

PHASE I

# BROADOAKS

SOLIHULL

RESIDENCES





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PHASE I RESIDENCES

STREETS BROOK RD B91 1RD





# BROADOAKS

EXCLUSIVELY SOLIHULL

## A SENSE OF IDENTITY

Broadoaks is an intimate collection of 82 contemporary styled residences situated within a secluded setting in the sophisticated haven of Solihull. Set apart but within easy reach of the town centre, these private apartments are crafted for the individual, making them perfect for a new generation of aspiring homeowners.

With interior details expertly designed by our team of leading architects and superior specifications throughout, Broadoaks is a desirable take on modern living.





## THE DESIGN

## A SENSE OF BELONGING

Broadoaks is a new residential community in the heart of affluent Solihull, B91. Its combination of refined living and casual elegance connects past, present, and future. With a mix of contemporary architecture, timeless interiors, and a leafy landscaped courtyard, Broadoaks is the ideal 21st-century lifestyle, and it's a place that you'll love to call home.







MADE FOR WELLBEING

## A SENSE OF STYLE

Broadoaks residences are well equipped to deliver a living experience that exceeds expectations. Well-appointed, open plan spaces include state of the art kitchen and bathrooms and every home comes with Virgin high-speed 1GB internet connections, the best currently available in the area. A phone entry system ensures your feel safe and secure at all times and there's a number of parking spaces available to purchase and several electric car charging points.





With Broadoaks you can take advantage of the Help to Buy scheme to secure your dream home for just a 5% deposit.



DESIGNED FOR LIVING

- Choice of apartment styles
- Virgin 1GB High-speed internet connections
- Many apartments with Juliette balconies, balconies or outside space
- Lift servicing each floor
- Car parking spaces available to purchase
- Superior specifications throughout including modern contemporary designed kitchens and bathrooms
- Secure phone door entry system
- Electric car charging points
- ICW build warranty



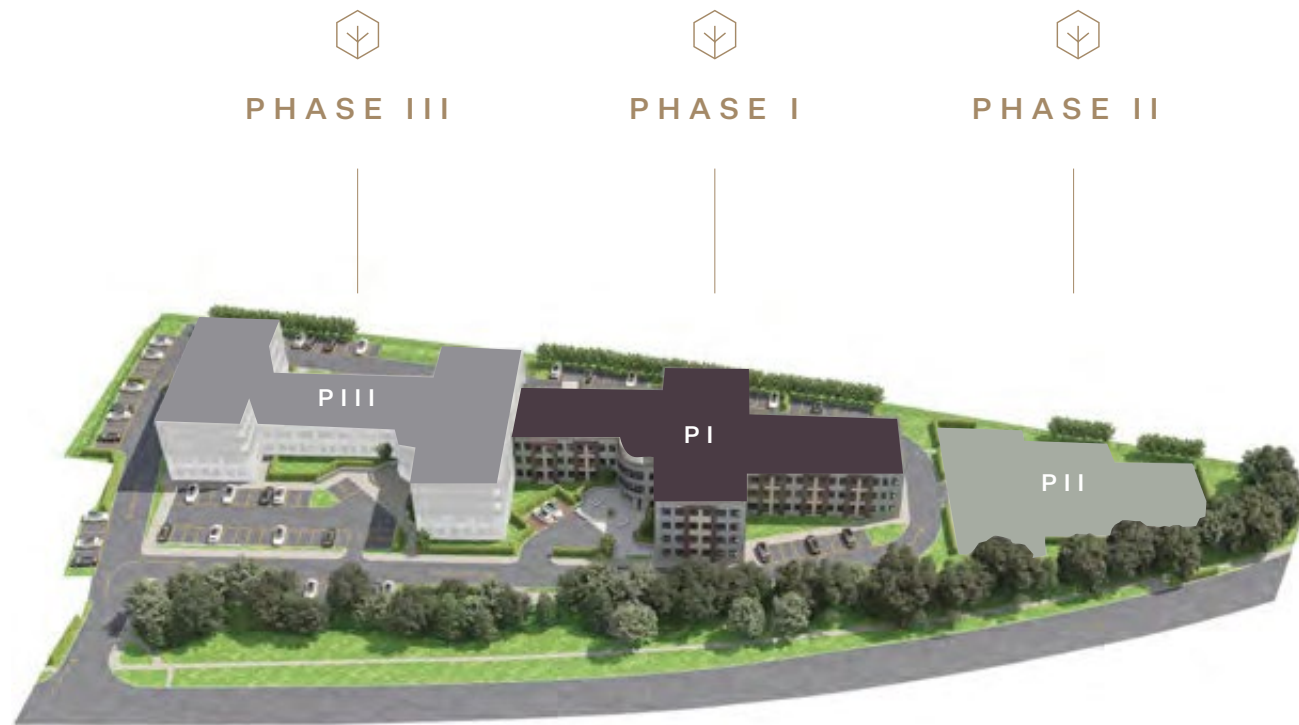


THE VISION

# 21st Century Living

Broadoaks has something to suit everyone. This three-phase scheme will see a mix of existing and new buildings being developed to the very highest standards. Broadoaks will consist of a range of studios, 1 and 2 bedroom apartments, an exclusive collection of townhouses and a deluxe residents super lounge and gym, which will be introduced in phase three.

Whether you are a first-time buyer, upsizing or downsizing, or looking for a luxurious environment to enjoy later living... it's all here.



