



POUNDBRIDGE GREEN

PRICE LIST

Site No	House Type	Description	Sq Ft	EPC	Price
1	The Hamilton	Detached Incl. Garage	1,375	N/A	£245,000
2	The Hamilton	Detached Incl. Garage	1,375	N/A	RESERVED
3	The Hamilton	Detached Incl. Garage	1,375	N/A	RESERVED
4	The Hamilton	Detached Incl. Garage	1,375	N/A	RESERVED
5	The Price	Detached Incl. Garage	850	N/A	RESERVED
6	The McNeill	Detached Incl. Garage	1,200	N/A	£219,950
7	The McNeill	Detached	1200	N/A	RESERVED
8	A2	Detached	1225	N/A	RESERVED
9	The Nicholas	Detached	1185	N/A	RESERVED

Booking Procedure

A Booking Deposit of £500 (£300 NON-REFUNDABLE) made payable to TLT Solicitors acting as stakeholder in this regard. Upon receipt of the Booking Deposit and completed reservation agreement Simon Brien Residential will instruct the Vendor's Solicitor to forward Contract, Title and Building Agreement to Purchaser's Solicitor. Unconditional signed Contracts are to be returned to the Vendor's Solicitor within 6 weeks of booking together with a deposit of 5% of the purchase price.



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SPECIFICATION

A comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes.

KITCHENS & UTILITY ROOMS

- Choice of high quality units with choice of door, worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Integrated washing machine and tumble dryer in utility room or kitchen. In order to maximise cupboard space, some properties will be fitted with a modern combi washer/dryer where applicable.
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

BATHROOMS, ENSUITES AND WCs

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screens will be fitted in the bathroom and ensuite (where applicable). Where a property does not have space for a separate shower cubicle in the main bathroom, we will install a shower over the bath complete with glass screen. The first/main shower will operate using the property's heating system. Additional showers (where applicable) will be electrically operated.
- Recessed down lighters to ceilings

FLOOR COVERINGS & TILING

- Tiled floors to kitchen/dining areas, bathrooms, ensuites and WCs
- Tiling to wet areas within bathrooms, ensuites and WCs
- Full height tiling to shower enclosures
- A choice of carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms.

INTERNAL FEATURES

- Internal walls and ceilings painted
- Solid wood newel posts and handrails with balustrades
- 4" bevelled edge skirting and 4" contemporary MDF architrave painted gloss white
- Wooden internal doors with quality brushed steel ironmongery
- Wood burning stove (where applicable)
- Mains supply smoke and carbon monoxide detectors

- A generous provision of power points is provided throughout the house. This includes feature down lighting in at least the lounge and kitchen. TV points are provided in all bedrooms and a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- Oil fired central heating
- Ventilation/extractor fans are fitted in the kitchen, bathroom, ensuite (where applicable) and WC
- Sound proofing to bedrooms, bathroom and between ground and first floor

EXTERNAL FEATURES

- All gardens topsoiled and seeded
- Brick pavior driveway/bitmac driveway depending on plot location
- Hardwood timber sliding sash windows with brushed steel swivel locks
- Hardwood painted front door
- Outside water tap
- Boundary fencing to side and fencing/walls to rear depending on plot location
- Feature external lighting to front & back door
- Garage with remote controlled door, internal light and power point (garages dependent on plot location)
- Natural slate roofing with lead trays
- Cast stone decorative features (dependant on plot)

FOR YOUR PEACE OF MIND.....

A burglar alarm is supplied and installed by a NACOSS & NSI approved company. Front and back doors have multi lock systems and all ground floor windows are lockable. Electrically operated smoke and carbon monoxide detectors are installed. For your convenience, external lights are fitted at both the front and back door. The front door will have a door bell. Your house is also covered by a Global Homes 10 year warranty. Additional options may be considered but we can only incorporate them into the property if a binding contract is in existence between all of us at the requisite stage of construction.

FINALLY, KEEPING IT ALL SHIP SHAPE.....

Landscaped areas have been incorporated to compliment your new home and these areas will require continuing management in the future in order to maintain the quality environment in which you live. For this purpose, Poundbridge Green Developments Limited has entered into an agreement with a management company. Residents will contribute to this service. The first payment will be made to Poundbridge Green Developments Limited at the same time as your balance purchase money is paid.

Joint Selling Agents



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