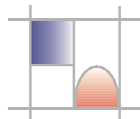


DRAFT DETAILS– Estimated completion date: February 2011

**Bailey Court
177 Richmond Park Road
Charminster, BH8 8UB**

We are pleased to offer this new development consisting of ten, 1 & 2 bedroom apartments, with allocated parking, located in Charminster, close to local amenities and providing easy access to good transport links.

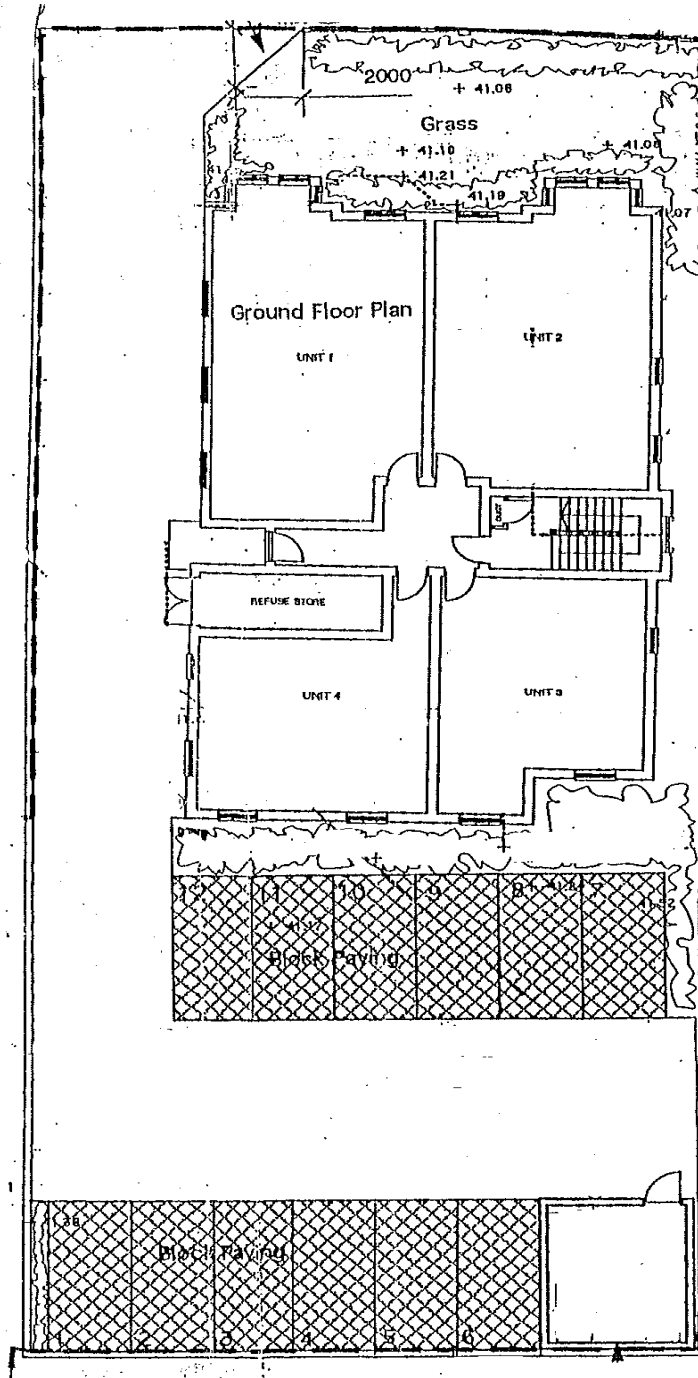


Holton Homes

Suite 3 Pine Court, 36 Gervis Road