Residents Super Lounge and gym - Phase III



THE LOCATION

# TRADITIONALLY MODERN

Perfectly positioned, Broadoaks is just a 2 minute stroll to Solihull station and a convenient 5 minute walk to the town centres enticing shops (John Lewis, Waitrose, Touchwood) and hospitality (Carluccio's, The Beech House, Boston Tea Party).

With three-quarters of the borough defined as Green Belt, Solihull is a place where rural heritage and urban style merge seamlessly into one.

Dating from 1220, this quaint town is steeped in history. Timber framed Tudor houses, picturesque villages and listed buildings sit alongside global luxury brands, first-class leisure, and the best of British business.





SOLIHULL

# CITY LIVING COUNTRY LIFE

Solihull is a rare blend of ancient and modern, independent and international. Stylish streetscapes, green open spaces, boutique shopping, and refined gastronomy are just a short stroll away from your door.

Home to a rich abundance of exclusive hotels such as Hampton Manor and the Hilton Metropole, and coveted gastro pubs like The Beech House, The Boot Inn Lapworth and The Crabmill, Solihull is a place where you can make the most of your valuable downtime.

5



A stellar mix of the great shopping and restaurants, parks and leisure, outstanding schools and unrivalled connectivity.

6



1



2



3



4



- 1 Apple store, Touchwood
- 2 Tudor grandeur, town centre
- 3 Cocktails at The Beech House
- 4 Touchwood Shopping Centre
- 5 The Boot Inn Lapworth gastro pub
- 6 Boston Tea Party



# THE BROADOAKS WORK LIFE BALANCE

As one of the UK's most desirable property hotspots Solihull is a much-coveted location. Interconnected and enterprising, it's a town bristling with opportunity. Neighbouring Birmingham is just a 9 minutes train ride away, the M42 motorway network a short drive (2 minutes) and with Solihull train station within a 5 minute stroll you are in a great position from which to connect to Manchester, the North, London, and the South. With Solihull becoming a hub for international business (Jaguar Land Rover), it's a rewarding place to invest in with its growing employment market and a vibrant social scene.

4



- 1 The Ivy, Birmingham
- 2 Historical Knowle
- 3 Luxury brands and shopping
- 4 Jaguar Land Rover
- 5 Blythe Valley Business Park
- 6 Countryside and cycle routes

1



3



5



2



6





- 1 Harvey Nichols, The Mailbox
- 2 Grand Central Hotel
- 3 Grand Central Station
- 4 Hotel Du Vin
- 5 Adams, Michelin starred dining
- 6 Brindleyplace business district

1



2



3



4



5



BIRMINGHAM

# BIG CITY NEIGHBOURS



From Broadoaks you can enjoy all the benefits that come from neighbouring a resurgent Birmingham, a city literally rebuilding itself and its reputation. Renowned for being home to 1000 trades it's a melting pot of rich history fused with a sussed, connected lifestyle with an intimate feel. Alongside its picturesque canals, outstanding culture, and thriving commercial sector, is an explosion of Michelin Starred restaurants (6), world-class shopping, makers & innovators whose influence is being recognised far and wide. Playing host to the 2022 Commonwealth Games will see this great city once again take to the world stage.

6







A WISE MOVE

# REASONS TO INVEST IN BROADOAKS

## TRANSPORT LINKS - HS2

With the confirmed HS2 interchange near Birmingham International linking you to Birmingham Airport in 7 minutes and London in just under 40 minutes, the opportunity to make a sound investment in this part of the Midlands is clear.

Planned for 2026, the HS2 interchange station will fast track connections to the North and South and boost Solihull's appeal exponentially. With a variety of car parking options, taxi ranks, bus stops, cycle storage, pedestrian bridge, and a public plaza, it will truly be an interchange in name and nature.

HS2 will bring economic growth, not only to Solihull but to its inhabitants and further secure the town's standing as one of the UK's most desirable property hotspots.

## SUPERBLY CONNECTED

- Birmingham International Airport: 5 miles
- Solihull train station: 2 minute walk connecting to Birmingham (9 minutes); Warwick (15 minutes); Stratford upon Avon (28 minutes); and London (1 hour 38 minutes)

- HS2 Interchange station (from 2026): connecting to London Euston and Manchester (under 40 minutes)
- M42, Junction 5 (2.5 miles) with direct connections to M6, M6 Toll, M5, M40 and M1
- Local bus network to nearby villages such as Knowle and Dorridge

## GREEN SATISFACTION

A recent winner of 'Best Place to Live in the UK', Solihull delivers on all levels. With a population that consistently records high rates of satisfaction (85%) towards living in the area Solihull is a place made for modern life.

If you want some downtime, you can easily walk to the centre's two local parks. Brueton Park and Tudor Grange feature cycle tracks, lakes and play areas. In fact, Solihull has 1500 acres of green space, parks and green belt and is internationally recognised with a green flag award. Aptly, Solihull's motto is 'Urbs in Rure' or 'town in the country'.

