



Persimmon

Together, we make your home



Bradley Park

Market Weighton • York



Persimmon
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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

“With over 50 years of building excellence, find out more about us on page 4”



Customer Satisfaction 2025

5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Bradley Park

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 30](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

10,664

homes delivered in 2024

200+

locations across the UK

4,731

direct employees make it all happen

484

acres of public space created

£2.2bn

invested in local communities over the last 5 years



“Building sustainable homes and community hubs”

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 32





With you all the way

Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1.→ 2.→ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.→ 5.→ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.→ 8.→ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**



Deposit Unlock



Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**



- Range of 1, 2, 3 and 4-bedroom homes, and 1-bedroom apartments
- Sustainable, energy-efficient homes
- Near to stunning countryside
- Close to York and Hull



Scan me!

For availability and pricing on our beautiful new homes at Bradley Park.



Market Weighton • York

Bradley Park

Call the beautiful East Riding of Yorkshire home: discover our sustainable homes in the historic town of Market Weighton, York.

Perfect for first-time buyers and growing families, our exciting Bradley Park development offers energy-efficient one, two, three and four-bedroom houses, and one-bed apartments.

Surrounded by tranquil countryside views, our new development is situated on the edge of the semi-rural town of Market Weighton. Known as one of the jewels of the Yorkshire Wolds, the town offers walking distance amenities, including independent and well-known shops and its popular weekly market.

Less than an hour away by car, the quaint cobbled streets of York await. Perfect for shopping trips, there you can wander down the famous Shambles and enjoy beautiful

boutiques and various eateries. When you fancy adventures out in nature, you have easy access to the wilds of the North York Moors National Park.

A sought-after location

A new home in Market Weighton has easy access to relaxing routes for weekend walks. It's also surrounded by picturesque villages that are ideal for family trips out.

School days

Ideal for growing families, from nursery to secondary school age, the town has a range of schools to choose from - including the 'Outstanding' rated Market Weighton Infant School.

EXPLORE

Start exploring...

Market Weighton high street
0.9 mile

Beverley
11.3 miles

Hull
18.1 miles

York
19 miles



Bradley Park

Our homes

1 bedroom

- The Skipness Apartment
- The Ashridge
- The Alnmouth

2 bedroom

- The Danbury
- The Wareham
- The Chiltern

3 bedroom

- The Galloway
- The Kingley
- The Saunton
- The Charndale
- The Barndale

4 bedroom

- The Burnham
- The Marston
- The Kielder

Affordable Housing

FG Front Gable Variants

First Homes



Future Development

Potential Future Development



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

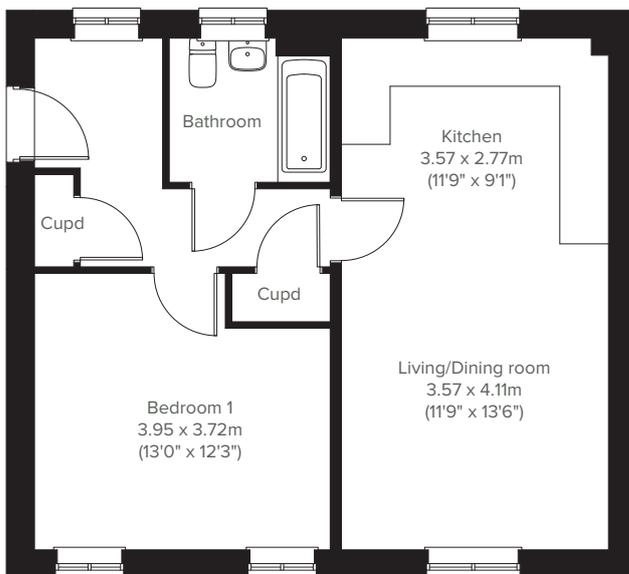


1 bedroom apartment

The Skipness Apartments



Step onto the property ladder with this stylish and thoughtfully designed one-bedroom apartment, available to purchase through the First Homes Scheme. Featuring a spacious open plan living, dining and kitchen area, a generously sized bedroom and excellent built-in storage, this home offers both comfort and practicality. With a communal entrance and your own allocated parking space, it's ideal for first-time buyers. Don't miss this fantastic opportunity to own your first home at a reduced price.



