

# St. Mary's Village

ROSS ON WYE, HEREFORDSHIRE

A collection of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*

# Site Plan

## Key

- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes

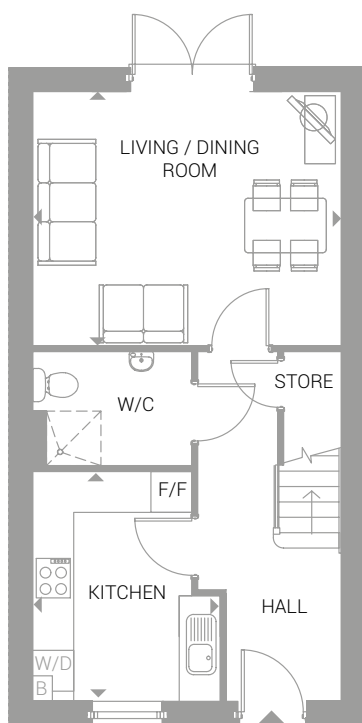


# Floor Plans

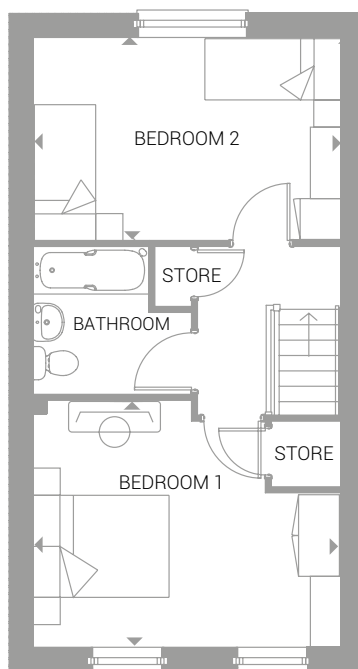
## Two Bedroom Houses

Plots 49, 50, 51\*

\* Plot 51 handed to plan drawn



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

### Key

FF - FRIDGE/FREEZER W/D - WASHER / DRYER  
WC - CLOAKROOM B- BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

### Dimensions

TOTAL AREA: 82.5 SQ M 888 SQ FT

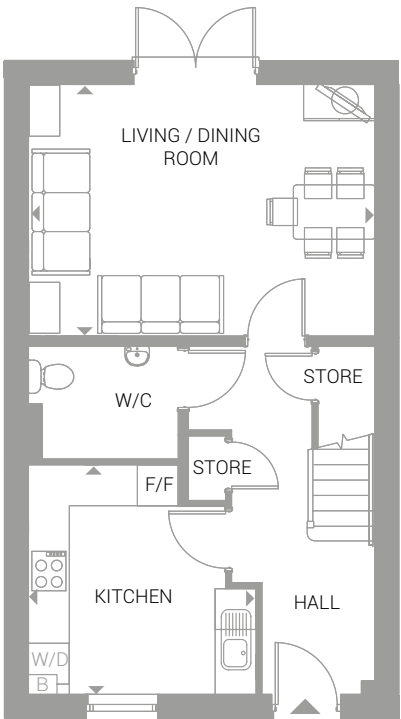
	Length	Width	Length	Width
Living/ Dining Room	4.58m x 3.77m		15' 0" x 12' 4"	
Kitchen	3.41m x 2.79m		11' 2" x 9' 2"	
Bedroom 1	4.58m x 3.67m		15.0" x 12' 0"	
Bedroom 2	4.58m x 3.02m		15' 0" x 9' 11"	



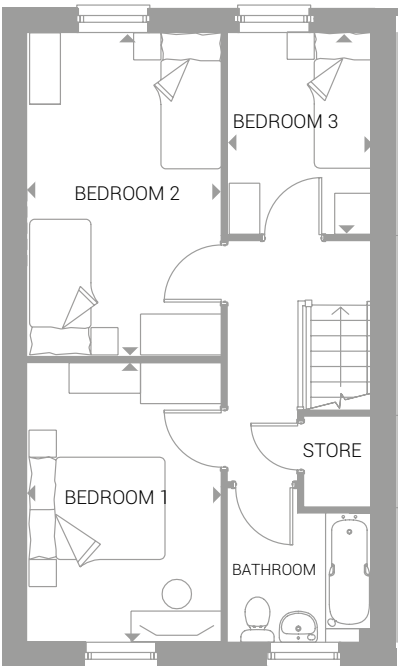
# Floor Plans

## Three Bedroom Houses

Plots 45, 46, 47, 48,  
125, 126, 127, 128, 129 & 130



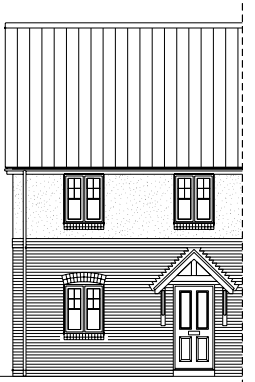
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



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Dimensions	TOTAL AREA: 92.6 SQ M    997 SQ FT			
	Length	Width	Length	Width
Living / Dining Room	5.14m x 3.74m	16' 11" x 12' 3"		
Kitchen	3.41m x 3.38m	11' 2" x 11' 1"		
Bedroom 1	4.15m x 2.90m	13' 7" x 9' 6"		
Bedroom 2	4.80m x 2.90m	15' 9" x 9' 6"		
Bedroom3	3.01m x 2.18m	9' 10" x 7' 2"		