## FIRST CLASS EDUCATION

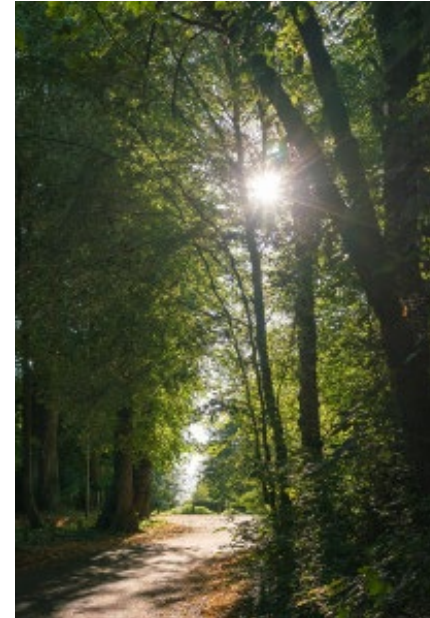
Solihull is renowned for its exceptional education establishments.

- Two of the four senior schools have an Ofsted rating of 'Outstanding' (Tudor Grange Academy and St Peter's) while Alderbrook and Lode Heath both have a 'Good' rating.
- The area's two private schools both have a pass rate of 100% at GCSE and at age 18.
- Nine of the 10 junior schools have been rated 'Outstanding' or 'Good' by Ofsted.

## ECONOMIC GROWTH

Home to Blythe Valley Business Park and over 8,000 businesses including Jaguar Land Rover, Solihull has one of the highest employment rates in the region.

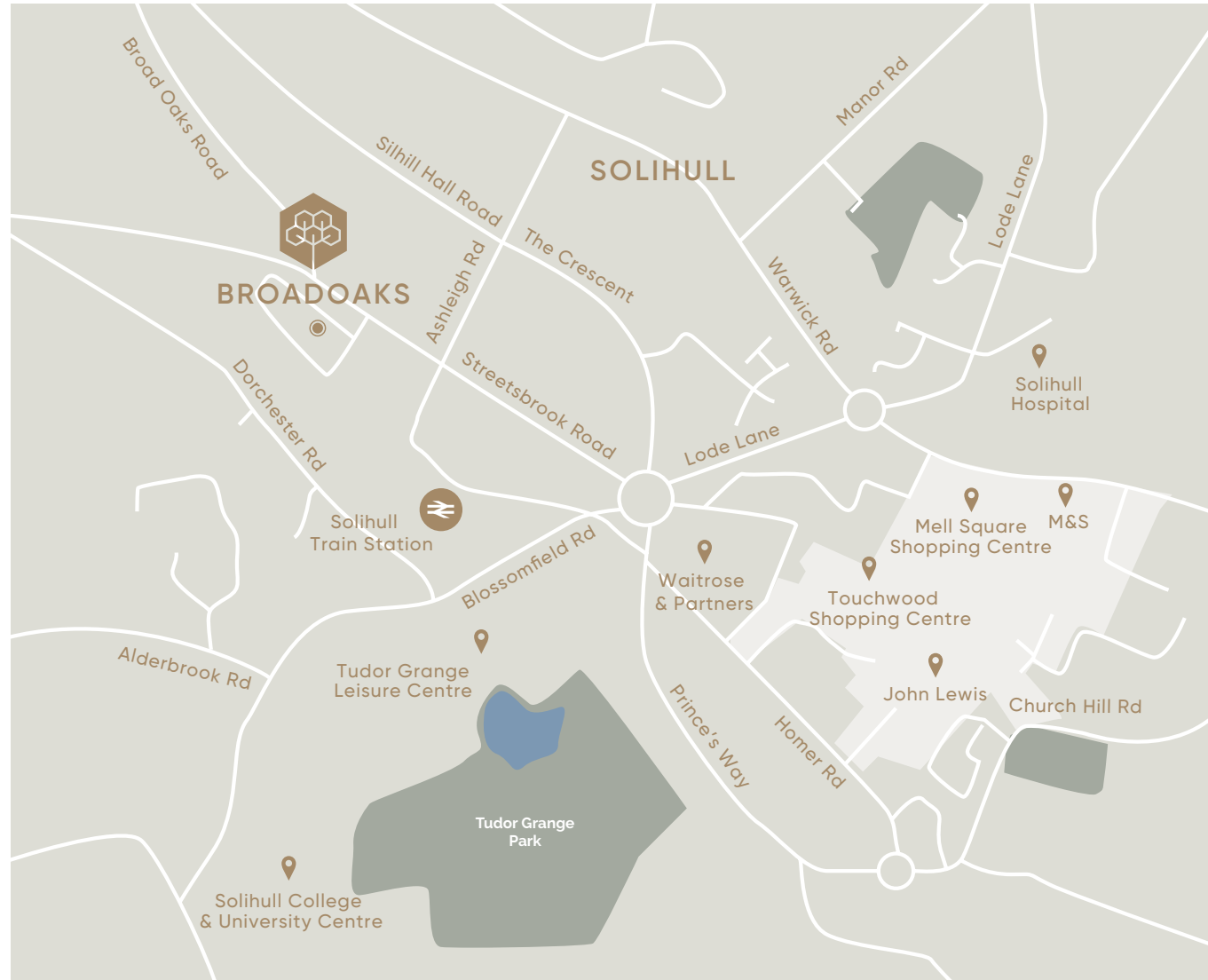
The average price for property in Solihull stood at £404,916 in January 2021. This is a growth of 4.52% in the last 12 months (2020-21) and in general house prices in the area is well above the national average.





