



The Courtyard

WOODFORD GARDEN VILLAGE





— WELCOME TO —
THE COURTYARD



The Courtyard is a new collection of contemporary apartments as part of Redrow's prestigious Heritage Collection. These homes showcase our impeccable attention to detail, making excellent use of space and natural light and finished with an excellent specification. In addition to the apartments, we've also paid close attention to their immediate surroundings, with every stretch of road, pathway and green space coming together to create a neighbourhood with a familiar sense of community.

Arriving as part of the new phase of Woodford Garden Village, residents are set to benefit from a range of features catering to health and overall well-being. Keen explorers will enjoy the acres of green open space, with its woodlands, linear parks and playing fields, in addition to a traditional village green that's set to host a number of clubs and events. Together with these idyllic countryside elements, there are also plans for a new school, a selection of shops and social facilities and a health centre.

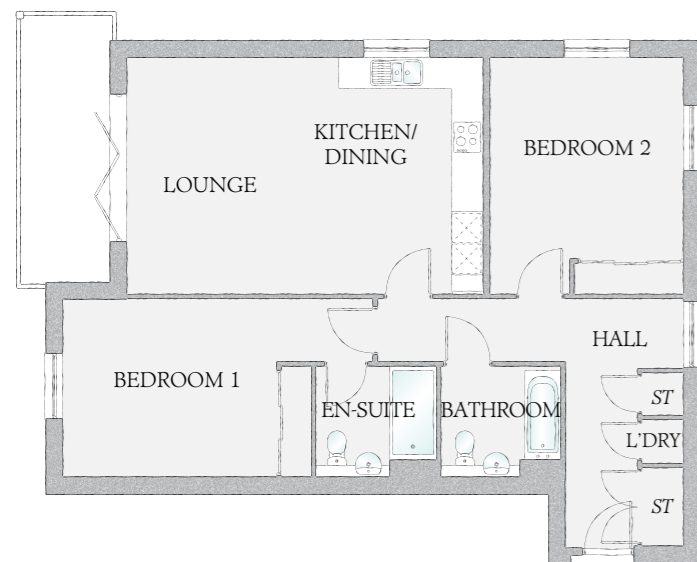
 **REDROW**
A BETTER WAY TO LIVE

THE COURTYARD APARTMENTS

Each apartment at The Courtyard guarantees the exceptional quality and finish that Redrow have become synonymous with. Inside you'll discover an elegant blend of traditional and contemporary elements that reflect the unrivalled charm of our Heritage Collection - coming together to create somewhere you'll be proud to call home.



Computer generated image of The Courtyard development, for indicative purposes only.



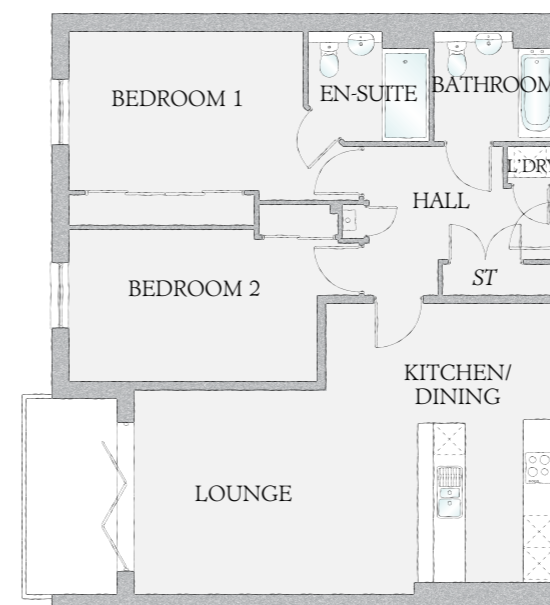
APARTMENT TYPE 1

APARTMENTS 1, 6 & 11

PLOTS 442, 447 & 452

1004 SQ FT

KITCHEN/DINING	14'9" x 10'1"	4.50 x 3.08 m
LOUNGE	14'9" x 12'9"	4.50 x 3.89 m
BEDROOM 1	19'4" x 11'2"	5.90 x 3.40 m
EN-SUITE	7'7" x 7'3"	2.30 x 2.20 m
BEDROOM 2	14'9" x 12'2"	4.50 x 3.70 m
BATHROOM	7'7" x 6'11"	2.30 x 2.10 m



