

**HERITAGE**

- REDROW -

# **PARC ELISABETH**

NEWPORT





# WELCOME TO PARC ELISABETH



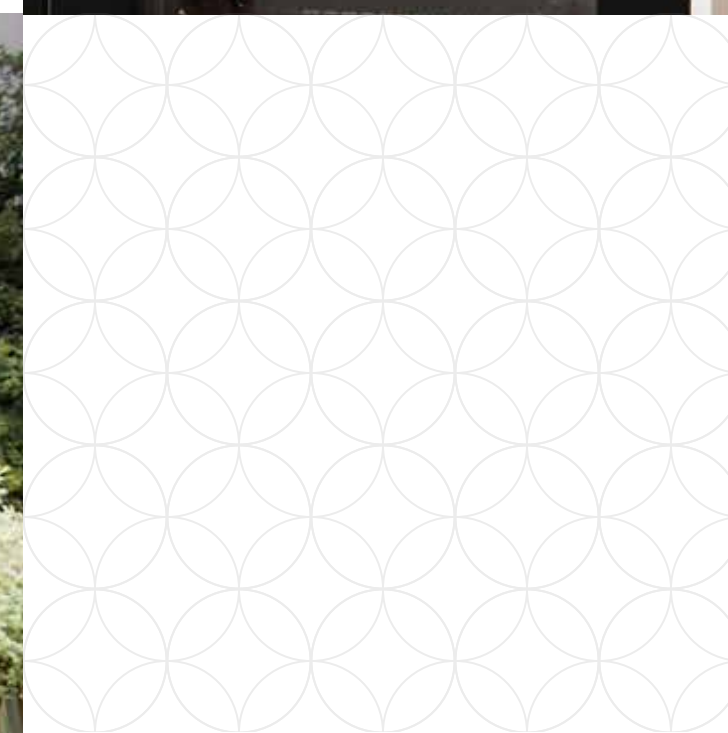
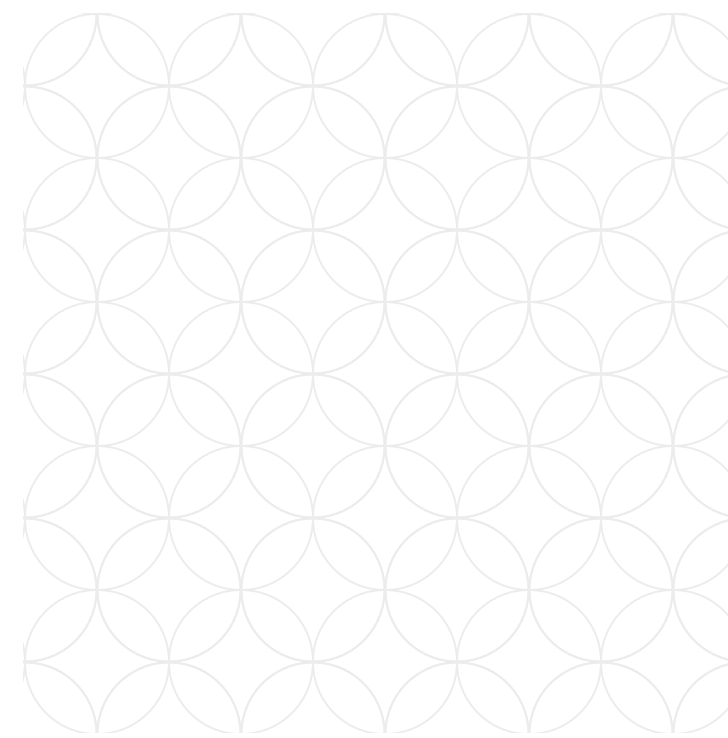
## A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT CITY OF NEWPORT

Set in a charming, characterful area, steeped in history but located in one of South Wales's most rapidly-developing cities, Parc Elisabeth truly blends the best of past and present. The development's regal connection, reflecting the fact that Newport hosted Queen Elizabeth II's first royal visit, and launching in her platinum jubilee year, complements the elegance of these stylish Heritage Collection homes. With amenities aplenty, a good range of schools nearby and fantastic transport links too, Parc Elisabeth truly is a development of distinction.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

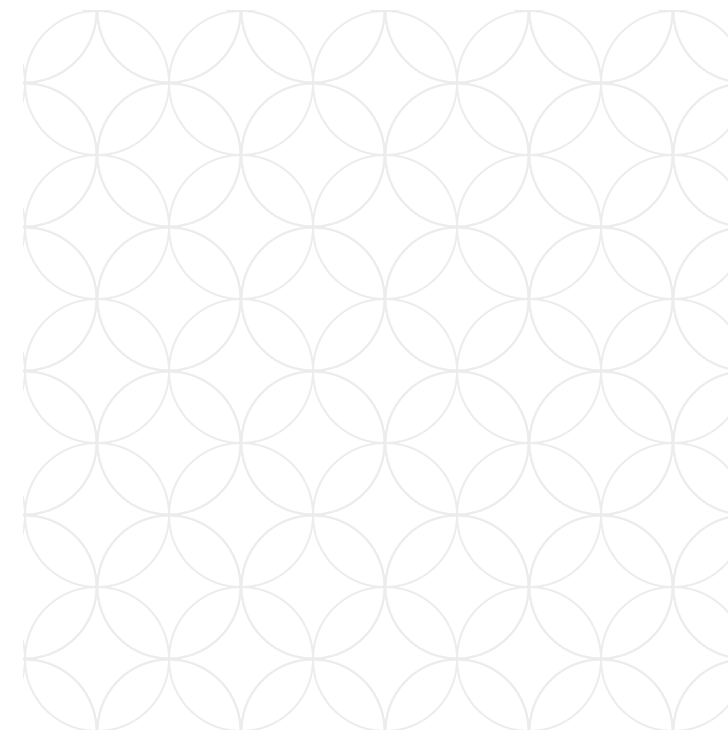


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

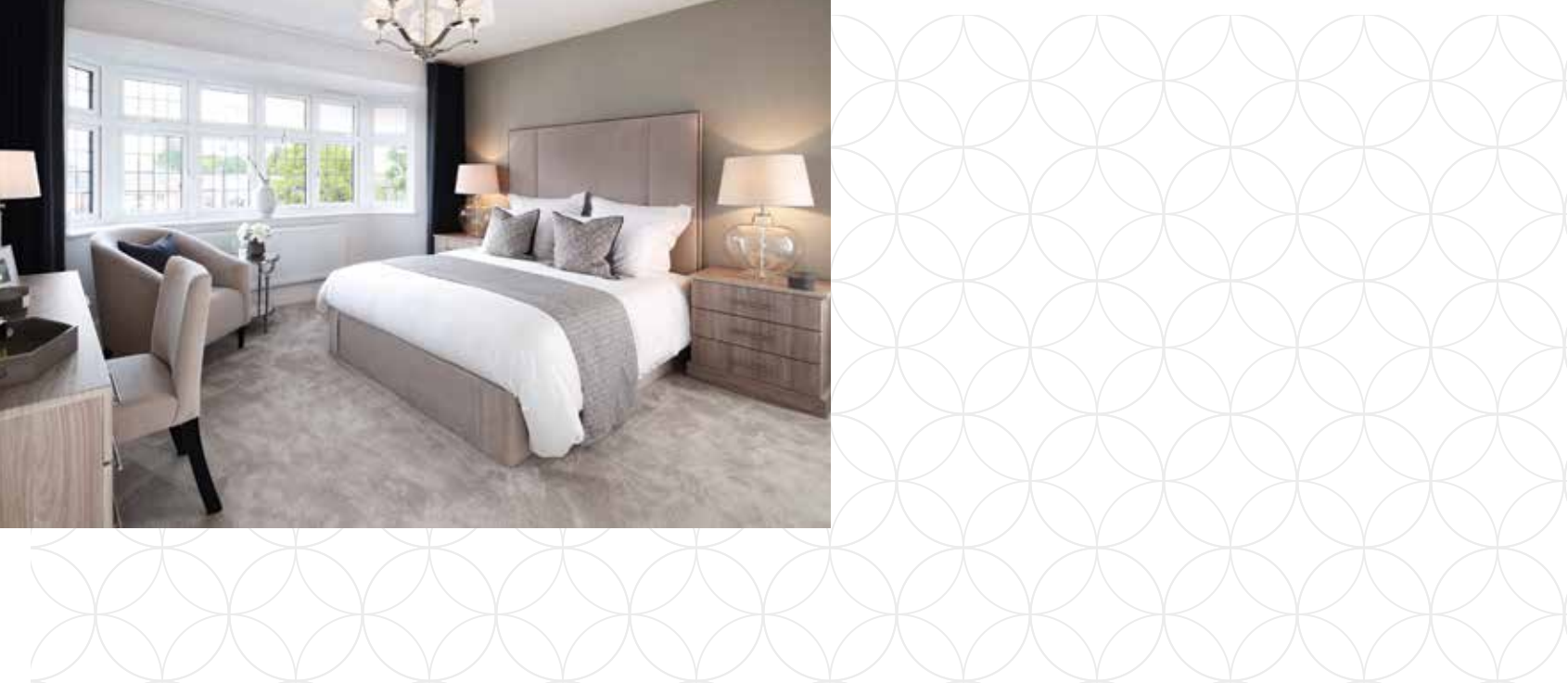
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





## ENJOY THE AREA

Parc Elisabeth is ideally located, nestled in a peaceful residential area but within easy reach of Newport city centre and an array of amenities. Within two miles of home you'll find Lidl, Asda and Tesco supermarkets, with a Tesco Extra convenience store located within walking distance of home. There is also a post office and pharmacy little more than a mile away. For more all-encompassing retail therapy, the town centre's Friars Walk shopping centre includes branches of New Look, Next, H&M, Skechers and Marks & Spencer, and other household names. You'll also find a doctor's surgery and dental practice both within a five minute drive of the development.

Options for eating and drinking out are manifold, with the range of well-known chain restaurants within easy reach including Las Iguanas, Nando's, TGI Fridays and Zizzi. Pubs also include The Pod, specialising in gin, cocktails and an eclectic mix of street food, and the vibrant Drago Lounge, serving a wide range of drinks and with a diverse food menu too.



## ENJOY AN ACTIVE LIFESTYLE

For those seeking fun, recreation and fitness, there is much to enjoy. The Newport Centre and International Sports Village offer gyms, fitness classes, swimming, indoor and outdoor cycling and tennis. Bannatyne Health Club also has a gym, swimming pool, sauna, steam room and spa pool. Golfers, meanwhile, can enjoy a round at the city's Llanwern Golf Club or at the plush, five star Celtic Manor Resort. Those who enjoy tennis can also sign up at Newport's popular Allt-Yr-Yn Tennis Club.