BROADOAKS

## SOLIHULL



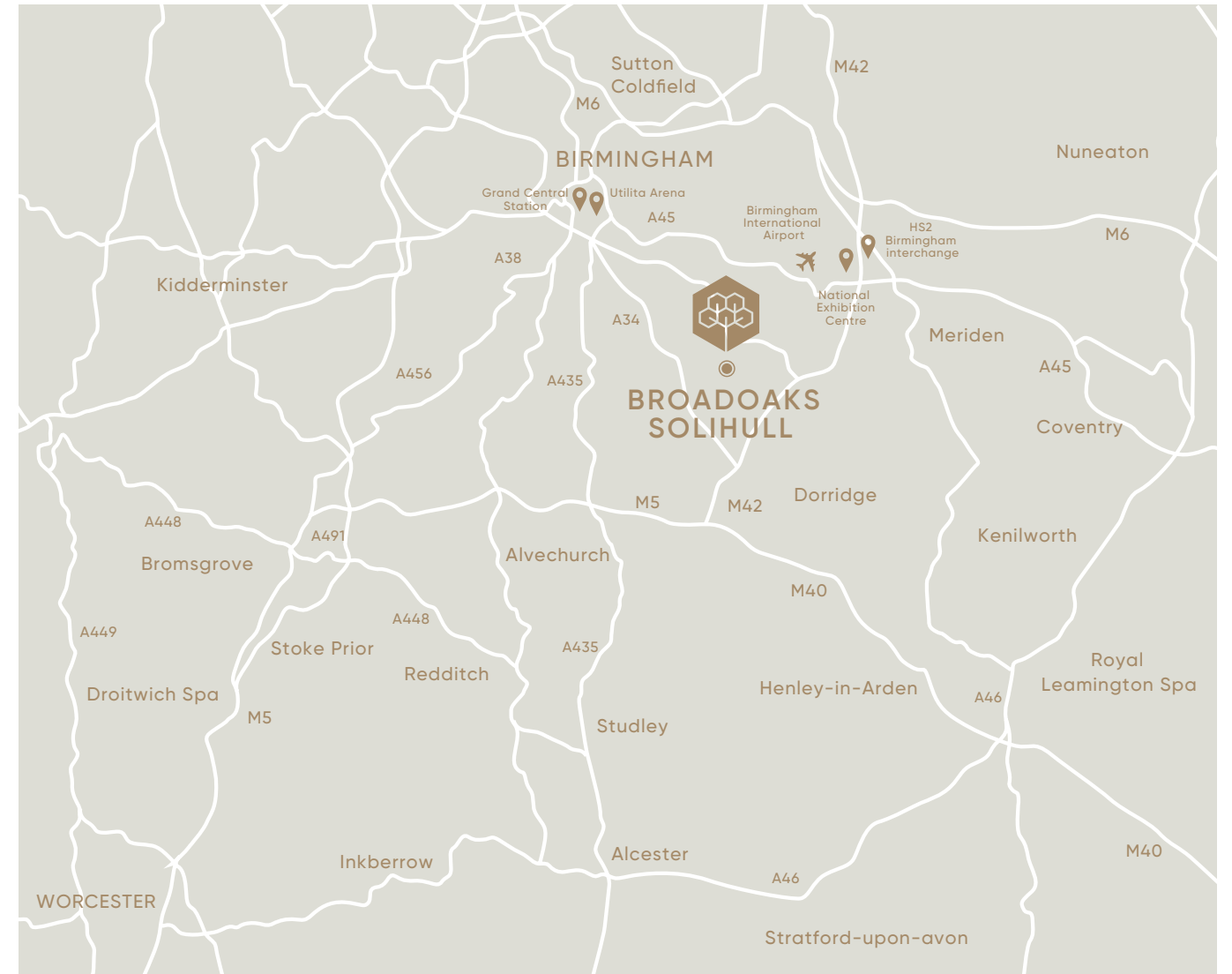
## BROADOAKS SOLIHULL

PLACES & TRAVEL TIMES	BY TRAIN	BY CAR
• Birmingham Moor Street (City Centre)	9 mins	27 mins
• Birmingham International Airport	7 mins (with HS2)	15 mins
• Coventry	57 mins	26 mins
• Worcester	1 hr 22 mins	45 mins
• London Marylebone	1 hr 45 mins	2 hrs 18 mins
• London from HS2 Interchange	38 mins	-

SOLIHULL

RESIDENCES

## THE REGION



## BROADOAKS SOLIHULL

CONNECTED PLACES	DISTANCE
• National Exhibition Centre	5 miles
• Resorts World (NEC)	5 miles
• HS2 Birmingham Interchange	8 miles
• M42 (J5)	1.9 miles
• M42/M6	7.5 mins
• M42/M40	10.8 mins
• M42 /M5	18.0 mins

PHASE I







BROADOAKS

RESIDENCES



**BROADOAKS**  
PLANS & SPECIFICATIONS

SOLIHULL

PHASE I



GROUND FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT



Please note: Floor plans and measurements are taken from architects construction drawings and therefore do not represent finished room sizes.

All dimensions are maximum measurements and are subject to deviation during construction.

