



ROYAL QUAY

THE TOWNHOUSES

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A unique canalside development of contemporary apartments and luxury townhouses.



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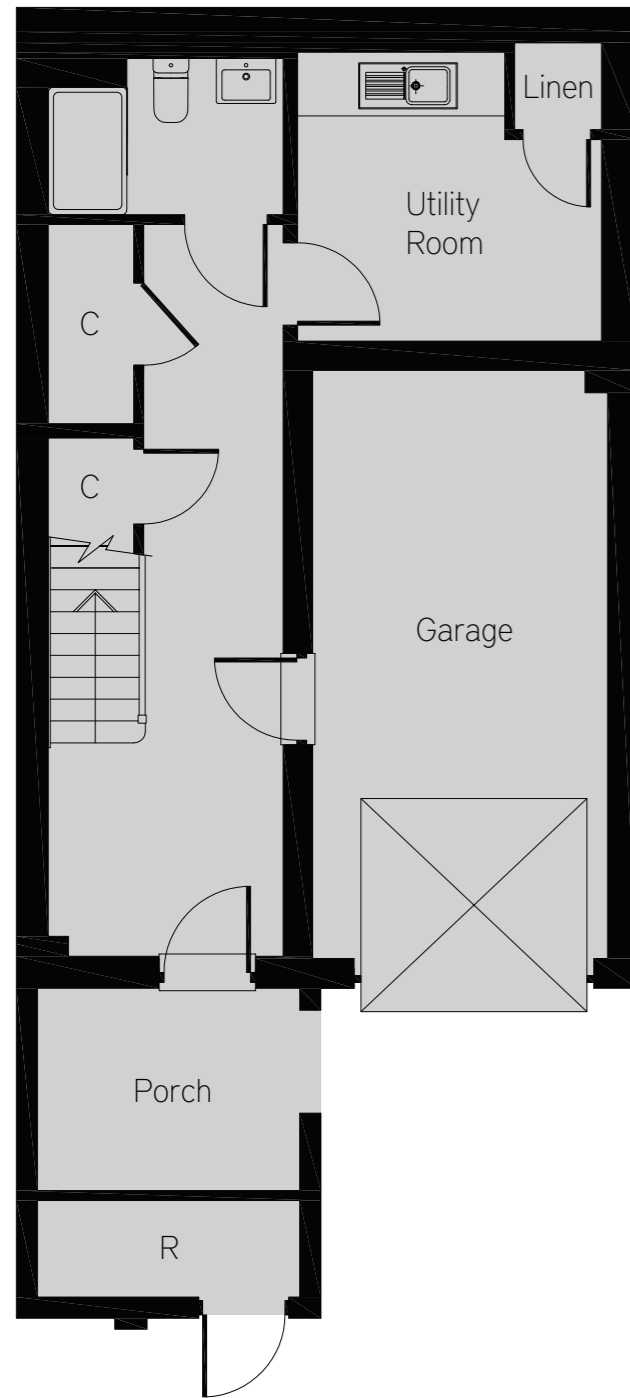
THE TOWNHOUSES

A stunning collection of three and four bedroom homes in a unique canalside setting. The Townhouses offer an exceptional specification, some of which benefit from enviable views of the Grand Union Canal.