APARTMENT TYPE 2

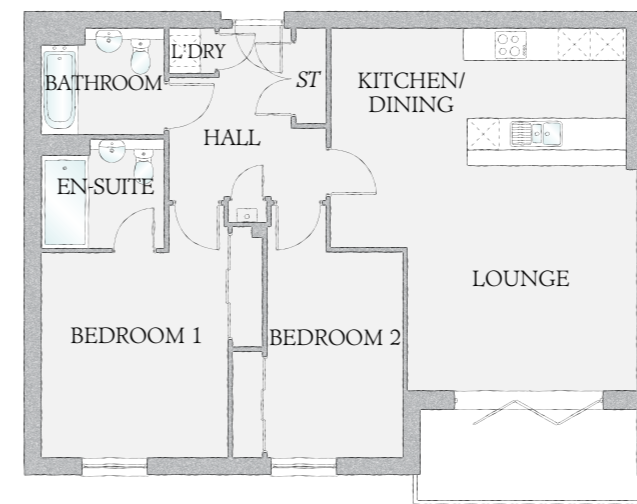
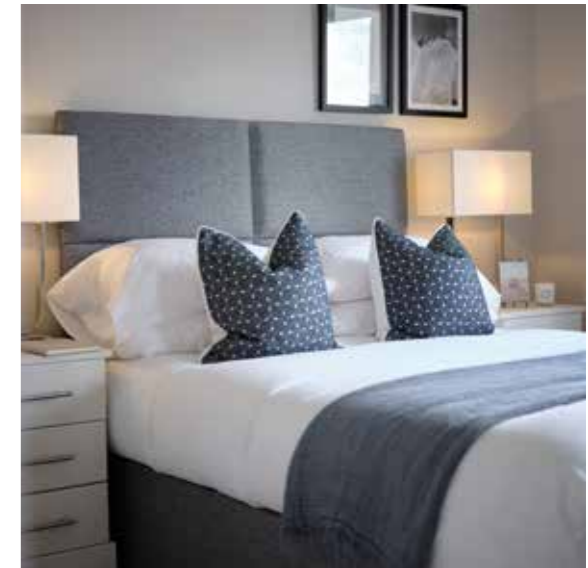
APARTMENTS 2, 7 & 12

PLOTS 443, 448 & 453

1021 SQ FT

KITCHEN/DINING	17'5" x 14'1"	5.30 x 4.30 m
LOUNGE	12'9" x 11'6"	3.89 x 3.50 m
BEDROOM 1	17'9" x 12'2"	5.40 x 3.70 m
EN-SUITE	9'1" x 7'7"	2.77 x 2.30 m
BEDROOM 2	15'5" x 9'2"	4.70 x 2.80 m
BATHROOM	7'7" x 6'7"	2.30 x 2.00 m