Bournemouth, Dorset, BH1 3DH

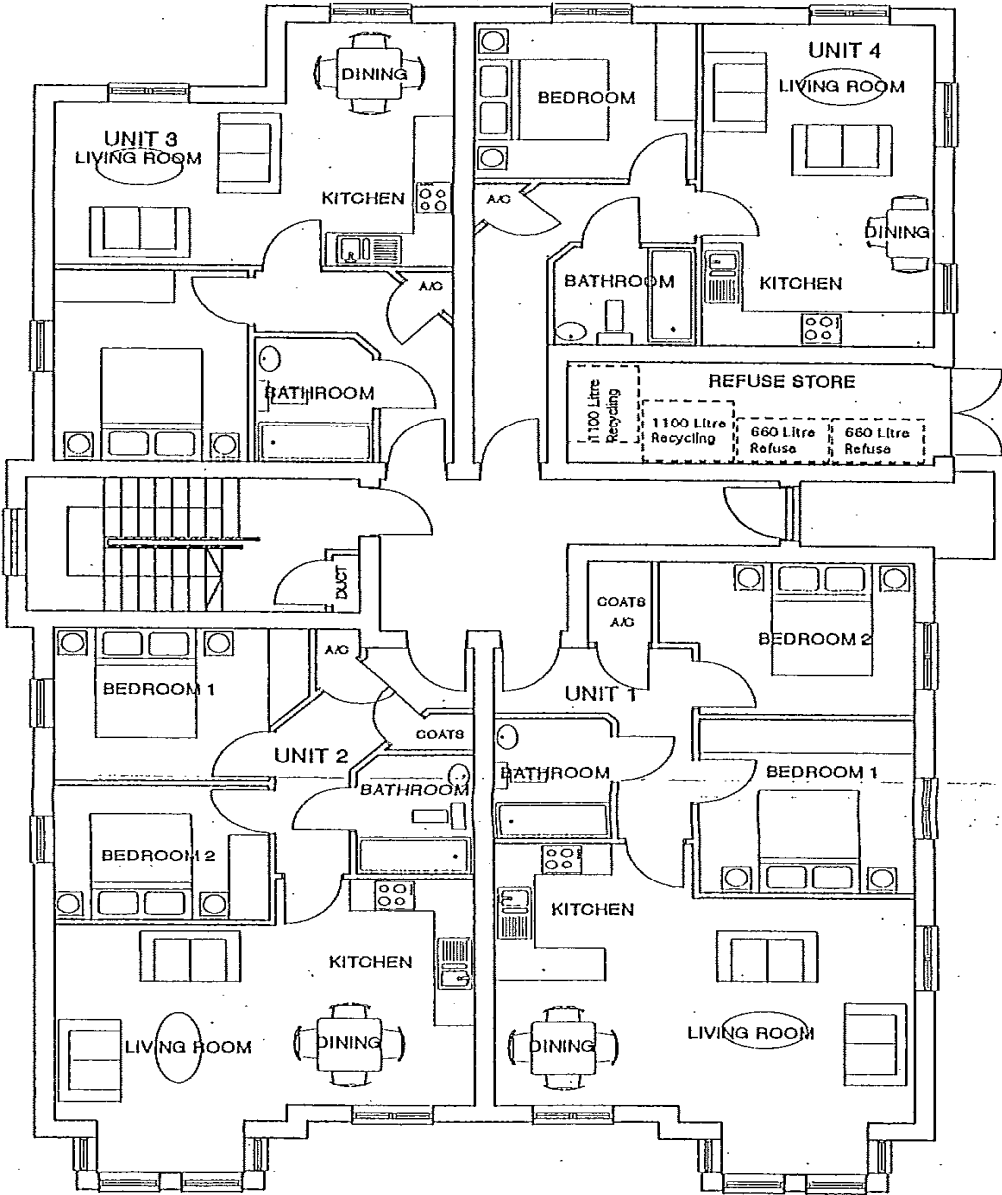
T el: 01202 310200

SITE PLAN



Note: Building sites can be dangerous. Holton Homes are happy to meet prospective purchasers on the site and discuss requirements with them. However, when visiting please take sensible precautions and do not allow children to wander unaccompanied. Holton Homes reserve the right to alter the specifications, layout and elevation of any of the units without prior notice.