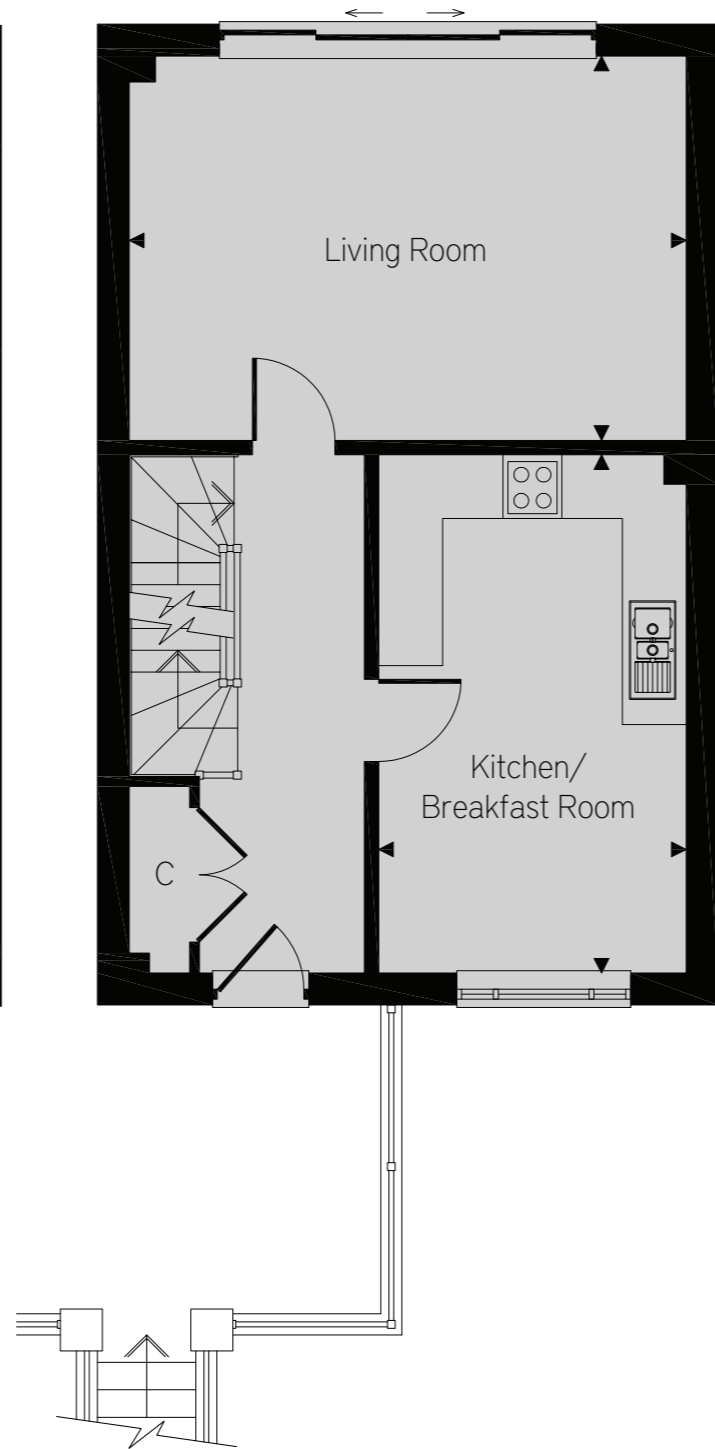


HOMES 5 - 14

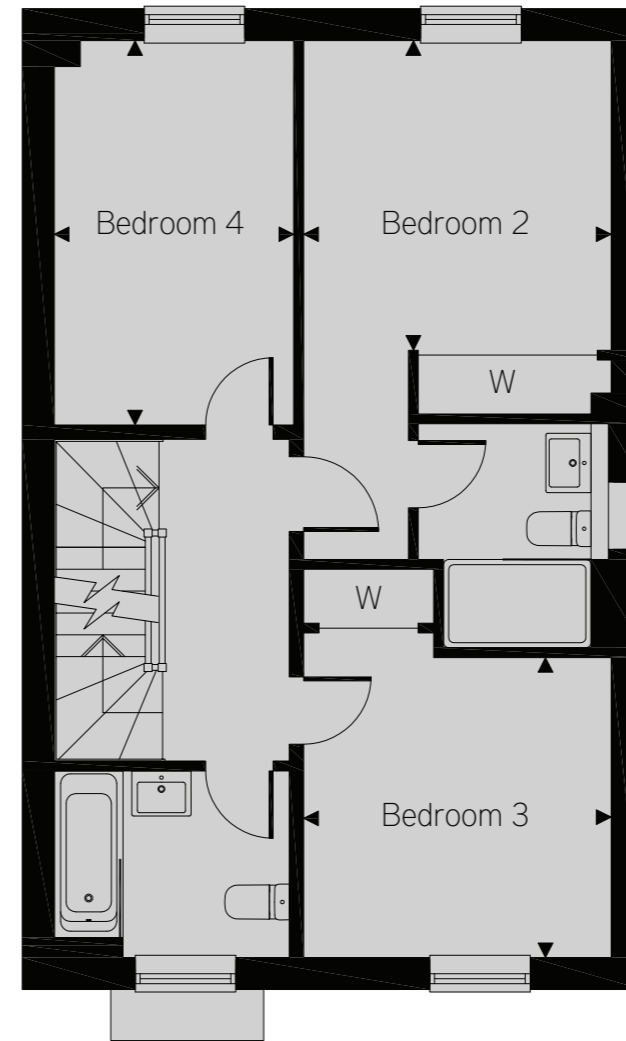
Lower ground floor



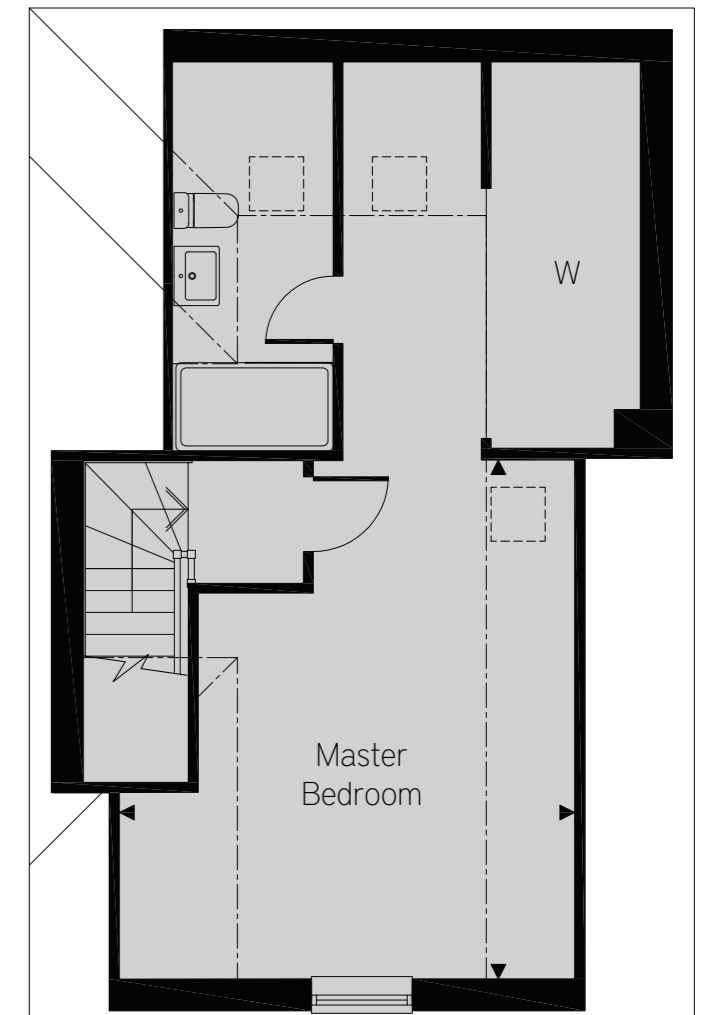
Ground floor



First floor



Second floor

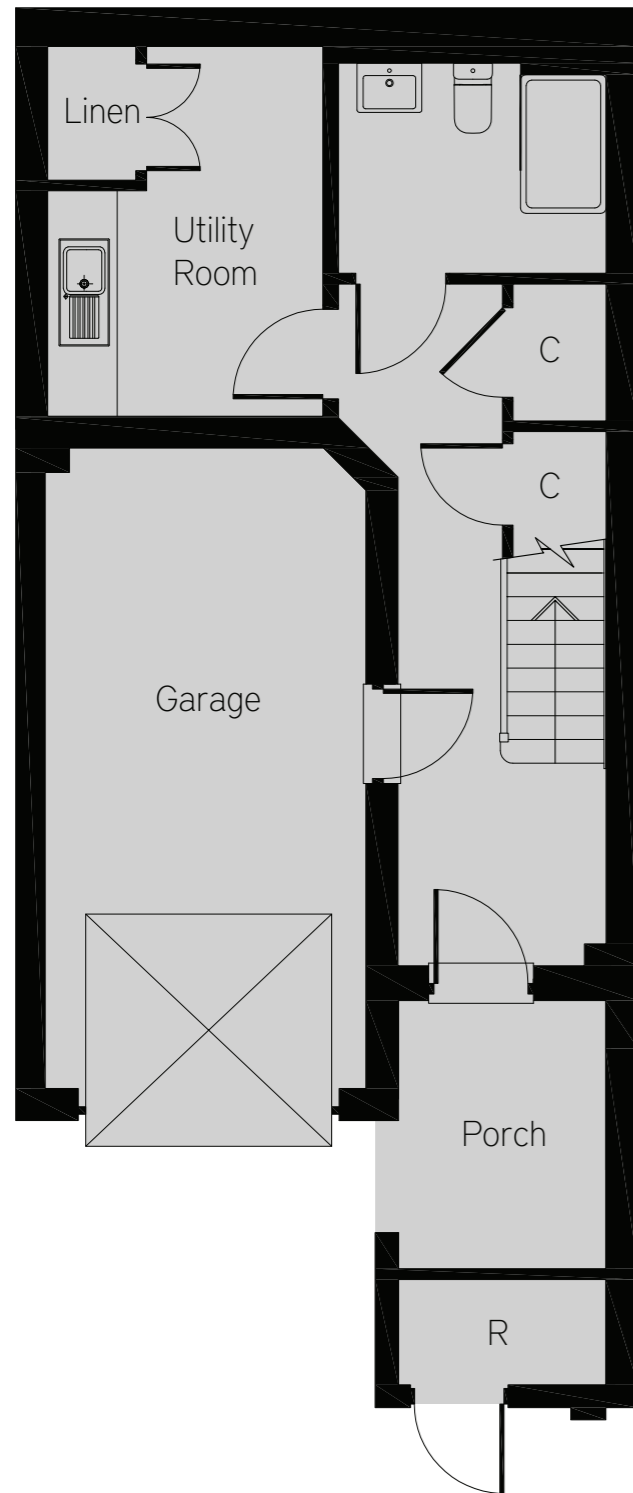


Homes 5, 9, 10 & 14

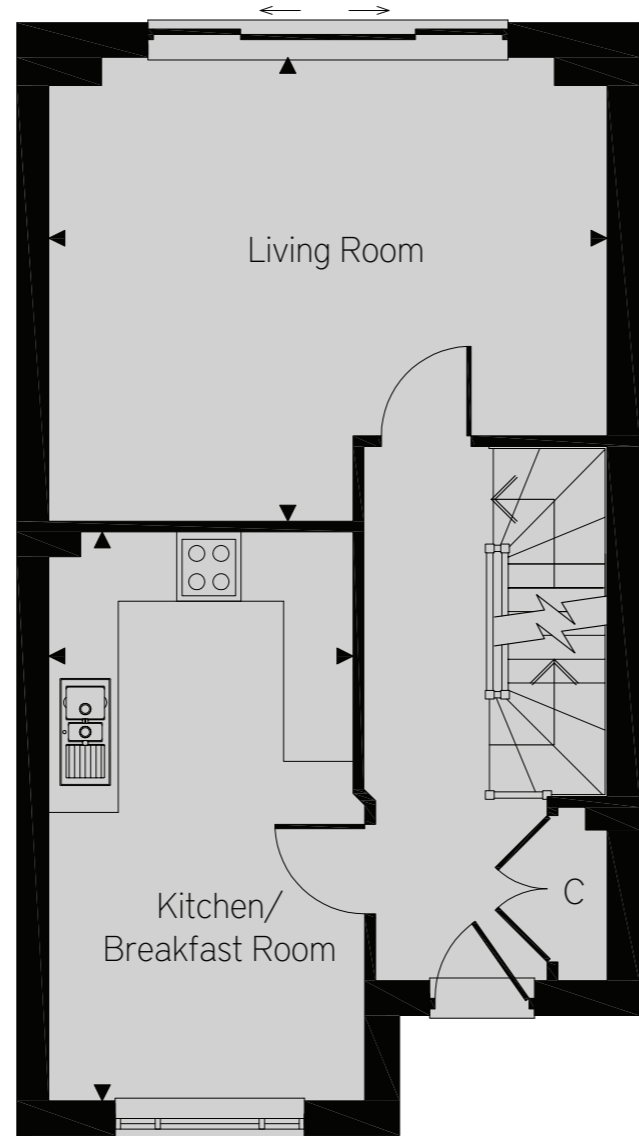
Homes 5 & 10 are shown, Homes 9 & 14 are handed. These are all end of terrace homes.

Living Room	5665mm x 3920mm	18'7" x 12'10"
Kitchen/Breakfast Room	3130mm x 5285mm	10'3" x 17'4"
Master Bedroom	4630mm x 5295mm	15'2" x 17'5"
Bedroom 2	3130mm x 3160mm	10'3" x 10'4"
Bedroom 3	3130mm x 3060mm	10'3" x 10'1"
Bedroom 4	2435mm x 3920mm	8' x 12'10"

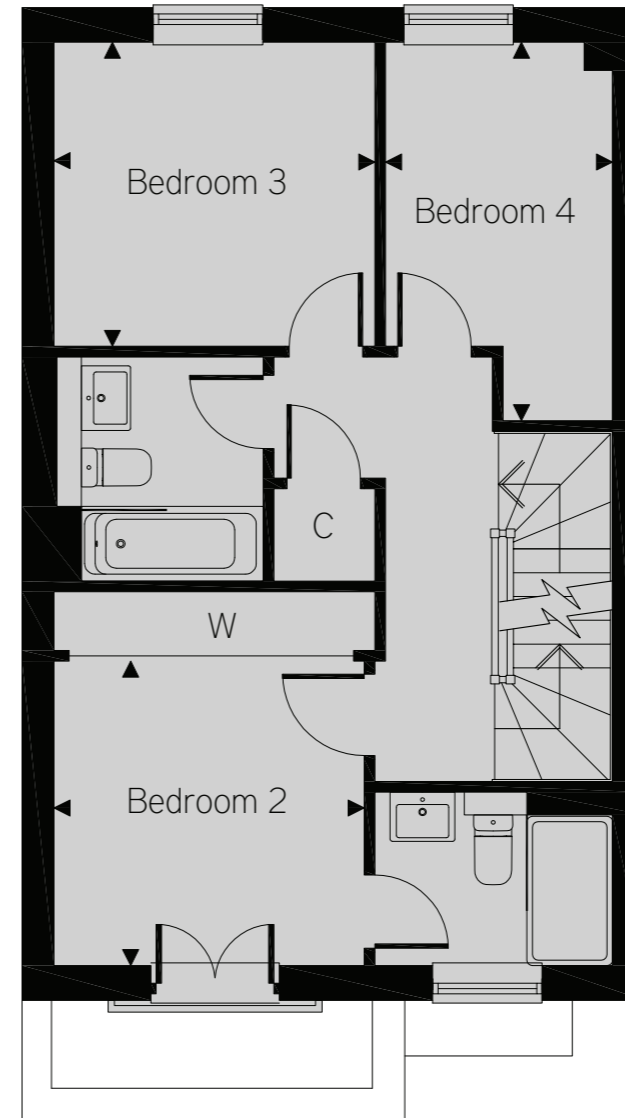
Lower ground floor



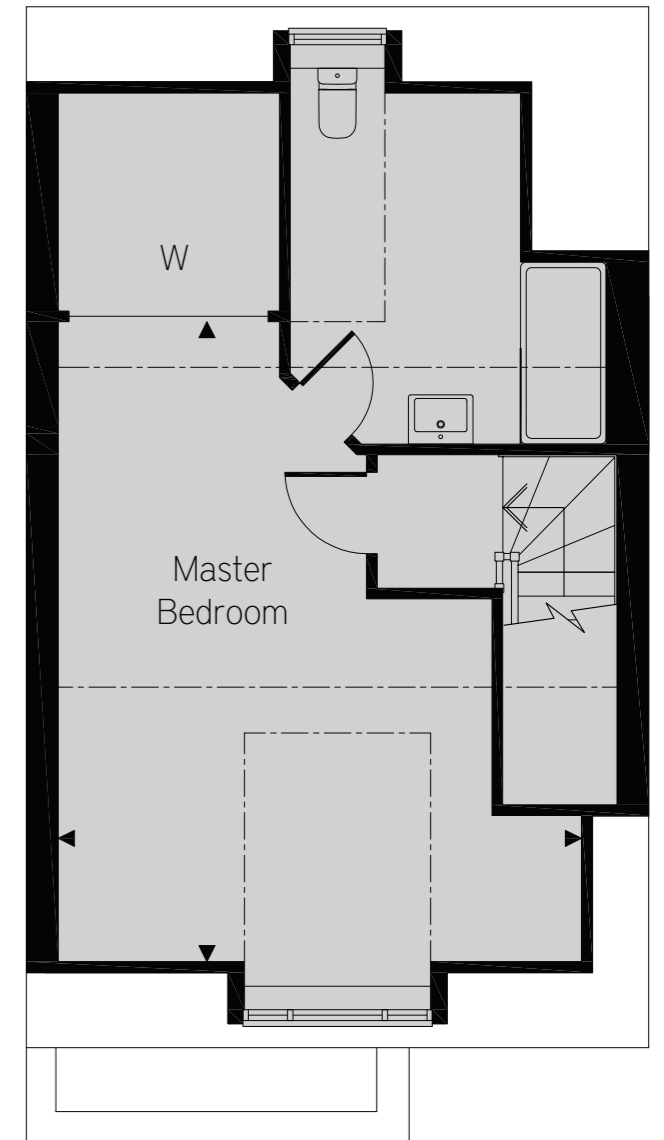
Ground floor



First floor



Second floor



Homes 6-8 & 11-13

Homes 6 & 11 are shown, Homes 7, 8, 12 & 13 are handed. These are all mid-terrace Homes. Stairs shown for Home 6, others may differ.