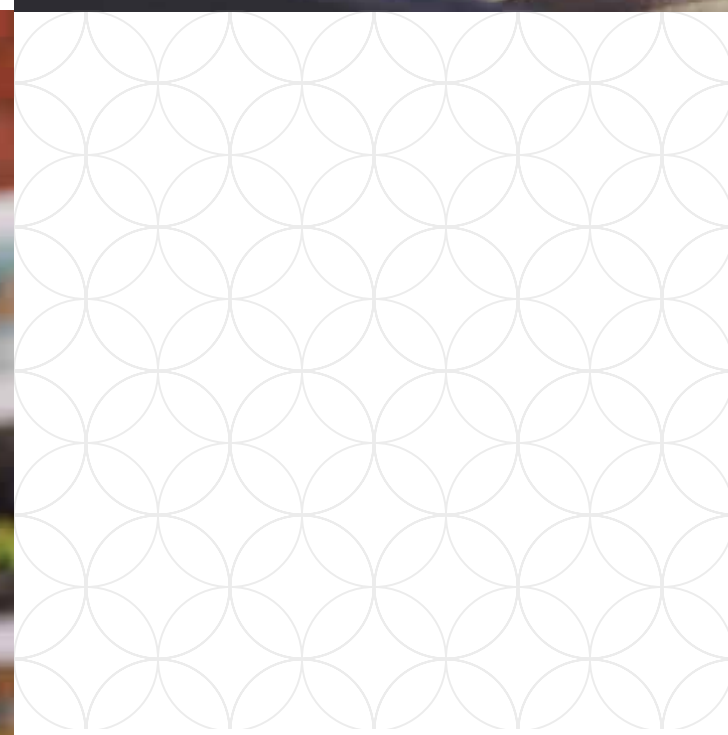
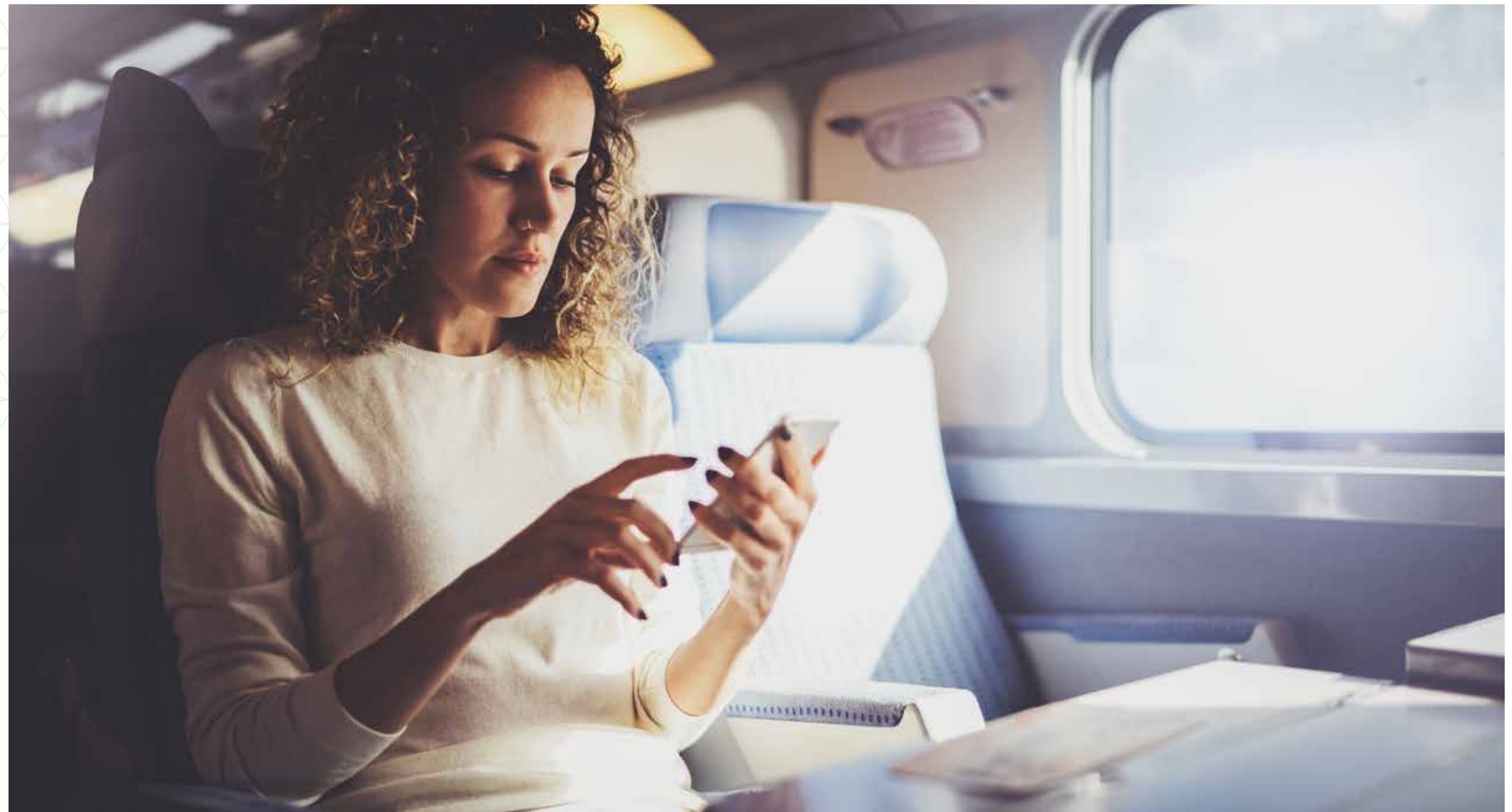
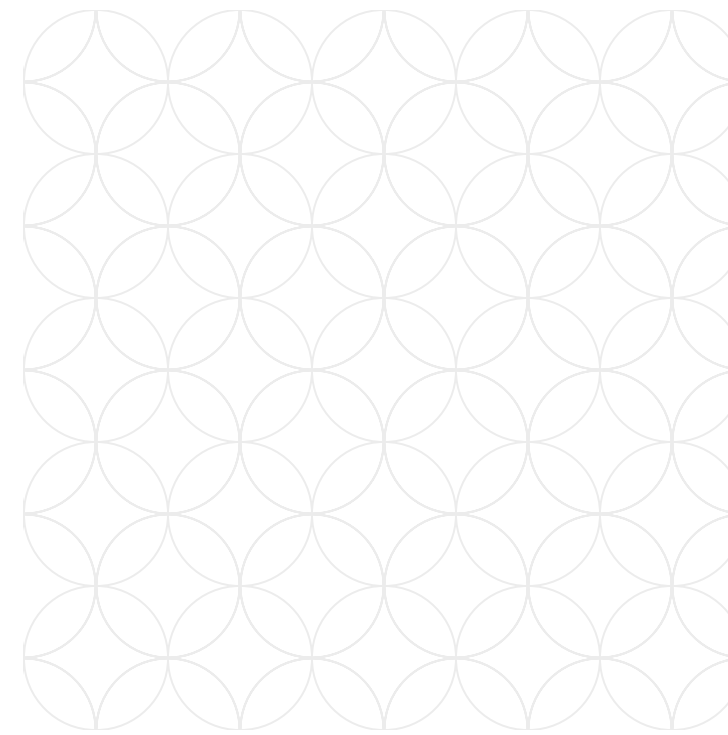
Film fans can catch all the latest blockbusters at the city's Cineworld multiplex, while the Newport Centre and Riverfront Theatre & Arts Centre offer a varied programme of film screenings, workshops, festivals and events. Slightly further afield, Cardiff's St David's Hall and Motorpoint Arena venues, and Bristol's O2 Academy are also recommended for live music and shows. For family days out, the Fourteen Locks Canal Centre and RSPB Newport Wetlands Centre are ideal for enjoying local wildlife and nature, while Tintern Abbey, Tredegar House and Gardens and the National Museum of Wales are rich in history and heritage. South Wales is known for its beautiful national parks and green spaces, and the Brecon Beacons National Park is no exception.



# OPPORTUNITIES FOR LEARNING

Those with children will be pleased to find a good selection of schools catering for youngsters at different stages of their educational journeys. St Mary's RC Primary School is located next to the development, while Crindau Primary is just half a mile away, with Malpas Church and Ysgol Gymraeg Bro Teyrnnon schools both less than two miles from home.

For older students, Newport High School is around five minutes away in the car.



# GETTING AROUND

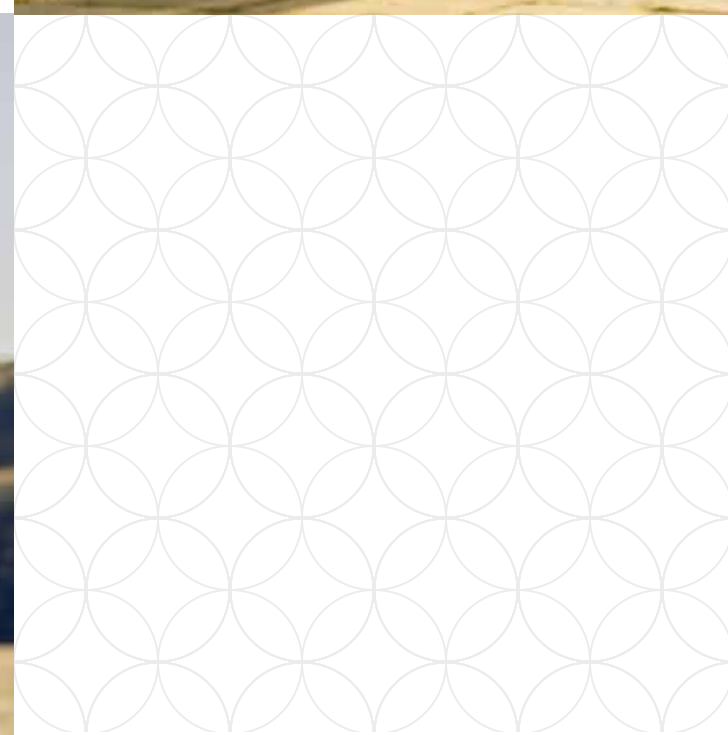
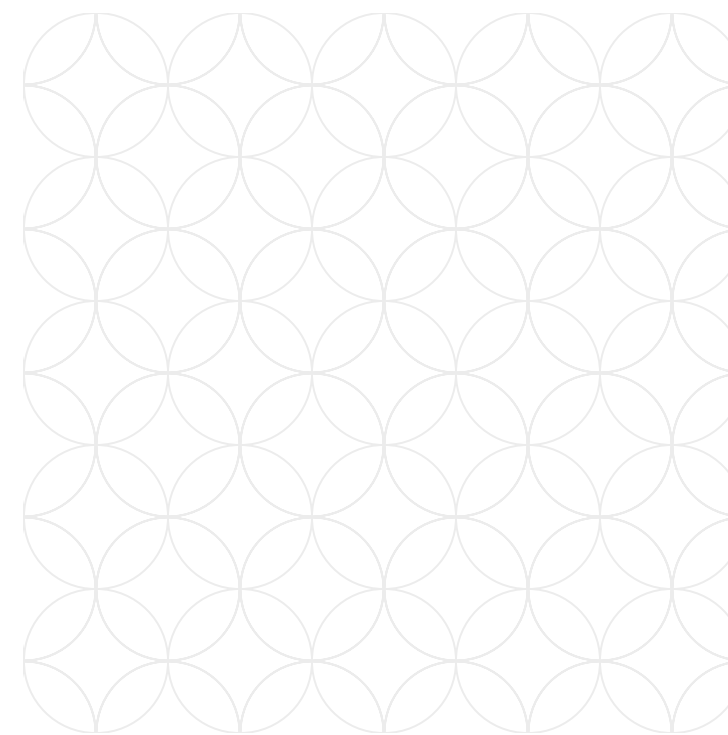
For those travelling by road or rail, transport connections are excellent. Junction 26 of the M4 motorway is just minutes away for travel to Swansea (1 hour), Cardiff (25 minutes), Bristol (37 minutes) and London (2 hours and 43 minutes).

Those looking to travel by train can reach Newport railway station in around 3 minutes, for services to Cardiff (18 minutes), Swansea (1 hour and 6 minutes), Bristol (25 minutes) and London Paddington (1 hour and 44 minutes).

For international travel, Cardiff and Bristol airports are 42 minutes and 46 minutes away respectively, with both offering 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 **Parc Elisabeth**.







# SO YOU GET MORE OUT



- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

# EXPLORE PARC ELISABETH



## KEY

|   |   |   |                                    |
|---|---|---|------------------------------------|
|    | <b>WARWICK</b><br>3 BEDROOM HOME          |    | <b>CAMBRIDGE</b><br>4 BEDROOM HOME |
|    | <b>AMBERLEY</b><br>3 BEDROOM HOME         |    | <b>WELWYN</b><br>4 BEDROOM HOME    |
|    | <b>SHREWSBURY</b><br>4 BEDROOM HOME       |    | <b>HARROGATE</b><br>4 BEDROOM HOME |
|   | <b>OXFORD</b><br>4 BEDROOM HOME           |   | <b>HAMPSTEAD</b><br>5 BEDROOM HOME |
|  | <b>OXFORD LIFESTYLE</b><br>3 BEDROOM HOME |  | <b>AFFORDABLE HOUSING</b>          |

-  **LEAP** – Local Equipped Area for Play
-  **LAP** – Local Area for Play
- SAB** – Sustainable Drainage Approval Body



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.



**HERITAGE**

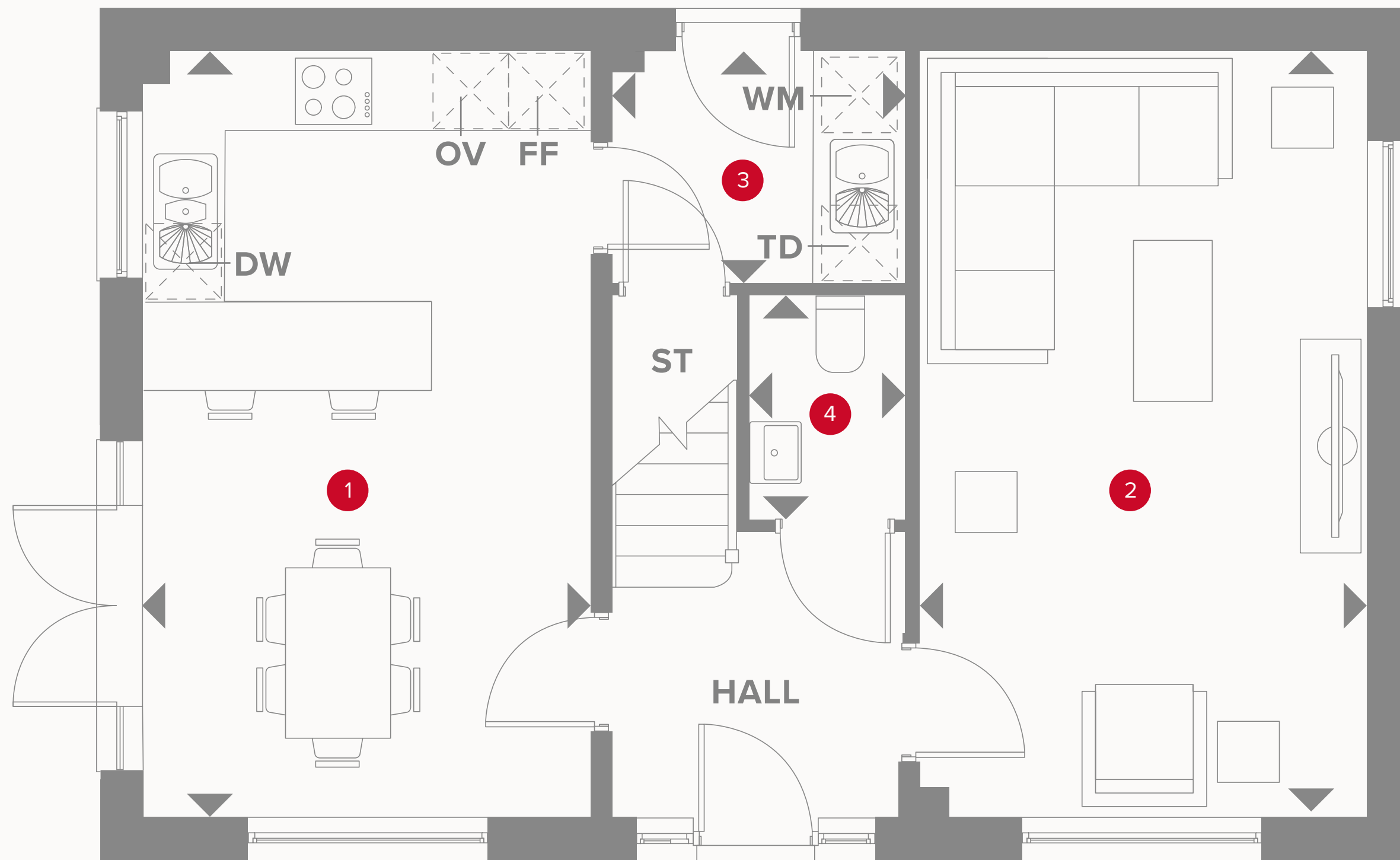
- REDROW -

# **THE AMBERLEY**

THREE BEDROOM HOME




# THE AMBERLEY GROUND FLOOR




|   |                    |               |               |
|---|--------------------|---------------|---------------|
| 1 | Kitchen/<br>Dining | 18'8" x 11'0" | 5.75 x 3.37 m |
| 2 | Lounge             | 18'8" x 11'0" | 5.75 x 3.37 m |
| 3 | Utility            | 7'3" x 5'6"   | 2.23 x 1.71 m |
| 4 | Cloaks             | 5'6" x 3'8"   | 1.72 x 1.18 m |