Backed by HM Government

GROUND FLOOR

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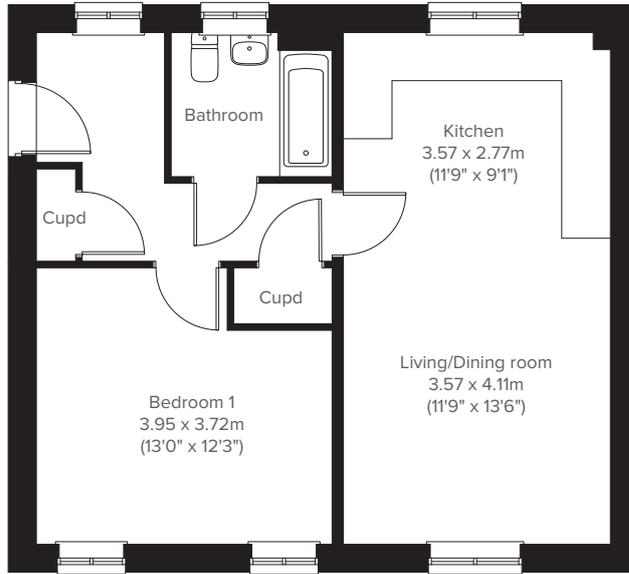
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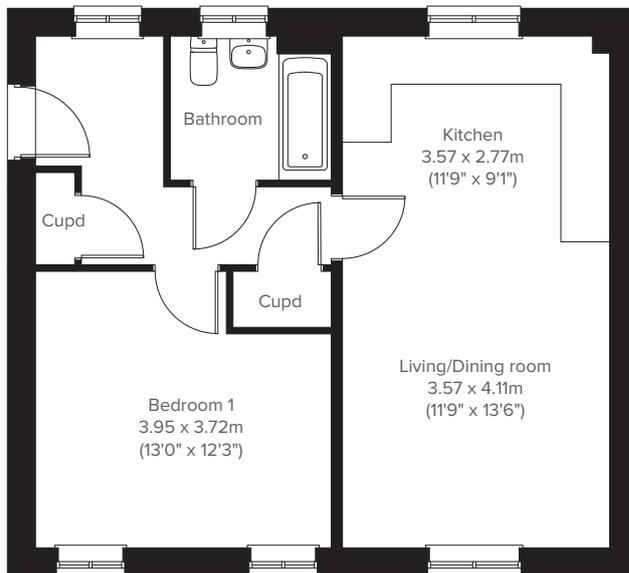


The Skipness Apartments

1 bedroom apartment



FIRST FLOOR



SECOND FLOOR

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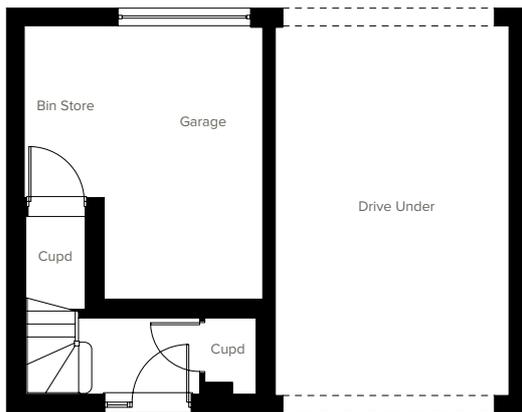


1 bedroom home

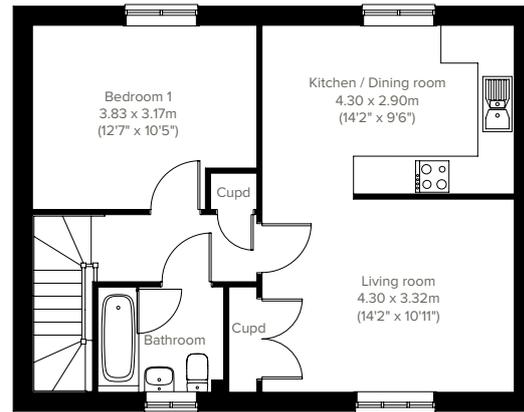
The Ashridge



The Ashridge is a thoughtfully-designed one-bedroom home with a bright living room, open plan kitchen/ dining room, spacious bedroom, garage and plenty of storage space. Perfect for first-time buyers and young professionals.



