



**“The Oxford”, Royal Park (Phase 2), Ramsey
Prices from £389,999**

The latest development of homes at Royal Park, Ramsey, will be made up of 81 detached 4 and 5 bed houses situated just a minute away from Mooragh Park, promenade and beach. Each property will feature open-plan, fully-fitted dining kitchens, bi-fold doors to rear patio, garages and off-road parking.

“The Oxford”, Royal Park (Phase 2), Ramsey

LOCATION

From Parliament Square travel north through both roundabouts and over the bridge. Turn right onto North Shore Road and continue until you reach the promenade then turn left. Follow the road along the front and up the hill and the entrance can be found on the left hand side.

ENTRANCE HALL With Separate WC

LOUNGE

DINING ROOM 12'1 X 9'2

KITCHEN/FAMILY ROOM 26'8 x 10'7

UTILITY 8'6 x 6'5

STUDY 8'9 X 11'3

FIRST FLOOR

BEDROOM 1 11'11 x 16'1

ENSUITE 7'4 x 7'7

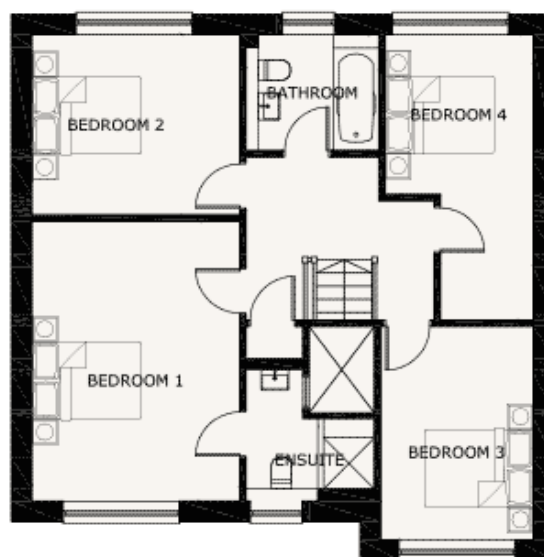
BEDROOM 2 11'11 x 10'5

BATHROOM 7'7 X 6'8

BEDROOM 3 8'9 X 12'3

BEDROOM 4 8'6 X 16'5

GARAGE 17'9 X 17'2



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Since 1854



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STRUCTURE

Traditional masonry construction
Insulated concrete ground floor and concrete foundations to engineer's requirements
Acoustic insulation between ground floor and first floor
Trussed roof heavily insulated and clad with Marley Eternit fibre cement slate
PVC guttering
PVC fascia and soffit
Energy efficient PVC windows
Bi-fold doors to patio
2,500mm approx. ceilings to ground floor
2,400mm approx. ceilings to first floor
Main road will be tarmac in places and in other places block paved and adopted by highway authority
External wall finishes are a mixture of brickwork and cladding, in keeping with the planning permission.

SERVICES & AV

Connection to adopted mains drainage
Connection to mains services
Cat 5 data cabling to all telephone points, providing more resilience and network options (not 'daisy chained' which creates signal drop off)
All data cabling/telephone points to be wired back to central point to allow for potential data network.
Domestic hot water storage cylinder designed and sized to meet the planned requirements of the house.
Gas fired boiler and white radiators sized to suit the homes' requirements
LED down-lights to bathrooms and kitchen (pendant points elsewhere).
Well-placed white switches and sockets

GENERAL FINISHES & JOINERY

Walls are brought to plaster skim and painted finish (choice of colour subject to stage of construction at time of purchase).
Floors left ready to receive floor finishes by others (excluding bathrooms & en suites)
White painted internal doors
100mm skirting and 75mm architrave painted white.
White painted ceilings.
Loft ladder to loft space with 600mm around the entrance (light and power point).
Garage doors are automatic with x2 fobs provided.
All windows and doors are lockable.
Oak handrail to stairs which comprises of painted string and
MDF riser (to take carpet finish supplied by others)
Elegant front door with 3-point locking
Chrome hinges and ironmongery

KITCHEN

Choice of kitchen from our kitchen supplier
Choice of colours subject to time of construction, however, layout and service positions are fixed
Kitchen and utility finishes will match
Appliances include full height fridge/freezer, oven, sink and integrated dishwasher (with additional features in the Berkley & Yately house types)
Splash back in same material as worktop

BATHROOM

Villeroy & Boch to bathrooms including vanity units
Mirrors will be included to all bathrooms/en suites
Chrome taps and large showers by Hansgrohe
Oversized shower enclosures as standard
High quality porcelain tiles fitted to all bathroom and en suite floors and to splash backs
Radiator and heater towel rail to all bathrooms and en suites
Generous storage in vanity units and where applicable

EXTERNAL

Tegula block paving to driveway.
60 x 60 cm slabs to footpath and generous patio around the house separated by gravel traps where applicable
Turf lawn laid on graded topsoil to front only
Rear garden will consist of graded topsoil (unless upgrade package selected)
6 ft timber fence to side boundaries unless a natural feature boundary i.e. hedge is there already.
Open plan frontage with no fences forward of the building line.

WAIVER

Accurate at time of going to print however we reserve the right to change without prior notice. This is not the legal specification document for contractual purposes