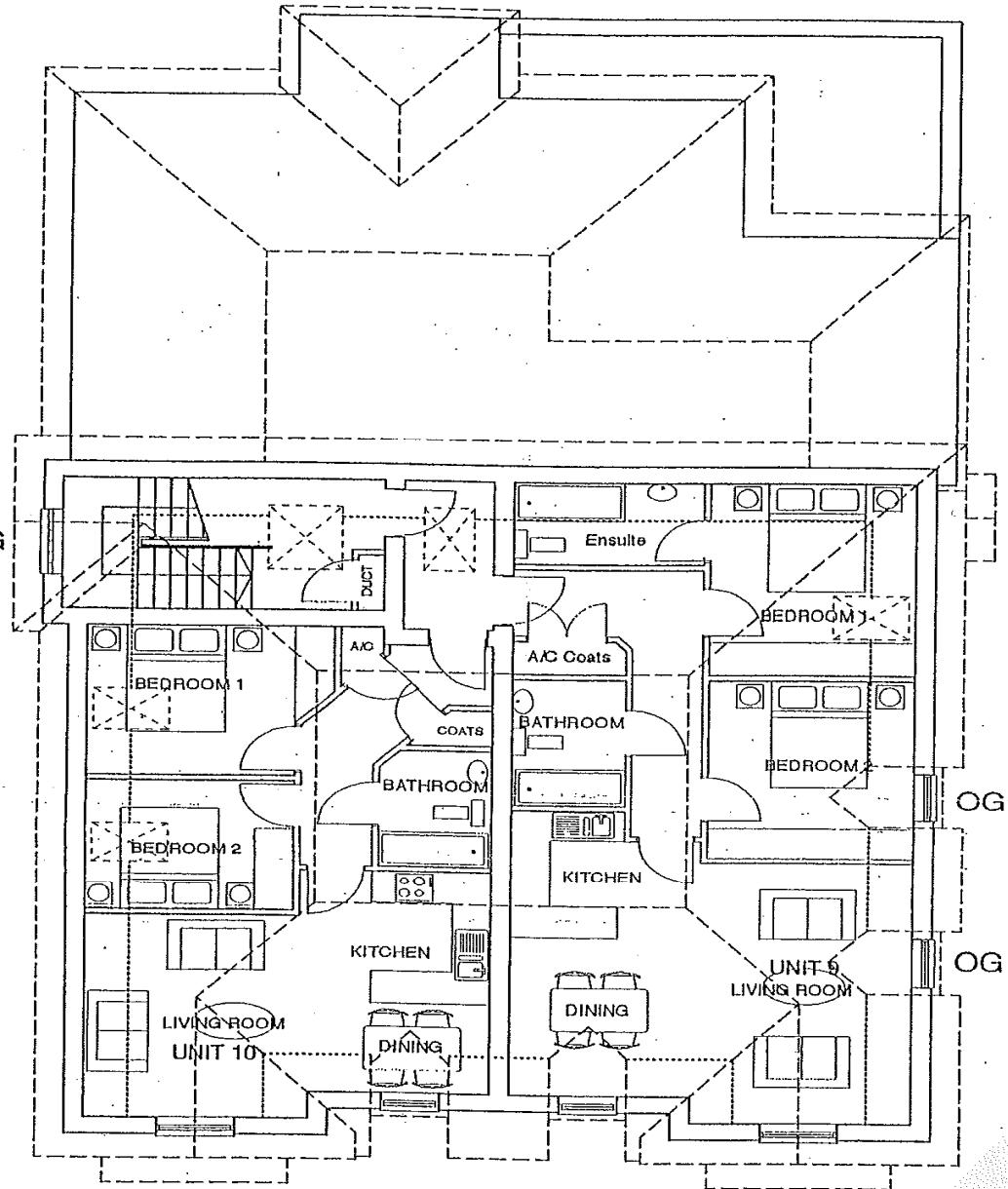
FLOOR PLAN



GROUND FLOOR PLAN
SCALE 1:100

NB. Holton Homes reserve the right to amend plan/elevations to suit the requirements of the local authority

FLOOR PLAN



SECOND FLOOR PLAN
SCALE 1:100

NB. Holton Homes reserve the right to amend plan/elevations to suit the requirements of the local authority

