

The Coleton Apartments

1 and 2 bedroom apartments

Apartments 73-83



Bellway Homes Limited (Thames Gateway Division)
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Bellway



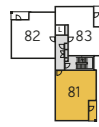
Computer generated image of The Coleton Apartments.



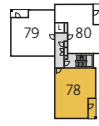
Apartments

 **The Coleton Apartments**
plots 73-83

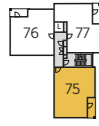
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Key to plan: s/s Sub Station.



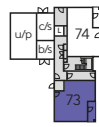
Third Floor



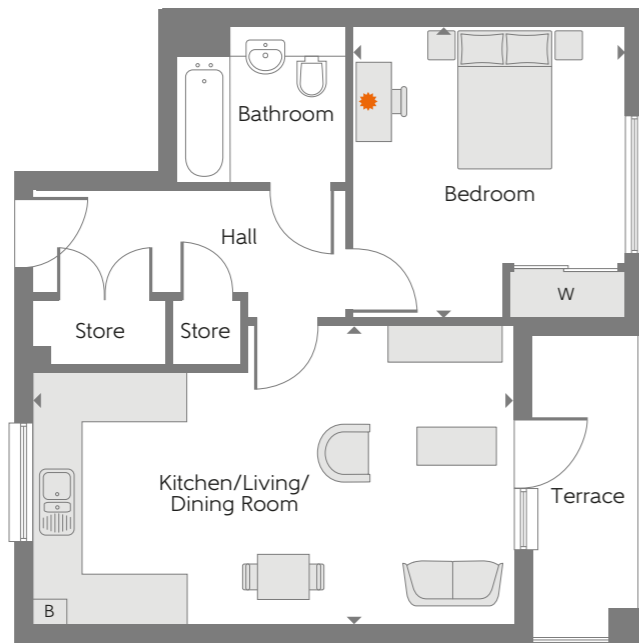
Second Floor



First Floor



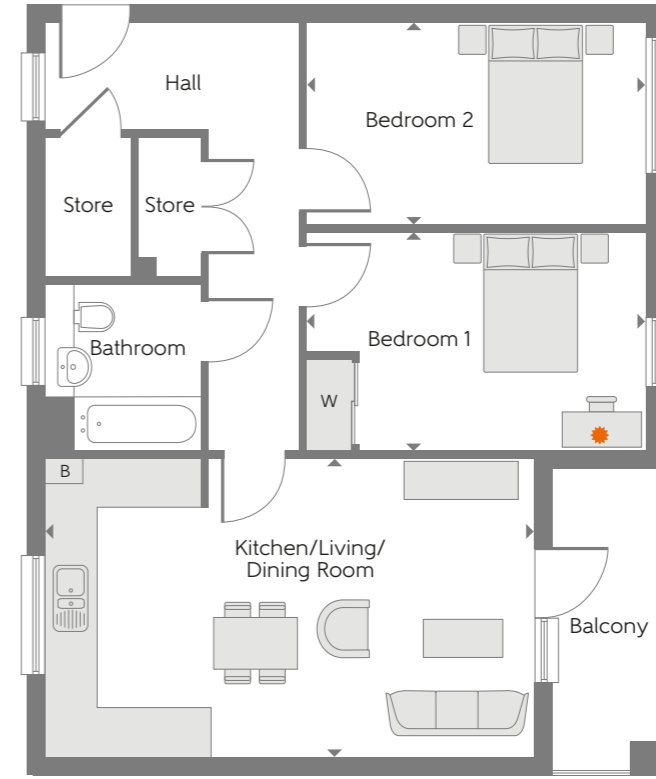
Ground Floor



Coleton 1

Apartment 73

Kitchen/Living/Dining Room	6.355m x 3.953m	20'10" x 13'0"
Bedroom	3.822m x 3.585m	12'6" x 11'9"
Total Area	52.0 sq.m.	560 sq.ft.