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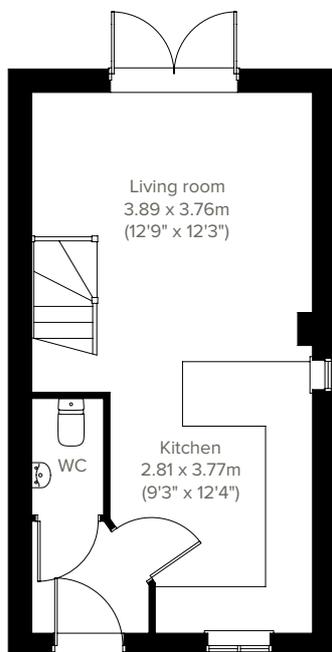


The Alnmouth

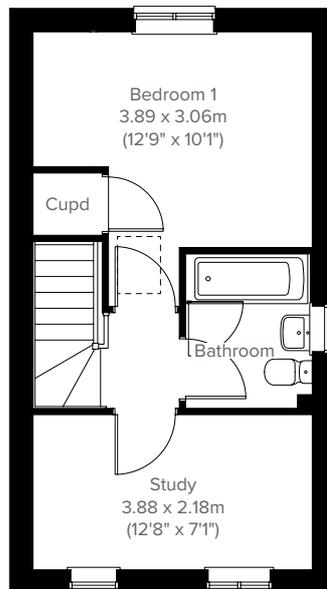
1 bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen and living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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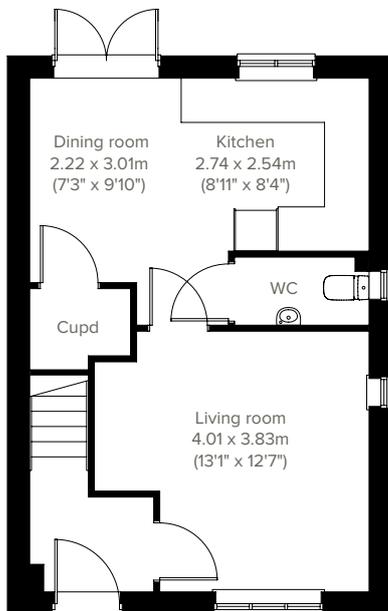


2 bedroom home & study

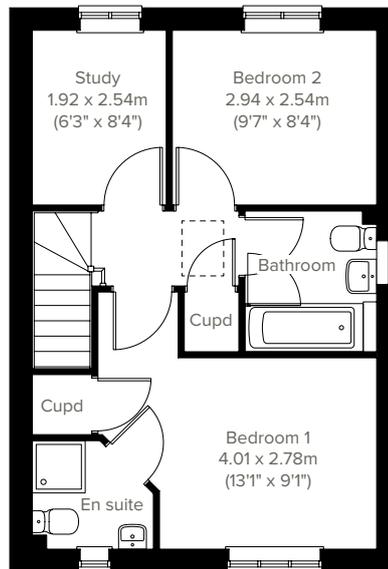
The Danbury



Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/dining room with French doors leading to the garden and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are two bedrooms - bedroom one has an en suite and storage cupboard, there is also a study, and a bathroom. Appealing to families, first-time buyers and young professionals.



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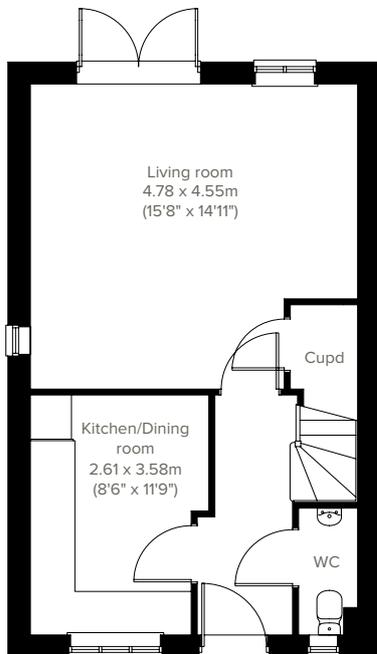


2 bedroom home

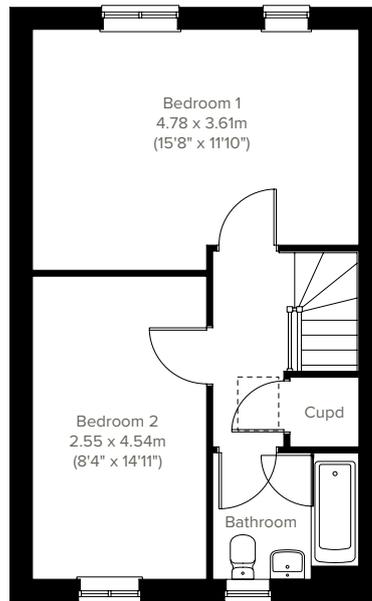
The Wareham



Enjoy the best of modern living in this popular two-bedroom home which benefits from a stylish kitchen/dining room, downstairs WC and a spacious living room with French doors leading into the garden. Upstairs there are two good-sized bedrooms, a family bathroom and and further storage cupboard.