APPROXIMATE ROOM SIZES

FLAT 1	Lounge/Kitchen	6.2m x 4.9m	=	20'4" x 16'1"
	Bedroom	3.2m x 3.2m	=	10'6" x 10'6"
	Bedroom 2	3.8m x 2.8m	=	12'6" x 9'2"
FLAT 2	Lounge/Kitchen	6.2m x 4.5m	=	20'4" x 14'9"
	Bedroom 1	3.8m x 2.8m	=	12'6" x 9'2"
	Bedroom 2	3.2m x 2.6m	=	10'6" x 8'6"
FLAT 3	Lounge/Kitchen	6m x 4.5m	=	19'9" x 14'9"
	Bedroom 1	3.5m x 2.9m	=	11'6" x 9'6"
FLAT 4	Lounge/Kitchen	5.9m x 3.4m	=	19'4" x 11'2"
	Bedroom 1	3.3m x 2.8m	=	10'10" x 9'2"
FLAT 9	Lounge/Kitchen	6.2m x 5.4m	=	20'4" x 17'9"
	Bedroom 1	3.6m x 3.2m	=	11'10" x 10'6"
	En Suite	3m x 1.6m	=	9'10" x 5'3"
	Bedroom 2	3.3m x 3.2m	=	10'10" x 10'6"
FLAT 10	Lounge/Kitchen	6.2m x 4.2m	=	20'4" x 13'9"
	Bedroom 1	3.2m x 2.8m	=	10'6" x 9'2"
	Bedroom 2	3.2m x 2.5m	=	10'6" x 8'3"

ALL SIZES ARE APPROXIMATE

SPECIFICATION



KITCHEN

Fitted kitchens with choice of Walnut/Cream/Beige/Gloss shaker style units or just simple plain white

- Stainless steel Oven, Hob and Extractor
- Ceramic tiling to underside of wall units
- Cornice to wall units
- Stainless steel sink with chrome monobloc taps
- Ceiling mounted halogen light

BATHROOM

Fitted modern white bathroom suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c

- Choice of ceramic wall tiles *
- Full height tiling to bath area and splash back tiling to basin
- Monobloc/twin lever taps to bath
- Shower screen



FINISHING ELECTRICAL TOUCHES

- Double socket outlets throughout
- BT and TV point to lounge
- TV point in Bedroom 1
- Communal television aerial system/SKY (flats only)
- Landlords electric supply to communal hallway
- Communal external lighting from landlords supply

SECURITY

- Smoke detector to hallway
- Door entry system (flats only)

EXTERNAL

- Landscaped communal gardens
- Parking and driveways in black asphalt
- Refuse Compound
- Bicycle store

HEATING & PLUMBING

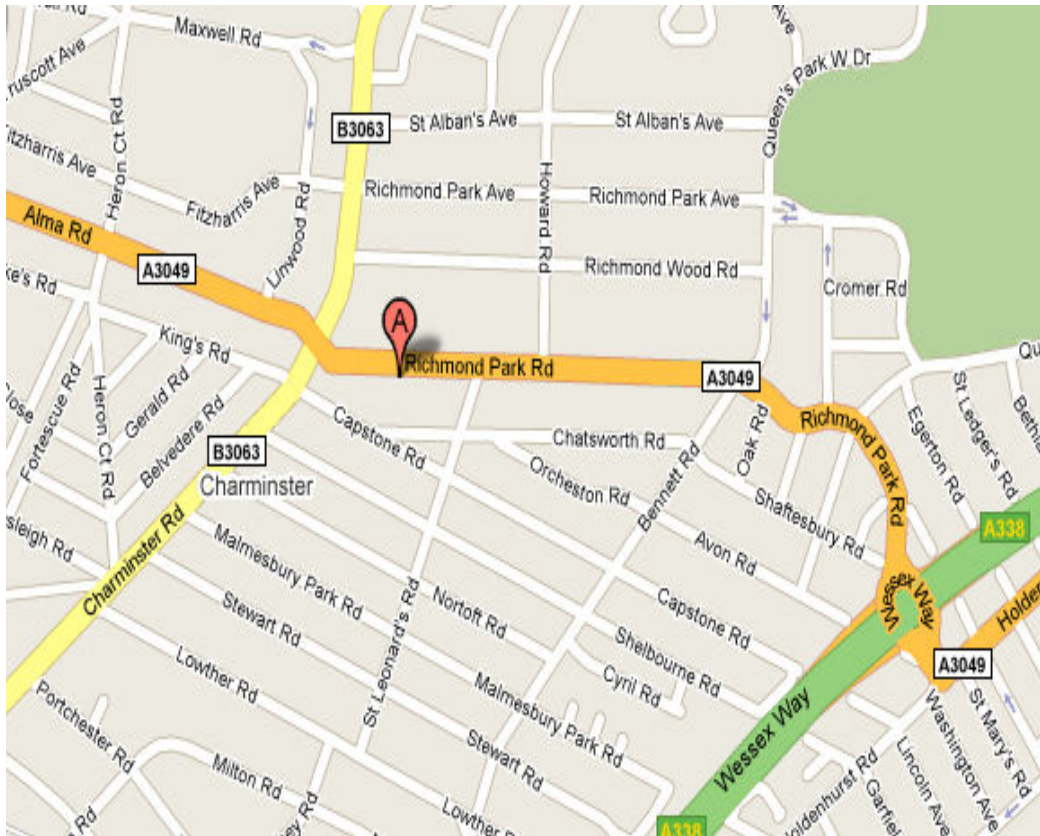
- Gas central Heating
- Thermostatically controlled radiators
- Heated towel rail to bathroom