# Specification



Images depict a typical Legal & General Affordable Homes property

## Kitchen

- Contemporary kitchen with brushed chrome handles
- Soft close and cutlery tray included
- Oak effect laminate worktops and matching upstands
- Brushed steel splashback to hob
- Franke stainless steel sink with Bristan chrome mixer tap
- Electric single oven, ceramic hob and integrated hood
- Space for fridge/freezer
- Space and plumbing for washing machine
- Removable base unit with plumbing for dishwasher installation
- Integrated eco bin
- Gas combination boiler in housing

## Cloakroom

- Contemporary white Roca close coupled toilet and basin with Bristan chrome taps
- Splashback tiling to basin

## Bathroom

- Contemporary white Roca bathroom suite with thermostatic shower over bath and glass shower screen

- Porcelanosa full height wall tiling to bath and shower area with splashback tiling to basin
- Bristan chrome mixer tap to basin
- Chrome heated towel rail
- Mirror

## Flooring

- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpet to hall, stairs, landing, lounge/diner and bedrooms

## General

- Ceilings painted in matt white, walls painted in natural hessian
- Architraves and skirtings painted white
- White six panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- Wardrobe to master bedroom
- UPVC double glazed windows
- Two parking spaces
- NHBC 12 year build warranty

## Electrical

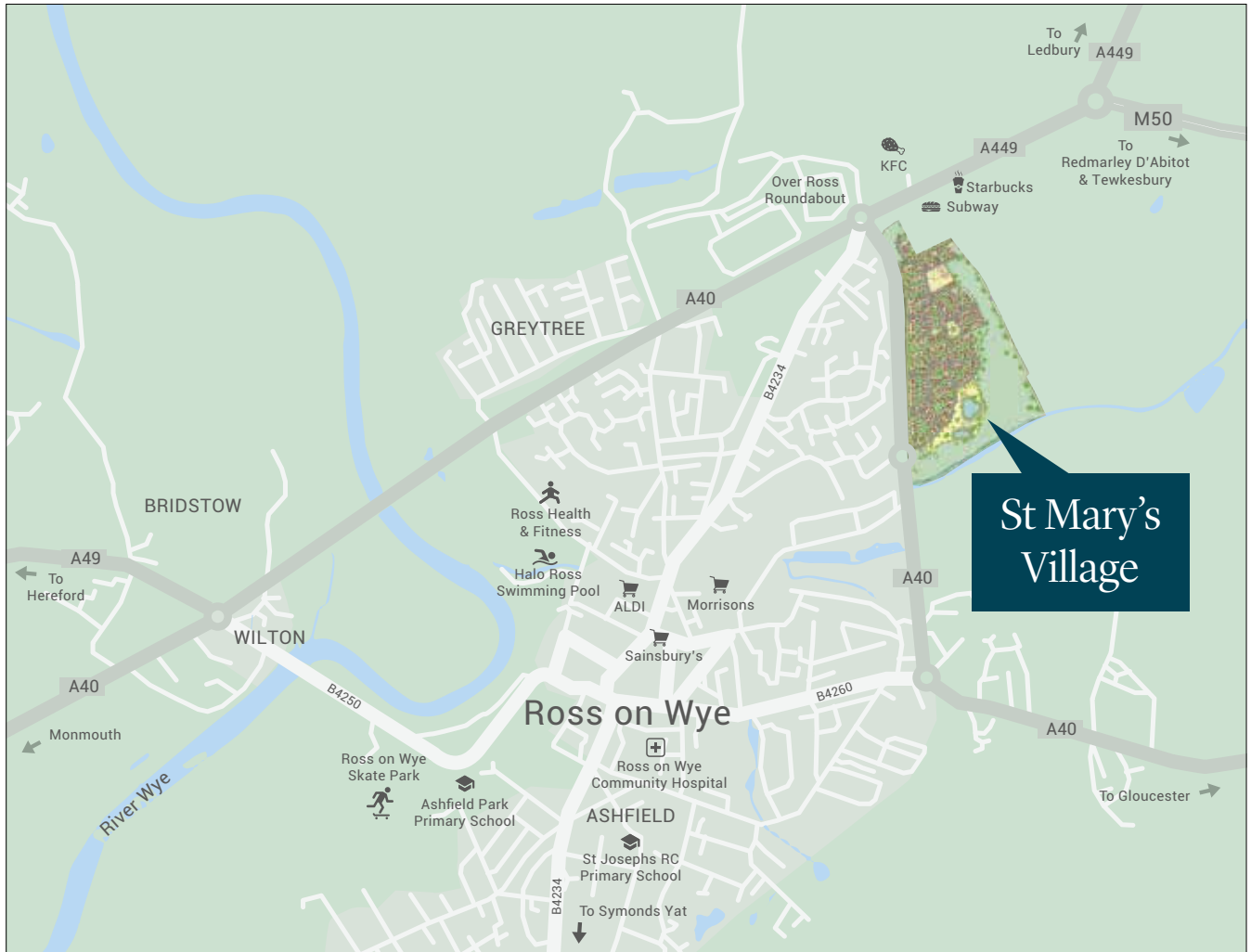
- Door bell
- Track light to kitchen
- Light to bathroom
- Pendant lighting to hall, landing, lounge/diner and bedrooms
- White sockets and switches throughout
- Shaver socket to bathroom
- BT and TV point to lounge
- Smoke detector and carbon monoxide detector
- Extractor fan to cloakroom and bathroom

## External

- Paved patio area
- Turf to rear garden
- Outdoor light to front and rear elevations
- 1.8m high timber fencing to rear gardens
- Outside tap

Above all subject to agreement on variations to the contract specification

# How to find us



## St.Mary's Village

ROSS ON WYE, HERTFORDSHIRE HR9 7WQ

For further information call or visit:

 01432 267 511

 [landgah.com/st-marys-village](http://landgah.com/st-marys-village)