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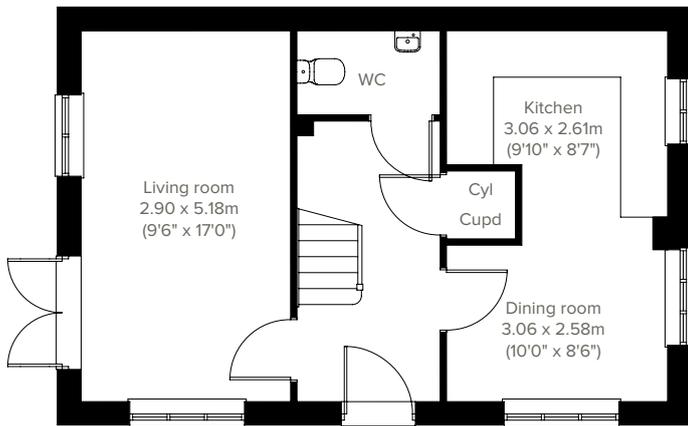


2 bedroom home

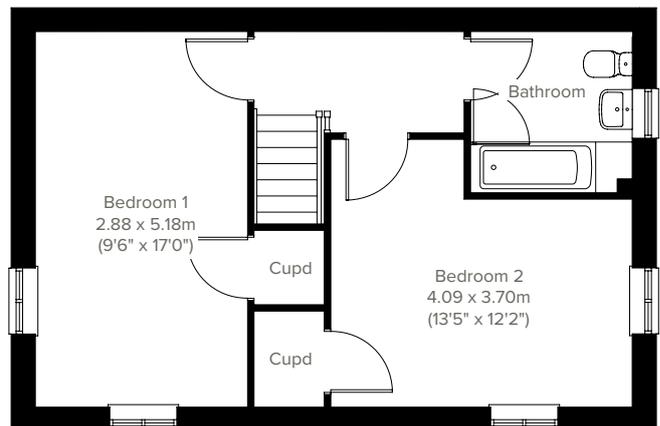
The Chiltern



Enjoy the best of modern living in this popular two-bedroom home which benefits from a stylish kitchen/dining room, downstairs WC and a spacious living room with French doors leading into the garden. Upstairs there are two good sized bedrooms, a family bathroom and two further storage cupboards.



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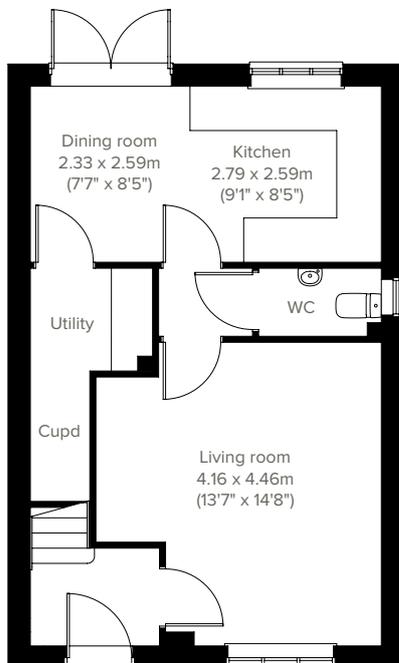


The Galloway

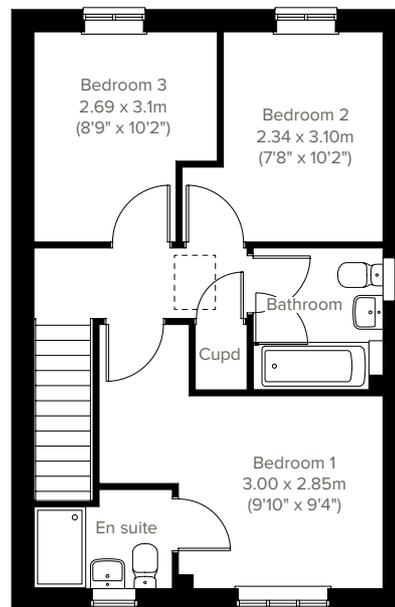
3 bedroom home



The popular Galloway is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility, handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family living.