DECORATION

- Smooth finish ceilings emulsion painted white
- Walls– finished in white emulsion
- Internal woodwork– finished in white gloss
- 6 panel internal doors with chrome door furniture

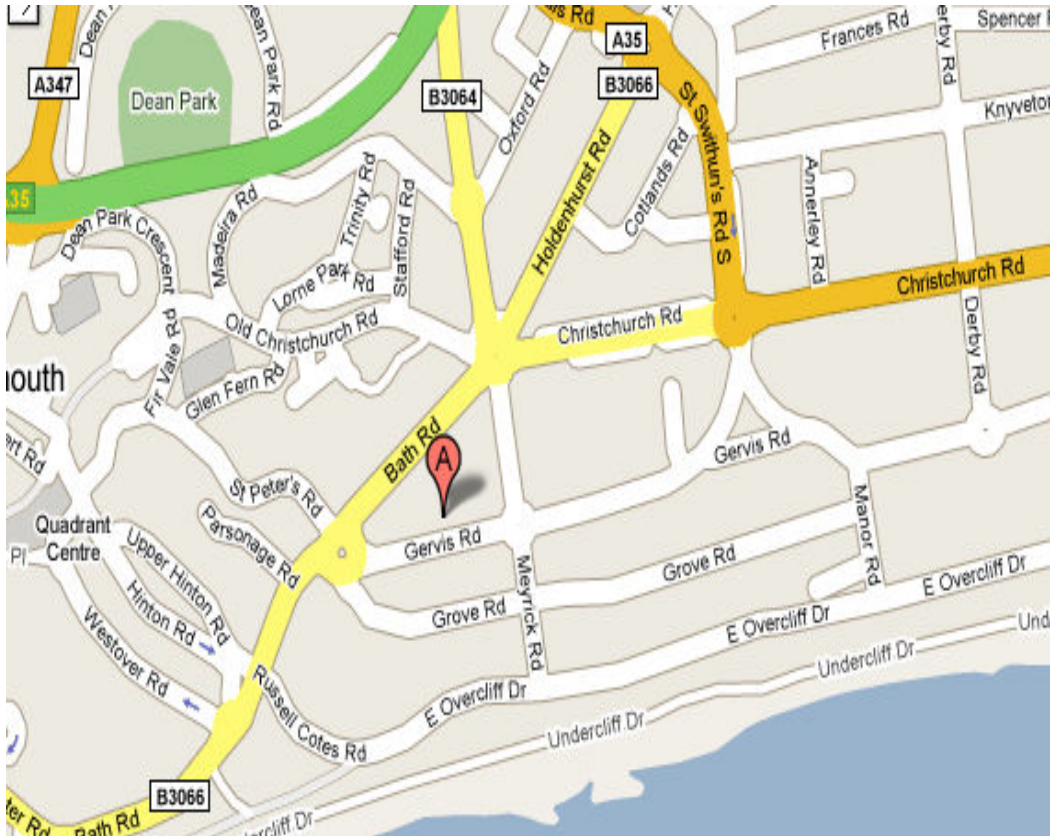
PLEASE NOTE: whilst this is the intended specification, it may be that for reasons beyond the seller's control, for example the requirements of Building Regulations, variations may have to be made to the specification. Wherever possible we shall attempt to draw such changes to the attention of prospective purchasers, and, therefore, although this specification is provided in good faith no warranty can be offered that the specification will remain completely accurate.

How to find the property.....



177 Richmond Park Road, Charminster, Bournemouth,
BH8 8UB

How to find us.....



*Holton Homes – Suite 3, Pine Court, 36 Gervis Road,
Bournemouth, Dorset, BH1 3DH*

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