APARTMENT 2

Kitchen	3.3m x 2.8m	10' 9" x 9' 2"
Living	3.7m x 2.3m	12' 1" x 7' 6"
Bedroom	2.8m x 4.1m	9' 2" x 13' 5"

APARTMENT 6

Kitchen	2.0m x 4.2m	6' 6" x 13' 8"
Living	3.4m x 2.9m	11' 1" x 9' 6"
Bedroom	2.5m x 4.2m	8' 2" x 13' 9"

APARTMENT 10

Kitchen	2.9m x 3.1m	9' 6" x 10' 2"
Living	3.4m x 3.7m	11' 1" x 12' 1"
Bedroom	3.2m x 4.1m	10' 5" x 14' 5"

APARTMENT 14

Kitchen	2.6m x 3.0m	8' 6" x 9' 10"
Living	3.3m x 3.6m	10' 9" x 11' 9"
Bedroom	2.6m x 4.2m	8' 6" x 13' 9"

APARTMENT 15

Kitchen	2.9m x 3.0m	9' 6" x 9' 10"
Living	3.4m x 3.6m	11' 1" x 11' 9"
Bedroom	2.7m x 4.2m	8' 10" x 13' 9"

APARTMENT 19

Kitchen	3.0m x 1.8m	9' 10" x 5' 10"
Bedroom/	4.1m x 6.0m	13' 5" x 19' 8"
Living		

APARTMENT 23

Kitchen/	4.2m x 4.5m	13' 9" x 14' 9"
Living		
Bedroom	2.2m x 3.1m	7' 2" x 10' 2"

APARTMENT 3

Kitchen	2.6m x 3.1m	8' 6" x 10' 2"
Living	3.2m x 3.5m	10' 5" x 11' 5"
Bedroom	2.7m x 4.1m	8' 10" x 13' 5"

APARTMENT 7

Kitchen/	4.8m x 4.4m	15' 8" x 14' 5"
Living		
Bedroom	3.6m x 2.5m	11' 9" x 8' 2"

APARTMENT 11

Kitchen	3.0m x 3.0m	9' 10" x 9' 10"
Living	3.0m x 3.8m	9' 10" x 12' 5"
Bedroom	3.2m x 4.4m	10' 5" x 14' 5"

APARTMENT 16

Kitchen	3.1m x 2.5m	10' 2" x 8' 2"
Living	3.1m x 4.1m	10' 2" x 13' 5"
Bedroom	2.6m x 4.2m	8' 6" x 13' 9"

APARTMENT 20

Kitchen	2.1m x 4.0m	6' 10" x 13' 1"
Living	4.5m x 4.1m	14' 9" x 13' 5"
Bedroom	4.0m x 3.1m	13' 1" x 10' 2"

APARTMENT 24

Kitchen	3.3m x 3.7m	10' 9" x 12' 1"
Living	4.3m x 3.2m	14' 1" x 10' 5"
Bedroom	2.7m x 4.3m	8' 10" x 14' 1"

APARTMENT 4

Kitchen	2.8m x 3.1m	9' 2" x 10' 2"
Living	2.8m x 3.5m	9' 2" x 11' 5"
Bedroom	2.6m x 4.1m	8' 6" x 13' 5"

APARTMENT 8

Kitchen	2m x 4.2m	6' 6" x 13' 8"
Living	2.9m x 7.2m	9' 6" x 23' 7"
Bedroom		

APARTMENT 12

Kitchen	3.0m x 3.5m	9' 10" x 11' 5"
Living	3.4m x 3.3m	11' 1" x 10' 9"
Bedroom	3.2m x 4.1m	10' 5" x 13' 5"

APARTMENT 17

Kitchen	3.2m x 2.9m	10' 9" x 9' 6"
Living	3.2m x 2.5m	10' 5" x 8' 2"
Bedroom	2.5m x 6.6m	8' 2" x 21' 7"

APARTMENT 21

Kitchen	2.4m x 3.6m	7' 10" x 11' 9"
Living	4.5m x 4.1m	14' 9" x 13' 5"
Bedroom 1	4.9m x 2.9m	16' 0" x 9' 6"
Bedroom 2	3.3m x 2.4m	10' 9" x 7' 10"

APARTMENT 25

Kitchen	3.4m x 2.1m	11' 1" x 6' 10"
Living	3.8m x 4.8m	12' 5" x 15' 8"
Bedroom 1	2.7m x 4.8m	8' 10" x 15' 8"
Bedroom 2	3.3m x 3.7m	10' 9" x 12' 1"

APARTMENT 5

Kitchen/	4.2m x 4.2m	13' 9" x 13' 9"
Living		
Bedroom	2.1m x 4.2m	6' 10" x 13' 9"

APARTMENT 9

Kitchen	3.3m x 3.0m	10' 9" x 9' 10"
Living	3.7m x 3.8m	12' 1" x 12' 5"
Bedroom	3.2m x 4.4m	10' 5" x 14' 5"

APARTMENT 13

Kitchen	3.3m x 3.2m	10' 9" x 10' 5"
Living	2.9m x 3.3m	9' 6" x 10' 9"
Bedroom	5.3m x 2.9m	17' 4" x 9' 6"

APARTMENT 18

Kitchen	3.0m x 4.1m	9' 10" x 13' 5"
Bedroom/	2.4m x 5.6m	7' 10" x 18' 4"
Living		

APARTMENT 22

Kitchen	3.3m x 2.7m	10' 9" x 8' 10"
Living	3.5m x 3.4m	11' 5" x 11' 1"
Bedroom	3.6m x 3.6m	11' 9" x 11' 9"

APARTMENT 26

Kitchen	2.9m x 3.0m	9' 6" x 9' 10"
Living	3.1m x 3.6m	10' 2" x 11' 9"
Bedroom	3.1m x 4.4m	10' 2" x 14' 5"





FIRST FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

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APARTMENT 101

Kitchen	2.8m x 2.5m	9'2" x 8'2"
Living	3.6m x 3.3m	11'9" x 10'9"
Bedroom 1	2.7m x 4.5m	8'10" x 14'9"
Bedroom 2	2.1m x 3.3m	6'10" x 10'9"

