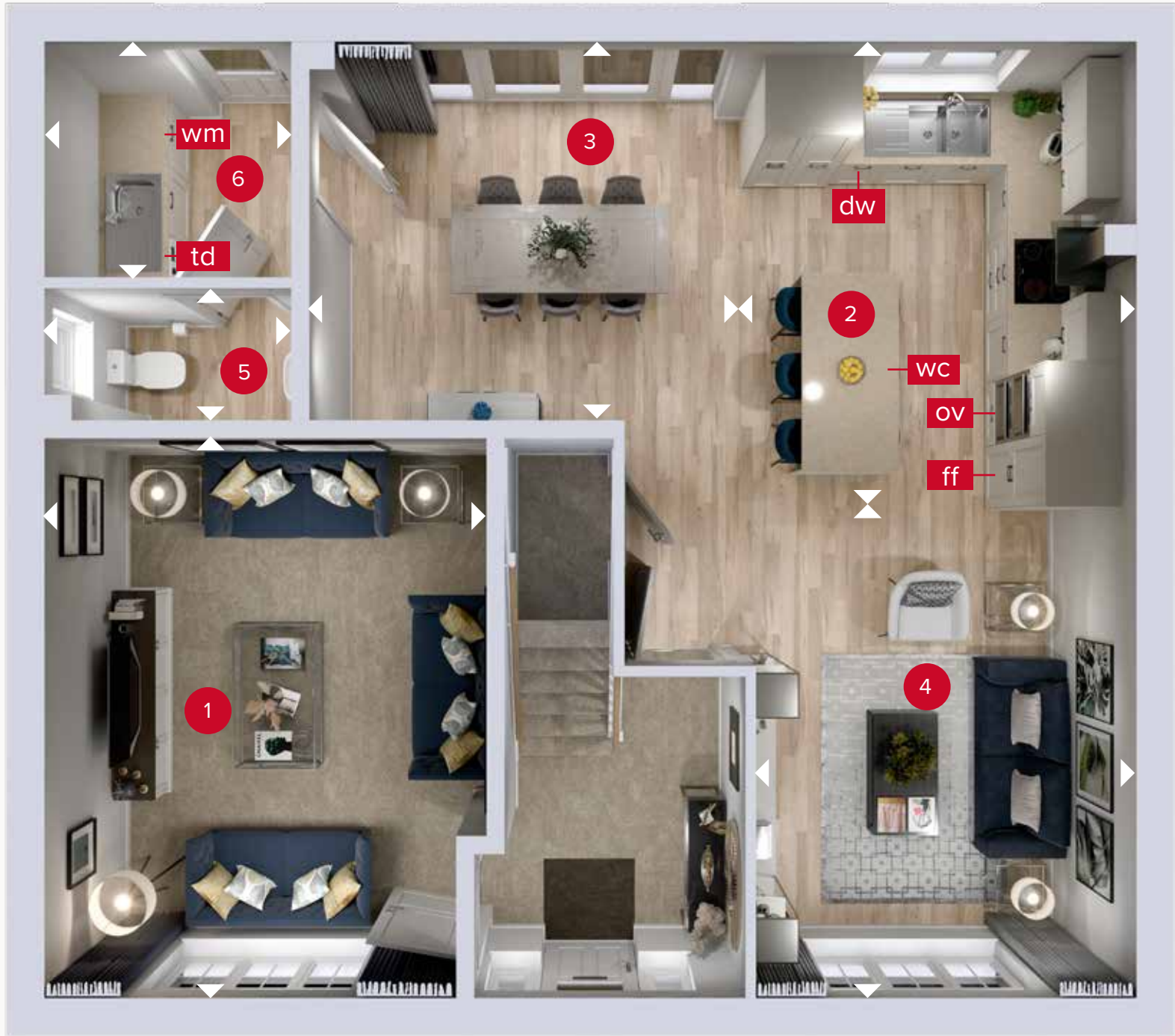
HERITAGE

- REDROW -

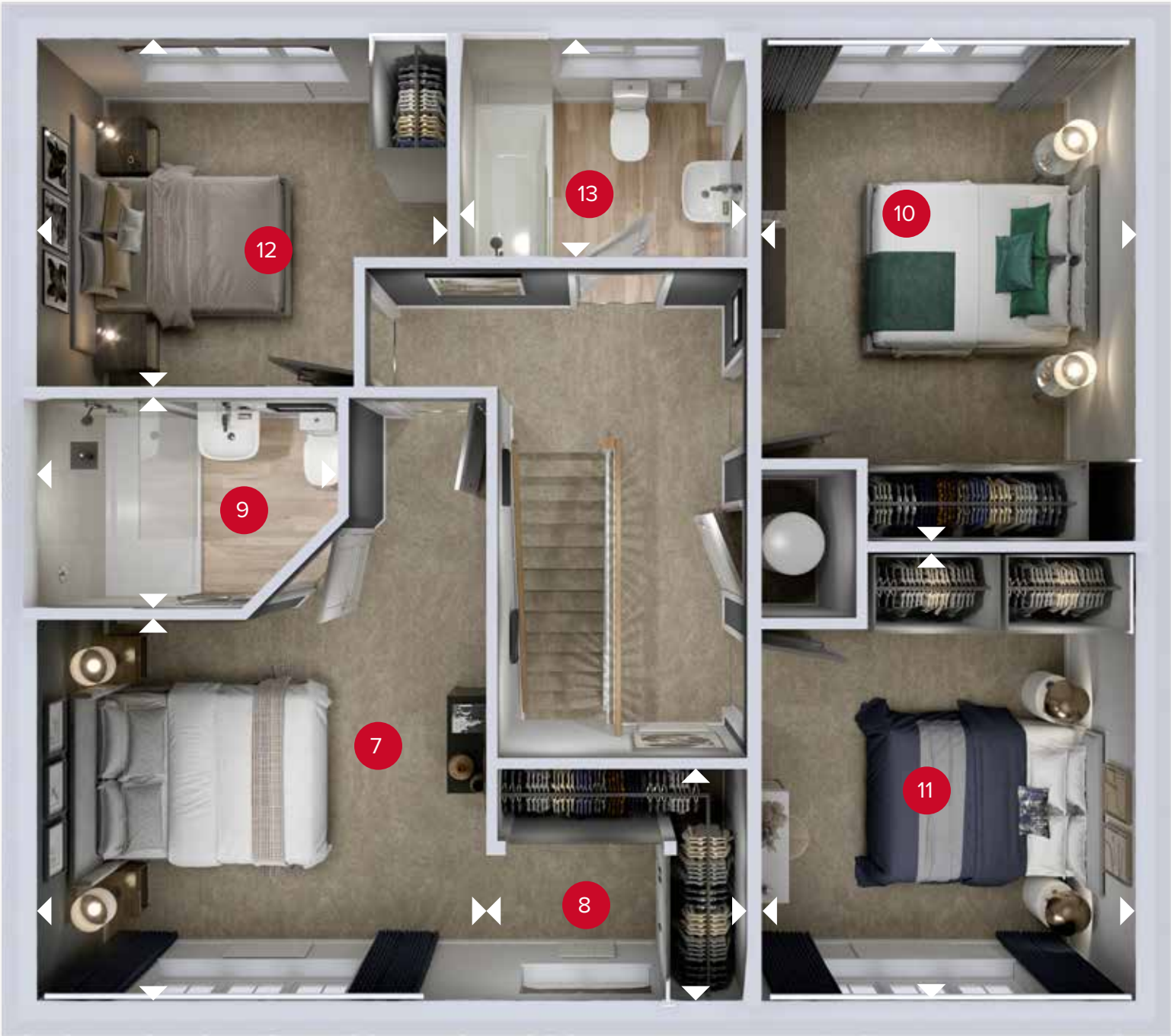
THE HARROGATE

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE HARROGATE

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



15.02.2023

Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_HARR_DM.2

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space
wc - wine cooler





HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE HENLEY

GROUND FLOOR

1	Lounge	17'8" x 11'8"	5.37 x 3.57 m
2	Kitchen	13'4" x 11'5"	4.07 x 3.49 m
3	Dining	12'8" x 11'9"	3.86 x 3.57 m
4	Family	13'2" x 12'0"	4.03 x 3.65 m
5	Utility	6'3" x 5'11"	1.90 x 1.79 m
6	Cloaks	7'6" x 3'7"	2.28 x 1.10 m
7	Garage	17'1" x 17'0"	5.21 x 5.19 m

FIRST FLOOR

8	Bedroom 1	16'8" x 11'8"	5.09 x 3.57 m
9	En-suite 1	10'9" x 6'5"	3.28 x 1.94 m
10	Bedroom 2	14'4" x 10'3"	4.37 x 3.11 m
11	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12	Bedroom 3	11'11" x 10'0"	3.63 x 3.05 m
13	Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
14	Bathroom	8'4" x 7'9"	2.54 x 2.37 m