GROUND FLOOR



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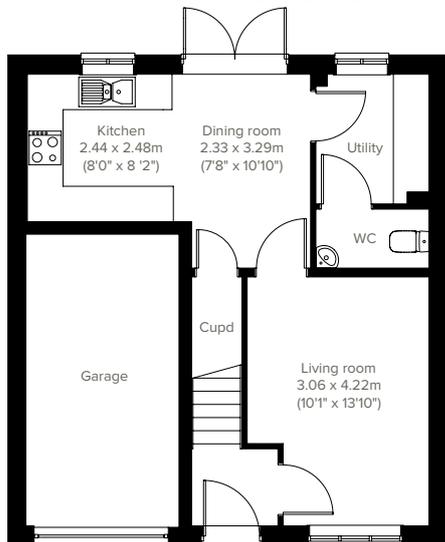


3 bedroom home

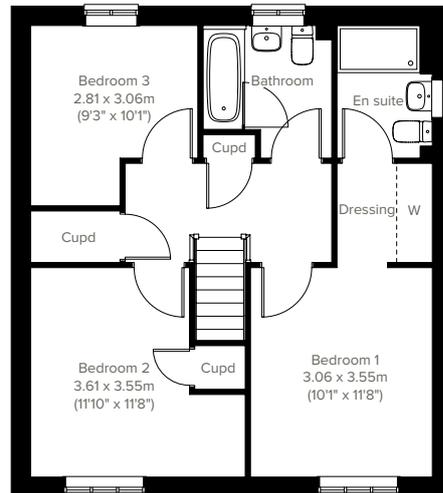
The Kingley



An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden perfect for entertaining and family meals. A front aspect living room is ideal for entertaining. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one plus a modern family bathroom and integral garage.



GROUND FLOOR



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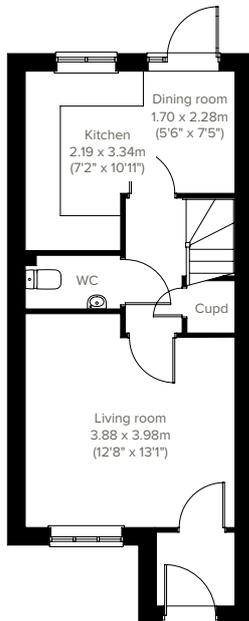


The Saunton

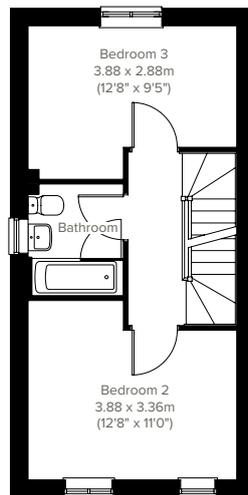
3 bedroom home



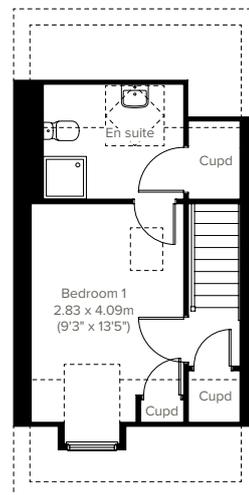
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, four storage cupboards and off-road parking means it's practical as well as stylish.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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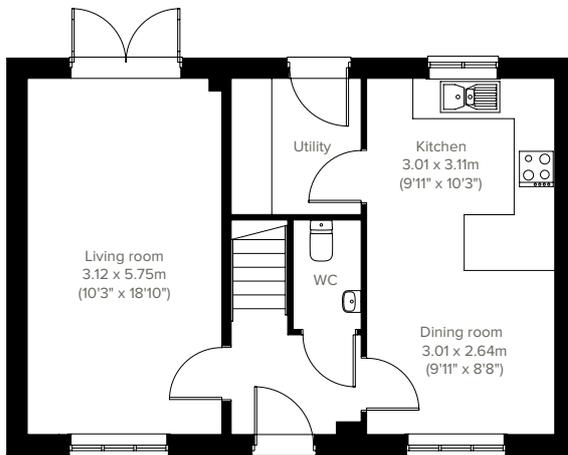


3 bedroom home

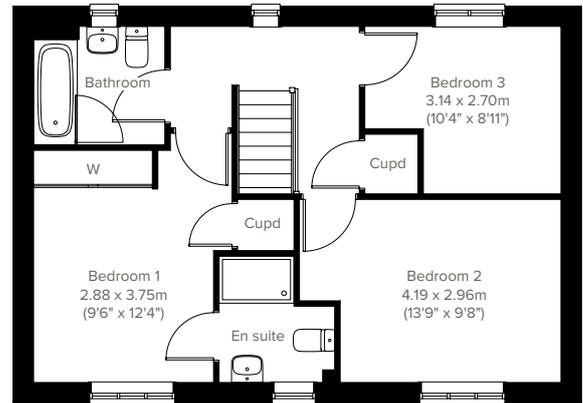
The Charndale



An attractive three-bedroom home, the Charndale has a modern open plan kitchen/dining room, well-proportioned living room with French doors leading into the garden perfect for entertaining and three good-sized bedrooms. A downstairs WC, two storage cupboards, utility with outside access and off-road parking means it's practical as well as stylish.