Living Room	5220mm x 4345mm	17'2" x 14'3"
Kitchen/Dining Room	2845mm x 5330mm	9'4" x 17'6"
Master Bedroom	4890mm x 5995mm	16'1" x 19'8"
Bedroom 2	2900mm x 2850mm	9'6" x 9'4"
Bedroom 3	3000mm x 2850mm	9'10" x 9'4"
Bedroom 4	2120mm x 3545mm	7' x 11'8"

Note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



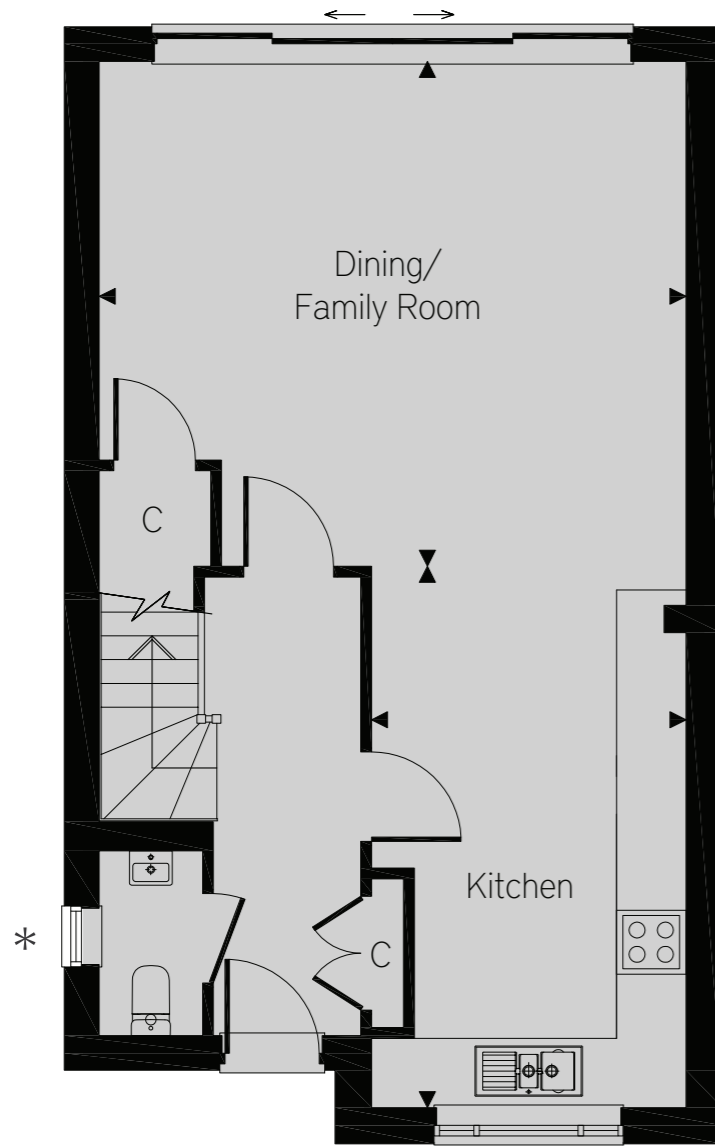
HOMES 21 - 24



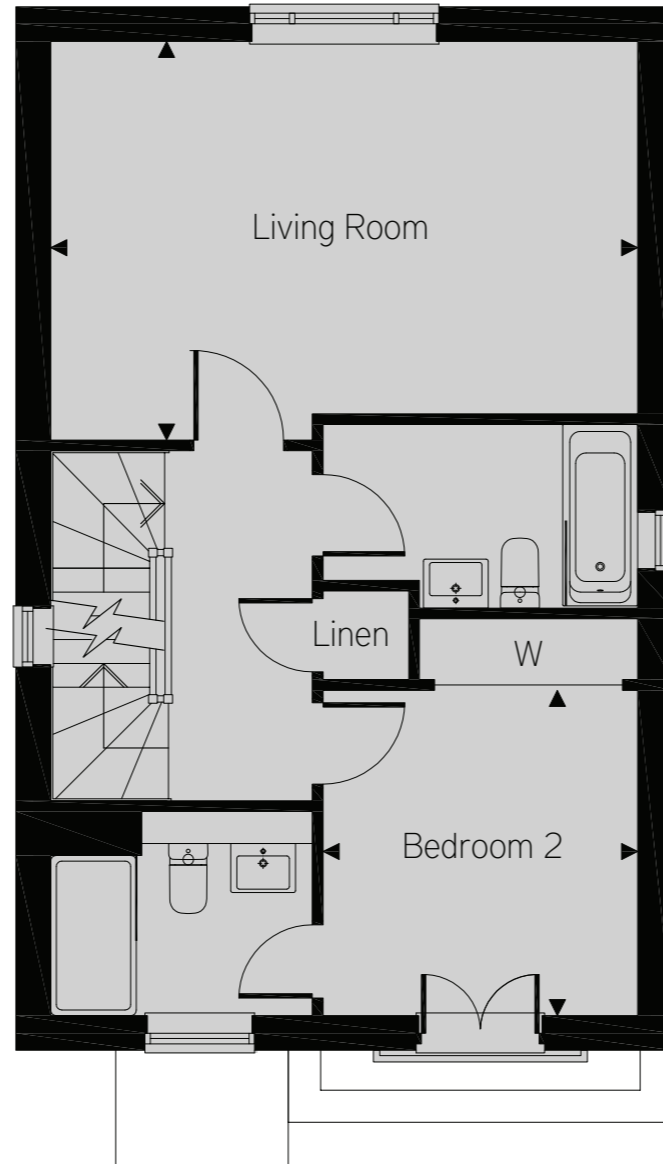
Computer generated image of Homes 25-29

HOMES 25 - 29

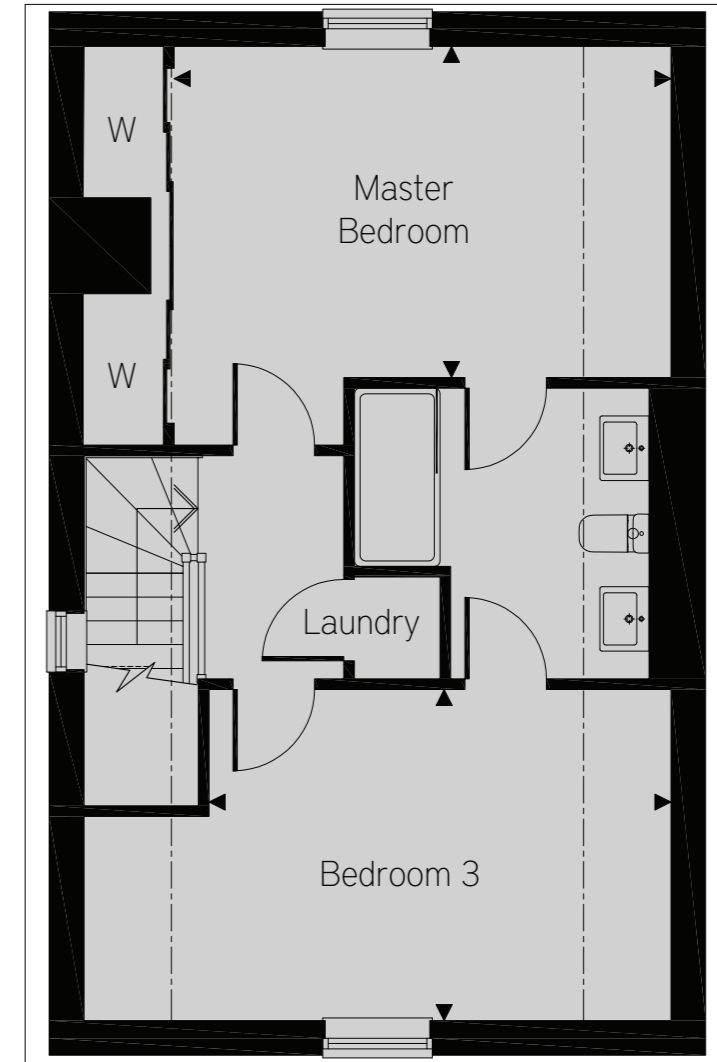
Ground floor



First floor



Second floor



Homes 21 & 28

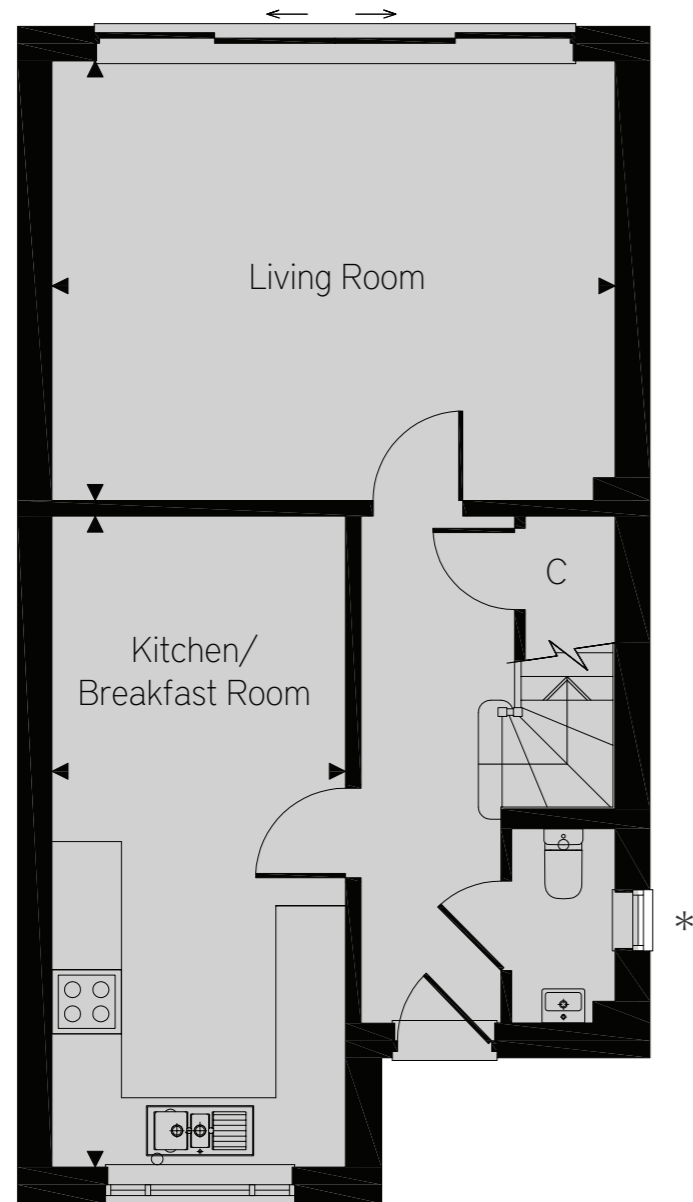
Home 21 is a detached home. Home 28 is a semi-detached home

* WC window to Home 21 only..