APARTMENT 102

Kitchen/	4.0m x 5.4m	13'1" x 17'8"
Living		
Bedroom 1	2.7m x 4.5m	8'10" x 14'9"
Bedroom 2	2.4m x 3.4m	7'10" x 11'1"

APARTMENT 103

Kitchen/	3.7m x 6.6m	12'1" x 21'7"
Living	2.7m x 4.5m	8'10" x 14'9"
Bedroom	2.4m x 3.6m	7'10" x 11'8"

APARTMENT 104

Kitchen/	4.2m x 4.2m	13'9" x 13'9"
Living		
Bedroom	4.2m x 2.1m	13'9" x 6'10"

APARTMENT 105

Kitchen	2.0m x 3.6m	6'6" x 11'9"
Living	3.4m x 2.9m	11'1" x 9'6"
Bedroom	2.5m x 4.2m	8'2" x 13'9"

APARTMENT 106

Kitchen/	4.8m x 4.4m	15'8" x 14'5"
Living		
Bedroom	3.6m x 2.5m	11'9" x 8'2"

APARTMENT 107

Kitchen	3.5m x 2.1m	11'5" x 6'10"
Living/	2.7m x 7.2m	8'9" x 23'6"
Bedroom		

APARTMENT 108

Kitchen	3.3m x 3.0m	10'9" x 9'10"
Living	3.7m x 3.8m	12'1" x 12'5"
Bedroom	3.2m x 4.4m	10'5" x 14'5"

APARTMENT 109

Kitchen	2.9m x 3.1m	9'6" x 10'2"
Living	3.4m x 3.7m	11'1" x 12'1"
Bedroom	3.2m x 4.1m	10'5" x 13'5"

APARTMENT 110

Kitchen	3.0m x 3.0m	9'10" x 9'10"
Living	3.0m x 3.8m	9'10" x 12'5"
Bedroom	3.2m x 4.4m	10'5" x 14'5"

APARTMENT 111

Kitchen	3.0m x 3.5m	9'10" x 11'5"
Living/	3.4m x 3.3m	11'1" x 10'9"
Bedroom	3.2m x 4.1m	10'5" x 13'5"

APARTMENT 112

Kitchen	3.3m x 3.2m	11'1" x 10'5"
Living	2.9m x 3.3m	9'6" x 10'9"
Bedroom	5.3m x 2.9m	17'4" x 9'6"

APARTMENT 113

Kitchen	3.1m x 2.3m	10'2" x 7'6"
Living	3.9m x 4.3m	12'9" x 14'1"
Bedroom 1	2.7m x 4.6m	8'10" x 15'1"
Bedroom 2	2.2m x 3.4m	7'2" x 11'1"

APARTMENT 114

Kitchen	3.1m x 2.3m	10'2" x 7'6"
Living	3.4m x 4.3m	11'1" x 14'1"
Bedroom 1	2.7m x 4.6m	8'10" x 15'1"
Bedroom 2	2.7m x 3.4m	8'10" x 11'1"

APARTMENT 115

Kitchen	3.1m x 1.8m	10'2" x 5'10"
Living	3.3m x 5.3m	10'9" x 17'4"
Bedroom	2.6m x 6.6m	8'6" x 21'7"

APARTMENT 116

Kitchen	2.4m x 2.5m	7'10" x 8'2"
Living	6.6m x 4.2m	21'7" x 13'9"
Bedroom 1	4.5m x 2.9m	14'9" x 9'6"
Bedroom 2	3.4m x 2.6m	11'1" x 8'6"

APARTMENT 117

Kitchen	2.1m x 4.0m	6'10" x 13'1"
Living	3.3m x 2.7m	10'9" x 8'10"
Bedroom	4.0m x 3.1m	13'1" x 10'2"

APARTMENT 118

Kitchen	2.4m x 3.6m	7'10" x 11'9"
Living	4.5m x 4.1m	14'9" x 13'5"
Bedroom 1	4.9m x 2.9m	16'0" x 9'6"
Bedroom 2	3.3m x 2.4m	10'9" x 7'10"

APARTMENT 119

Kitchen/	6.4m x 3.6m	21'0" x 11'9"
Living		
Bedroom	3.7m x 3.6m	12'1" x 11'9"

APARTMENT 120

Kitchen/	3.5m x 8.9m	11'5" x 29'2"
Living		
Bedroom	3.1m x 5.8m	10'2" x 19'0"

APARTMENT 121

Kitchen/	4.9m x 4.3m	16'0" x 14'1"
Living		
Bedroom	3.0m x 3.7m	9'10" x 12'1"

APARTMENT 122

Kitchen	2.9m x 2.5m	9'6" x 8'2"
Living	3.0m x 4.4m	9'10" x 14'5"
Bedroom	2.8m x 4.4m	9'2" x 14'5"

APARTMENT 123

Kitchen	3.1m x 2.9m	10'2" x 9'6"
Living	3.1m x 4.0m	10'2" x 13'1"
Bedroom	3.2m x 4.4m	10'5" x 14'5"

APARTMENT 124

Kitchen	3.1m x 3.1m	10'2" x 10'2"
Living	3.1m x 3.5m	10'2" x 11'5"
Bedroom	3.1m x 4.4m	10'2" x 14'5"