GROUND FLOOR



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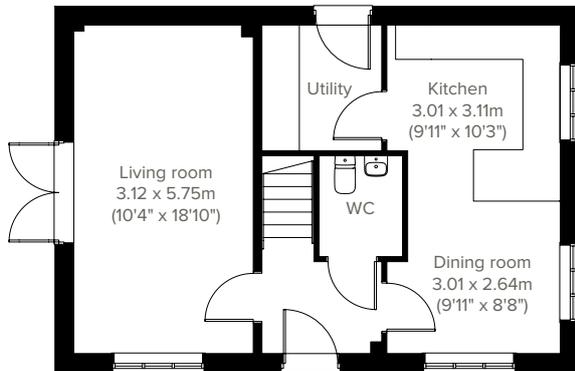
3 bedroom home

The Barndale

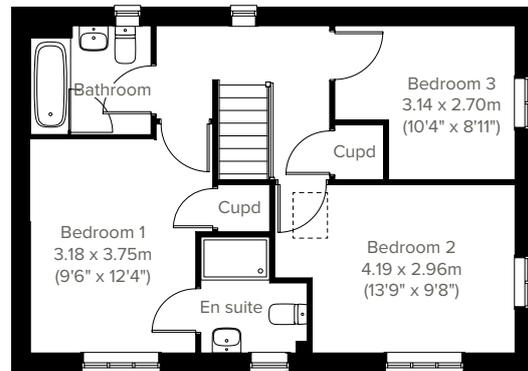


Show home

The Barndale is a three bedroom home and has a modern open plan kitchen/dining room, well-proportioned living room with French doors and three good-sized bedrooms. A downstairs WC, utility with outside access, two storage cupboards and off-road parking means it's practical as well as stylish.



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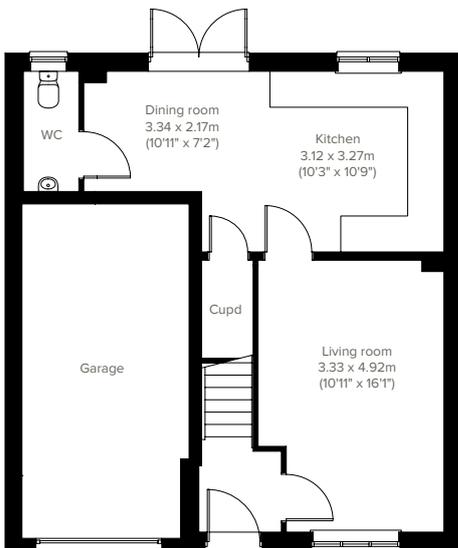


4 bedroom home

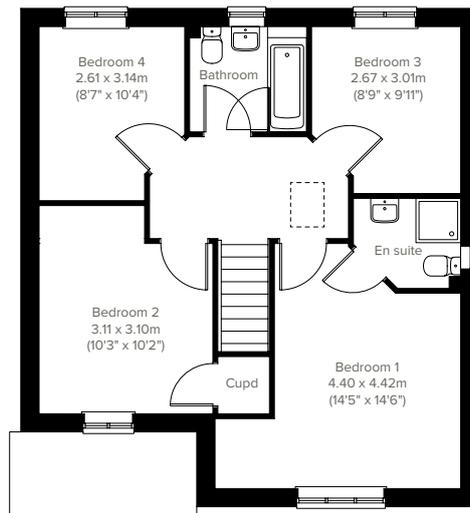
The Burnham



The Burnham is a superb detached home with an integral garage, a good-sized living room leading into a bright open plan kitchen/dining room perfect for family life and entertaining. It's practical too with a downstairs WC and two storage cupboards. Bedroom one has an en suite, with the spacious landing leading on to three further bedrooms and the main family bathroom.



