

# THE RIDINGS



# DESIGNED FOR LIFE

Choosing a home is one of the most important decisions of our lives and it's vital to get it right. Come home to The Ridings, and you can be confident that you have made the best decision.

Over the last forty years, Rightacres has built a reputation for creating properties that surpass expectations in terms of design, quality of construction, and our vision for sustainable development.

Across the Principality, our developments encompass new homes, contemporary hotels, refurbished commercial buildings and innovative mixed use schemes.

Many of our developments combine leading edge design whilst maintaining and renovating key elements from our architectural heritage. From highly complex developments, that combine residential, retail and leisure facilities, to high quality apartments - Rightacres continues to provide quality, style and sustainability.





# FLOOR PLANS



| Apartment 2    |           |                |
|----------------|-----------|----------------|
| Living Room    | 6.69x6.05 | 21' 11"x19' 9" |
| Kitchen/Dining | 5.62x3.85 | 18' 5"x12' 7"  |
| Bedroom 1      | 4.3x4.14  | 14' 1"x13' 6"  |
| Dressing Rm    | 3.01x2.02 | 9' 10"x6' 7"   |
| Bedroom 2      | 4.11x3.29 | 13' 5"x10' 9"  |

  

| Apartment 4    |           |                |
|----------------|-----------|----------------|
| Living Room    | 6.69x6.05 | 21' 11"x19' 9" |
| Kitchen/Dining | 5.62x5.45 | 18' 5"x17' 10" |
| Bedroom 1      | 4.3x4.14  | 14' 1"x13' 6"  |
| Dressing Rm    | 3.01x2.02 | 9' 10"x6' 7"   |
| Bedroom 2      | 4.11x3.29 | 13' 5"x10' 9"  |

| Apartment 6    |           |               |
|----------------|-----------|---------------|
| Living Room    | 6.81x6.05 | 22' 4"x19' 9" |
| Kitchen/Dining | 5.62x3.85 | 18' 5"x12' 7" |
| Bedroom 1      | 4.3x4.14  | 14' 1"x13' 6" |
| Dressing Rm    | 3.01x2.02 | 9' 10"x6' 7"  |
| Bedroom 2      | 4.11x3.29 | 13' 5"x10' 9" |
| Bedroom 3      | 4.52x4.29 | 14' 9"x14' 0" |



## Apartments 1,3 & 5

| Apartment 1    |           |                 |
|----------------|-----------|-----------------|
| Living Room    | 5.90x5.71 | 19' 4" x 18' 8" |
| Kitchen/Dining | 5.95x5.42 | 19' 6"x17' 9"   |
| Bedroom 1      | 4.84x4.31 | 15' 10"x14' 1"  |
| Dressing Rm    | 2.91x2.57 | 9' 6"x8' 4"     |
| Bedroom 2      | 4.73x3.30 | 15' 6"x10' 9"   |

  

| Apartment 3    |           |                 |
|----------------|-----------|-----------------|
| Living Room    | 5.90x5.71 | 19' 4" x 18' 8" |
| Kitchen/Dining | 5.95x5.42 | 19' 6"x17' 9"   |
| Bedroom 1      | 4.84x4.31 | 15' 10"x14' 1"  |
| Dressing Rm    | 2.65x2.12 | 8' 8"x6' 11"    |
| Bedroom 2      | 4.73x3.30 | 15' 6"x10' 9"   |

  

| Apartment 5    |           |                 |
|----------------|-----------|-----------------|
| Living Room    | 5.90x5.71 | 19' 4" x 18' 8" |
| Kitchen/Dining | 6.07x5.42 | 19' 10"x17' 9"  |
| Bedroom 1      | 7.11x4.31 | 23' 3"x14' 1"   |
| Dressing Rm    | 3.01x2.57 | 9' 10"x8' 4"    |
| Bedroom 2      | 4.85x3.19 | 15' 10"x10' 1"  |

### Common Areas

- Carpeting to all corridors
- Carpet to staircases
- Feature porcelain floor tiles to entrance lobby
- Painted corridors with feature mirrored panels
- Timber skirting and architraves
- Wall lights
- Lift access to apartments
- Landscaped courtyard to the rear

