

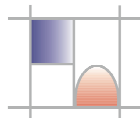
The Compass

Stour Road, Christchurch

We are pleased to offer this purpose built development consisting of eight, one & two bedroom flats.



This development is situated in a popular residential location, with easy access to Christchurch Town Centre & Quay

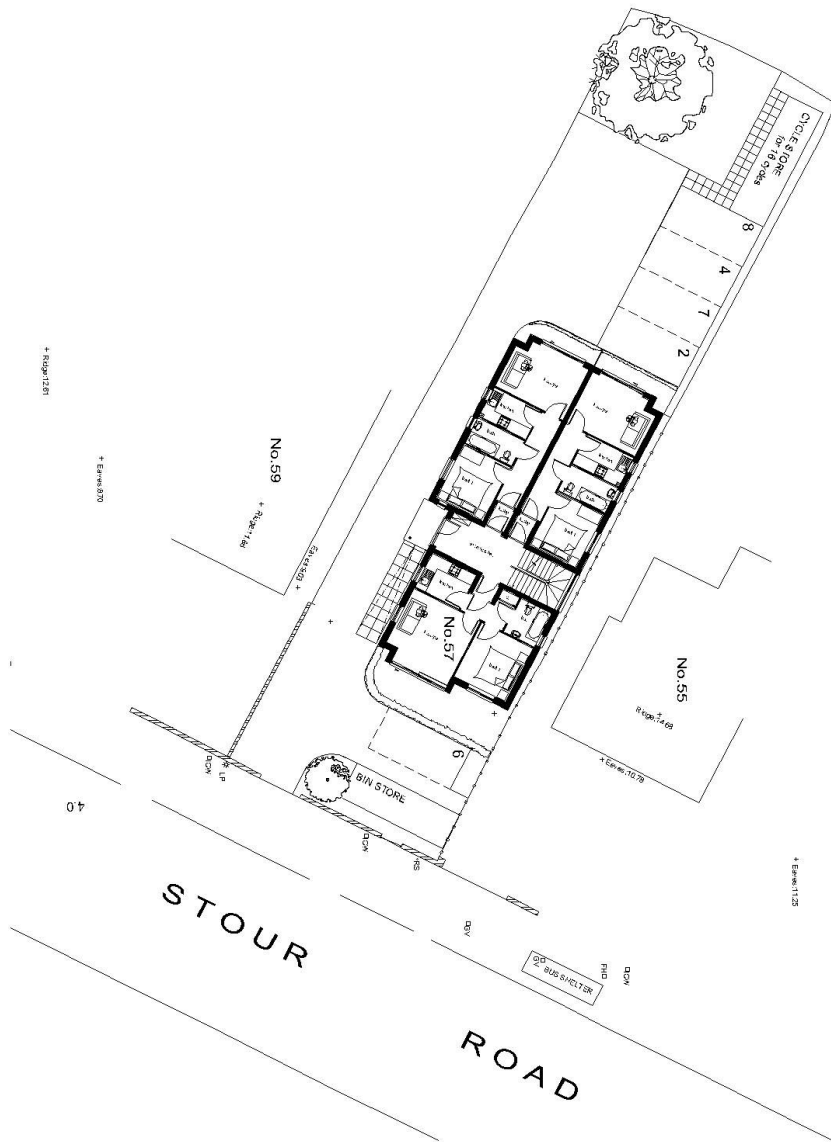


Holton Homes

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

Tel: 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.