SECOND FLOOR

-  2 BEDROOM APARTMENT
-  1 BEDROOM APARTMENT
-  STUDIO APARTMENT



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APARTMENT 201

Kitchen 2.8m x 2.5m 9' 2" x 8' 2"  
 Living 3.6m x 3.3m 11' 9" x 10' 9"  
 Bedroom 1 2.7m x 4.5m 8' 10" x 14' 9"  
 Bedroom 2 2.1m x 3.3m 6' 10" x 10' 9"

APARTMENT 202

Kitchen/ 4.0m x 5.3m 13' 1" x 17' 4"  
 Living  
 Bedroom 1 2.7m x 4.5m 8' 10" x 14' 9"  
 Bedroom 2 2.4m x 3.3m 7' 10" x 10' 9"

APARTMENT 203

Kitchen/ 3.7m x 6.5m 12' 1" x 21' 3"  
 Living 2.7m x 4.5m 8' 10" x 14' 9"  
 Bedroom 2.4m x 3.3m 7' 10" x 10' 9"

APARTMENT 204

Kitchen/ 4.2m x 4.2m 13' 9" x 13' 9"  
 Living  
 Bedroom 4.3m x 2.1m 14' 1" x 6' 10"

APARTMENT 205

Kitchen 2.0m x 3.6m 6' 6" x 11' 9"  
 Living 3.4m x 2.9m 11' 1" x 9' 6"  
 Bedroom 2.5m x 4.2m 8' 2" x 13' 9"

APARTMENT 206

Kitchen/ 4.9m x 4.4m 16' 0" x 14' 5"  
 Living  
 Bedroom 3.7m x 2.5m 12' 1" x 8' 2"

APARTMENT 207

Kitchen 3.6m x 2.1m 11' 9" x 6' 10"  
 Living/ 2.8m x 7.2m 9' 2" x 23' 7"  
 Bedroom

APARTMENT 208

Kitchen 3.3m x 3.0m 10' 9" x 9' 10"  
 Living 3.7m x 3.8m 12' 1" x 12' 5"  
 Bedroom 3.2m x 4.4m 10' 5" x 14' 5"

APARTMENT 209

Kitchen 2.4m x 2.5m 7' 10" x 8' 2"  
 Living 6.8m x 4.2m 22' 3" x 13' 9"  
 Bedroom 1 4.7m x 2.9m 15' 5" x 9' 6"  
 Bedroom 2 3.5m x 2.6m 11' 5" x 8' 6"

APARTMENT 210

Kitchen 2.1m x 4.1m 6' 10" x 13' 5"  
 Living 3.5m x 2.8m 11' 5" x 9' 2"  
 Bedroom 4.0m x 3.3m 13' 1" x 10' 9"

APARTMENT 211

Kitchen 2.4m x 3.6m 7' 10" x 11' 9"  
 Living 4.7m x 4.1m 15' 5" x 13' 5"  
 Bedroom 1 5.0m x 2.9m 16' 4" x 9' 6"  
 Bedroom 2 3.5m x 2.4m 11' 5" x 7' 10"

APARTMENT 212

Kitchen/ 6.4m x 3.6m 8' 6" x 11' 9"  
 Living  
 Bedroom 3.7m x 3.6m 12' 1" x 11' 9"

APARTMENT 213

Kitchen/ 3.5m x 8.9m 11' 5" x 29' 2"  
 Living  
 Bedroom 3.1m x 5.8m 10' 2" x 19' 0"

APARTMENT 214

Kitchen/ 4.9m x 4.3m 16' 0" x 14' 1"  
 Living  
 Bedroom 3.0m x 3.7m 9' 10" x 12' 1"

APARTMENT 215

Kitchen 2.9m x 2.5m 9' 6" x 8' 2"  
 Living 3.0m x 4.3m 9' 10" x 14' 1"  
 Bedroom 2.8m x 4.4m 9' 2" x 14' 5"

APARTMENT 216

Kitchen 3.3m x 2.9m 10' 9" x 9' 6"  
 Living 3.3m x 3.9m 10' 9" x 12' 9"  
 Bedroom 3.2m x 4.4m 10' 5" x 14' 5"

APARTMENT 217

Kitchen 2.9m x 3.1m 9' 6" x 10' 2"  
 Living 3.1m x 3.7m 10' 2" x 12' 1"  
 Bedroom 3.1m x 4.4m 10' 2" x 14' 5"

APARTMENT 218

Kitchen 2.9m x 3.1m 9' 6" x 10' 2"  
 Living 3.4m x 3.7m 11' 1" x 12' 1"  
 Bedroom 3.2m x 4.4m 10' 5" x 14' 5"

APARTMENT 219

Kitchen 3.0m x 3.0m 9' 10" x 9' 10"  
 Living 3.0m x 3.8m 9' 10" x 12' 5"  
 Bedroom 3.3m x 4.4m 10' 9" x 14' 5"

APARTMENT 220

Kitchen 3.0m x 3.5m 9' 10" x 11' 5"  
 Living 3.4m x 3.3m 11' 1" x 10' 9"  
 Bedroom 3.2m x 4.1m 10' 5" x 13' 5"

APARTMENT 221

Kitchen 2.2m x 3.2m 7' 2" x 10' 5"  
 Living 2.9m x 3.3m 9' 6" x 10' 9"  
 Bedroom 5.3m x 2.9m 17' 4" x 9' 6"