Coleton 2

Apartments 75, 78 & 81

Kitchen/Living/Dining Room	6.436m x 3.953m	21'1" x 13'0"
Bedroom 1	4.454m x 2.891m	14'7" x 9'6"
Bedroom 2	4.454m x 2.650m	14'7" x 8'8"
Total Area	70.7 sq.m.	761 sq.ft.

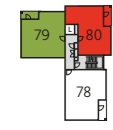
► Indicates where dimensions are taken from

B Boiler ● Suggested working from home area with USB socket

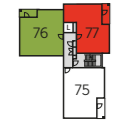
Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes and landscaping may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. c/s Cycle store, b/s Bin store, L Lift, u/p Underground parking.



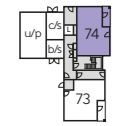
Third Floor



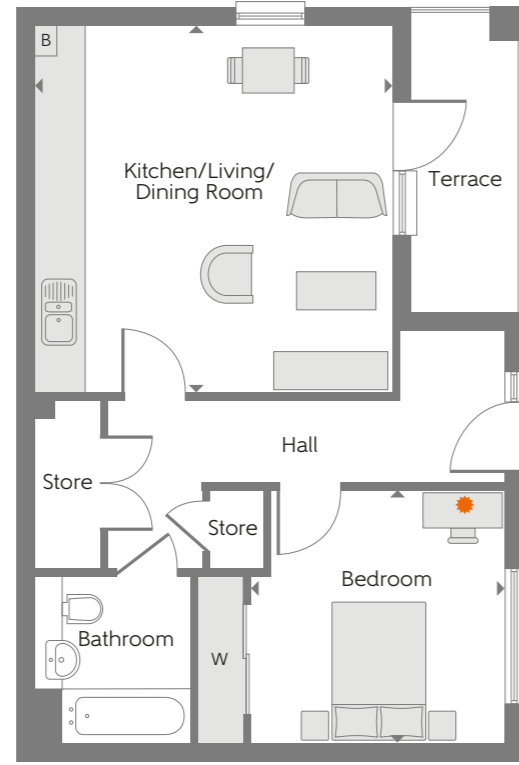
Second Floor



First Floor

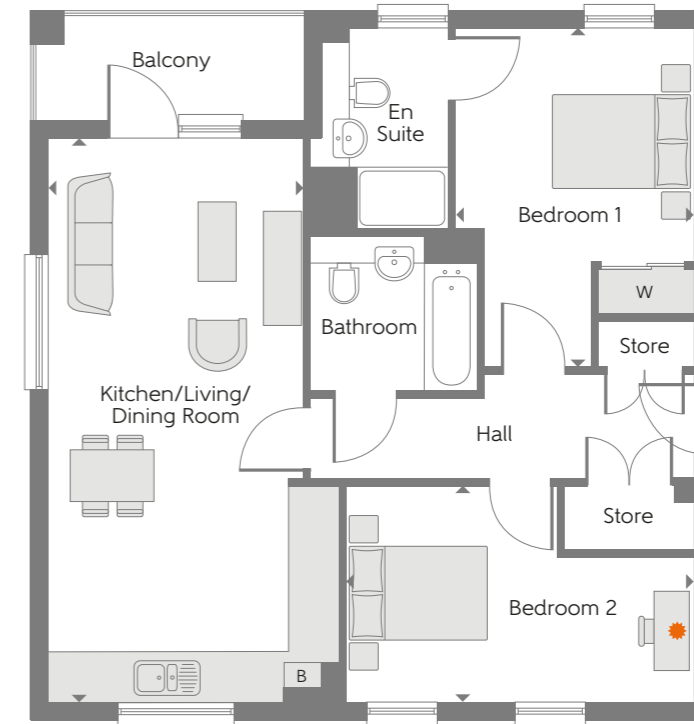


Ground Floor



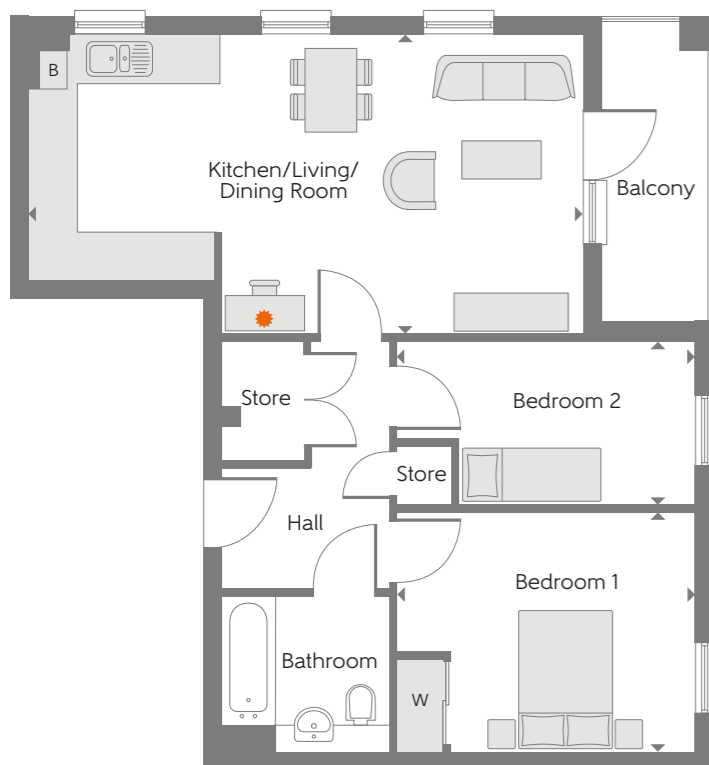
Coleton 3
Apartment 74

Kitchen/Living Dining Room	4.850m x 4.710m	15'11" x 15'5"
Bedroom	3.339m x 3.328m	10'11" x 10'11"
Total Area	72.9 sq.m.	785 sq.ft.



Coleton 5
Apartment 76, 79 & 82

Kitchen/Living Dining Room	7.447m x 3.343m	24'5" x 11'0"
Bedroom 1	4.494m x 3.140m	14'9" x 10'4"
Bedroom 2	4.578m x 2.852m	15'0" x 9'4"
Total Area	70.4 sq.m.	758 sq.ft.



Coleton 4
Apartment 77, 80 & 83

Kitchen/Living Dining Room	7.335m x 3.953m	24'1" x 13'0"
Bedroom 1	3.926m x 3.156m	12'11" x 10'4"
Bedroom 2	3.926m x 2.170m	14'7" x 7'1"
Total Area	61.3 sq.m.	660 sq.ft.

► Indicates where dimensions are taken from