### External Finishes

- Balconies finished in glass and steel
- Paved terraces

### Security and Peace of Mind

- Access to apartments via video door entry system
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply smoke/heat detectors (with battery back-up) to apartments and common areas
- Multi-point locking timber veneer entrance door with spy hole viewer to each apartment
- 10 year warranty cover under NHBC Build mark

### Heating

- Underfloor heating throughout
- Brushed steel ladder-style heated towel rails to bath rooms

### Telecommunication

- Wiring for digital multi-room and terrestrial television from central receiver
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and bedrooms

### Car Parking

- Access to gated car park via electronic entry system
- One garage per apartment



# THE KITCHEN



- Designer German Kitchens in a choice of finishes featuring many pullout storage solutions
- Solid Quartz work surfaces and upstand with coloured back splash
- Stainless steel undermounted sink featuring brushed steel mixer tap
- Neff built-in stainless steel single oven
- Neff built-in stainless steel microwave
- Neff touch control 4 zone induction hob
- Neff built-in extractor hood
- Neff integrated multifunction dishwasher
- Neff integrated fridge/freezer
- Pull out waste and recycling bins



# THE FINISHES

- Timber veneer entrance door including letter plate with brushed stainless steel external door knob and internal lever door handle, finished in dark brown leather
- Timber internal staircases with glass balustrades, where appropriate
- Walls to be finished in matt emulsion paint
- Brushed stainless steel lever door furniture
- Walk-in dressing-rooms to bedrooms
- White composite aluminium and timber windows and French doors with sealed double-glazed units
- LED strip lighting to underside of cupboards and bottom shelf in kitchens
- Brushed stainless steel socket outlets at work top height in kitchens
- Brushed stainless steel multiple isolator switch-plate to kitchens

# THE BATHROOM

- Laufen dual flush white china wall hung WC with soft close seat
- Laufen wall mounted porcelain wash basin
- Hansgrohe wall mounted chrome basin mixer
- Laufen wall mounted under basin vanity unit with pull out drawer
- Walk-in shower enclosure with 10mm toughened glass screen
- Hansgrohe raindance overhead shower head
- Hansgrohe thermostatic mixer valve with diverter
- Hansgrohe hand shower on adjustable rail
- Laufen 180 x 80 double ended bath tub with support frame
- Hansgrohe 4 hole rim mounted bath/shower mixer
- Illuminated mirror above basin
- Stainless steel dual fuel towel radiator
- Fully tiled floor and walls with large porcelain tiles and feature mosaic
- Wall mounted Hansgrohe chrome toilet roll holder, toilet brush and robe hook



# THE ENSUITE SHOWER ROOM

- Laufen dual flush white china wall hung WC with soft close seat
- Laufen wall mounted porcelain hand wash basin
- Hansgrohe monoblock chrome mixer tap
- Laufen wall mounted under basin vanity unit with door and shelves
- Illuminated mirror above basin
- Fully tiled floor and walls with large porcelain tiles and feature mosaic
- Wall mounted Hansgrohe chrome toilet roll holder, toilet brush and hand towel rail





## Sustainability: a more natural way to live!

Rightacres Homes already leads the field in sustainable development. When you buy a new home from Rightacres you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

## Greener, more economical homes

- Use 26% less water per person than the average residence
- Save around £380 per year on energy bills
- Reduce CO2 emissions by 76%
- Space for a home office
- A safe place to store bicycles

## Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed in line with the Life Long Living scheme to adapt to changing needs



## An Exceptional Customer Service

Choosing a home, and choosing where that home should be, must rank as one of the most important decisions of our lives.

These days many of us don't take that decision just once or twice. We take it time and time again as our circumstances - jobs, family, finances - change at today's faster pace. Rightacres respects and reflects that fact. We are dedicated to creating quality homes that enhance people's lives, wherever they are in their life. Rightacres will always be there for you, ready to help you enjoy the times of your life.

## Building Excellence

For more than 30 years Rightacres has built a reputation for creating sound and stylish properties with real quality. We have the awards and testimonials to prove it.

Whatever your ambition for your new home, now is the time to choose The Ridings.



For further information contact:



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