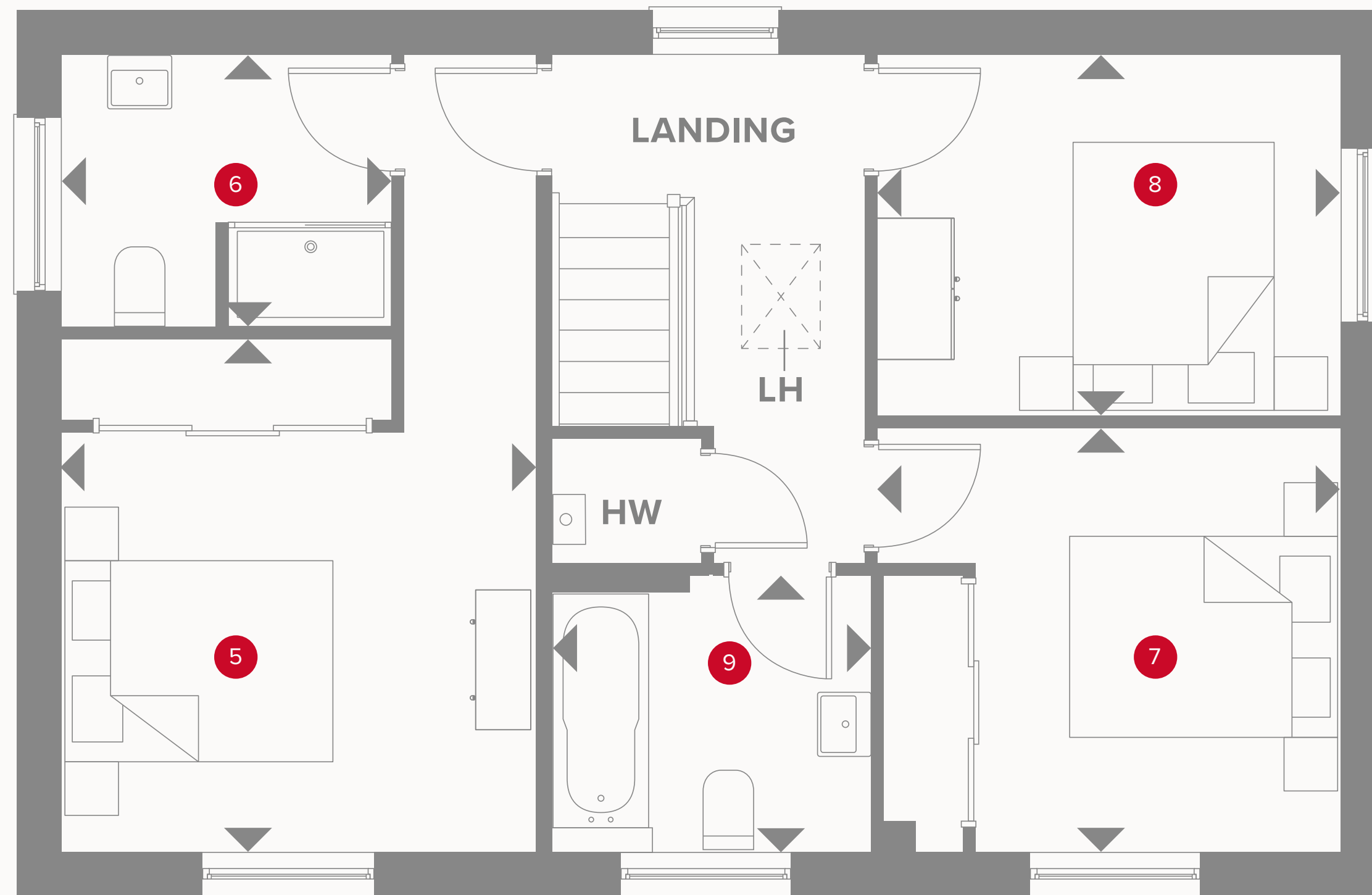
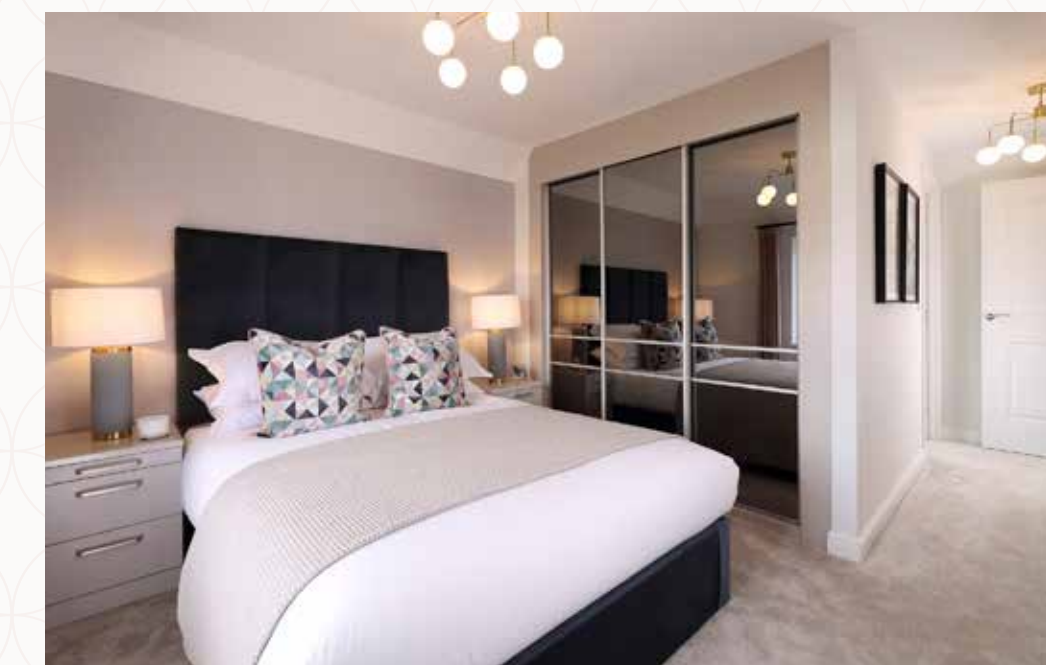
## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dishwasher space

# THE AMBERLEY FIRST FLOOR

|   |           |               |               |
|---|-----------|---------------|---------------|
| 5 | Bedroom 1 | 12'1" x 11'3" | 3.69 x 3.45 m |
| 6 | En-suite  | 7'8" x 6'5"   | 2.40 x 2.00 m |
| 7 | Bedroom 2 | 10'8" x 10'0" | 3.30 x 3.05 m |
| 8 | Bedroom 3 | 10'9" x 8'6"  | 3.35 x 2.63 m |
| 9 | Bathroom  | 7'6" x 5'5"   | 2.34 x 1.70 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft Hatch

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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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



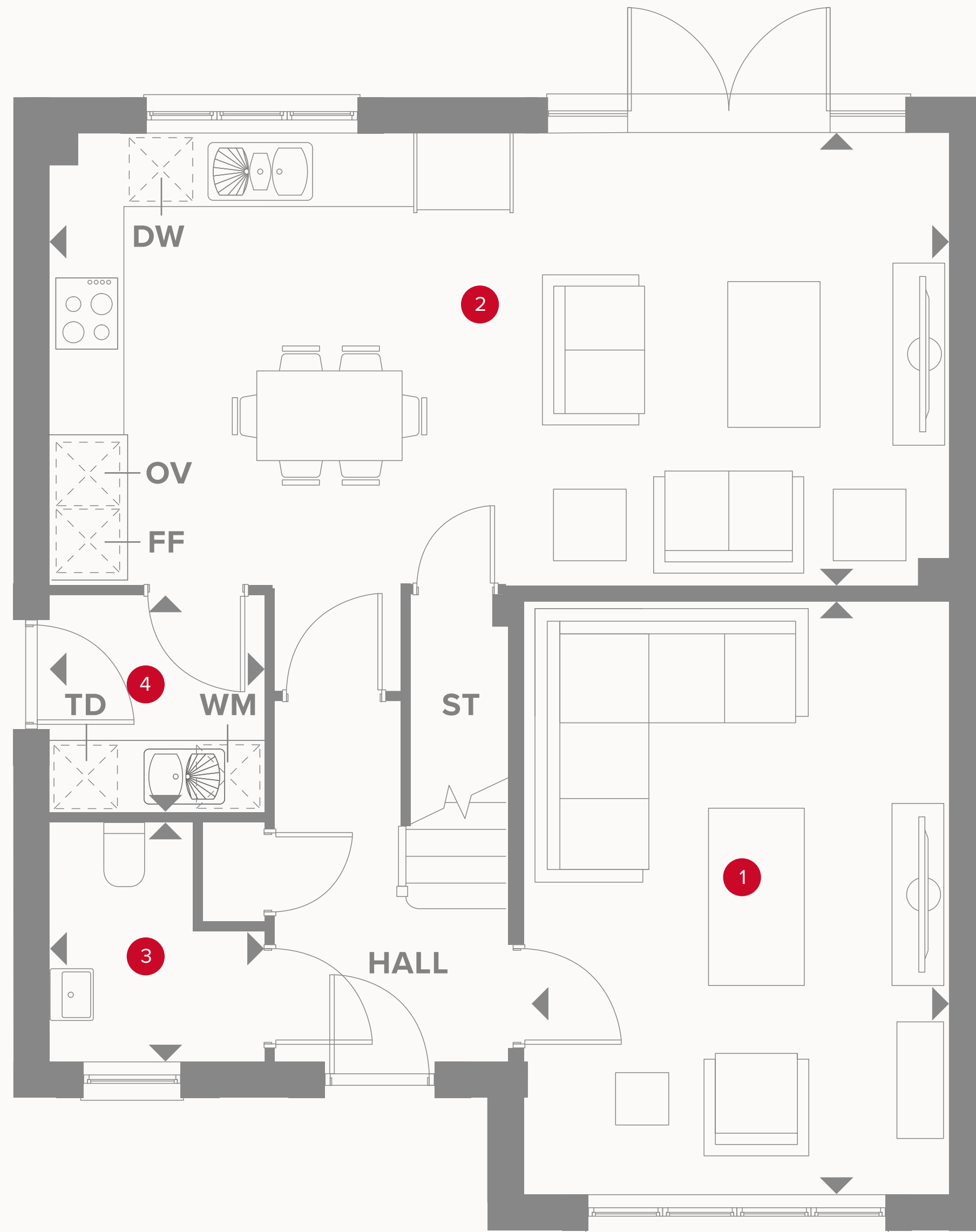
**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**





# THE CAMBRIDGE GROUND FLOOR

|   |                       |               |               |
|---|-----------------------|---------------|---------------|
| 1 | Lounge                | 16'2" x 11'9" | 4.95 x 3.63 m |
| 2 | Kitchen/Dining/Family | 25'2" x 12'6" | 7.68 x 3.82 m |
| 3 | Cloaks                | 5'9" x 5'9"   | 1.81 x 1.80 m |
| 4 | Utility               | 6'2" x 5'9"   | 1.88 x 1.80 m |

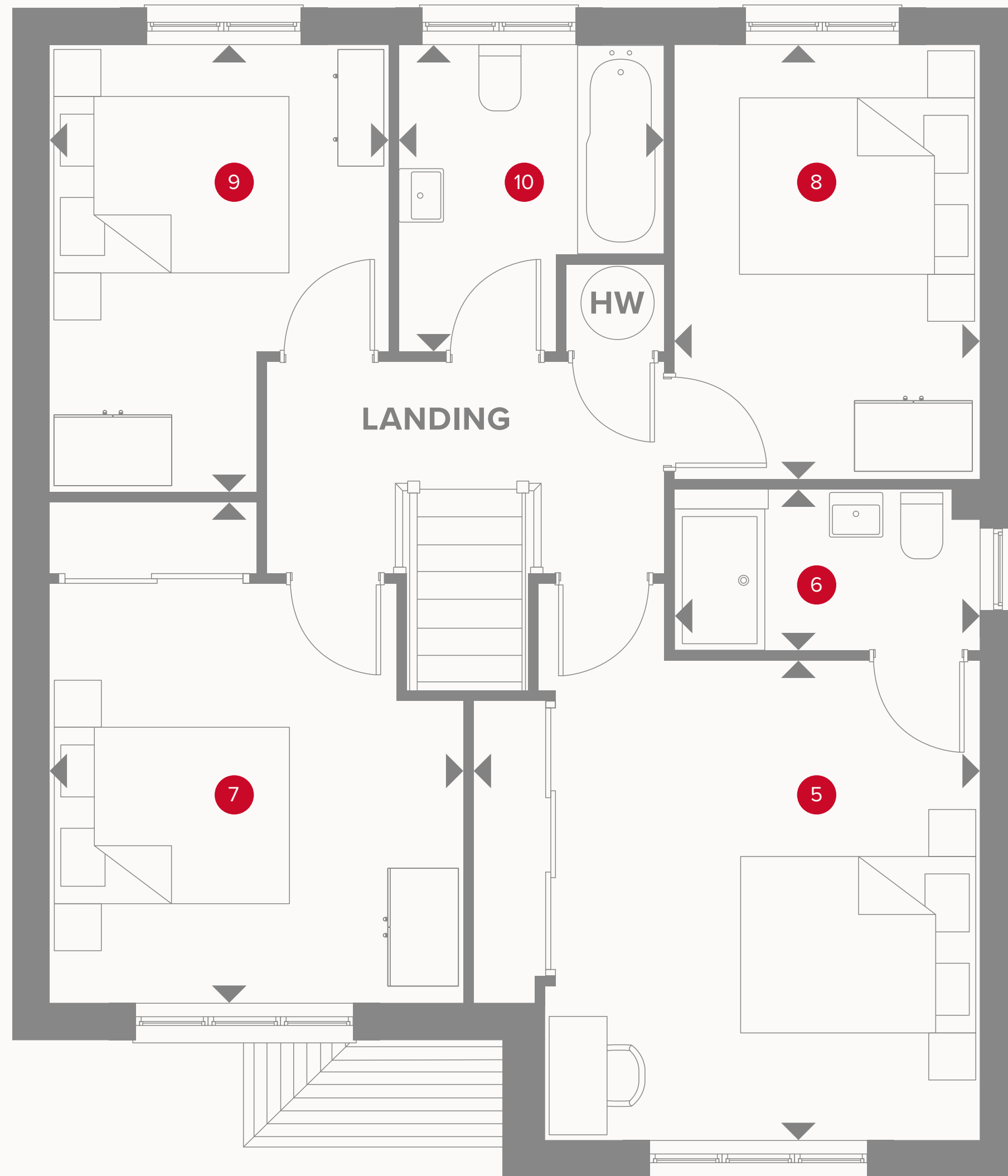


## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE CAMBRIDGE FIRST FLOOR

|    |           |               |               |
|----|-----------|---------------|---------------|
| 5  | Bedroom 1 | 13'8" x 12'8" | 4.22 x 3.89 m |
| 6  | En-suite  | 8'4" x 3'9"   | 2.45 x 1.19 m |
| 7  | Bedroom 2 | 13'3" x 11'0" | 4.06 x 3.37 m |
| 8  | Bedroom 3 | 11'6" x 8'4"  | 3.52 x 2.56 m |
| 9  | Bedroom 4 | 11'9" x 9'0"  | 3.64 x 2.76 m |
| 10 | Bathroom  | 8'2" x 7'2"   | 2.49 x 2.19 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