Please note that apartments may be handed from floorplan shown



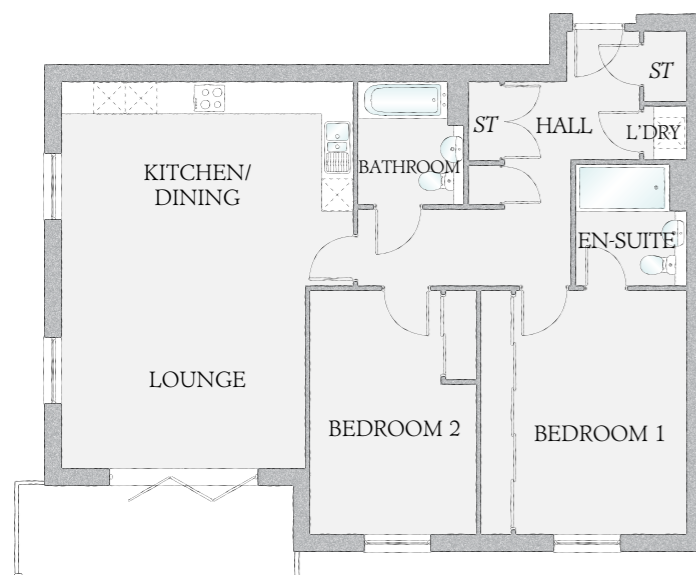
APARTMENT TYPE 4

APARTMENTS 4, 9 & 14

PLOTS 445, 450 & 455

947 SQ FT

KITCHEN/DINING	18'4" x 13'5"	5.60 x 4.10 m
LOUNGE	14'5" x 8'10"	4.40 x 2.70 m
BEDROOM 1	15'9" x 13'9"	4.80 x 4.20 m
EN-SUITE	7'7" x 7'3"	2.30 x 2.20 m
BEDROOM 2	15'9" x 10'6"	4.80 x 3.20 m
BATHROOM	7'7" x 6'7"	2.30 x 2.00 m



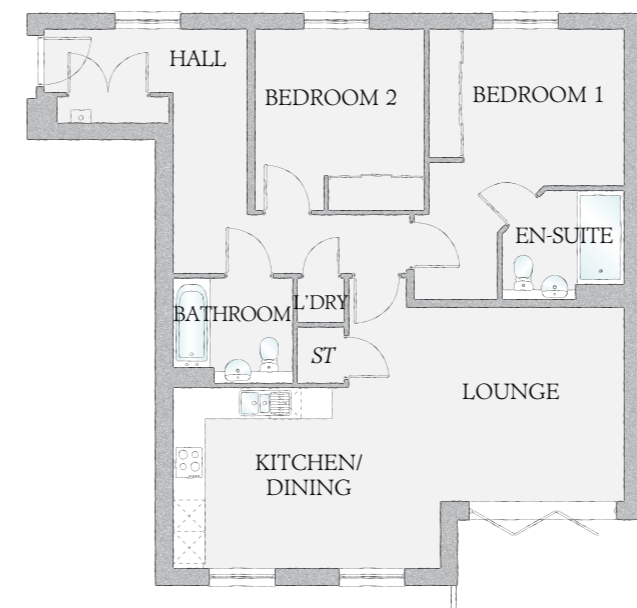
APARTMENT TYPE 3

APARTMENTS 3, 8 & 13

PLOTS 444, 449 & 454

1069 SQ FT

KITCHEN/DINING	18'1" x 12'2"	5.50 x 3.70 m
LOUNGE	15'1" x 12'2"	4.60 x 3.70 m
BEDROOM 1	15'1" x 12'6"	4.60 x 3.80 m
EN-SUITE	7'7" x 7'3"	2.30 x 2.20 m
BEDROOM 2	15'1" x 10'2"	4.60 x 3.10 m
BATHROOM	7'7" x 6'7"	2.30 x 2.00 m



APARTMENT TYPE 5

APARTMENTS 5, 10 & 15

PLOTS 446, 451 & 456

963 SQ FT

KITCHEN/DINING	17'1" x 11'2"	5.20 x 3.40 m
LOUNGE	12'2" x 11'2"	3.70 x 3.40 m
BEDROOM 1	17'1" x 12'2"	5.20 x 3.70 m
EN-SUITE	7'7" x 7'3"	2.30 x 2.20 m
BEDROOM 2	11'2" x 10'10"	3.40 x 3.30 m
BATHROOM	7'7" x 6'7"	2.30 x 2.00 m

Please note that apartments may be handed from floorplan shown

LIFESTYLE & LEISURE

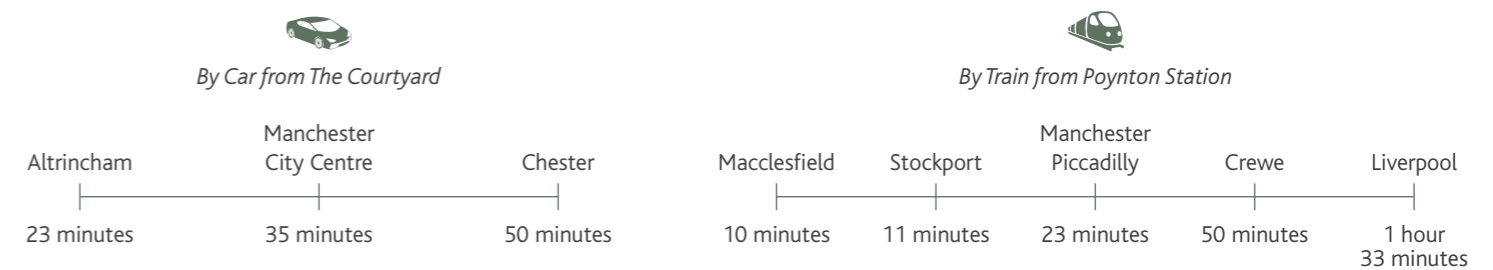
Those who choose to buy at The Courtyard will benefit from a wealth of things to see and do - both on the doorstep and further afield. Your options for the regular food shop are plentiful, with the development set to include a local grocery store, whilst a Waitrose, Tesco and Marks & Spencer can be found locally. Located a short 25 minute walk away is the town of Bramhall. With its local bistro cafés, restaurants and bars, such as, Picollinos and Romulus serving authentic Italian food.