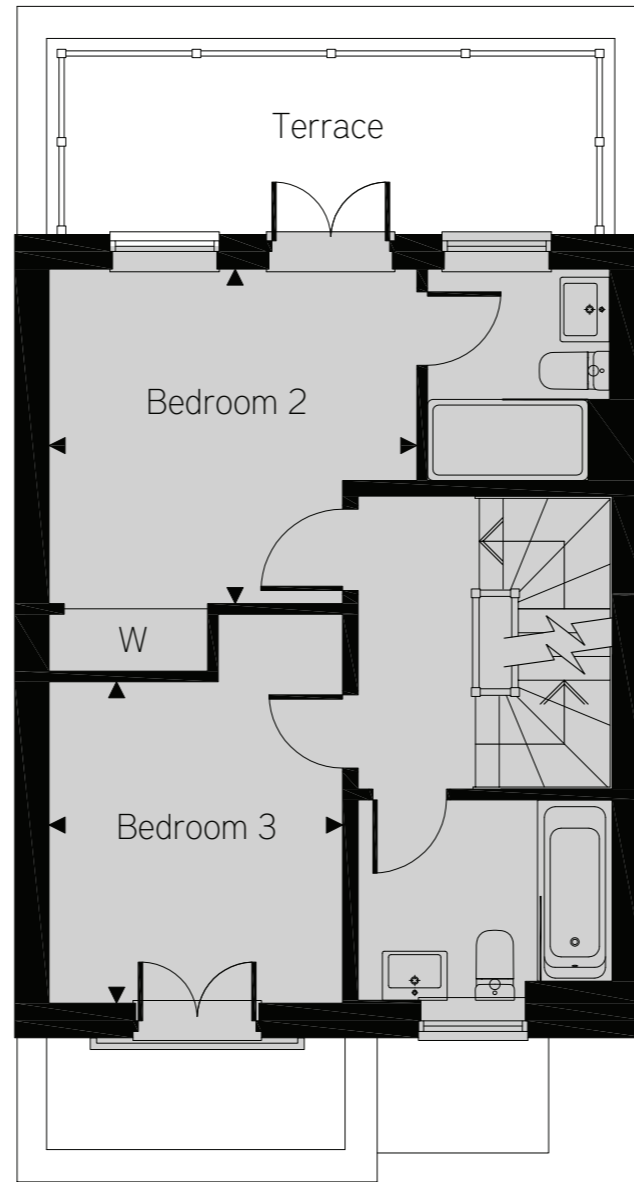
Kitchen	2940mm x 5070mm	9'8" x 16'8"
Dining/Family Room	5485mm x 4730mm	18' x 15'6"
Living Room	5485mm x 3735mm	18' x 12'3"
Master Bedroom	4645mm x 3100mm	15'3" x 10'2"
Bedroom 2	2940mm x 3050mm	9'8" x 10'
Bedroom 3	4320mm x 3100mm	14'2" x 10'2"

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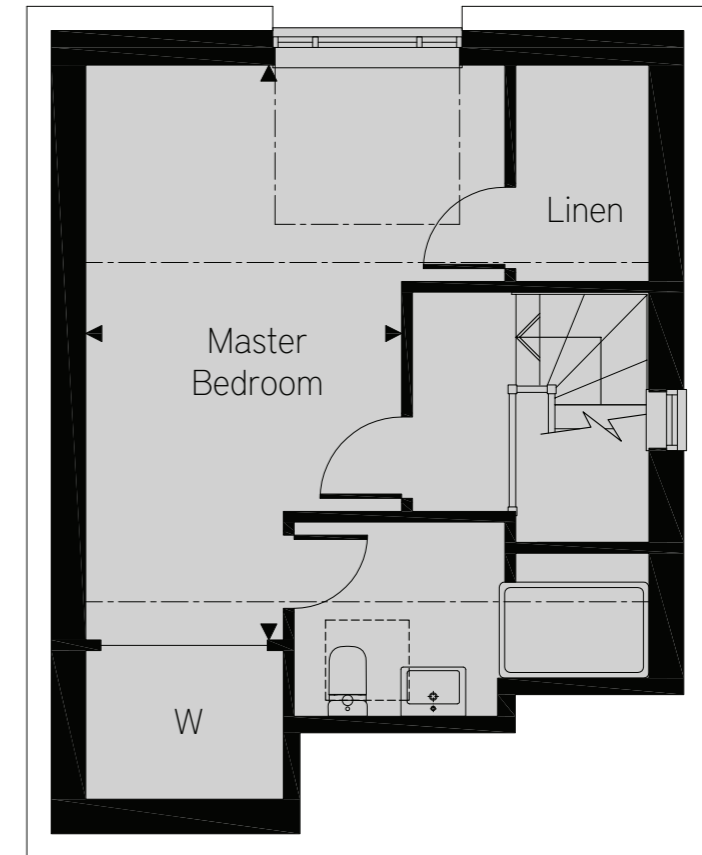
Ground floor



First floor



Second floor



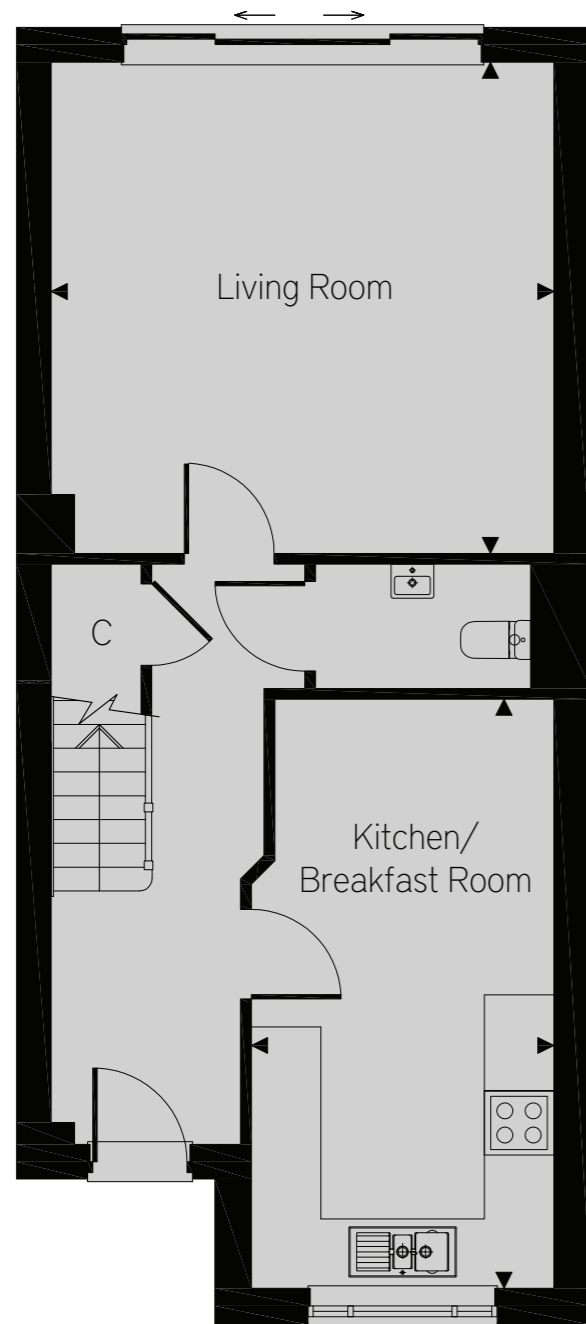
Homes 22, 23, 26 & 27

Homes 22 & 27 are shown, Homes 23 & 27 are handed.
Homes 23 & 26 are mid-terrace, homes 22 & 27 are semi-detached.

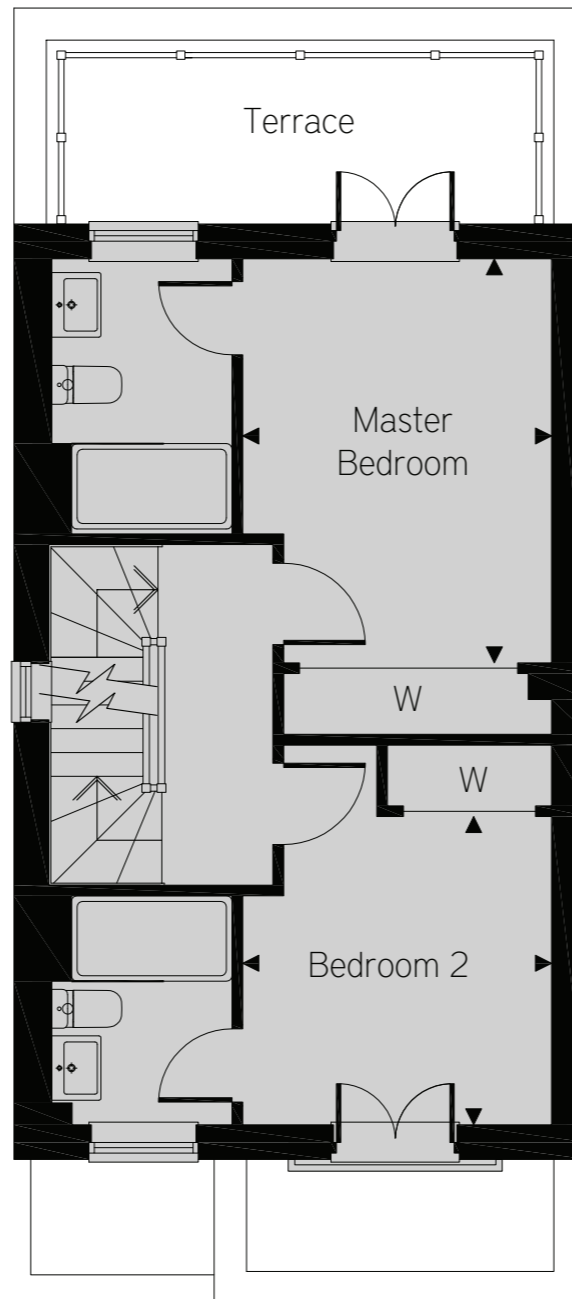
* Window to Homes 22 & 27 only.

Kitchen/Breakfast Room	2740mm x 6100mm	9' x 20'
Living Room	5265mm x 4120mm	17'3" x 13'6"
Master Bedroom	2955mm x 5385mm	9'8" x 17'8"
Bedroom 2	3435mm x 3135mm	11'3" x 10'3"
Bedroom 3	2745mm x 3010mm	9' x 9'11"