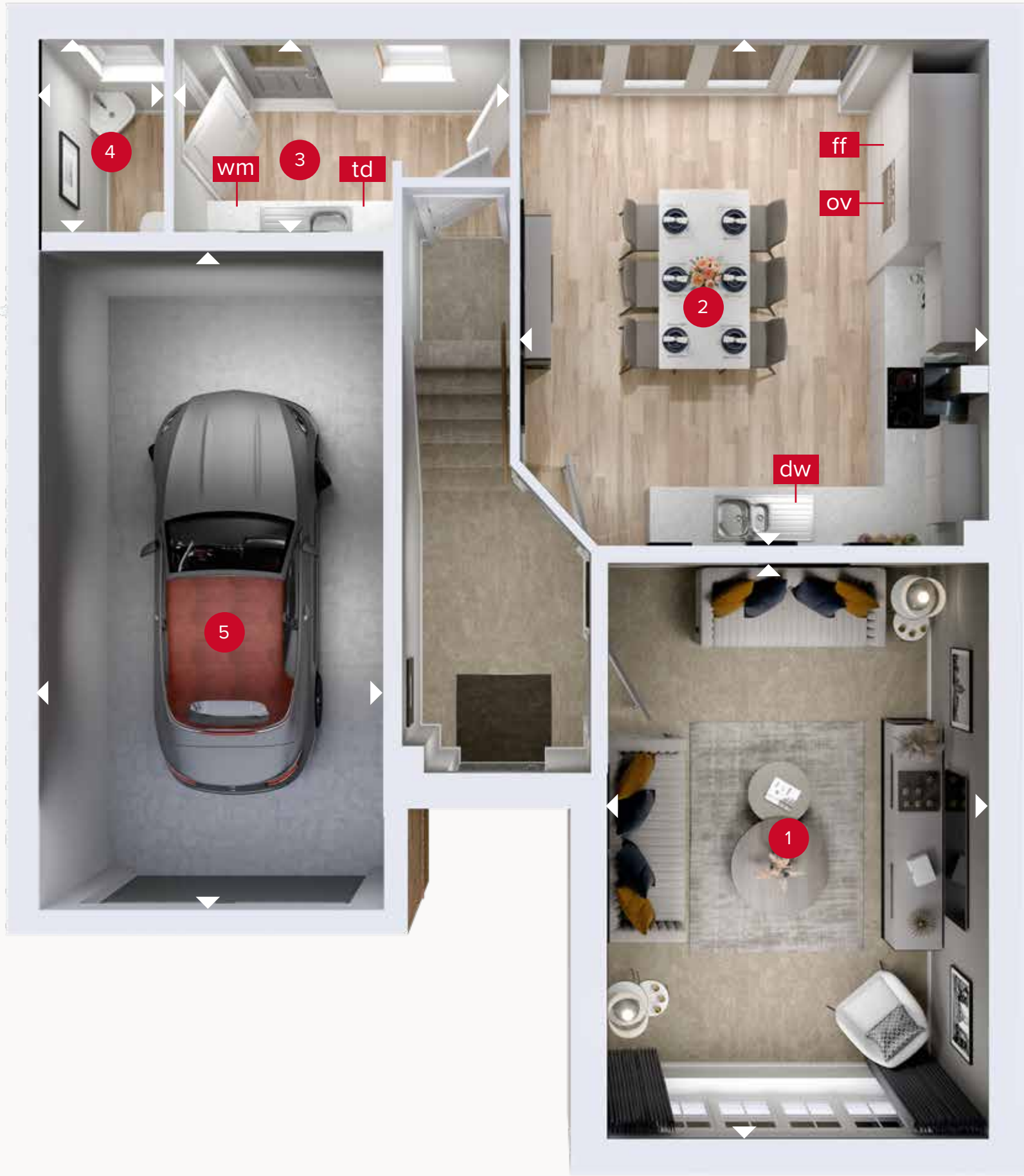
HERITAGE

- REDROW -

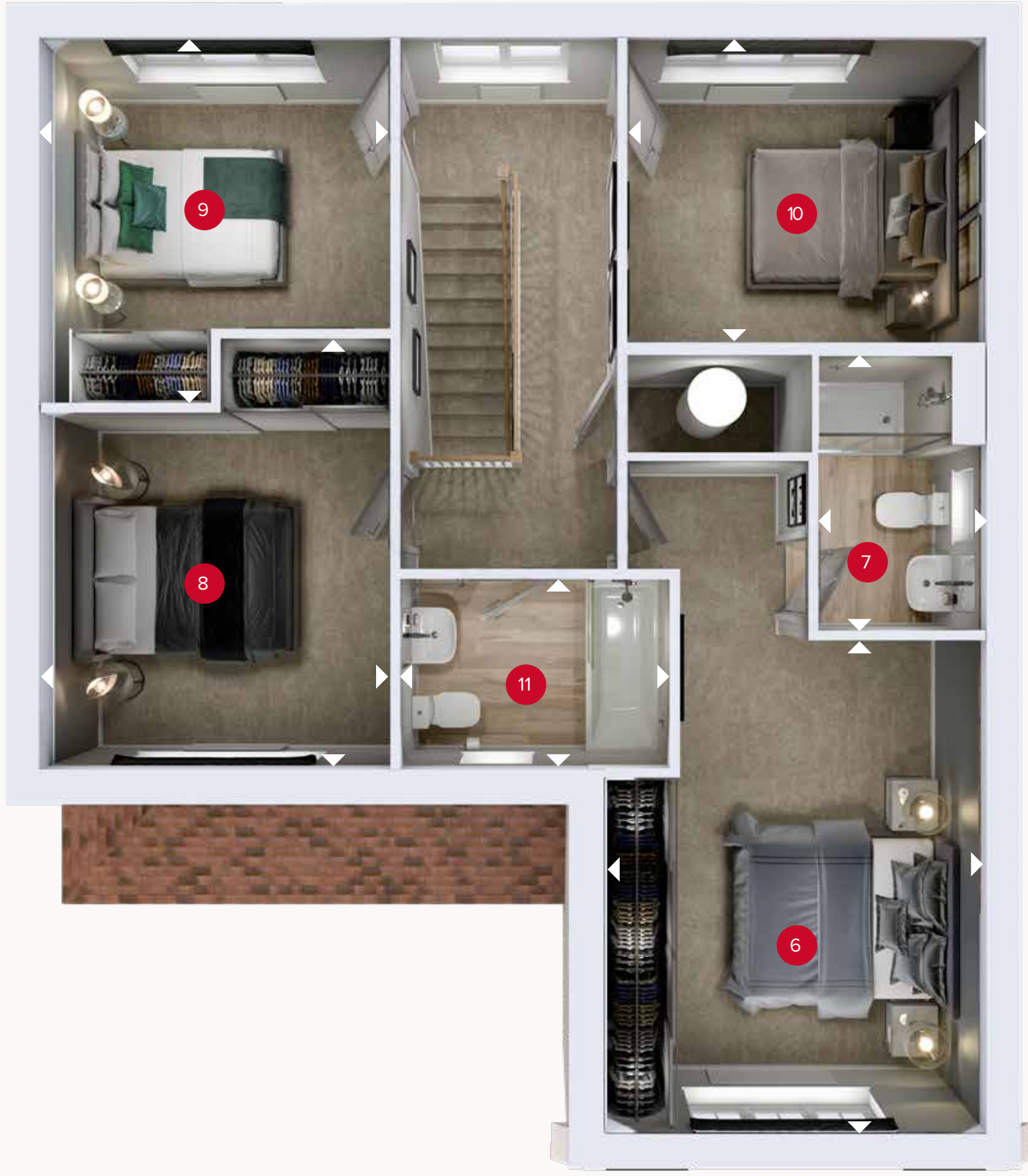
THE MARLOW

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE MARLOW

GROUND FLOOR

1	Lounge	17'0" x 10'11"	5.19 x 3.34 m
2	Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3	Utility	9'10" x 5'10"	2.99 x 1.78 m
4	Cloaks	5'10" x 3'6"	1.78 x 1.06 m
5	Garage	19'9" x 10'0"	6.01 x 3.05 m