Those whose styles lean to boutique shopping will feel right at home in Wilmslow just under 4 miles away, whilst the renowned Trafford Centre, with its vast array of high street and designer brands is reachable in just 20 minutes by car. Outside of shopping, Manchester is home to a delectable range of dining options, whilst Macclesfield is ideal for film and theatre buffs who can enjoy the diverse programme of live entertainment and blockbusters at Macclesfield's intimate Cinemac.



Those looking to maintain an active lifestyle can do so at Wilmslow Leisure Centre just a 10-minute drive away, offering a fully equipped gym and a 25-metre swimming pool, with opportunities for team and individual sport including badminton, squash and cricket. Bramhall Hall and Park is home to the Vitality park run, a great activity for keen runners. Avid golfers will be truly spoilt for choice with the number of well regarded courses in the local area.

In addition to Bramhall Golf Club just a 7-minute drive away offering a traditional members' club, Adlington Golf Centre just a 15-minute drive away is ideal for students of the game, with a 9-hole academy course and a driving range, along with opportunities for group and individual lessons. Those who prefer peaceful walks and admiring wildlife will feel right at home with the beautiful Poynton Park nearby, perfectly nestled along Poynton Lake.



A STYLISH SPECIFICATION

INTERIOR FEATURES

Walls

Dulux Almond White finish

Internal Doors

Premdor Premium Ladder

Internal Door Furniture

Lever Handle on square rose plate

Ceilings

Dulux White

Central Heating

Ideal heating combi boiler, underfloor Myson heating

Phone Point

Located in the lounge

TV Point

Located in the lounge and bedrooms 1 & 2

USB Sockets located in the lounge and bedrooms 1 & 2

Lighting

Brushed Chrome downlights located in the kitchen/diner, hall, bathroom and en-suite. Pendant lighting located to the lounge, bedrooms 1 & 2

Burglar Alarm

Visonic Alarm – 2 Infrared sensors & 2 door contacts

Wardrobes to Bedroom 1

A range of quality options are available in sliding

A choice of Carpet or Amtico vinyl as standard in the hall – please ask a Sales Consultant for further details

Amtico vinyl flooring in the lounge Please ask our Sales Consultant for further details

A choice of Amtico or carpet flooring in the bedrooms

Please ask our Sales Consultant for further details

KITCHEN FEATURES

Kitchen Styles

Linear Gloss or Matt kitchens. Please see our Sales Consultants for more details

Work Surfaces

A range of quality laminate work surfaces and matching upstands are available. Please ask our Sales Consultant for more details

Splashback

Stainless steel splashback behind the hob

Eco waste separation bin

Amtico Vinyl Flooring

Please ask our Sales Consultant for further details.