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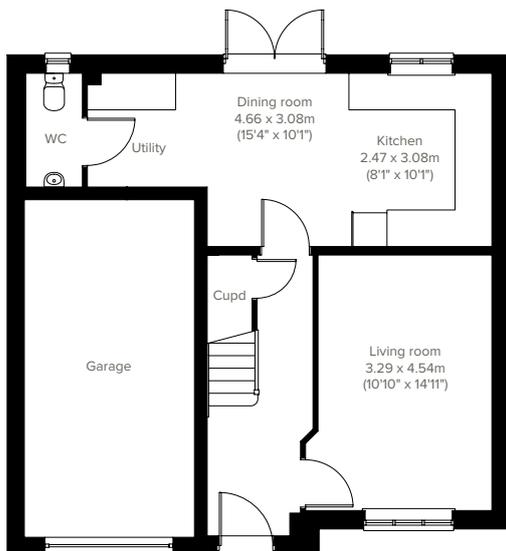


4 bedroom home & study

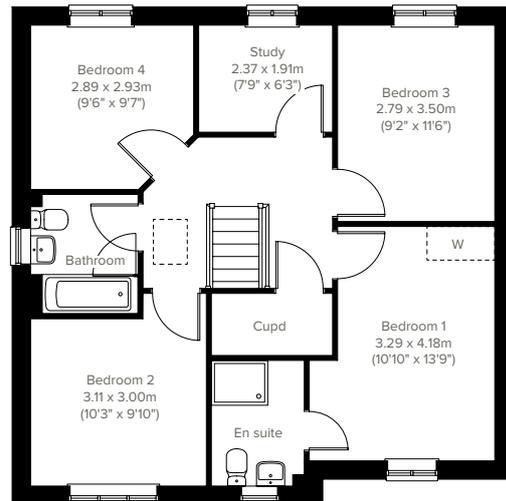
The Marston



A popular family home four bedroom, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, WC and handy utility area. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom, also a study and further storage to the landing.



GROUND FLOOR



1ST FLOOR

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This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

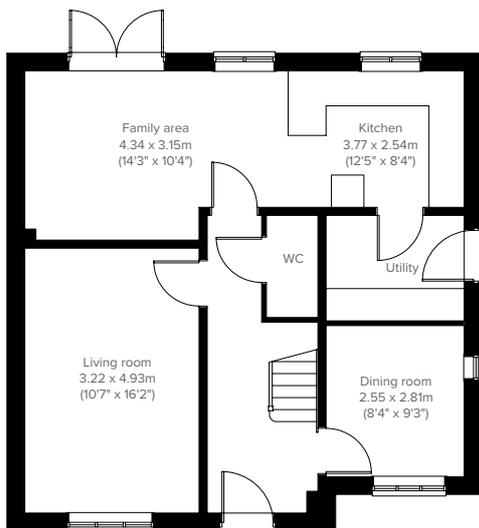


4 bedroom home & study

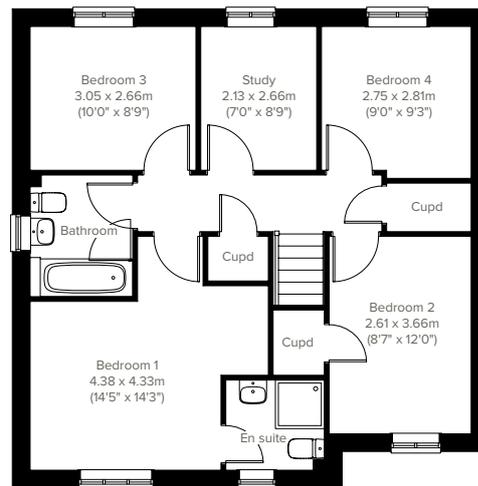
The Kielder



The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/family area with French doors leading onto the garden perfect for family life and entertaining. It's practical too, with a utility with outside access, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the main family bathroom.