\*Max dimensions Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



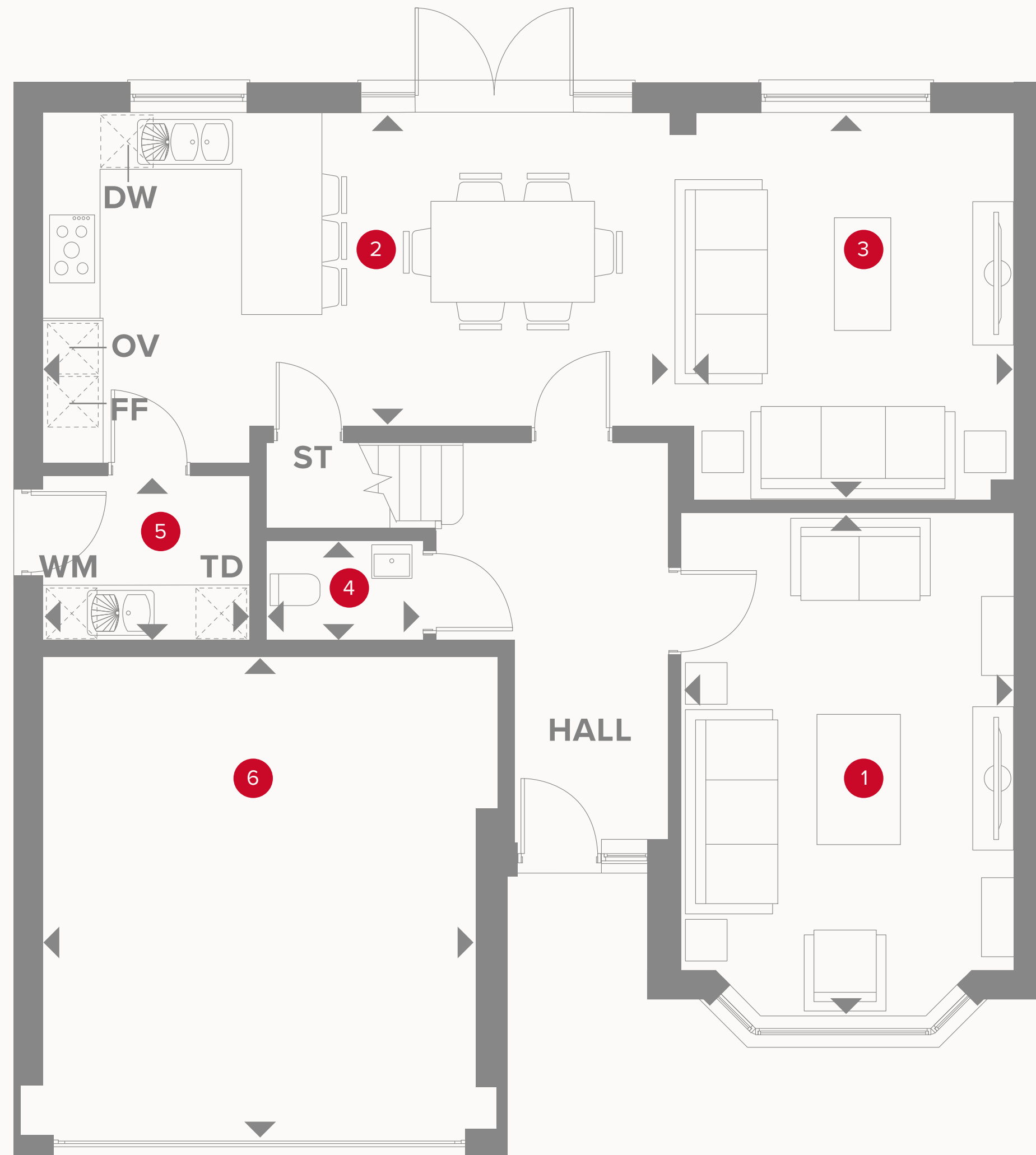
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# THE HAMPSTEAD

FIVE BEDROOM HOME







# THE HAMPSTEAD GROUND FLOOR

|   |                |               |               |
|---|----------------|---------------|---------------|
| 1 | Lounge         | 13'6" x 11'1" | 4.16 x 3.39 m |
| 2 | Kitchen/Dining | 21'3" x 12'4" | 6.50 x 3.79 m |
| 3 | Family         | 13'6" x 11'1" | 4.16 x 3.39 m |
| 4 | Cloaks         | 5'6" x 3'5"   | 1.72 x 1.09 m |
| 5 | Utility        | 7'2" x 5'8"   | 2.20 x 1.78 m |
| 6 | Garage         | 17'1" x 15'9" | 5.23 x 4.85 m |



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE HAMPSTEAD FIRST FLOOR

|    |            |               |               |
|----|------------|---------------|---------------|
| 7  | Bedroom 1  | 14'9" x 13'6" | 4.55 x 4.15 m |
| 8  | En-suite 1 | 8'1" x 6'0"   | 2.49 x 1.83 m |
| 9  | Bedroom 2  | 10'8" x 10'2" | 3.32 x 3.11 m |
| 10 | En-suite 2 | 7'5" x 6'4"   | 2.30 x 1.96 m |
| 11 | Bedroom 3  | 14'8" x 10'5" | 4.52 x 3.20 m |
| 12 | Bedroom 4  | 11'2" x 9'7"  | 3.43 x 2.97 m |
| 13 | Bedroom 5  | 11'2" x 7'7"  | 3.43 x 2.37 m |
| 14 | Bathroom   | 9'1" x 7'2"   | 2.79 x 2.20 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Hampstead 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



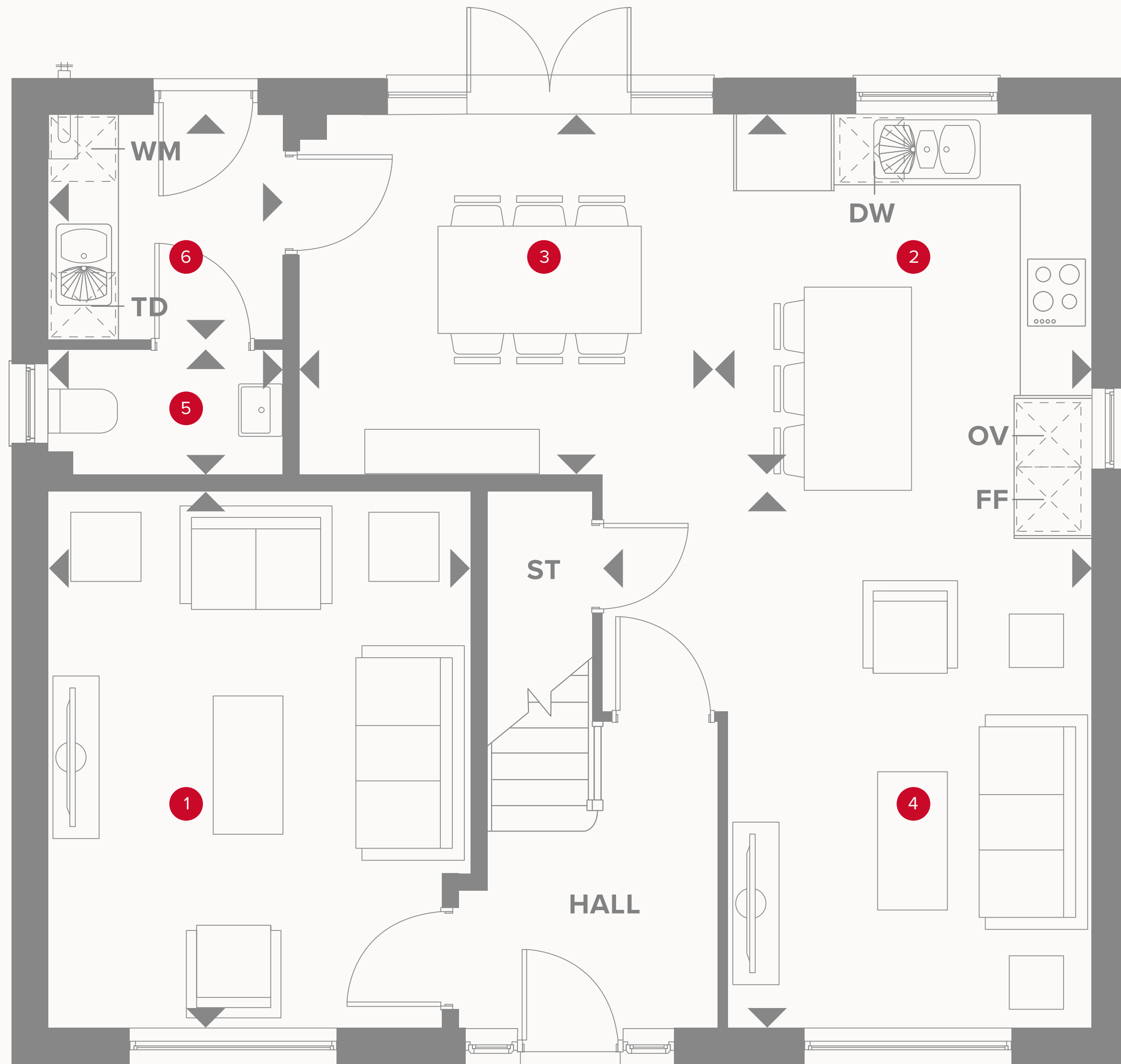
**HERITAGE**

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# THE HARROGATE

FOUR BEDROOM HOME







# THE HARROGATE GROUND FLOOR

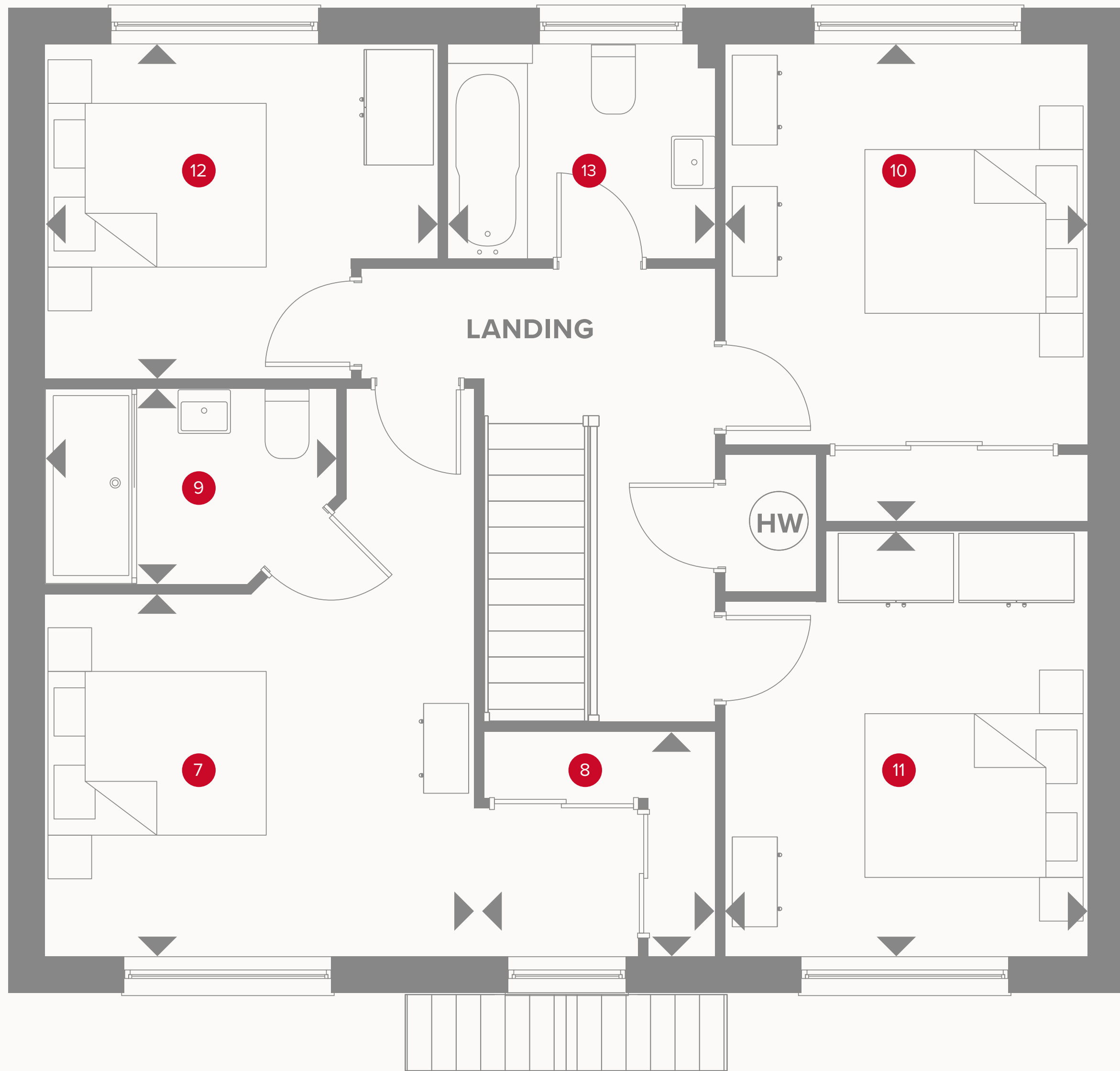
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|---|---------|----------------|---------------|
| 1 | Lounge  | 15'8" x 12'1"  | 4.82 x 3.70 m |
| 2 | Kitchen | 11'7" x 10'10" | 3.59 x 3.08 m |
| 3 | Dining  | 10'6" x 10'10" | 3.23 x 3.08 m |
| 4 | Family  | 15'8" x 13'5"  | 4.82 x 4.14 m |
| 5 | Cloaks  | 6'8" x 3'7"    | 2.09 x 1.13 m |
| 6 | Utility | 6'8" x 6'0"    | 2.09 x 1.84 m |