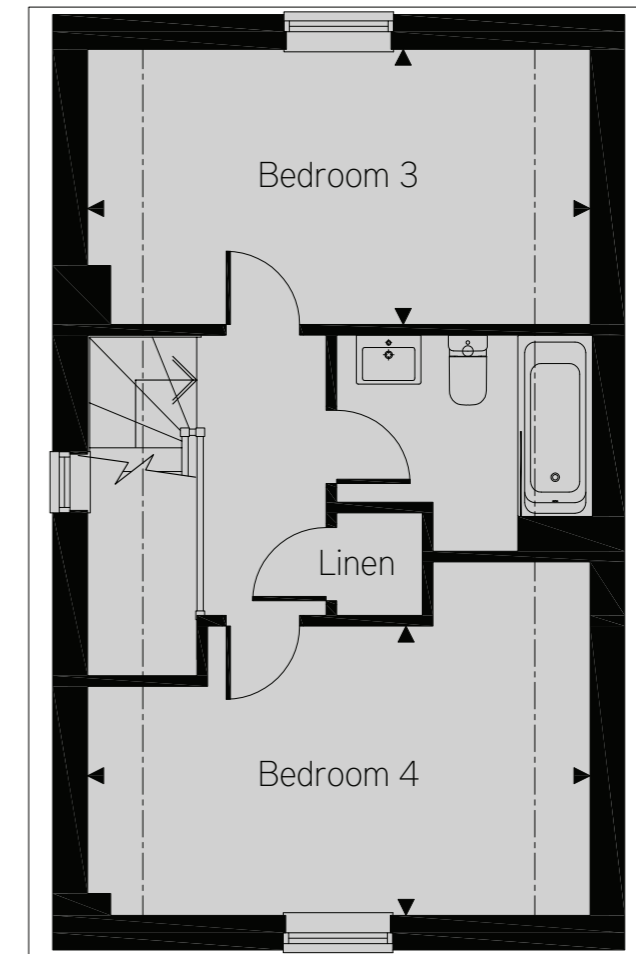
Ground floor



First floor



Second floor



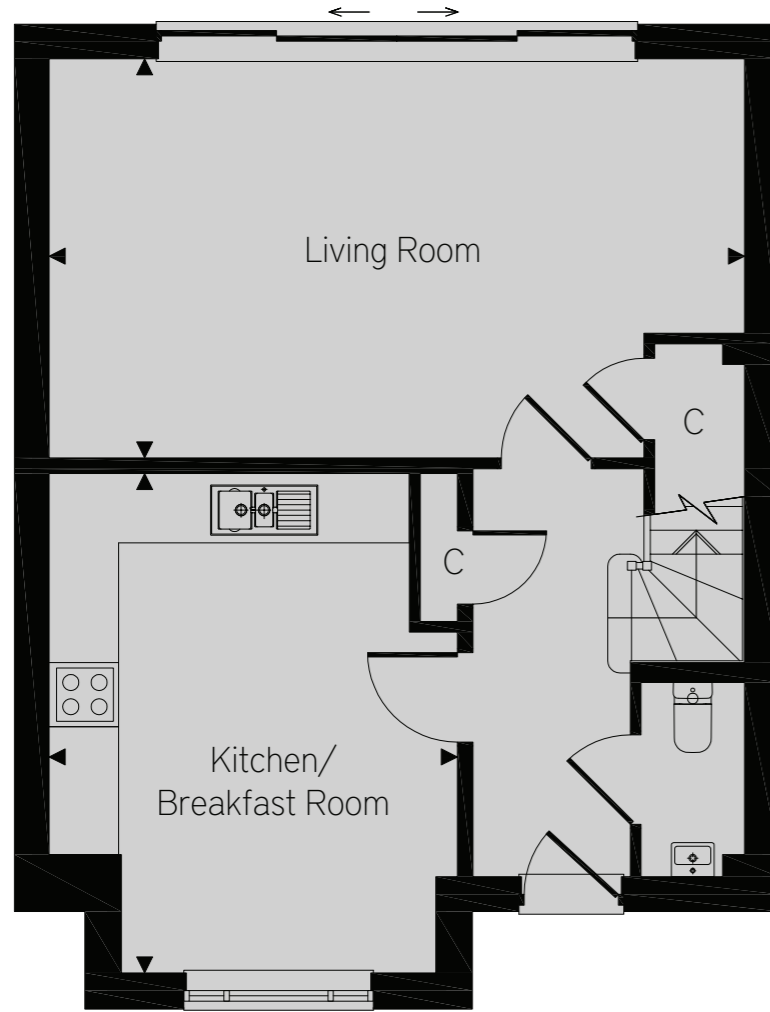
Homes 24 & 25

These are end of terrace homes.

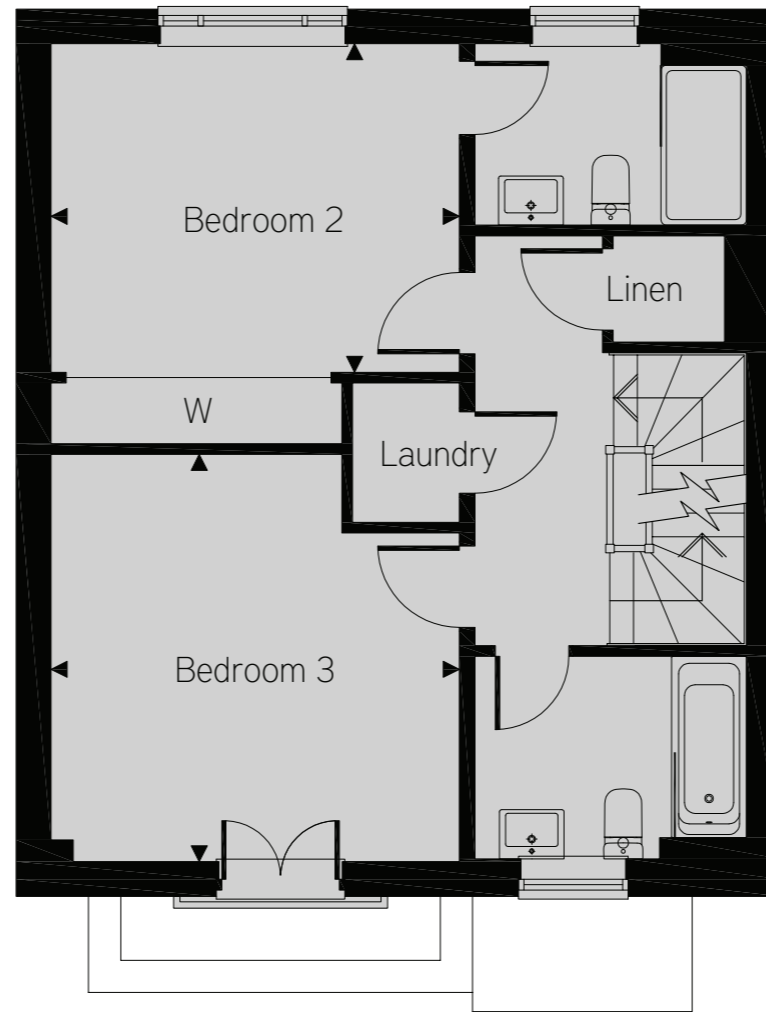
Kitchen/Breakfast Room	2830mm x 5520mm	9'3" x 18'1"
Living Room	4700mm x 4605mm	15'5" x 15'1"
Master Bedroom	2885mm x 3790mm	9'6" x 12'5"
Bedroom 2	2890mm x 2890mm	9'6" x 9'6"
Bedroom 3	4700mm x 2580mm	15'5" x 8'6"
Bedroom 4	4700mm x 2710mm	15'5" x 8'11"

Note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.

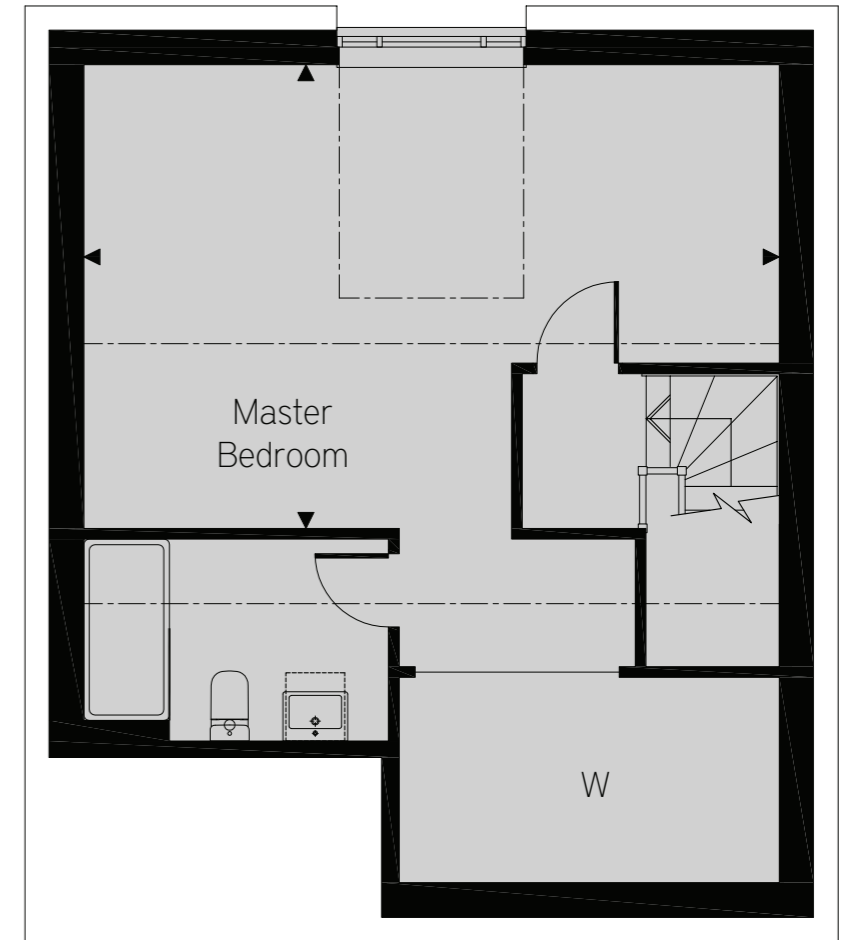
Ground floor



First floor



Second floor



Home 29

This is a semi-detached home.

Kitchen/Diner	3815mm x 4680mm	12'6" x 15'4"
Living Room	6500mm x 3740mm	21'4" x 12'3"
Master Bedroom	6500mm x 4345mm	21'4" x 14'3"
Bedroom 2	3820mm x 3080mm	12'6" x 10'1"
Bedroom 3	3820mm x 3080mm	12'6" x 12'6"

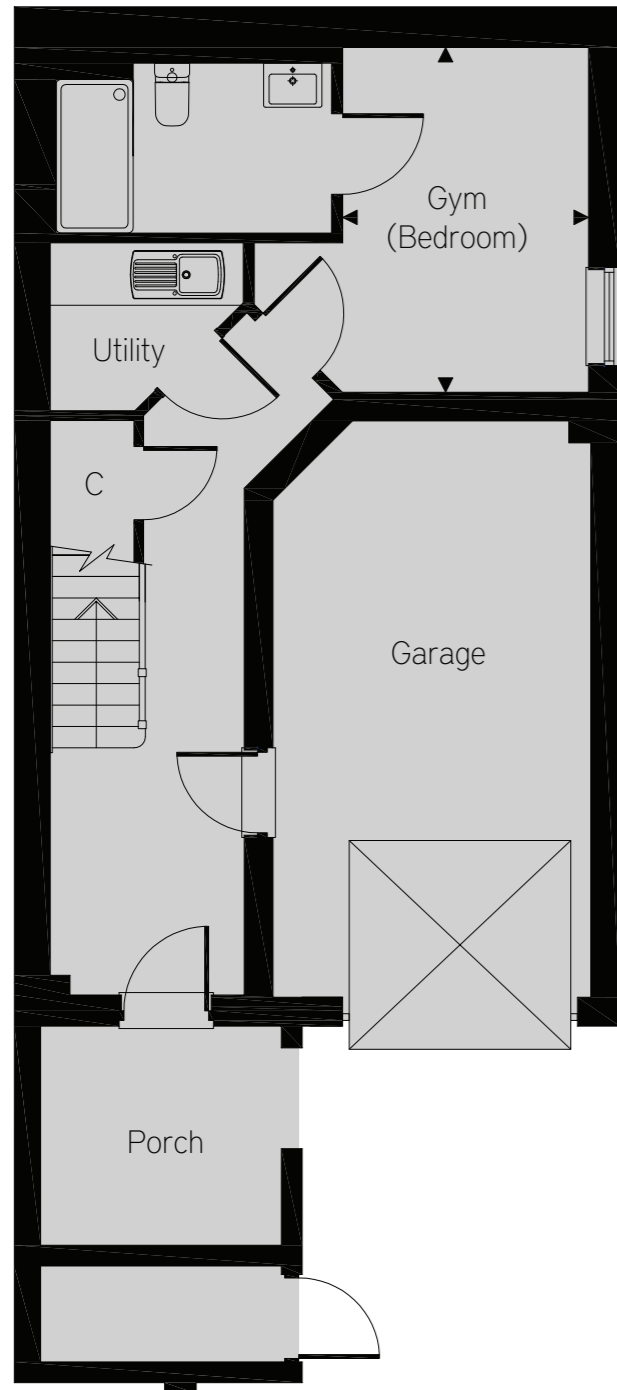
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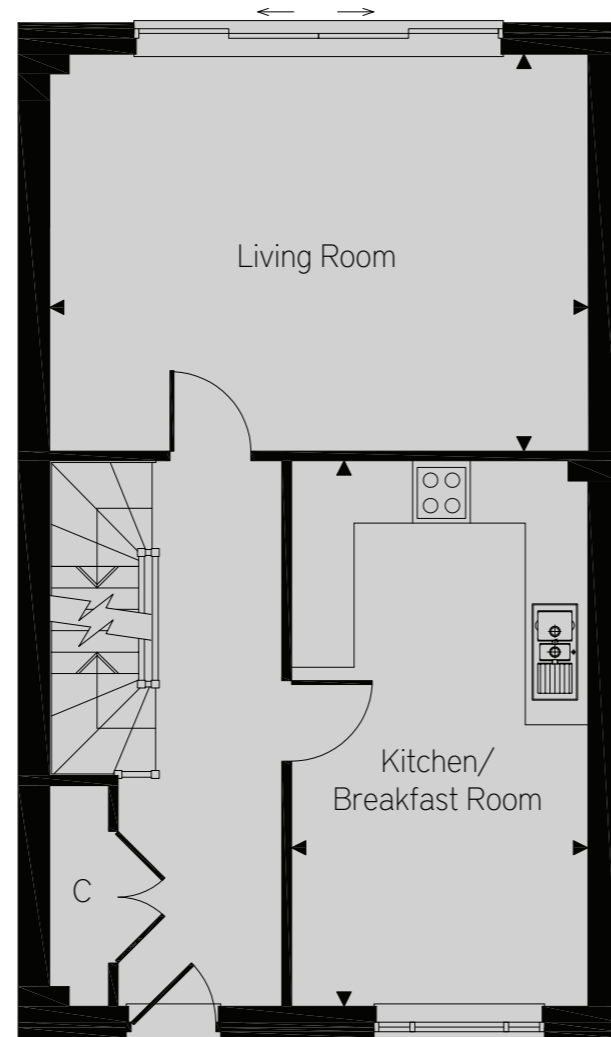
Computer generated image