APARTMENT 222

Kitchen 3.1m x 2.3m 10' 2" x 7' 6"  
 Living 3.9m x 4.3m 12' 9" x 14' 1"  
 Bedroom 1 2.7m x 4.6m 8' 10" x 15' 1"  
 Bedroom 2 2.1m x 3.4m 6' 10" x 11' 1"

APARTMENT 223

Kitchen 3.1m x 2.3m 10' 2" x 7' 6"  
 Living 3.4m x 4.3m 11' 1" x 14' 1"  
 Bedroom 1 2.7m x 4.6m 8' 10" x 15' 1"  
 Bedroom 2 2.1m x 3.4m 6' 10" x 11' 1"

APARTMENT 224

Kitchen 3.1m x 1.8m 10' 2" x 5' 10"  
 Living 3.3m x 5.3m 10' 9" x 17' 4"  
 Bedroom 2.6m x 6.6m 8' 6" x 21' 7"





THIRD FLOOR

-  2 BEDROOM APARTMENT
-  1 BEDROOM APARTMENT
-  STUDIO APARTMENT

APARTMENT 301

Kitchen	3.3m x 1.9m	10' 9" x 6' 2"
Living	4.7m x 2.2m	15' 5" x 7' 2"
Bedroom	3.2m x 2.9m	10' 5" x 9' 6"

APARTMENT 304

Kitchen/ Living	4.7m x 4.2m	15' 4" x 13' 8"
Bedroom	4.4m x 2.8m	14' 4" x 9' 2"

APARTMENT 307

Kitchen	2.1m x 4.1m	6' 10" x 13' 5"
Living	3.5m x 2.8m	11' 5" x 9' 2"
Bedroom	4.0m x 3.3m	13' 1" x 10' 9"

APARTMENT 302

Kitchen	2.0m x 3.1m	6' 6" x 10' 2"
Living	3.2m x 3.9m	10' 5" x 12' 9"
Bedroom	3.7m x 4.2m	12' 1" x 13' 9"

APARTMENT 305

Kitchen	3.0m x 3.1m	9' 10" x 10' 2"
Living	3.8m x 3.1m	12' 5" x 10' 2"
Bedroom	4.1m x 3.2m	13' 5" x 10' 5"

APARTMENT 308

Kitchen	2.5m x 2.8m	8' 2" x 9' 2"
Living	4.6m x 3.4m	15' 1" x 11' 1"
Bedroom 1	5.0m x 2.9m	16' 4" x 9' 6"
Bedroom 2	3.5m x 2.4m	11' 5" x 7' 10"

APARTMENT 303

Kitchen/ Living	3.7m x 5.6m	12' 1" x 18' 4"
Bedroom	3.8m x 3.2m	12' 5" x 10' 5"

APARTMENT 306

Kitchen	2.1m x 3.5m	6' 10" x 11' 5"
Living	4.7m x 4.0m	15' 5" x 13' 1"
Bedroom 1	4.7m x 2.5m	15' 5" x 8' 2"
Bedroom 2	3.5m x 2.8m	11' 5" x 9' 2"

APARTMENT 309

Kitchen/ Living	3.8m x 5.6m	12' 5" x 18' 4"
Bedroom	3.2m x 3.5m	10' 5" x 11' 5"

Please note: Floor plans and measurements are taken from architects construction drawings and therefore do not represent finished room sizes.  
All dimensions are maximum measurements and are subject to deviation during construction.





## SPECIFICATION

## GENERAL

- Lift giving access to all floors
- Heating via thermostatically controlled wall radiator
- Electric combi boiler
- Smooth panel internal doors with brushed steel furniture
- Double glazing
- Entry phone
- Selection of apartments with Juliette balcony, balcony, outside space
- Satin chrome downlighting throughout
- White matt finished walls and ceiling
- Electrical sockets in stainless steel finish
- Bathroom and kitchen extractors
- Zanussi washer/dryer to cloaks cupboard

## LIVING AND DINING

- Wood laminate flooring, including hall
- TV, high speed 1GB internet, BT and Virgin outlets in living area and bedrooms
- Telephone sockets

## BATHROOM AND ENSUITES

- Ceramic floor tiling
- Full height ceramic wall tiles
- Bristan hour glass mixer tap
- Heated chrome towel rail
- Wall mounted mirror above vanity basin unit
- Thermostatic shower over baths with glass screen
- Shower enclosure in ensuite if applicable with Just Trays Deep Stone shower tray
- Stainless steel toilet roll holder
- Shaver point

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey

## BEDROOMS

- Fully fitted carpeting
- Fully fitted wardrobes with mirrored sliding doors, shelf and rail

## COMMUNAL AREAS

- Entry phone
- Communal letterboxes
- Cycle store
- Landscaped communal courtyard area
- External lighting
- Parking and visitor spaces available
- One passenger lift
- Porcelain floor tiles to lobby area
- Raffia carpet tiles to communal corridors

## KITCHEN

- Wood laminate flooring
- Range of contemporary high gloss kitchens with soft close drawers and doors
- Square edge worktops with matching upstands
- Zanussi stainless steel electric built in single oven
- Zanussi ceramic hob
- Zanussi integrated cooker hood
- Zanussi integrated 70/30 fridge freezer
- Zanussi integrated dishwasher
- 1 1/2 sink and drainer with swan neck mixer tap
- Stainless steel splash back
- Under cupboard lighting

times stated are approximate, sourced from google.com. Walking times and distances taken from google.com. Interior and exterior images are computer generated and are for illustrative purposes only. Broadoaks is a preferred marketing name only.

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