GROUND FLOOR



1ST FLOOR

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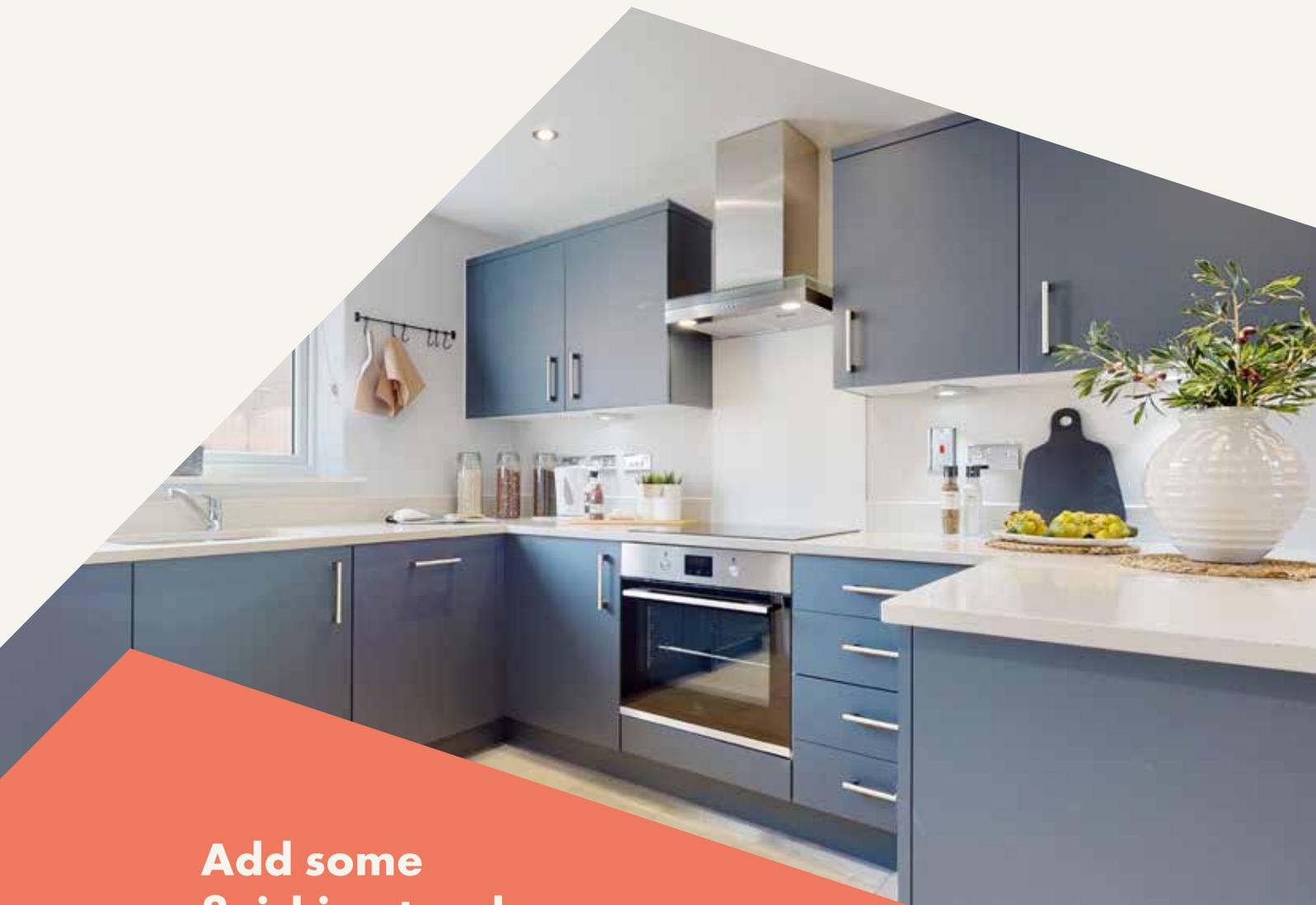




Bradley Park

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block (plot specific).
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).

General

Solar panels please speak to our sales advisers
for plot specific information.
EV charging unit.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main
rooms, with thermostatically-controlled valves
to bedrooms.

Insulation

Insulated loft and hatch to meet current building
regulations.

Electrics

Individual circuit breakers to consumer unit
and double electric sockets to all main rooms.

General

TV and telecommunication outlets to living
room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and
laminated worktop with upstands to match
(depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven and gas hob
in stainless steel with integrated stainless steel
cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished
fittings.

Extractor fan

Extractor fan to bathroom and en suite
(where applicable).

Shower

Mira showers with chrome fittings to en suite.
Where there is no en suite, Mira thermostatic
shower with wall mounted shower head.

Splashbacks

Splashback to sanitaryware walls in bathroom and
en suite. Splashback to bath and full height tiled
shower where separate enclosure only.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks
to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery
back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped
(where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon_homes.

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishing-touches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

Proud to be building communities

When creating Bradley Park, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Bradley Park has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Bradley Park.”

EDUCATION

Contribution of £310,000 towards local education.



GREEN SPACES

Play area/amenity green spaces.



TRAVEL

Travel Plan Monitoring Contribution £10,000 & Sustainable Travel Voucher contribution £31,948.

OPEN SPACE

Offsite open space contribution of £366,921.





Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it (plot and development specific).

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generat-

ed is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[†]NB: not all homes will be built using timber frame technology.
[^]NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



FibreNest™



Your home, better connected
for a brighter future

**Hyperfast 900Mb broadband is
available on this development.**

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



**Scan me!
For packages & pricing.**



0333 234 2220



support@fibrenest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:







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