TOWNHOUSES 61 - 63

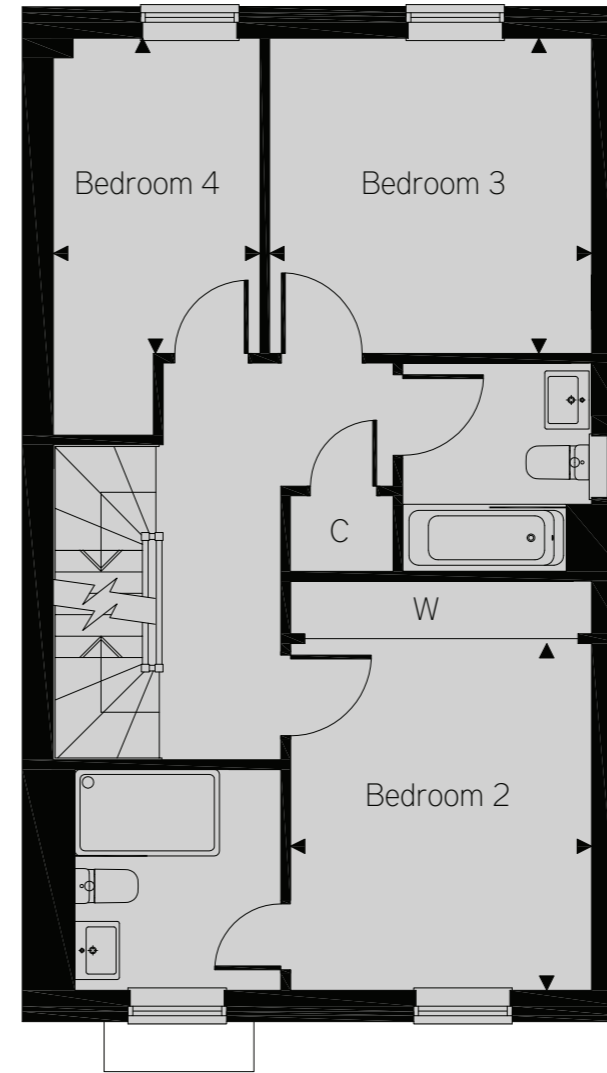
Lower ground floor



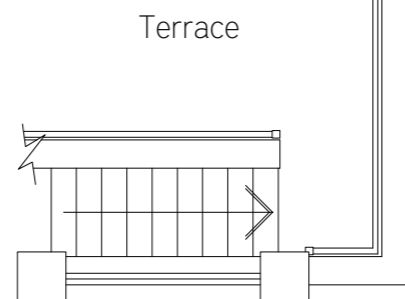
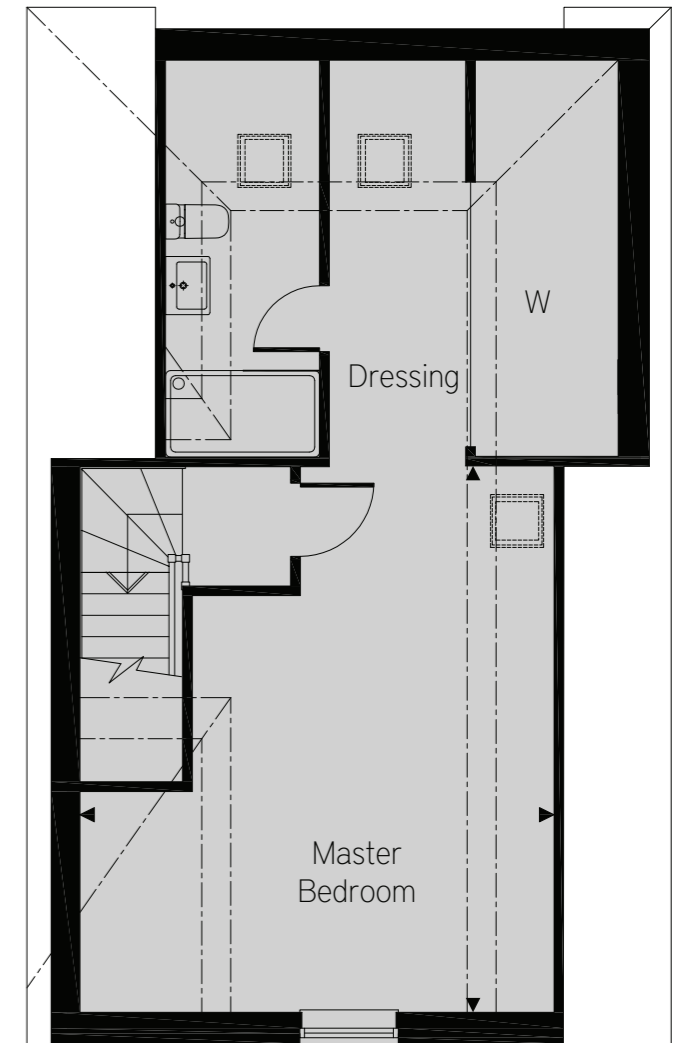
Ground floor



First floor



Second floor



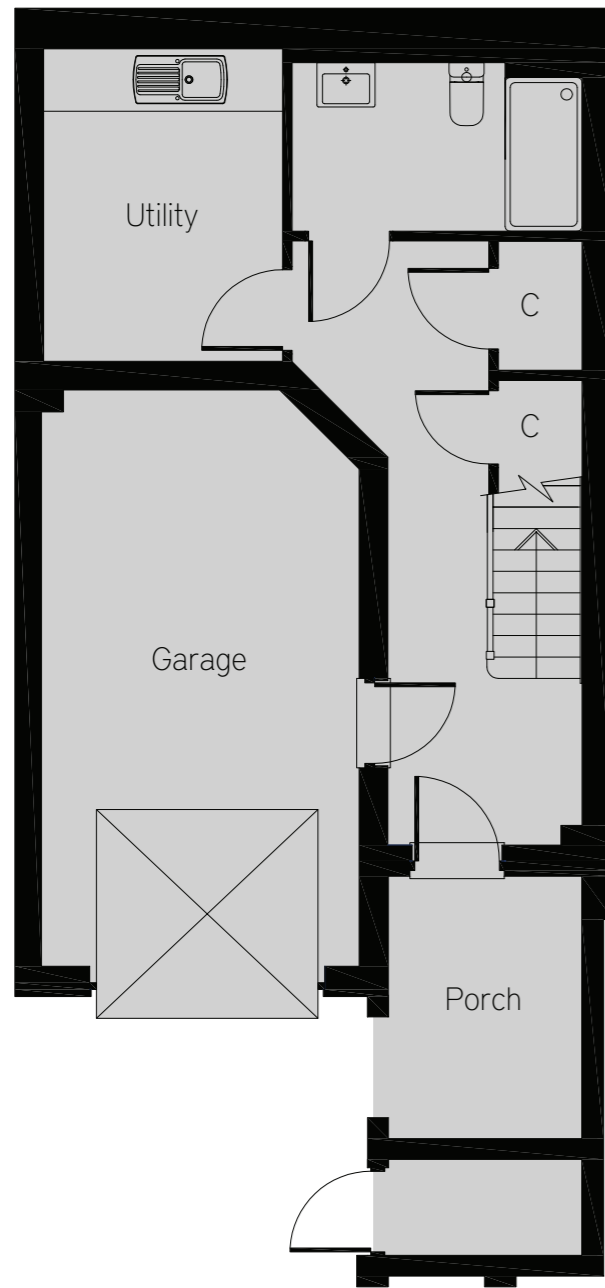
Gym/Bedroom	2555mm x 3590mm	8'5" x 11'9"
Living Room	5595mm x 4135mm	18'4" x 13'7"
Kitchen/Diner	3080mm x 5680mm	10'1" x 18'8"
Master Bedroom	4925mm x 5690mm	16'2" x 18'8"
Bedroom 2	3125mm x 3610mm	10'3" x 11'10"
Bedroom 3	3345mm x 3285mm	11' x 10'9"
Bedroom 4	2145mm x 3285mm	7'1" x 10'9"