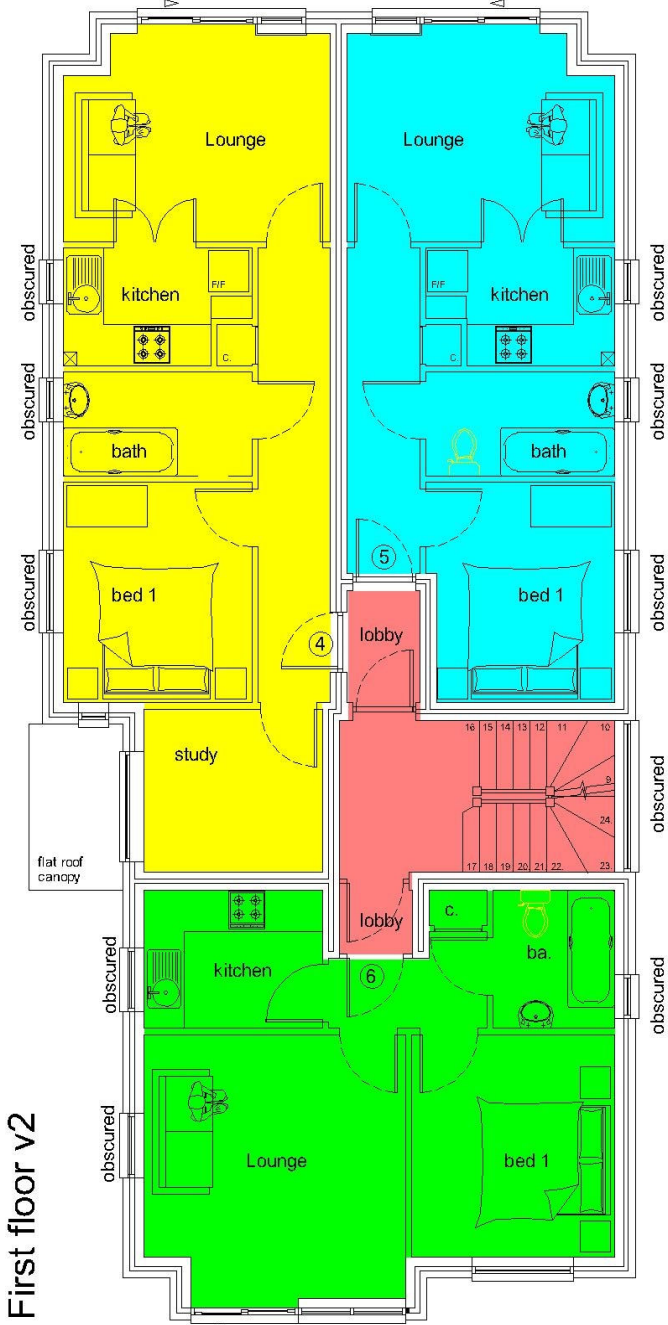
FLOOR PLAN

Ground floor v2



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

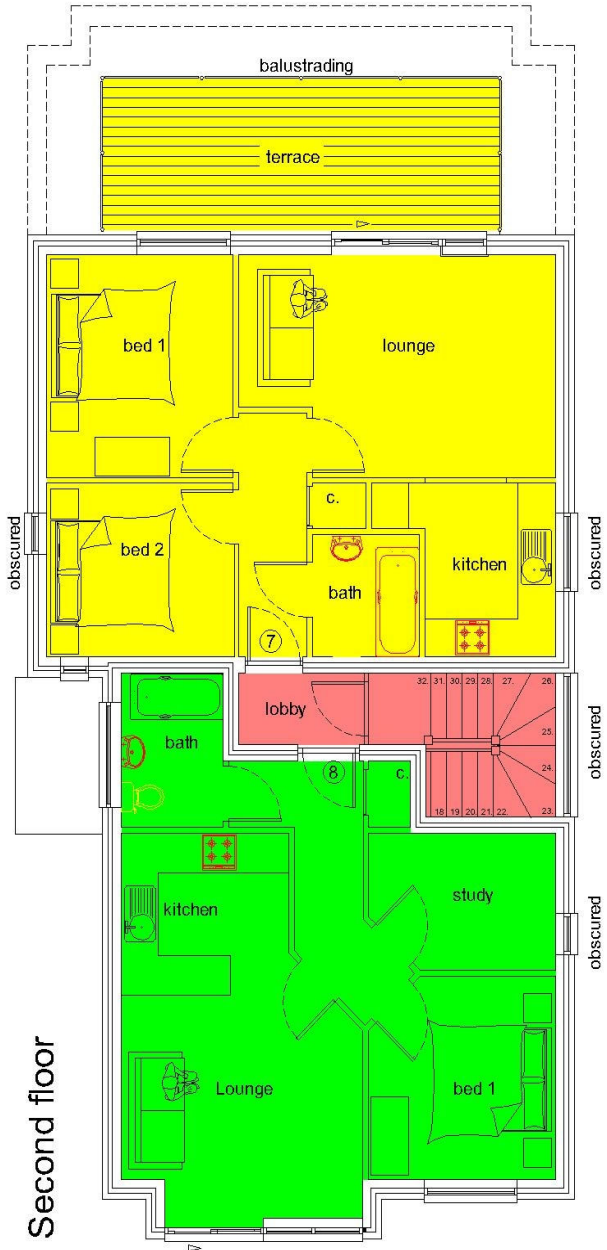
FLOOR PLAN



First floor v2

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

FLOOR PLAN

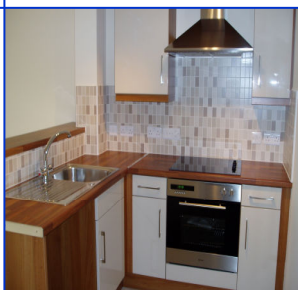


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ROOM SIZES

FLAT 1	Lounge	3m x 3.96m	/	9'10" x 13'
	Kitchen	1.7m x 2.72m	/	5'7" x 8'11"
	Bedroom	3.2m x 2.72m	/	10'6" x 8'11"
FLAT 2	Lounge	3m x 3.96m	/	9'10" x 13'
	Kitchen	1.7m x 2.72m	/	5'7" x 8'11"
	Bedroom	3.2m x 2.72m	/	10'6" x 8'11"
FLAT 3	Lounge	3.81m x 3.89m	/	12'6" x 12'9"
	Kitchen	2.01m x 2.54m	/	6'7" x 8'4"
	Bedroom	3.02m x 3.20m	/	9'11" x 10'6"
FLAT 4	Lounge	3m x 3.96m	/	9'10" x 13'
	Kitchen	1.70m x 2.79m	/	5'7" x 9'2"
	Bedroom 1	3.2m x 2.79m	/	10'6" x 9'2"
	Bedroom 2	2.36m x 2.64m	/	7'9" x 8'8"
FLAT 5	Lounge	3m x 3.96m	/	9'10" x 13'
	Kitchen	1.7m x 2.79m	/	5'7" x 9'2"
	Bedroom	3.2m x 2.79m	/	10'6" x 9'2"
FLAT 6	Lounge	3.20m x 3.89m	/	10'6" x 12'9"
	Kitchen	2.01m x 2.64m	/	6'7" x 8'8"
	Bedroom	3.2m x 3.02m	/	10'6" x 9'11"
FLAT 7	Lounge	3.4m x 5.08m	/	11'2" x 16'8"
	Kitchen	2.69m x 2.11m	/	8'10" x 6'11"
	Bedroom 1	3.4m x 3.02m	/	11'2" x 9'10"
	Bedroom 2	2.69m x 3.02m	/	8'10" x 9'11"
FLAT 8	Lounge/Kitchen	5.89m x 3.89m	/	19'4" x 12'9"
	Bedroom 1	3.10m x 3.02m	/	10'2" x 9'11"
	Bedroom 2	2.11m x 3.00m	/	6'11" x 9'10"

SPECIFICATION



KITCHEN

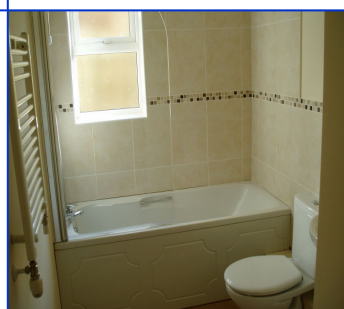