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE HARROGATE FIRST FLOOR

|    |           |               |               |
|----|-----------|---------------|---------------|
| 7  | Bedroom 1 | 12'3" x 10'9" | 3.75 x 3.33 m |
| 8  | Wardrobe  | 6'8" x 6'5"   | 2.09 x 1.99 m |
| 9  | En-suite  | 8'3" x 5'5"   | 2.56 x 1.69 m |
| 10 | Bedroom 2 | 13'8" x 10'1" | 4.21 x 3.09 m |
| 11 | Bedroom 3 | 12'2" x 10'1" | 3.72 x 3.09 m |
| 12 | Bedroom 4 | 11'2" x 9'2"  | 3.44 x 2.82 m |
| 13 | Bathroom  | 7'6" x 5'5"   | 2.34 x 1.70 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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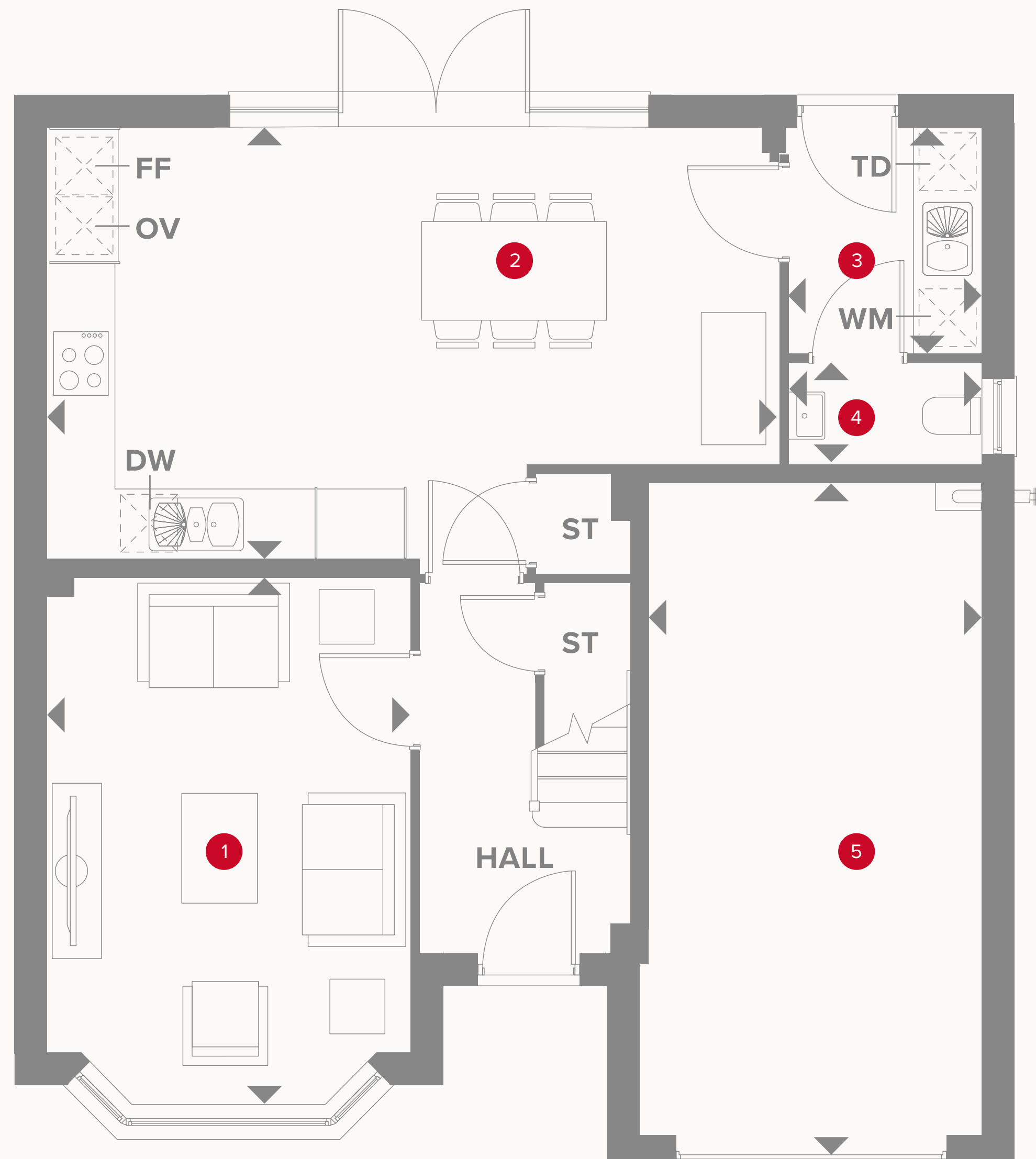
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# THE OXFORD LIFESTYLE

THREE BEDROOM HOME









# THE OXFORD LIFESTYLE GROUND FLOOR

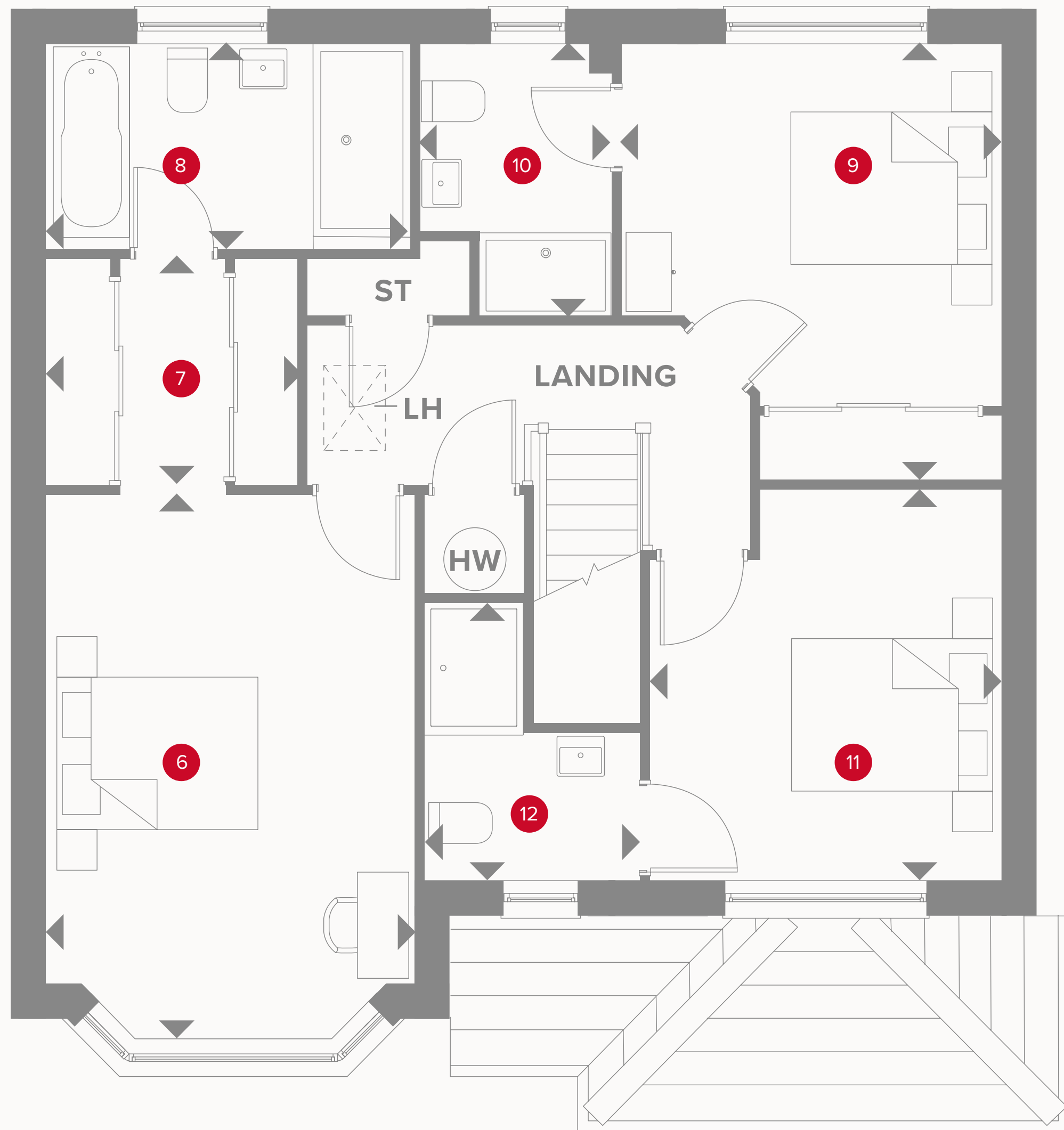
|                      |                |               |
|----------------------|----------------|---------------|
| 1 Lounge             | 16'0" x 11'0"  | 4.89 x 3.37 m |
| 2 Kitchen/<br>Dining | 22'3" x 12'8"  | 6.80 x 3.92 m |
| 3 Utility            | 6'7" x 5'9"    | 2.05 x 1.81 m |
| 4 Cloaks             | 5'9" x 3'3"    | 1.81 x 1.01 m |
| 5 Garage             | 19'7" x 10'10" | 6.00 x 3.08 m |



## KEY

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- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE OXFORD LIFESTYLE FIRST FLOOR

|    |            |               |               |
|----|------------|---------------|---------------|
| 6  | Bedroom 1  | 15'8" x 11'1" | 4.82 x 3.39 m |
| 7  | Dressing   | 7'5" x 6'7"   | 2.31 x 2.03 m |
| 8  | En-suite 1 | 10'8" x 5'5"  | 3.32 x 1.70 m |
| 9  | Bedroom 2  | 12'7" x 11'3" | 3.88 x 3.46 m |
| 10 | En-suite 2 | 8'0" x 5'7"   | 2.44 x 1.76 m |
| 11 | Bedroom 3  | 11'8" x 10'4" | 3.60 x 3.19 m |
| 12 | En-suite 3 | 8'5" x 6'5"   | 2.59 x 1.98 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Oxford 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



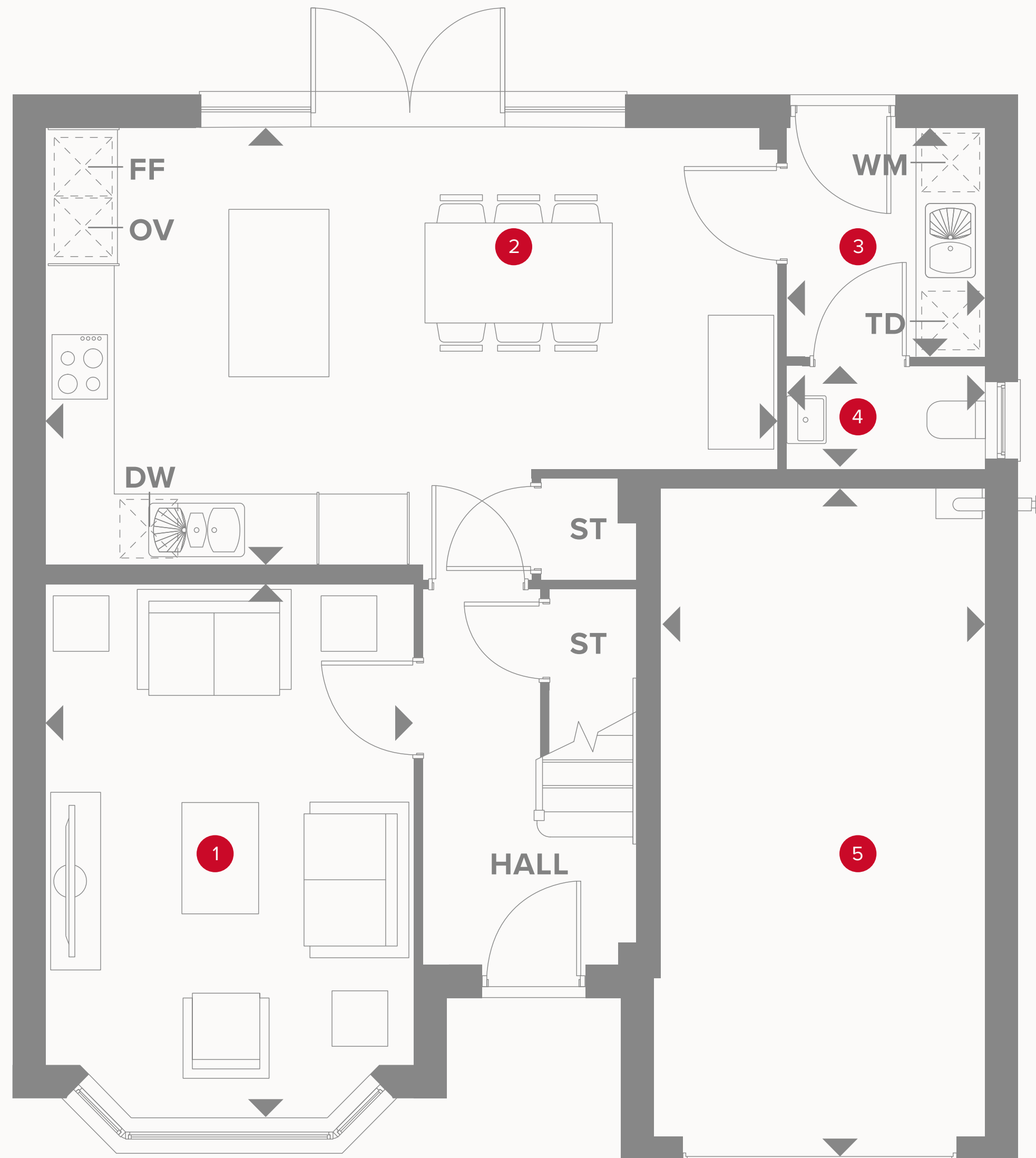
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# THE OXFORD