Home 61

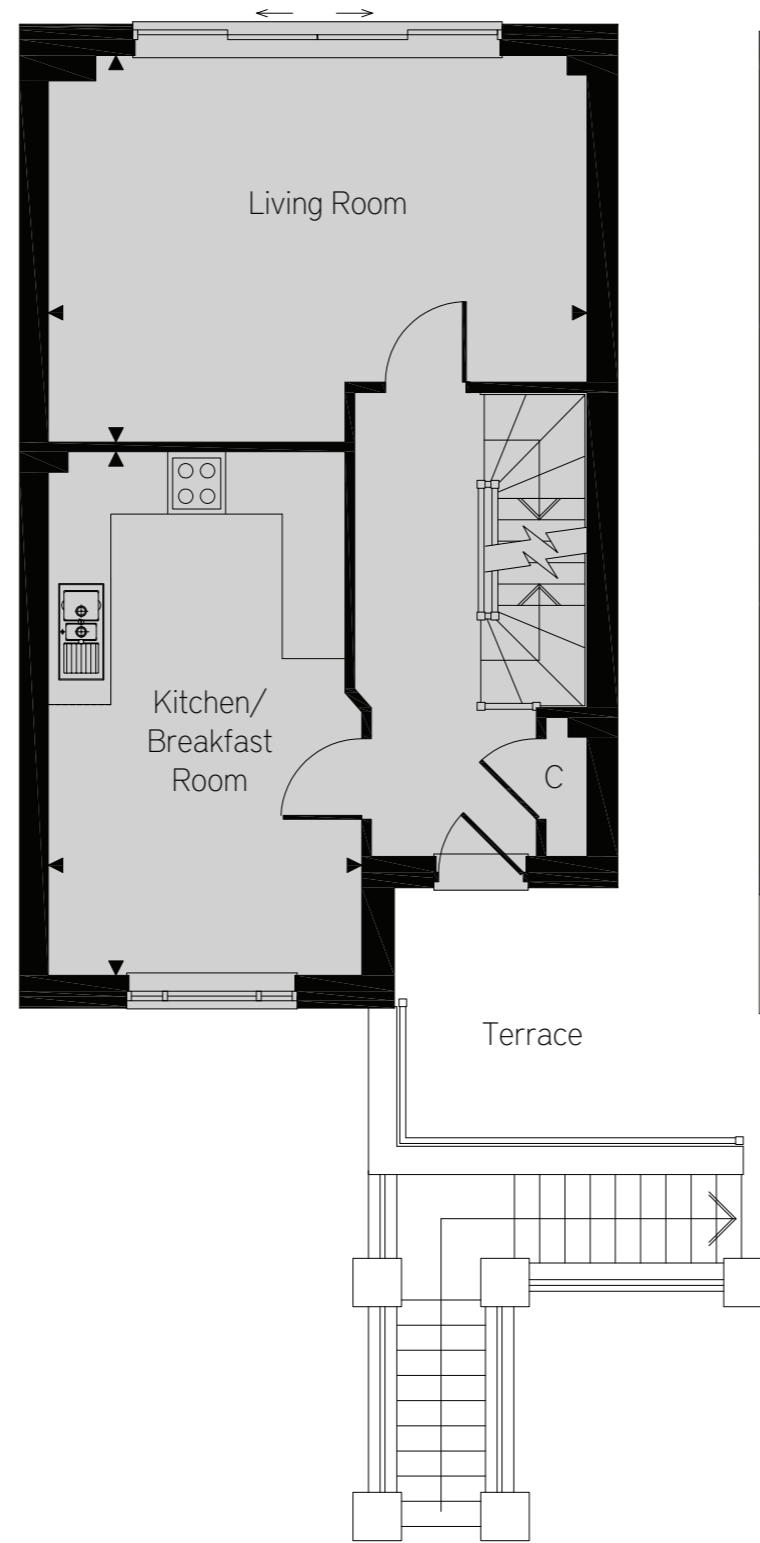
This is an end of terrace home.

Note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.

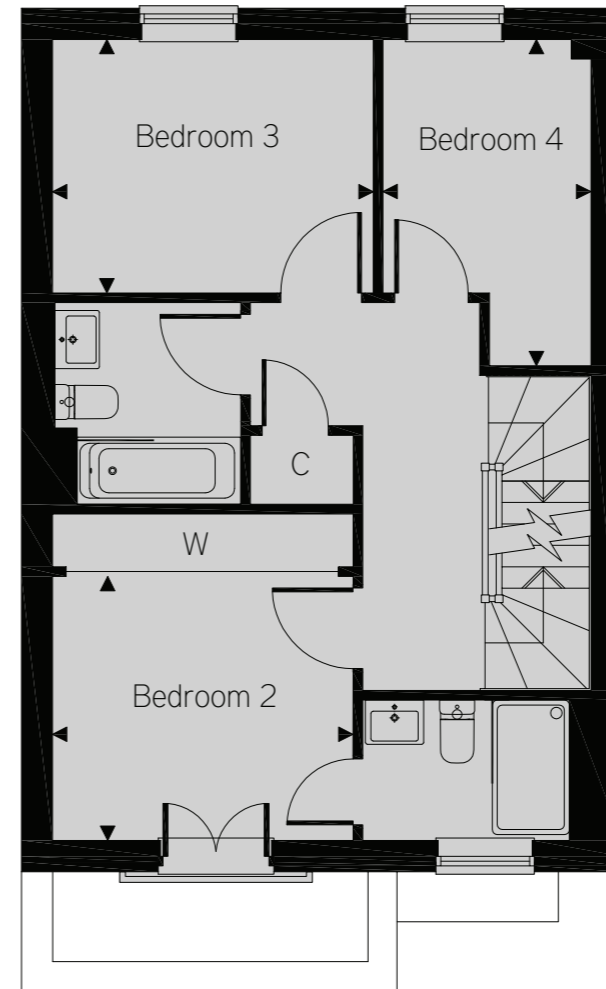
Lower ground floor



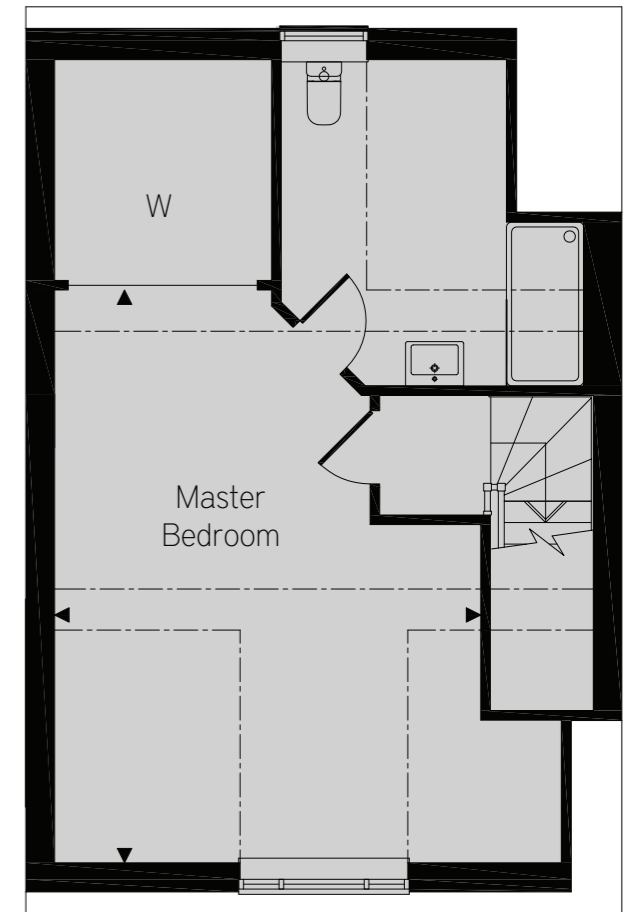
Ground floor



First floor



Second floor

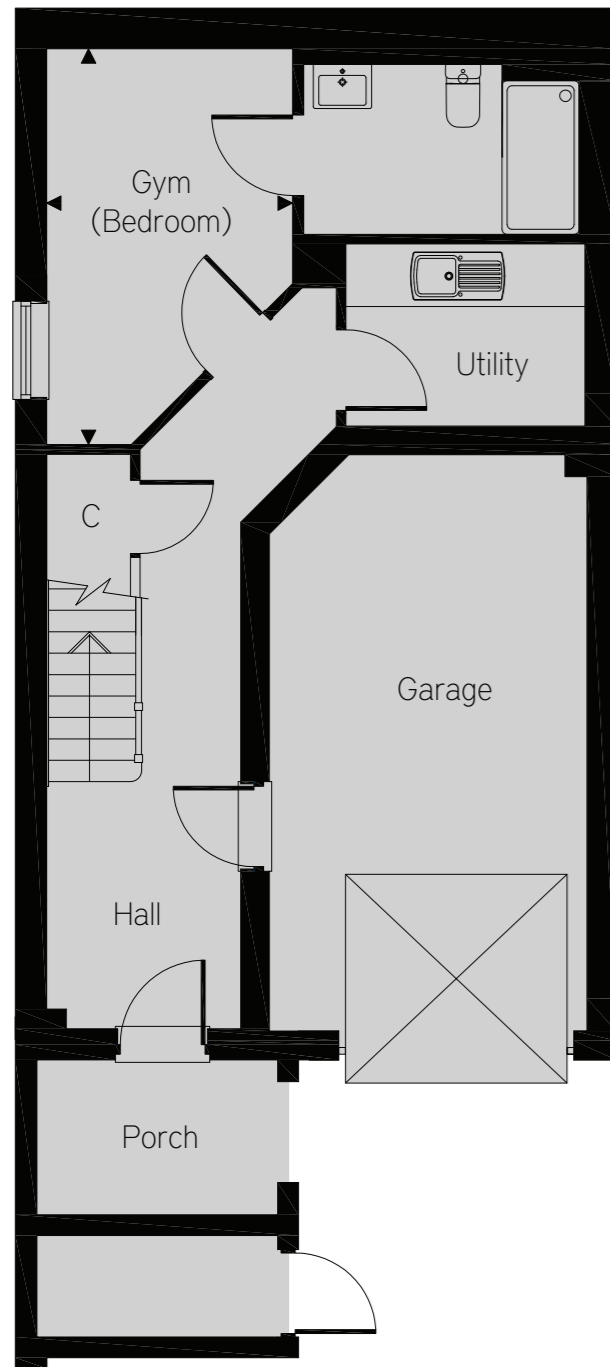


Home 62

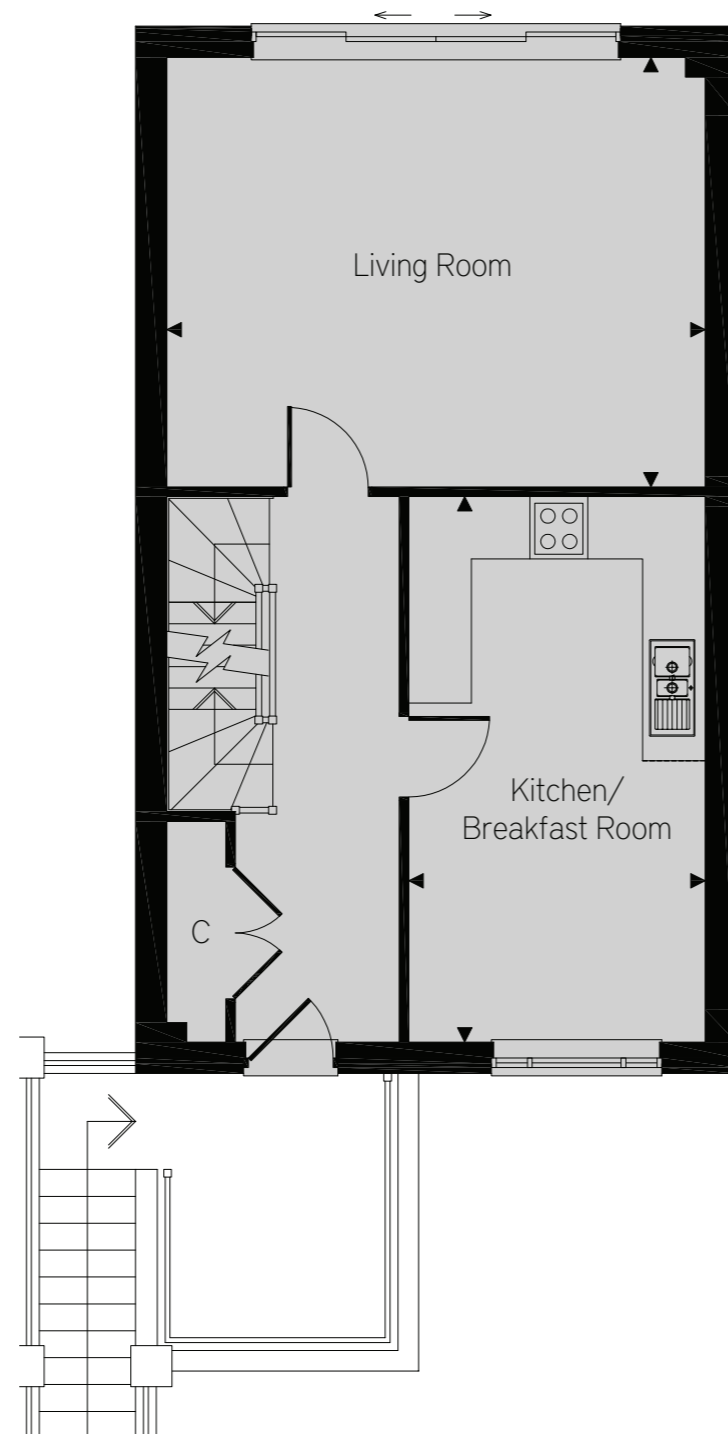
This is a mid-terrace home.