Appliances

Siemens 50/50 integrated fridge/freezer

Siemens 60cm induction hob

Siemens combi oven and single oven

Zanussi integrated hood

Siemens integrated dishwasher

Zanussi freestanding washer/dryer

BATHROOM AND EN-SUITE FEATURES

Sottini Isarca sanitaryware

Oxfordshire heated towel rail in the bathroom and en-suite

Aqualisa Dream BIV shower valve in the bathroom

Aqualisa Mian DCV divert mixer

Coram shower wall and tray in the en-suite

Splashback and half-height tiling – please ask our Sales Consultant for further details

A choice of Amtico vinyl or Porcelanosa floor tiles in the bathroom and en-suite please ask our Sales Consultant for further details

Vanity unit comes as standard in the bathroom

Ignite toilet roll holders

EXTERIOR FEATURES

Bi-folding patio doors

Vogue apartment station video door entry

External balcony light

External front door downlight

Outside balcony to every apartment

Every apartment comes with a garage including an electric garage door and single car parking space, with a double socket included internally

OPTIONAL CUSTOMER UPGRADES

(DEPENDING ON BUILDING STAGE)

KITCHEN FEATURES

Silestone worksurface including splashback and upstand

Siemens frost-free fridge/freezer

Siemens freestanding washer/dryer

3in1 steaming hot tap

Dante cold water filter tap

Pull out spray Linus-S tap

Waste disposal InSinkErator

INTERIOR FEATURES

Socket and trunking to the lounge

Multi-room polished chrome wallplates

Smart home hub entertainment system

Multi-room Wi-fi thermostat

Matwell to the hall entrance

All mirrored or hand painted wardrobe choices to bedroom 1

Selection of sliding wardrobe options for bedroom 2

A range of bedroom furniture

BATHROOM AND EN-SUITE FEATURES

Oxfordshire thermostatic towel rail to the bathroom and en-suite

Aqualisa Q digital shower valve to the bathroom and en-suite

Full height tiling to the bathroom and en-suite

Halo double corner shower baskets

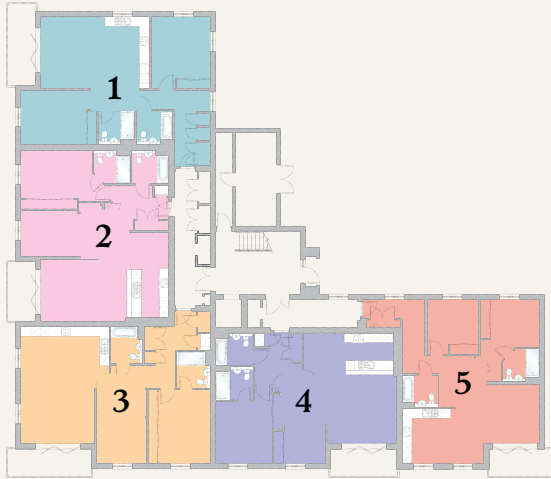
Vanity unit to the en-suite

Sottini soft close toilet seats

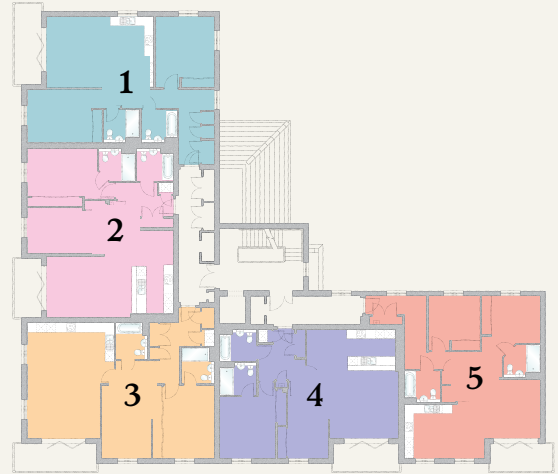
EXTERIOR FEATURES

Electric vehicle car charger

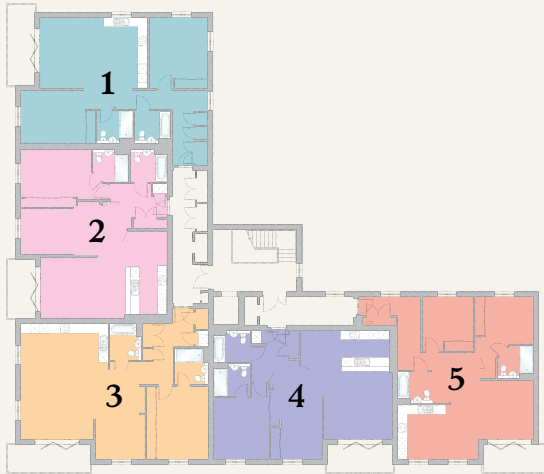
Located in the garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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