FOUR BEDROOM HOME

 **REDROW**





# THE OXFORD GROUND FLOOR

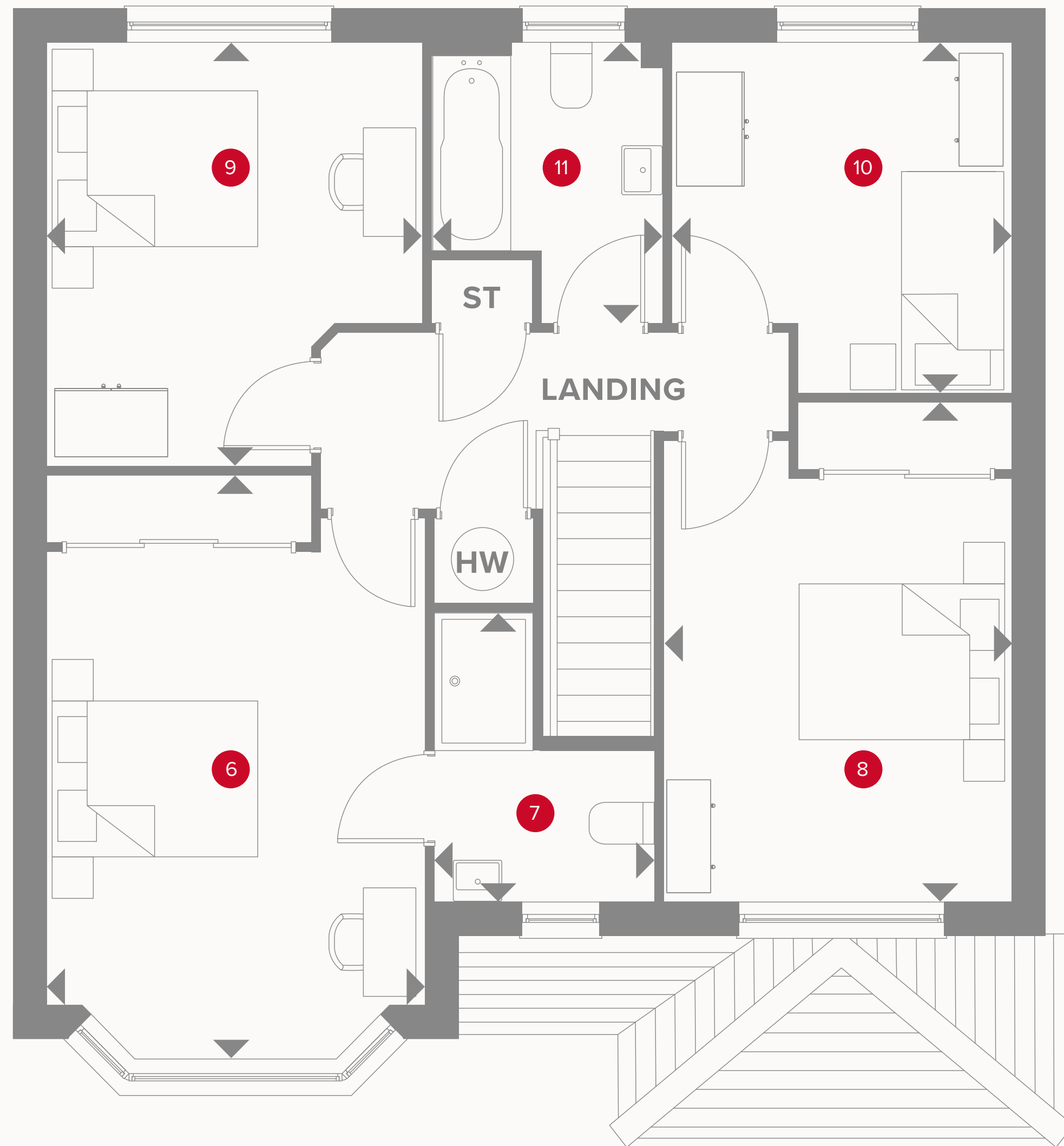
|   |                    |                |               |
|---|--------------------|----------------|---------------|
| 1 | Lounge             | 16'0" x 11'0"  | 4.89 x 3.37 m |
| 2 | Kitchen/<br>Dining | 22'3" x 12'8"  | 6.80 x 3.92 m |
| 3 | Utility            | 6'7" x 5'9"    | 2.05 x 1.81 m |
| 4 | Cloaks             | 5'9" x 3'3"    | 1.81 x 1.01 m |
| 5 | Garage             | 19'7" x 10'10" | 6.00 x 3.08 m |



## KEY

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-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE OXFORD FIRST FLOOR

|    |           |               |               |
|----|-----------|---------------|---------------|
| 6  | Bedroom 1 | 16'9" x 11'0" | 5.17 x 3.38 m |
| 7  | En-suite  | 8'5" x 6'4"   | 2.59 x 1.97 m |
| 8  | Bedroom 2 | 14'5" x 10'4" | 4.42 x 3.19 m |
| 9  | Bedroom 3 | 12'0" x 10'8" | 3.67 x 3.32 m |
| 10 | Bedroom 4 | 10'2" x 10'0" | 3.13 x 3.07 m |
| 11 | Bathroom  | 6'7" x 5'5"   | 2.06 x 1.70 m |



## KEY

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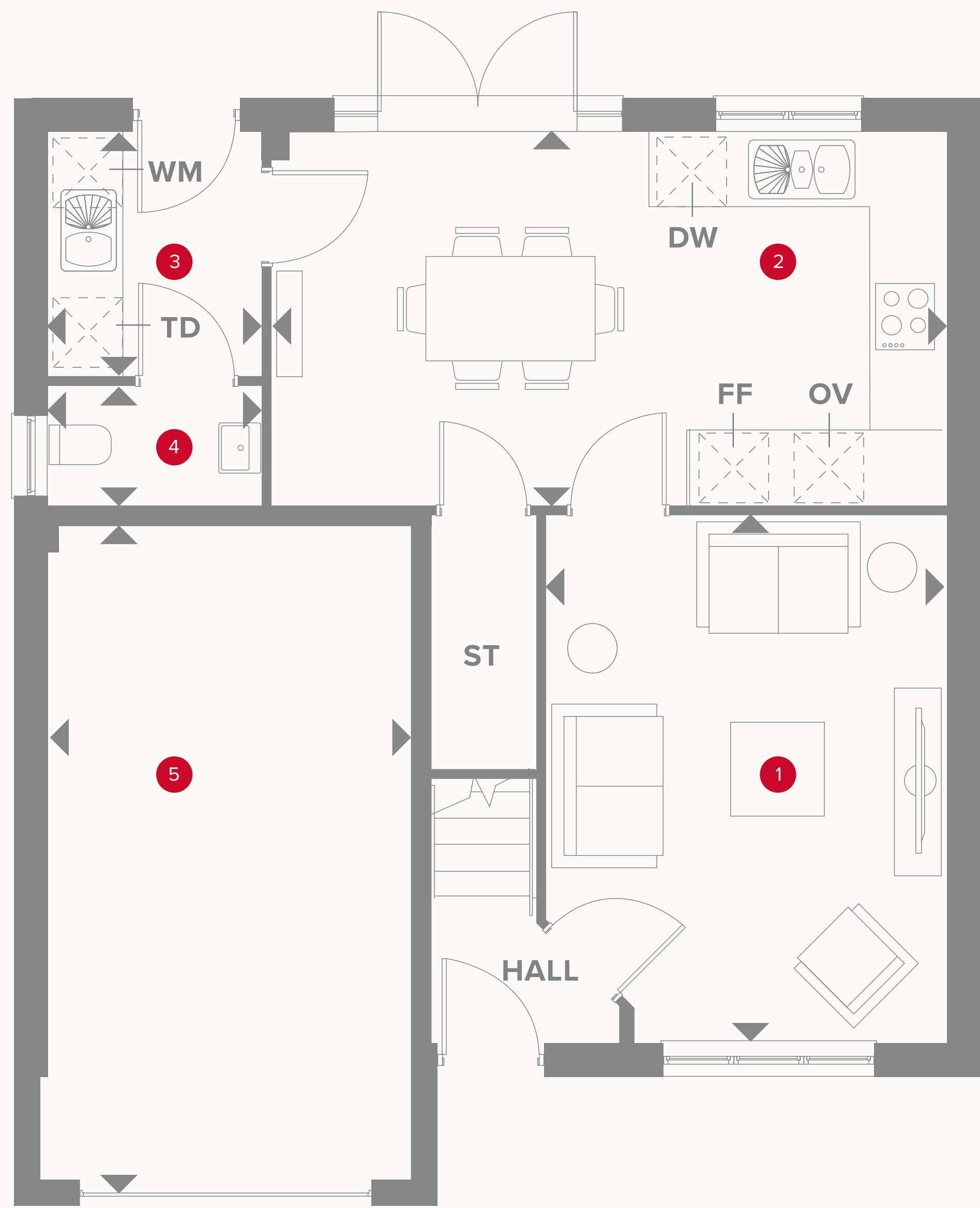
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# THE SHREWSBURY

FOUR BEDROOM HOME

 **REDROW**





# THE SHREWSBURY GROUND FLOOR

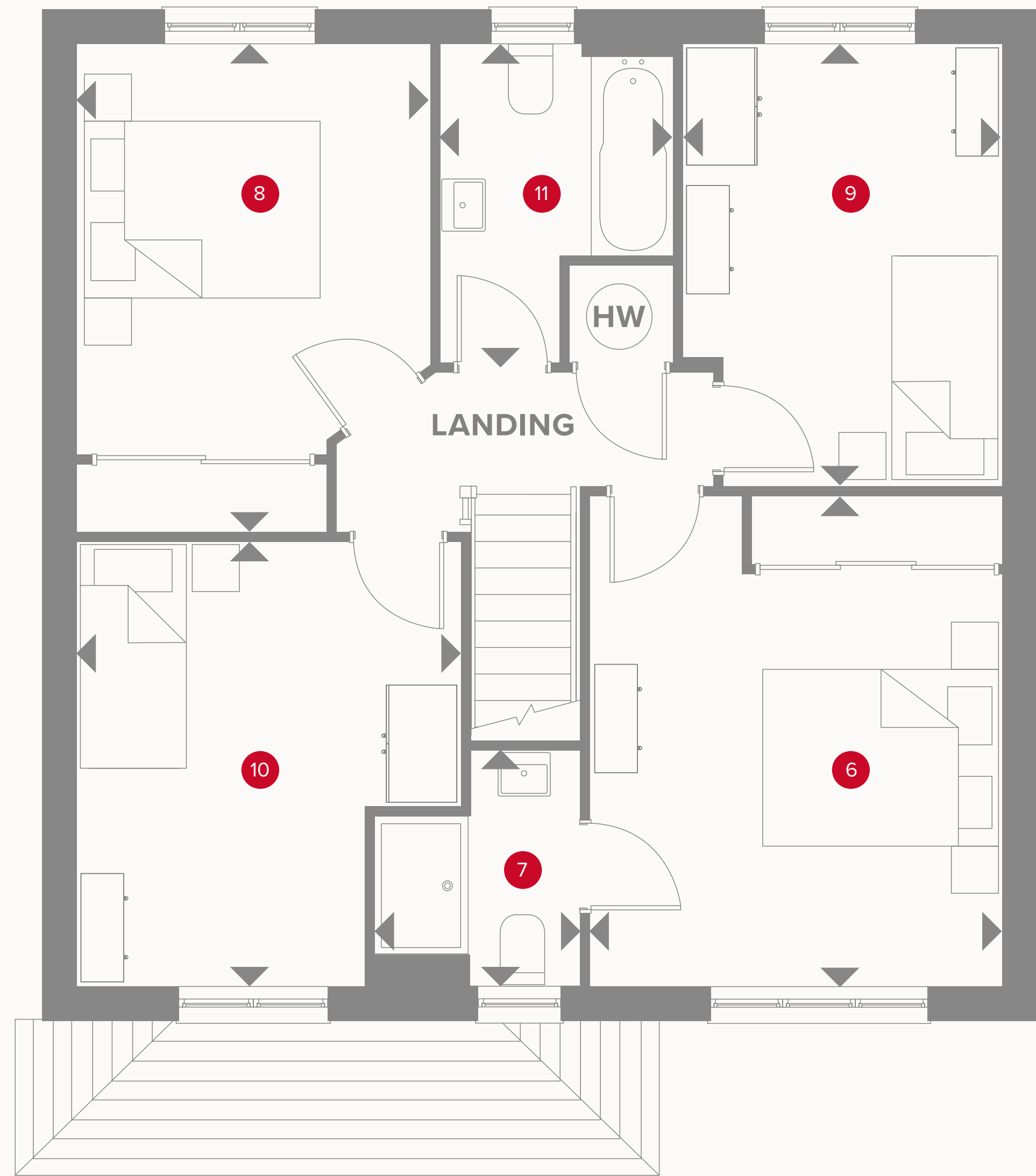
|   |                    |               |               |
|---|--------------------|---------------|---------------|
| 1 | Lounge             | 15'5" x 11'1" | 4.75 x 3.37 m |
| 2 | Kitchen/<br>Dining | 18'6" x 11'0" | 5.67 x 3.36 m |
| 3 | Utility            | 7'1" x 5'9"   | 2.17 x 1.81 m |
| 4 | Cloaks             | 5'9" x 3'6"   | 1.81 x 1.12 m |
| 5 | Garage             | 19'6" x 9'9"  | 6.00 x 3.04 m |