Living Room	5595mm x 4025mm	18'4" x 13'3"
Kitchen/Breakfast Room	3255mm x 5450mm	10'8" x 17'11"
Master Bedroom	4425mm x 5965mm	14'6" x 19'7"
Bedroom 2	3120mm x 2750mm	10'3" x 9'
Bedroom 3	3330mm x 2640mm	10'11" x 8'8"
Bedroom 4	3395mm x 2160mm	11'2" x 7'1"

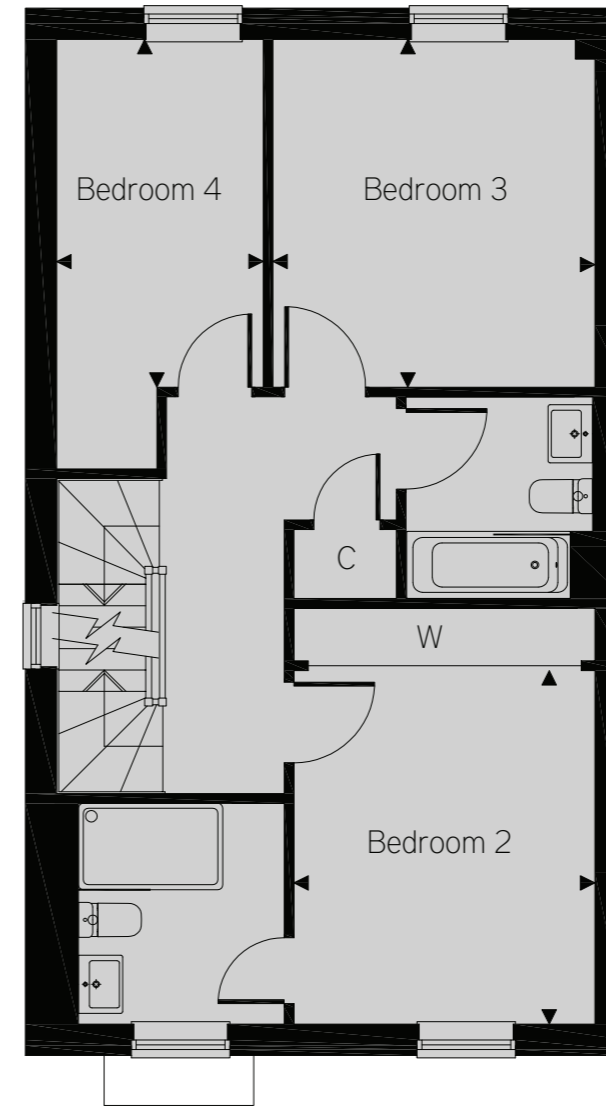
Lower ground floor



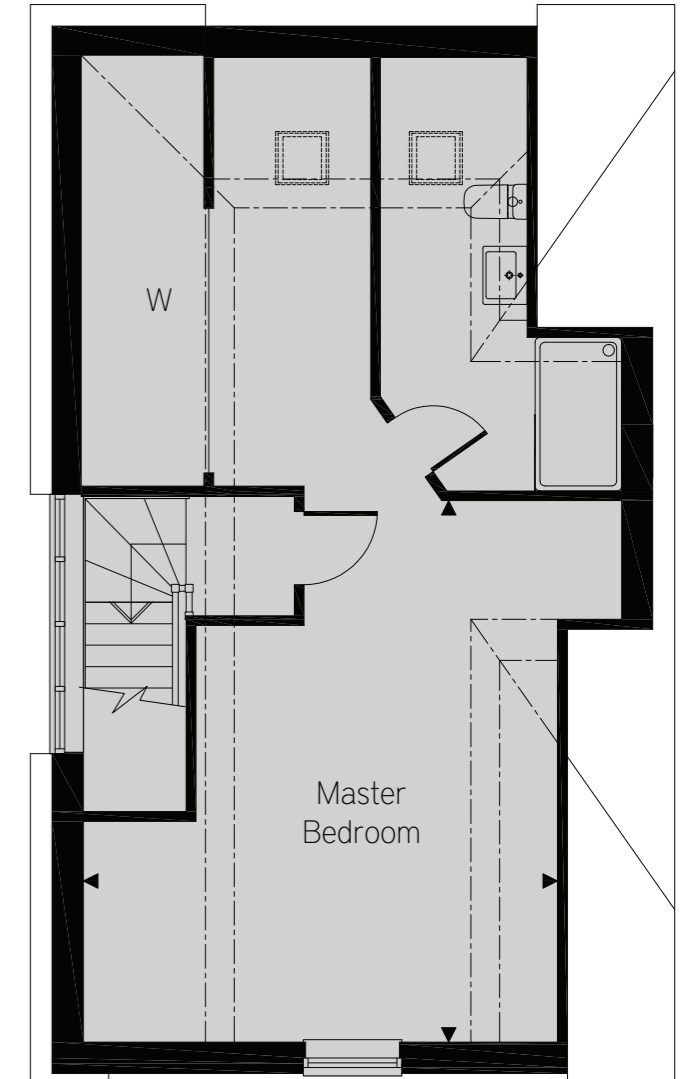
Ground floor



First floor



Second floor



Home 63

This is an end of terrace home.

Gym	2555mm x 4120mm	8'5" x 13'6"
Living Room	5590mm x 4470mm	18'4" x 14'8"
Kitchen/Breakfast Room	3080mm x 5680mm	10'1" x 18'8"
Master Bedroom	4925mm x 5640mm	16'2" x 18'6"
Bedroom 2	3130mm x 3680mm	10'3" x 12'1"
Bedroom 3	3345mm x 3620mm	11' x 11'11"
Bedroom 4	2145mm x 3620mm	7'1" x 11'11"

Parking Layout





Attention to detail makes a real difference

The Townhouses at Royal Quay provide bright, spacious living accommodation on this unique canalside development.

Each of the bespoke kitchens provide a comprehensive range of high gloss floor and wall units and a full complement of 'Smeg' appliances and beautiful stone worktops.

All of the bathrooms and en-suites are fully tiled with designer suites and vanity units by 'Roca'. The quality 'Hansgrohe' fittings and thermostatic showers are complimented by contemporary chrome heated towel ladders and large feature mirrors.

The addition of PIR lighting, sleek mirrored wardrobes and 'Minoli' porcelain floor tiles all enhance the contemporary style of these desirable homes.



Kitchen

- A contemporary kitchen with a comprehensive bespoke range of floor and wall cupboards, incorporating soft close doors and drawers together with feature lighting.
- The homes feature composite stone worktops with a matching upstand and splashback provided to the area behind the hob.
- Fitted appliances comprise a four ring gas hob, built in single multifunction pyrolytic oven and separate combination microwave oven with a stainless steel extractor hood by 'Smeg'.
- Integrated appliances include a fridge/freezer and dishwasher by 'Smeg'.
- Stainless steel 1 1/2 bowl undermounted sink by 'Smeg' with a contemporary chrome mixer tap by 'Franke'
- Chrome finish light switches and sockets are provided throughout the kitchen.

Laundry Area and Utility Room

- A free standing 'Smeg' washing machine and separate tumble dryer are provided to the laundry area or utility room of Homes 5-14, 21 & 28. Homes 22-27 feature an integrated washing machine and tumble dryer within the kitchen.

Decoration and Internal Finish

- Each home features a matt painted finish to the walls and ceilings.
- Contemporary architraves and skirting boards are provided with a satinwood painted finish.
- All internal doors are timber finished in white satinwood featuring contemporary chrome furniture, with a glazed door to the living room, kitchen, and dining room.
- A Hardwood painted front door with multi-point locking system and chrome furniture.
- A combination of porcelain floor tiles by 'Minoli' and carpets are provided throughout all of the homes – please ask our Sales Advisor for the exact specification of each home.
- Stylish fitted wardrobes with sliding mirrored doors are provided to the master bedroom and bedroom 2 of all of the homes. Homes 5, 9, 10 and 14 also have fitted wardrobes to bedroom 3.



Bathroom, En-suite, Shower Room & Cloakroom

- The homes are equipped with contemporary 'Roca' sanitaryware in white with stylish chrome fittings by 'Hansgrohe'.
- The en-suite and shower room features a 'Hansgrohe' thermostatic shower and a 'Roman' clear glass screen or door.
- The bathroom features a 'Hansgrohe' thermostatic 'Raindance' shower over the bath together with a 'Roman' clear glass screen.
- Vanity units by 'Roca' are provided to the bathroom, en-suite and shower room.
- A chrome finish shaver socket is fitted to the bathroom and en-suite.
- A heated towel rail with a chrome finish is provided to the bathroom, en-suite, shower room and cloakroom.
- The bathroom and en-suite are fully tiled with porcelain tiles by 'Minoli'.
- A half height feature mirror with a heated demister to a specified area is provided to the bathroom and en-suite.
- A feature tiled wall with half height mirror is provided to the cloakroom.



Electrical Installation and Home Entertainment

- Each home benefits from a combination of white down lighters and pendant light fittings.
- PIR feature 'night light' with a low level LED light is fitted to the bathroom and en-suite.
- A mains operated smoke detector with battery backup is fitted.
- A spur is included for a future wireless alarm system.
- TV points are provided to the living room, kitchen/dining room and all bedrooms.
- A mid height TV point with HDMI connection capability is supplied in the living room for an optional wall mounted flat screen television.
- The TV point in the living room is wired for Sky+ HD capability.
- BT points are provided to the living room and master bedroom. A dedicated space for a wireless router is provided in the understairs cupboard.

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with thermostatically controlled radiators.
- Mains pressure hot water system with electronic programmer.
- PVCu double glazed windows are provided throughout, with PVCu patio doors opening to the gardens of all of the homes.
- A spur is provided for future electric garage door opener.
- Lighting and power is provided to the garage.
- Bicycle storage to accommodate two bicycles is provided in the garage.
- Insulation is installed to NHBC standards within all the homes.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.



External Finishes

- An external tap is provided to the rear of all of the homes.
- The rear gardens of homes 5-14 and 61-63 are hard landscaped and ready for use. Decking is provided to the rear gardens of homes 21-29.
- Brushed steel contemporary (PIR) lighting is provided to the front and rear of each property.



Each of our homes are independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property.



Oakford Homes is a member of the UK Green Building Council who's mission statement is to dramatically improve the sustainability of the built environment, by radically transforming the way it is planned, designed, constructed, maintained and operated. Oakford Homes is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a beautiful home in a great location it will also be designed to be more energy, water and waste efficient. To find out more please visit www.ukgbc.org





THE OAKFORD HOMES APPROACH TO HOME BUILDING

Award-winning Oakford Homes work closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in and will be able to recommend us with confidence.



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