FIRST FLOOR

6	Bedroom 1	14'8" x 10'11"	4.47 x 3.34 m
7	En-suite	8'1" x 4'10"	2.46 x 1.47 m
8	Bedroom 2	12'7" x 10'3"	3.83 x 3.12 m
9	Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
10	Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
11	Bathroom	8'0" x 5'7"	2.44 x 1.71 m



HERITAGE

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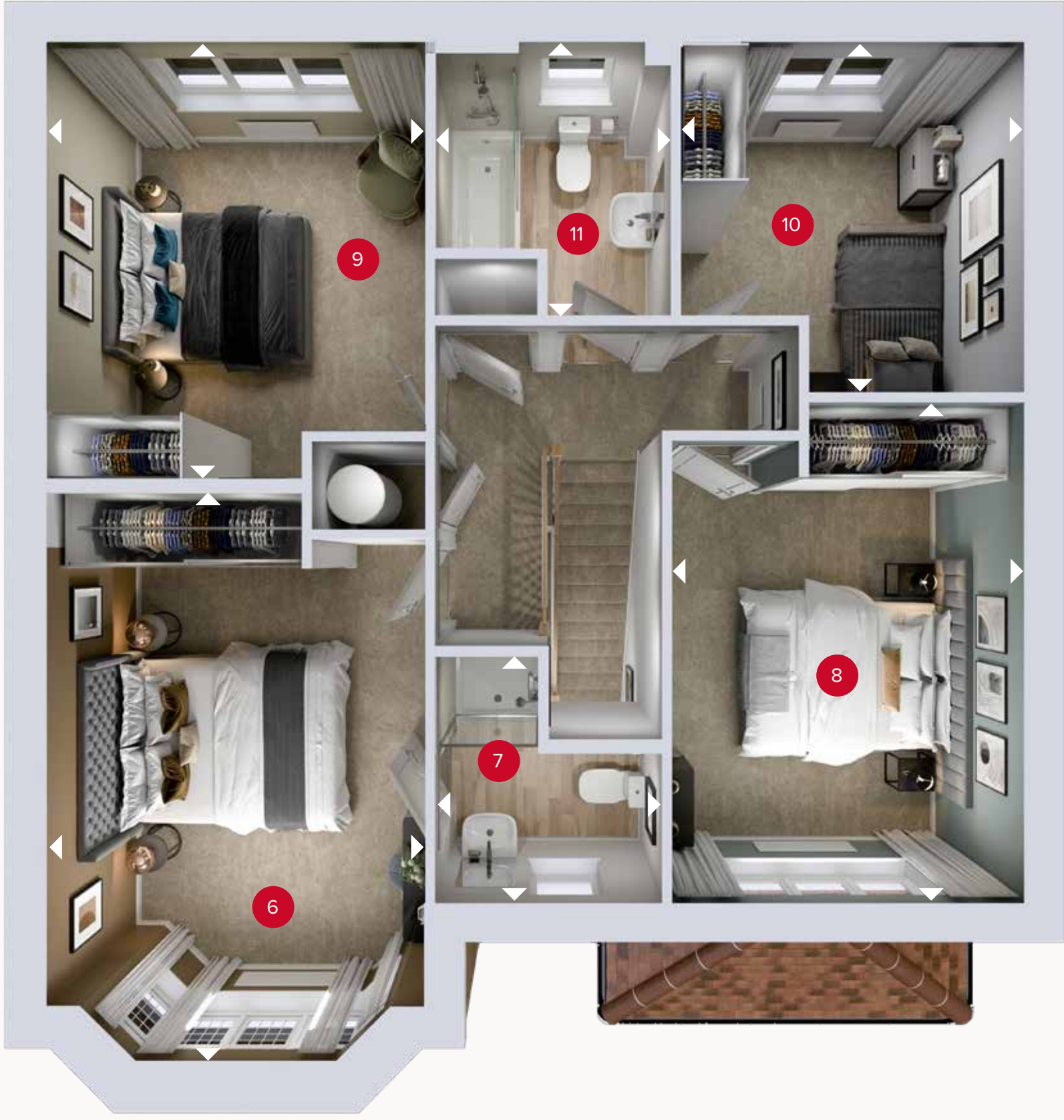
THE OXFORD

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD

GROUND FLOOR

1	Lounge	15'11" x 10'7"	4.85 x 3.23 m
2	Kitchen/ Dining	21'5" x 12'9"	6.53 x 3.88 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'5" x 10'7"	5.01 x 3.23 m
7	En-suite	7'2" x 6'6"	2.19 x 1.98 m
8	Bedroom 2	14'7" x 9'11"	4.45 x 3.02 m
9	Bedroom 3	12'3" x 10'7"	3.75 x 3.23 m
10	Bedroom 4	9'9" x 9'9"	2.96 x 2.96 m
11	Bathroom	7'7" x 6'8"	2.30 x 2.04 m