## KEY

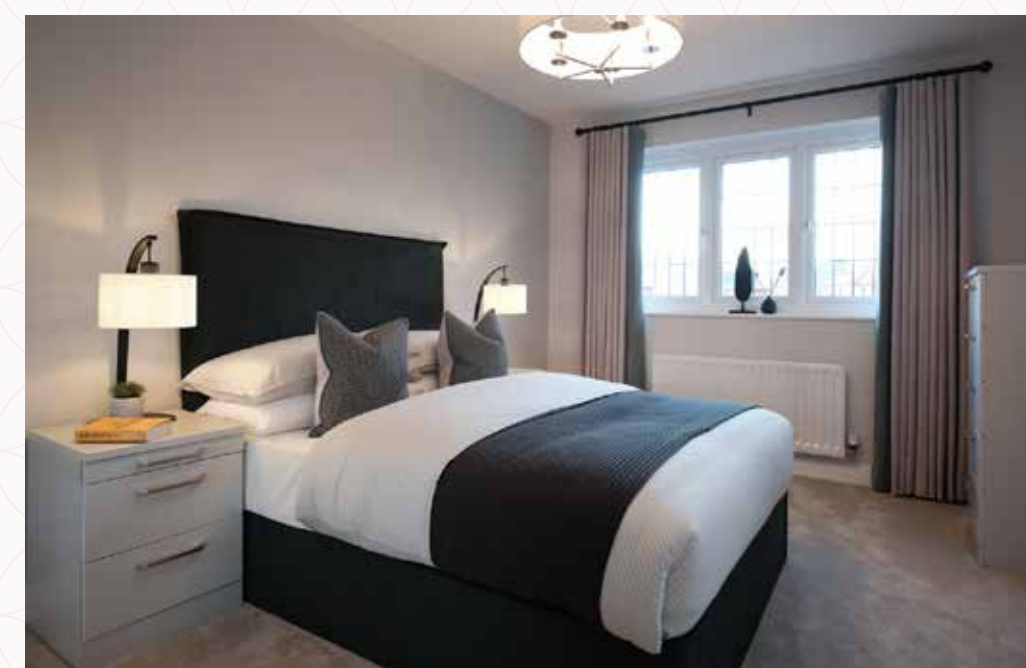
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE SHREWSBURY FIRST FLOOR

|    |           |               |               |
|----|-----------|---------------|---------------|
| 6  | Bedroom 1 | 13'8" x 11'1" | 4.16 x 3.37 m |
| 7  | En-suite  | 6'6" x 5'6"   | 1.98 x 1.71 m |
| 8  | Bedroom 2 | 14'0" x 9'5"  | 4.27 x 2.88 m |
| 9  | Bedroom 3 | 12'7" x 8'6"  | 3.88 x 2.60 m |
| 10 | Bedroom 4 | 12'4" x 10'3" | 3.77 x 3.15 m |
| 11 | Bathroom  | 9'2" x 6'3"   | 2.82 x 1.94 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Shrewsbury 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





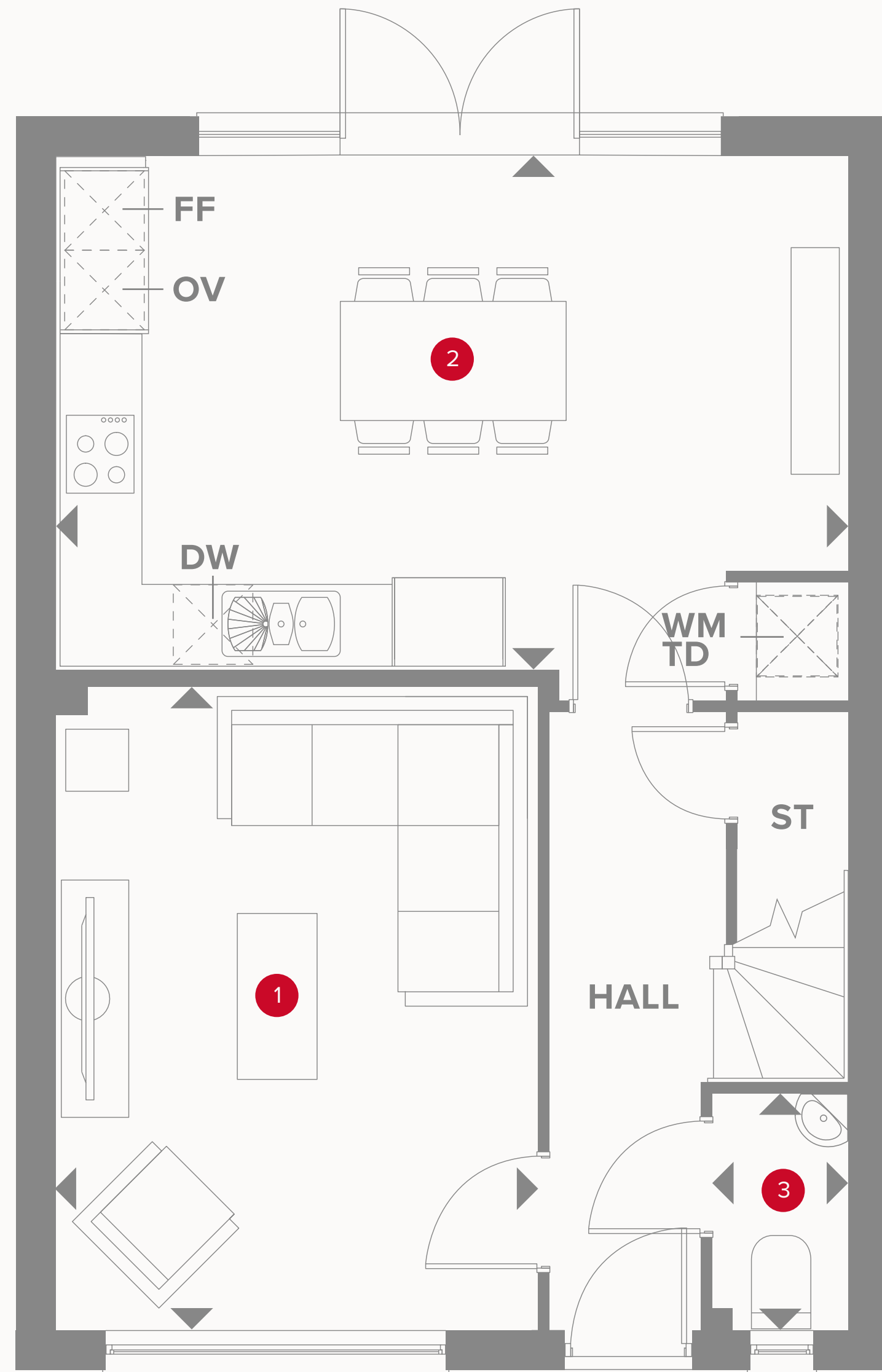
**HERITAGE**

- REDROW -

# **THE WARWICK**

THREE BEDROOM HOME







# THE WARWICK GROUND FLOOR

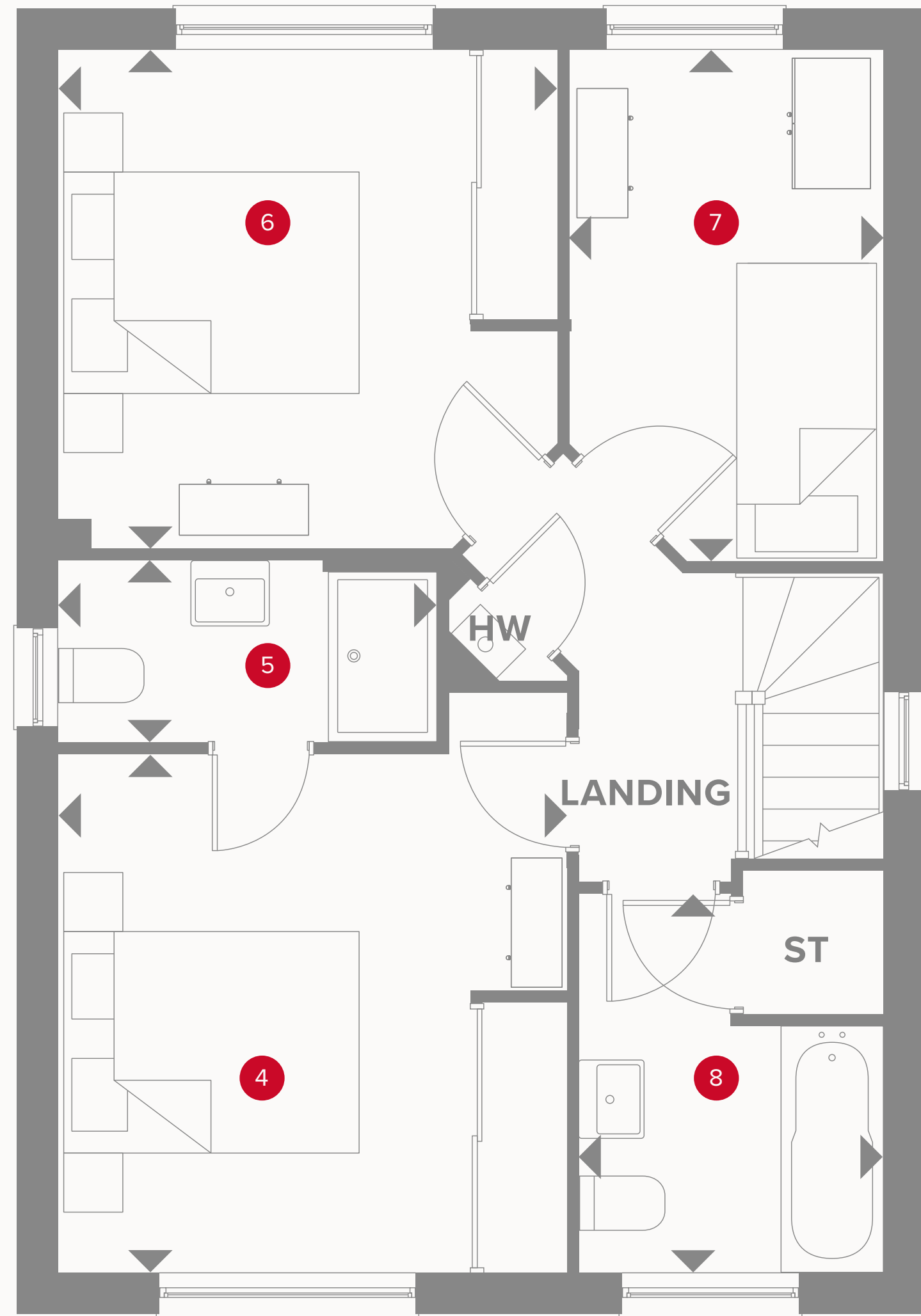
|   |                    |               |               |
|---|--------------------|---------------|---------------|
| 1 | Lounge             | 15'7" x 11'4" | 4.80x 3.48 m  |
| 2 | Kitchen/<br>Dining | 18'8" x 12'2" | 5.75 x 3.72 m |
| 3 | Cloaks             | 5'7" x 3'3"   | 1.74 x 1.01 m |



## KEY

-  Hob
- OV** Oven
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-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE WARWICK FIRST FLOOR

|   |           |               |               |
|---|-----------|---------------|---------------|
| 4 | Bedroom 1 | 12'0" x 11'5" | 3.67 x 3.52 m |
| 5 | En-suite  | 8'5" x 4'2"   | 2.61 x 1.30 m |
| 6 | Bedroom 2 | 11'7" x 11'3" | 3.58 x 3.46 m |
| 7 | Bedroom 3 | 12'0" x 7'2"  | 3.66 x 2.22 m |
| 8 | Bathroom  | 8'7" x 7'0"   | 2.68 x 2.16 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Warwick 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE WELWYN

FOUR BEDROOM HOME


 **REDROW**


# THE WELWYN GROUND FLOOR

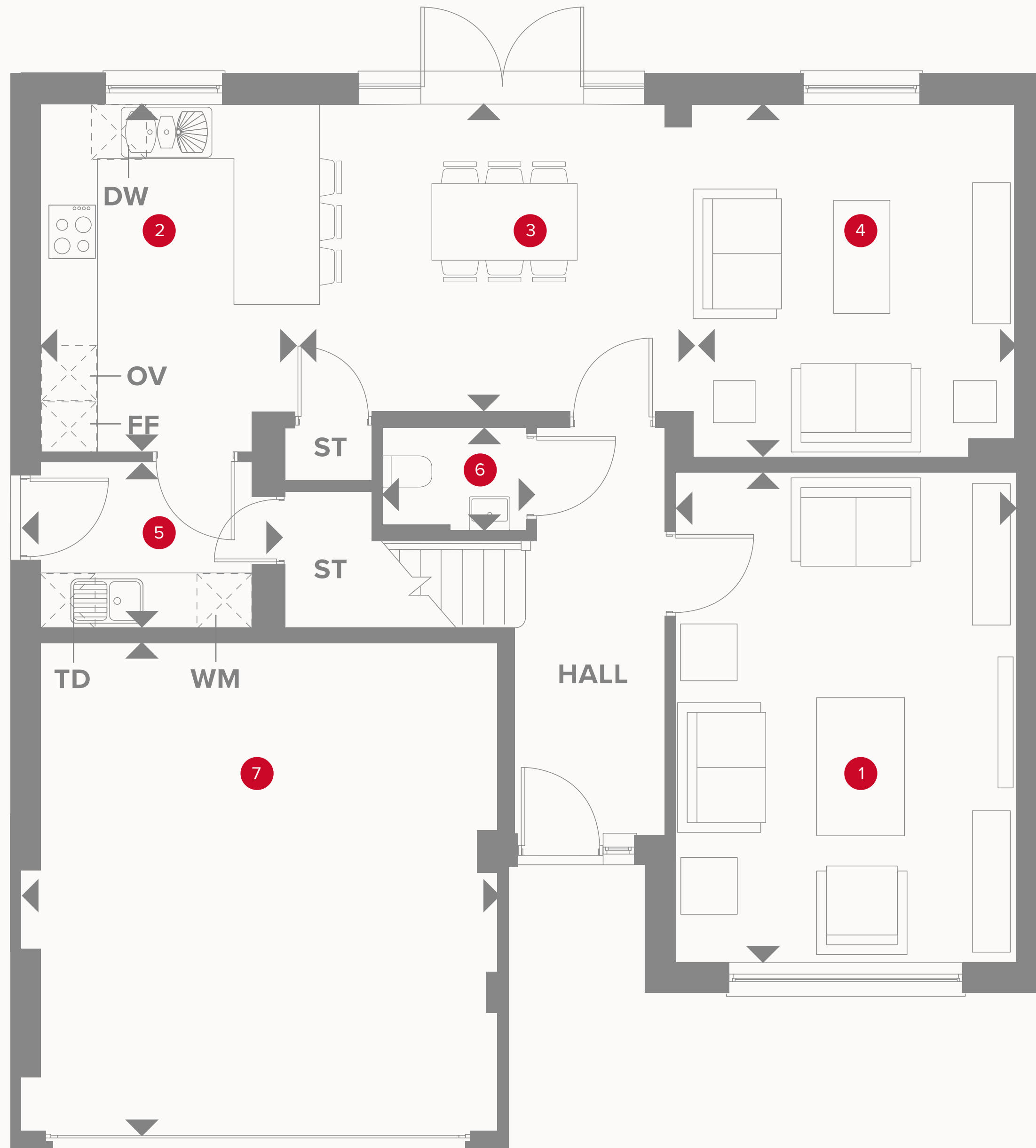
|   |         |               |               |
|---|---------|---------------|---------------|
| 1 | Lounge  | 17'1" x 11'8" | 5.23 x 3.60 m |
| 2 | Kitchen | 12'5" x 8'8"  | 3.83 x 2.69 m |
| 3 | Dining  | 13'7" x 11'2" | 4.20 x 3.42 m |
| 4 | Family  | 12'8" x 11'3" | 3.91 x 3.46 m |
| 5 | Utility | 7'2" x 6'1"   | 2.21 x 1.86 m |
| 6 | Cloaks  | 5'1" x 3'7"   | 1.56 x 1.15 m |
| 7 | Garage  | 16'9" x 16'6" | 5.17 x 5.07 m |