Fitted kitchens with choice of Walnut/Cream/Beige/Gloss shaker style units or just simple plain white *

- 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
- Mechanical extractor fan



FINISHING ELECTRICAL TOUCHES

- Double socket outlets throughout
- BT and TV point to lounge
- Communal television aerial system (flats only)
- Landlords electric supply to communal hallway

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

- Electric Heating
- Thermostatically controlled radiators
- Heated towel rail to bathroom

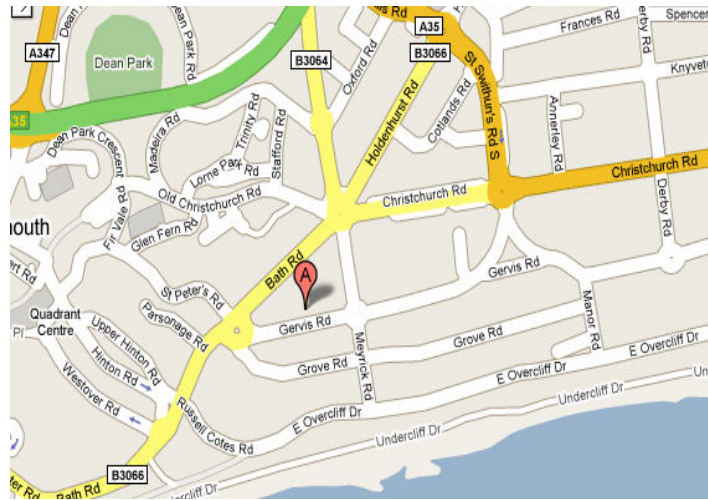
DECORATION

- Smooth finish ceilings emulsion painted white
- Coving to lounge and hallway
- Walls– finished in magnolia/white emulsion
- Internal woodwork– finished in white gloss
- 6 panel internal doors with chrome door furniture

** SUBJECT TO STAGE OF CONSTRUCTION*

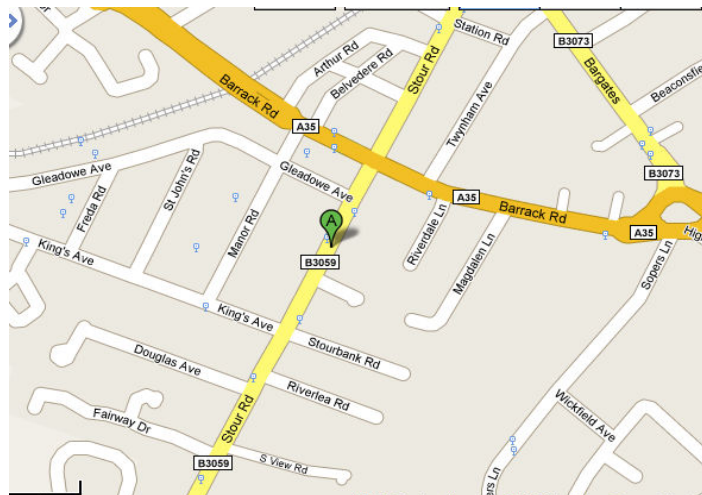
PLEASE NOTE: whilst this is the intended specification, it may be that for reasons beyond the seller's control, for example the requirements of Building Regulations, variations may have to be made to the specification. Wherever possible we shall attempt to draw such changes to the attention of prospective 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 us.....



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

How to find the property.....



The Compass– 57 Stour Road, Christchurch, Dorset,
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