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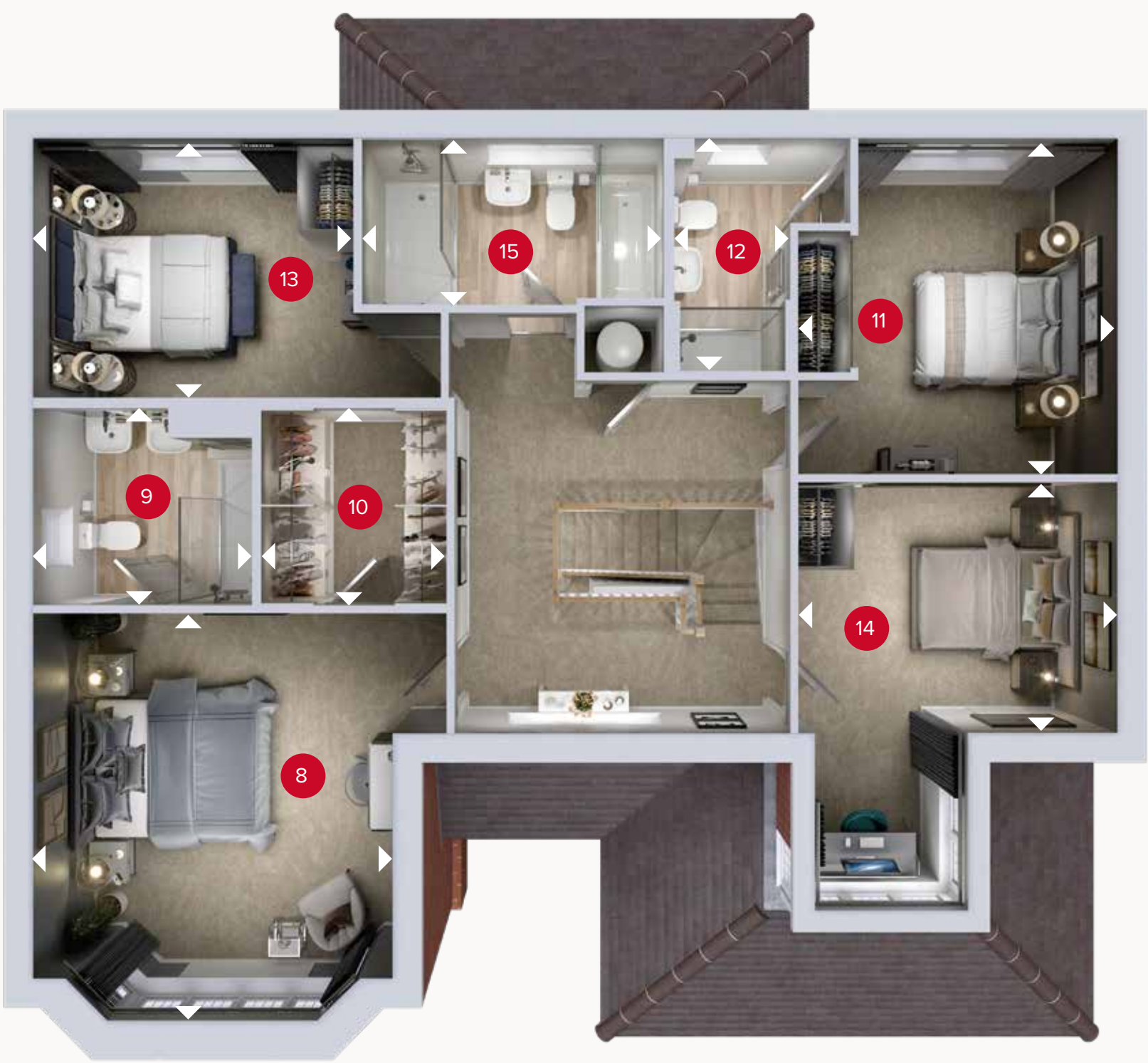
THE RICHMOND

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE RICHMOND

GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" x 11'3"	3.43 x 3.42 m
4	Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5	Utility	11'3" x 5'3"	3.42 x 1.60 m
6	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7	Garage	17'9" x 16'6"	5.41 x 5.03 m

FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m



09.02.2023

Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_RICH_DM.2

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ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space
wc - wine cooler