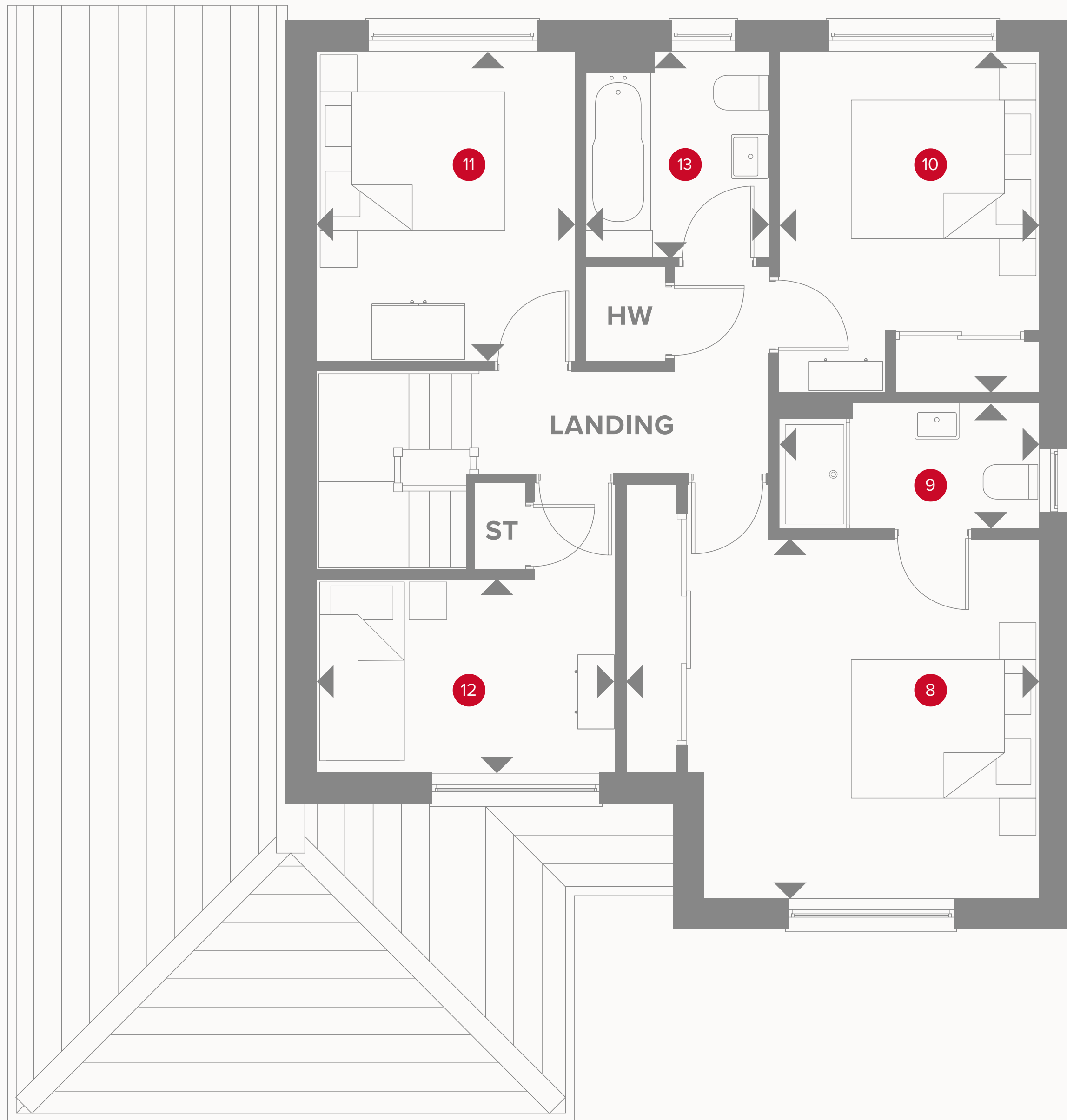


## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dishwasher space





# THE WELWYN FIRST FLOOR

|    |            |               |               |
|----|------------|---------------|---------------|
| 8  | Bedroom 1  | 14'7" x 12'7" | 4.47 x 3.90 m |
| 9  | En-suite 1 | 9'2" x 4'5"   | 2.82 x 1.39 m |
| 10 | Bedroom 2  | 12'5" x 9'2"  | 3.81 x 2.82 m |
| 11 | Bedroom 3  | 11'3" x 9'2"  | 3.47 x 2.81 m |
| 12 | Bedroom 4  | 10'6" x 6'9"  | 3.24 x 2.13 m |
| 13 | Bathroom   | 7'7" x 6'5"   | 2.36 x 2.01 m |



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Welwyn 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

# SKILFUL EXECUTION

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



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

### Work Surfaces

Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

### Upstand

Matching above worktops, with stainless Steel splashback behind Hob.

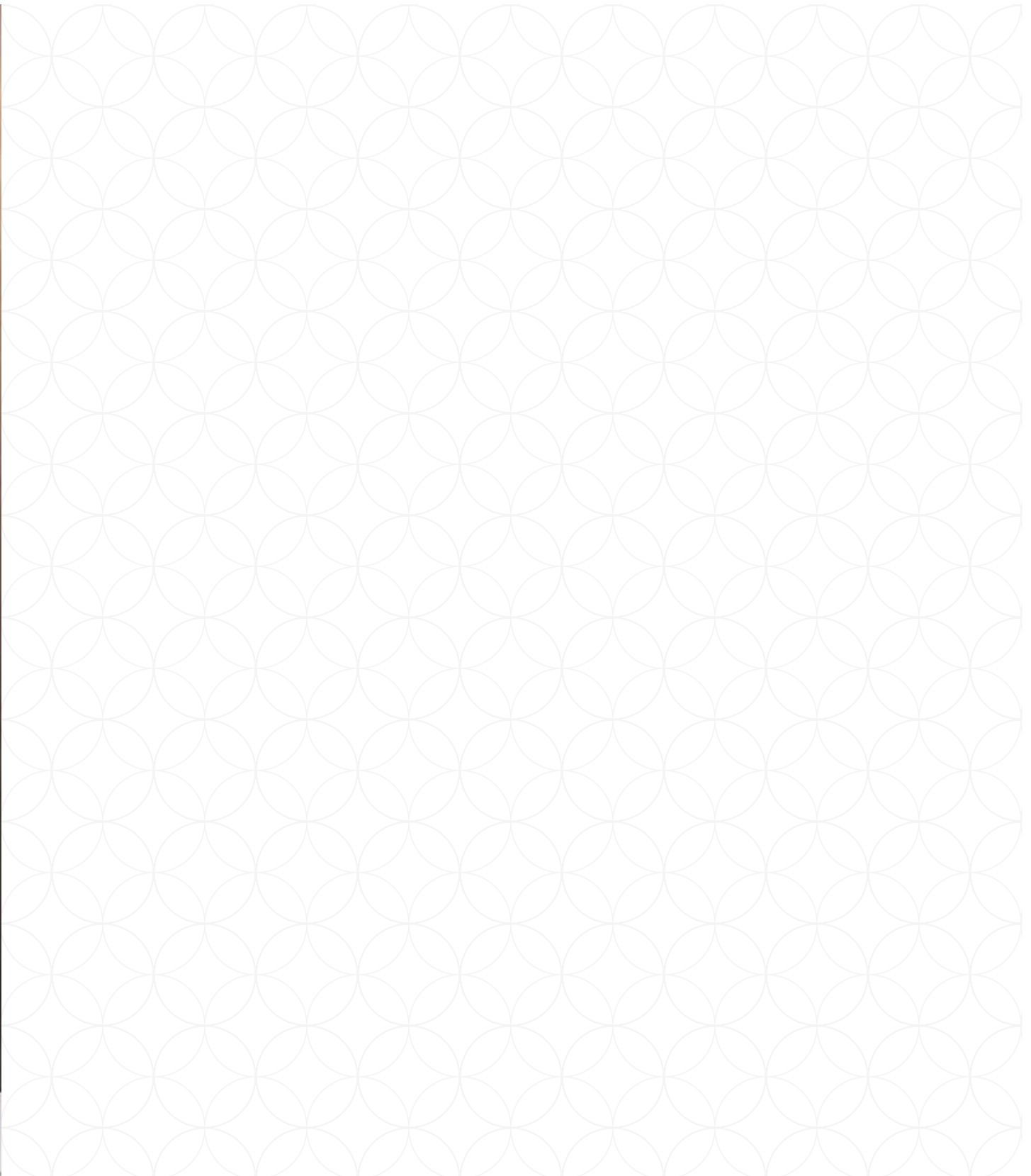
### Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft).  
Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

### Appliances AEG

- AEG Gas Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50





## INTERIOR

### Walls

Crown Pale Cashew and White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

### Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

### Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

### Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

### Ceilings

Crown Pale Cashew and White paint finish.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler. Please see sales consultant for details.

### Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

### Wardrobes

Symphony wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

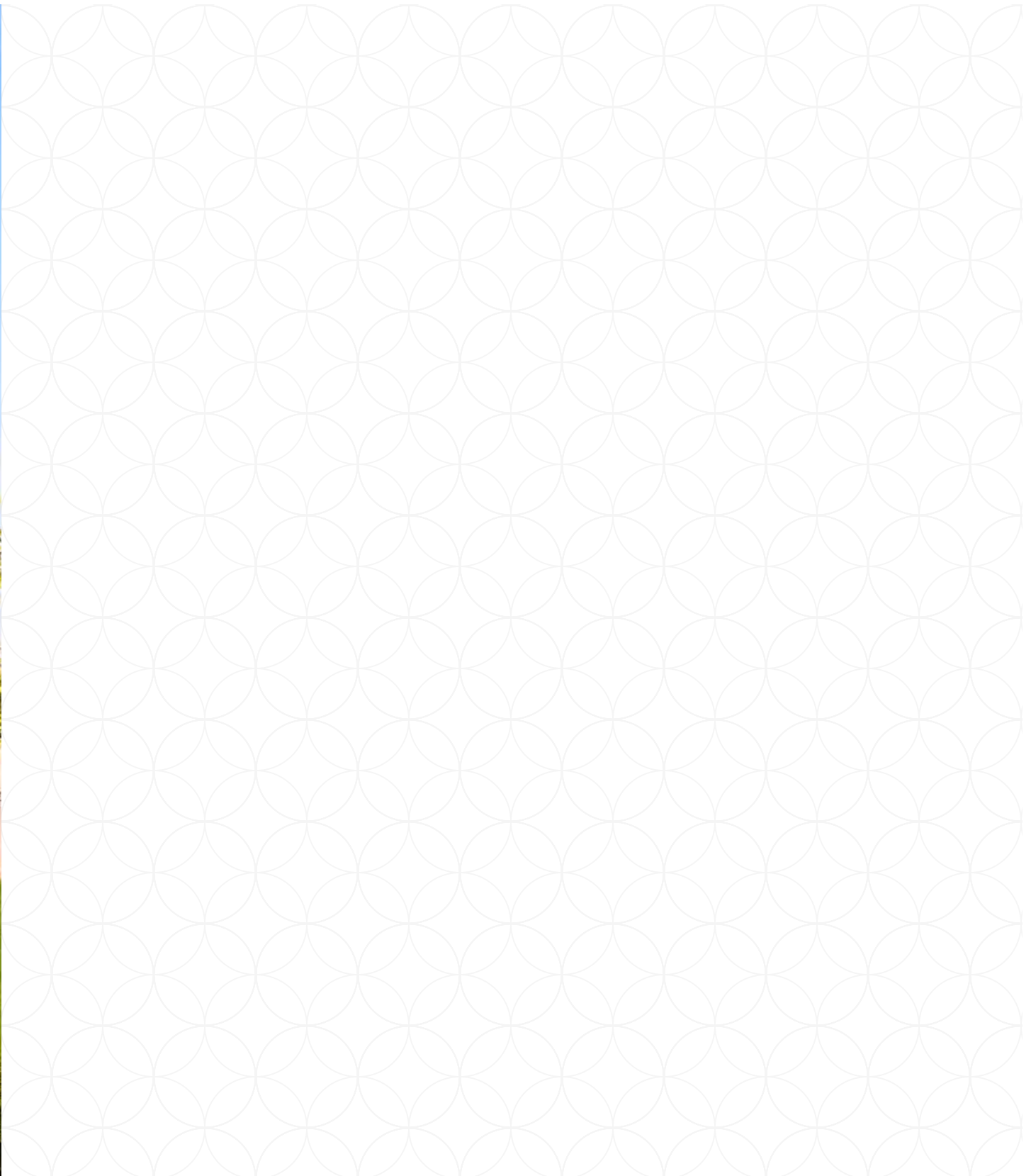
### Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

### Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.  
Low profile Tray Acrylic capped low profile shower tray.  
Shower Screen Polished Chrome effect finish shower door.



## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

### External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

### House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

### External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

### Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

### Door Bell

Black bell push with transformer.

### Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# PARC ELISABETH



QUEEN'S HILL, NEWPORT NP20 5HJ

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