B Boiler **●** Suggested working from home area with USB socket

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Apartment Specification

Kitchen

- Handle-less wall units
- Built in oven, gas hob and cooker hood (oven typically within tall unit where space allows)
- Stainless steel splashback
- Integrated fridge/freezer
- Space for microwave, dishwasher and washer dryer
- Feature LED under unit lighting

Bathroom

- White Roca sanitaryware with chrome Bristan fittings
- Mira shower tray and thermostatic shower
- Full height wall tiling around shower, half height tiling to remaining walls

Flooring

- Laminate flooring to hallway, kitchen, dining and living areas
- Tiling to bathrooms and en suite
- Cormar carpets to bedrooms

Telephone and multimedia

- TV outlets to living room and bedroom 1 with digital/freeview and Sky Q/Sky+ HD installed (connection to be arranged by purchaser via communal satellite dish)
- USB sockets to kitchen, living room and bedroom 1
- BT or Hyperoptic connectivity

Internal finishes

- Walls and ceilings finished in white matt emulsion
- White internal doors with chrome fittings
- Downlights to hallway, kitchen, bathroom and en suites
- Energy efficient pendant lighting to living areas and bedrooms (with dimmer switch to main living areas)
- Mains powered smoke and carbon monoxide detector
- Video entry system
- Heating and hot water provided via Ideal LOGIC combination boiler

Miscellaneous

- 10 year NHBC warranty