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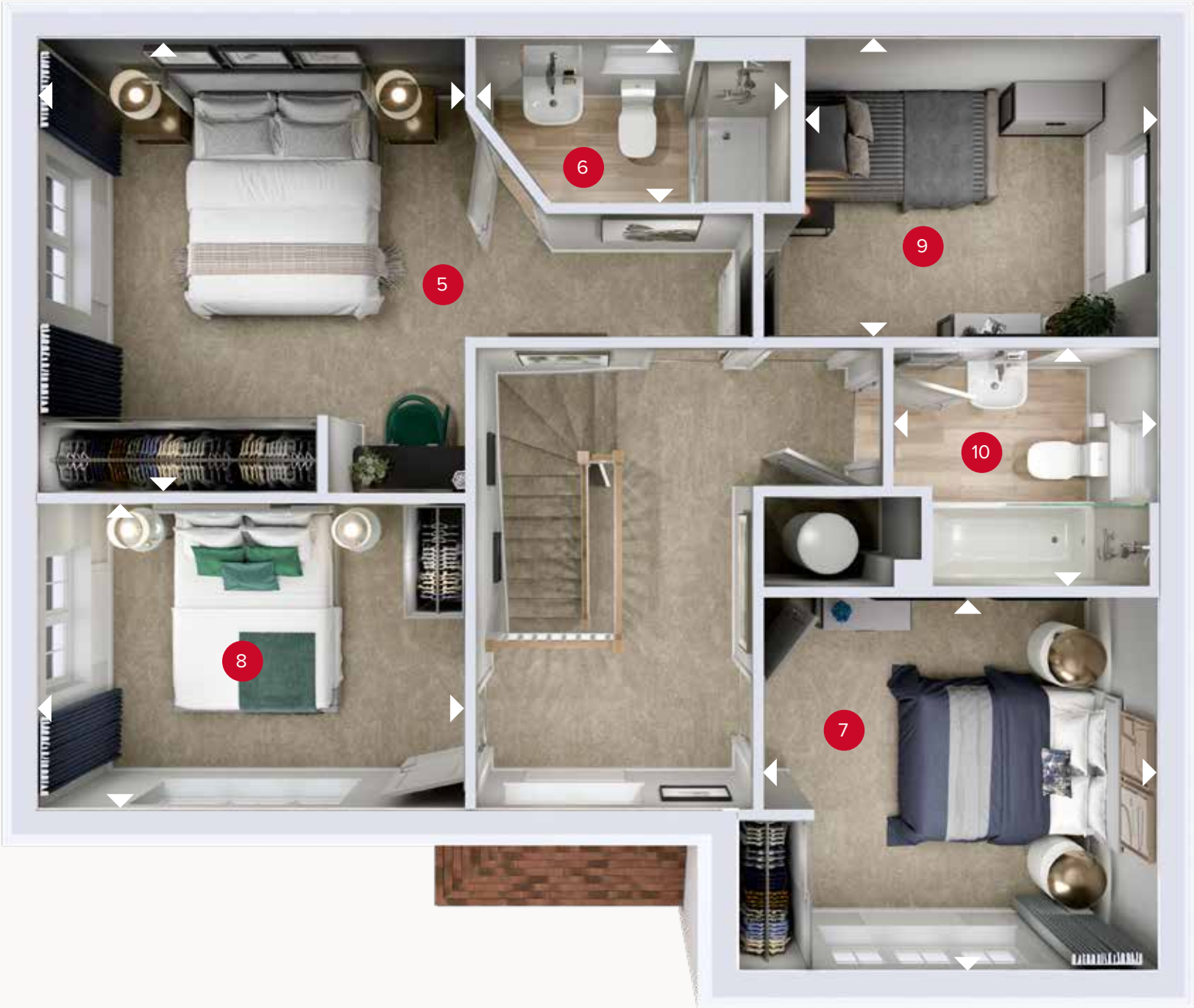
THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE SHAFTESBURY

GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'9"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'9"	1.99 x 1.79 m

FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m



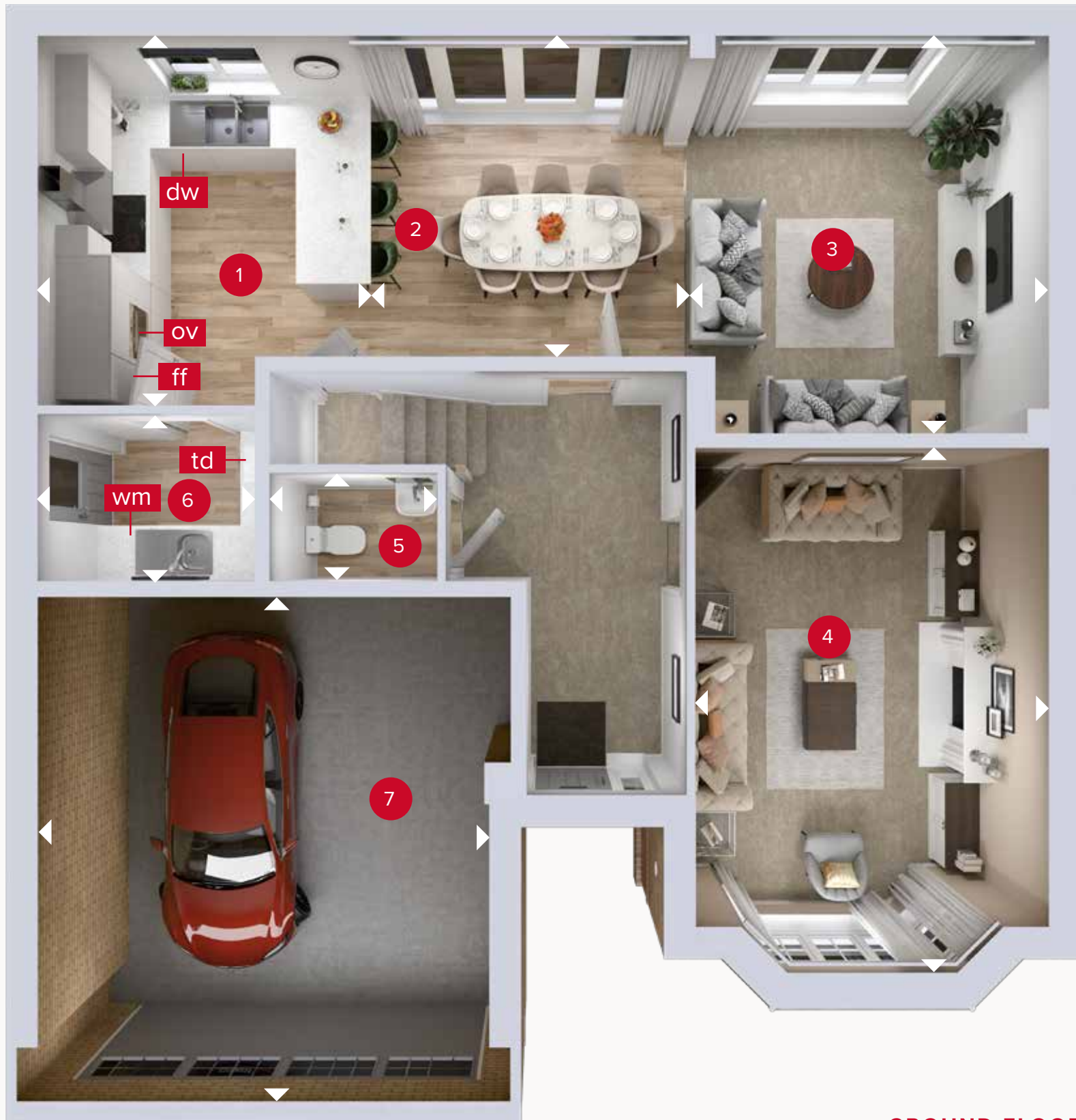
HERITAGE

- REDROW -

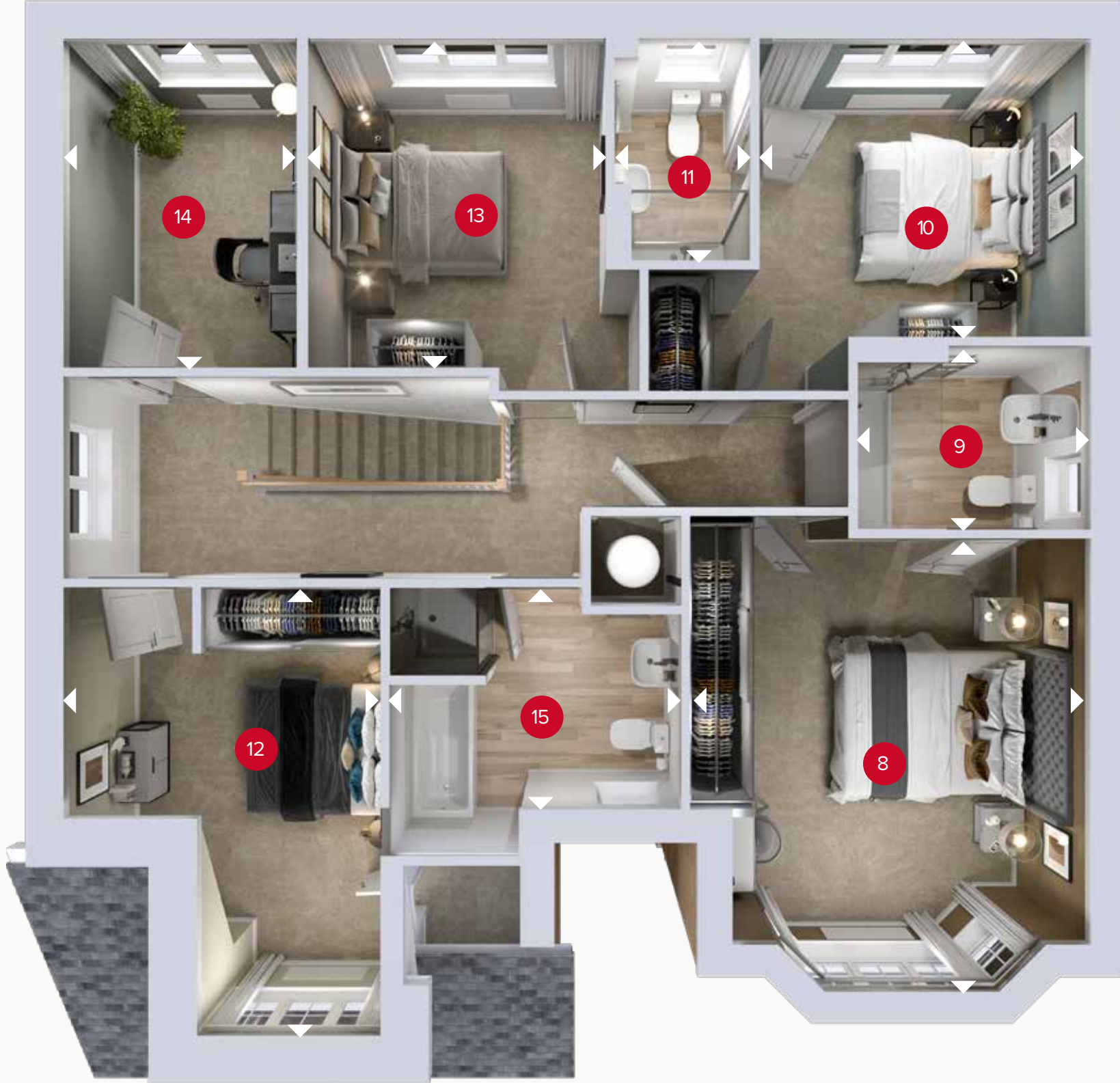
THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE HAMPSTEAD

GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.09 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	16'10" x 15'2"	5.12 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'10" x 13'2"	4.51 x 4.01 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	14'9" x 10'6"	4.49 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Bedroom 5/Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m

SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high attention to detail, it represents
the wise choice of many alternatives



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

Bowl & Tap

Stainless steel with Prinz mixer tap.

Utility Room (if applicable)

Stainless steel single bowl with Prinz mixer tap.

Appliances

- Ceramic Hob
- Free upgrade - Gas Hob
- Double Oven
- Chimney Hood
- Integrated fridge/freezer



INTERIOR

Walls
Crown Pale Cashew emulsion paint finish.

Internal Doors
7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

Internal Door Furniture
Polished chrome effect door furniture from Carlisle Brass. Chrome floor mounted door stops to be fitted where required.

Architrave
Taurus' profile mdf. All to be satin white paint finish.

Skirting Boards
Torus profile MDF with satin white paint finish.

Staircase
Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings
Flat skim finish with crown covermatt white finish.

Central Heating
Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators
Myson round top radiators.

Electrical Sockets & Switch Plates
BG Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting
Pendant and batten lighting points.

Consumer Unit
Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors
Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles
Tempo by Ideal Standard.

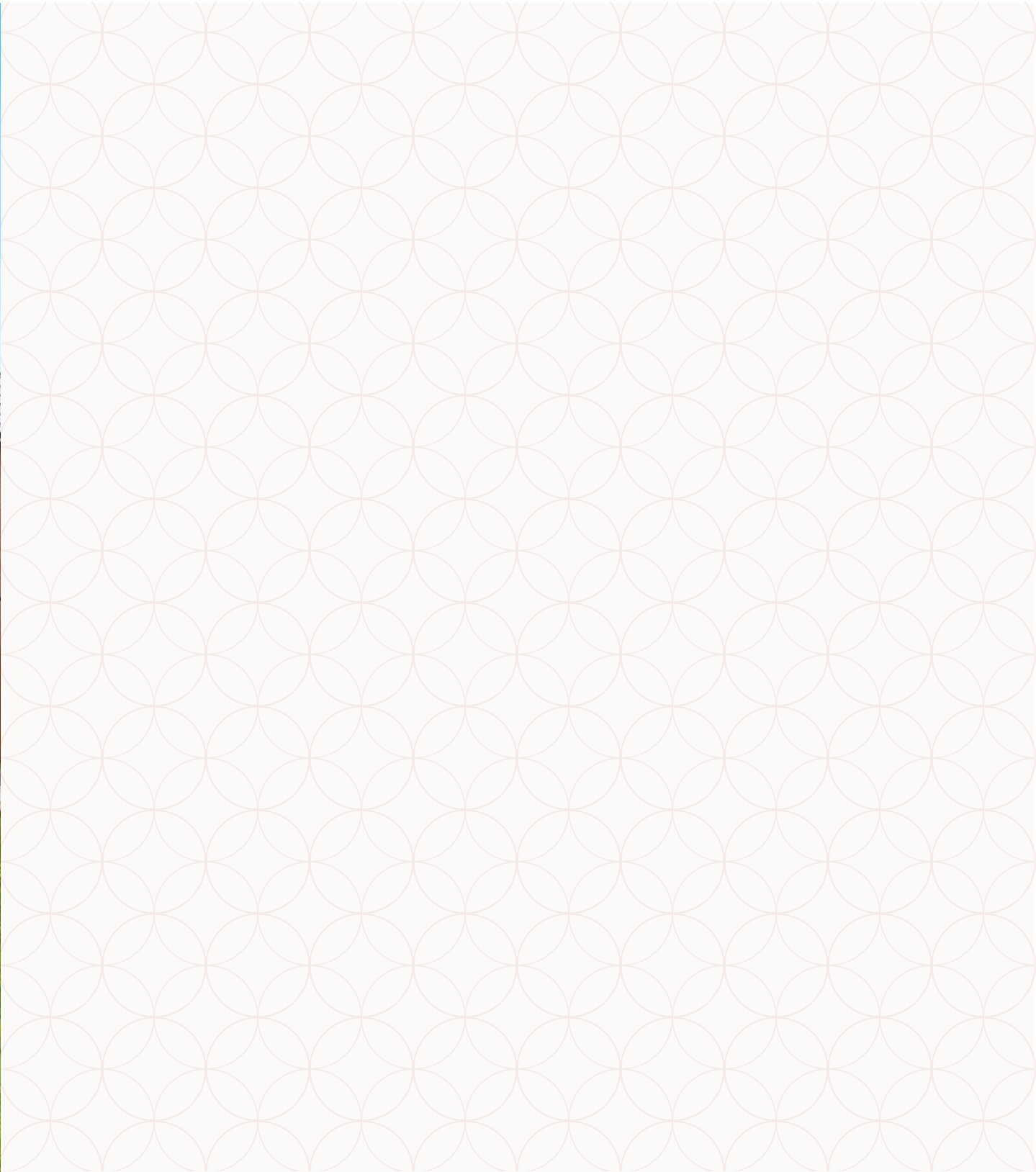
Shower to En-suite (where applicable)
Shower Valve Aqualisa bar valve.
Shower Tray Acrylic capped low profile shower tray.
Shower Screen Polished chrome effect finish shower door.

Brassware
Sottini Tesino 1 tap hole bath filler.

Bath
Tempo Arc bath with Uniline panel.

Wall Tiles to Cloakroom, Bathroom & En-suite
Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

Shaver Socket to En-suite
(where applicable)
White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit PVCue square fascia & vented soffit board in white profile.	House Numeral Colour to match front door.	Driveway Tarmac drive (or as shown on external works layout).
Rainwater System Rainwater gutters and down pipes in black finish.	Door Bell Chrome effect bell push with transformer.	Patio/Paving Buff riven.
Windows Sealed double glazed uPVC windows in white finish.	External Lights Modern stainless steel downlight or Lantern (house type dependant).	External Fencing Close board fencing.
Patio Doors uPVC French patio doors as indicated on the drawings.	Garage Door Novoferm ‘Thornby’ style or Hörmann steel up and over door. Door finish to be painted to match front colour. Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.	Garden Front Good standard turfing. Rear Topsoil laid across the garden. Refer to layout for landscaping details.
External Doors Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally. Rear GRP door, finished white both internally and externally with chrome lever handle.		



ROYAL GARDENS

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Bromyard Road, Worcester, Worcestershire WR2 5TT

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