

# The Granada

1, 2 & 3 bedroom apartments



COUNTRYSIDE  
Homes

17 FEBRUARY

# Welcome to *The Granada*

A contemporary collection of meticulously crafted 1, 2 & 3 bedroom homes.

Enjoy unmatched comfort and style with integrated appliances, private outdoor space, ample storage, and open-plan living for modern lifestyles. Features include pergolas, cycle storage, and landscaped communal gardens for all to enjoy.

Computed generated image, indicative only.



**KEY**

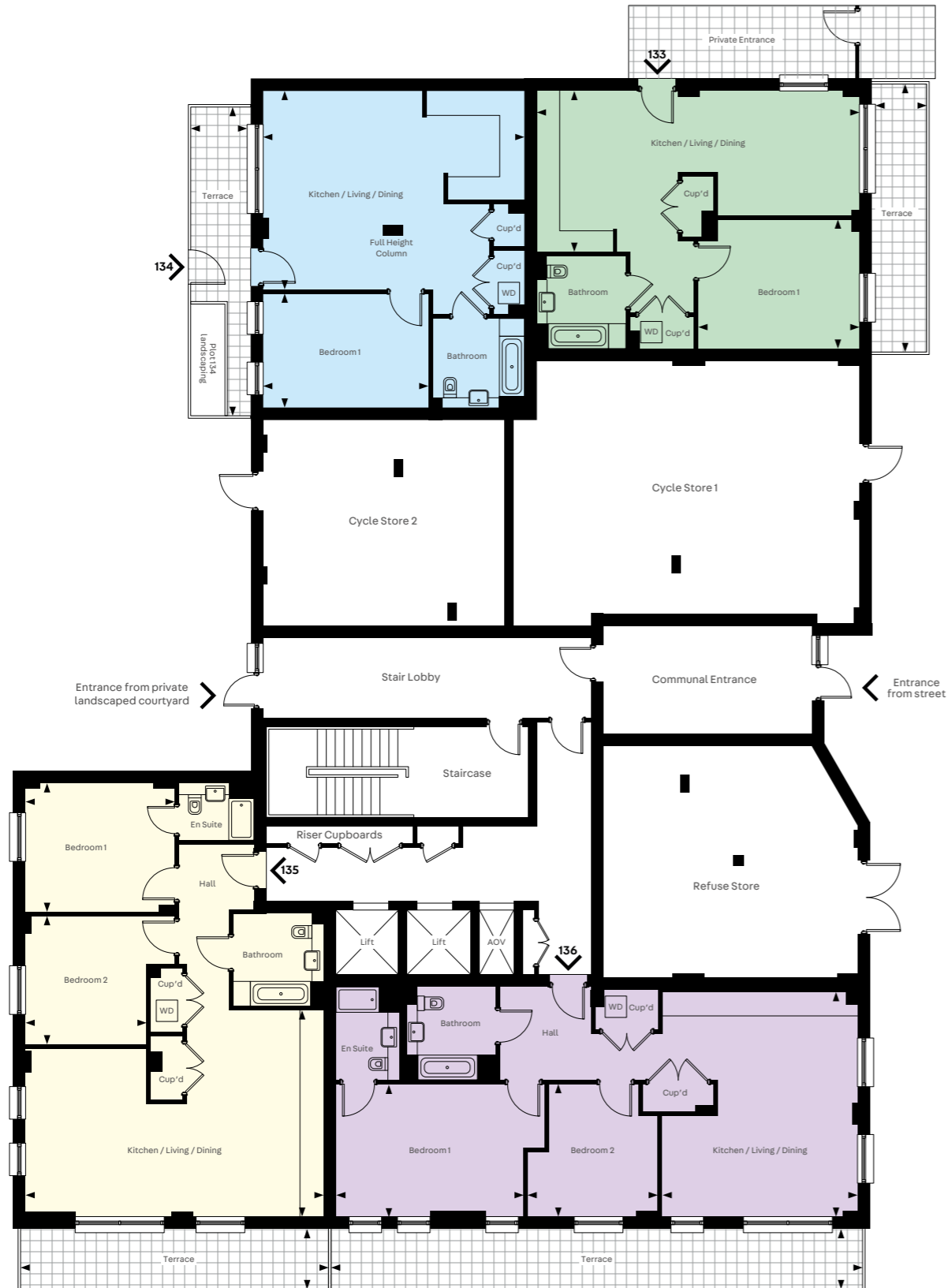
- The Granada** 7 storey apartment building - 1, 2 & 3 bedroom apartments
- The Masey** 7 storey apartment building - 1 & 2 bedroom apartments
- The Theodore** 8 storey apartment building - 1, 2 & 3 bedroom apartments

- Private Sale
- Pre-sold

- Multi Use Games Area
- Playground
- Library
- Post Office
- Co-op

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.

# Ground floor



## Plot 133 Type 1-10: 1 Bedroom Apartment

Kitchen / Living / Dining	8.90m x 4.54m	29'2" x 14'11"
Bedroom	4.46m x 3.60m	14'8" x 11'8"
Terrace	7.48m x 1.53m	24'7" x 5'0"

**Total Internal Area 64.3 m<sup>2</sup> 692 ft<sup>2</sup>**

## Plot 134 Type 1-09: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 5.59m	23'8" x 18'3"
Bedroom	4.63m x 3.20m	15'2" x 10'6"
Terrace	8.42m x 1.50m	27'8" x 4'9"

**Total Internal Area 65 m<sup>2</sup> 700 ft<sup>2</sup>**

## Plot 135 Type 2-13: 2 Bedroom Apartment

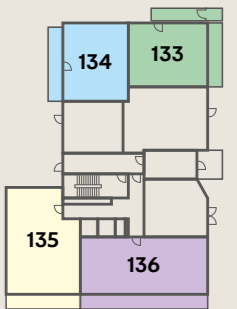
Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Terrace	8.30m x 1.61m	27'3" x 5'3"

**Total Internal Area 93.4 m<sup>2</sup> 1005 ft<sup>2</sup>**

## Plot 136 Type 2-12: 2 Bedroom Apartment

Kitchen / Living / Dining	6.27m x 5.49m	20'7" x 18'0"
Bedroom 1	5.22m x 3.72m	17'2" x 12'2"
Bedroom 2	3.71m x 3.64m	12'2" x 11'11"
Terrace	14.88m x 1.61m	48'10" x 5'3"

**Total Internal Area 92.1 m<sup>2</sup> 991 ft<sup>2</sup>**

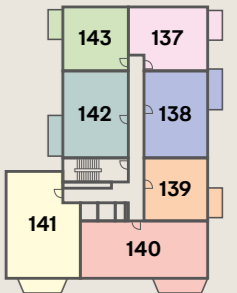
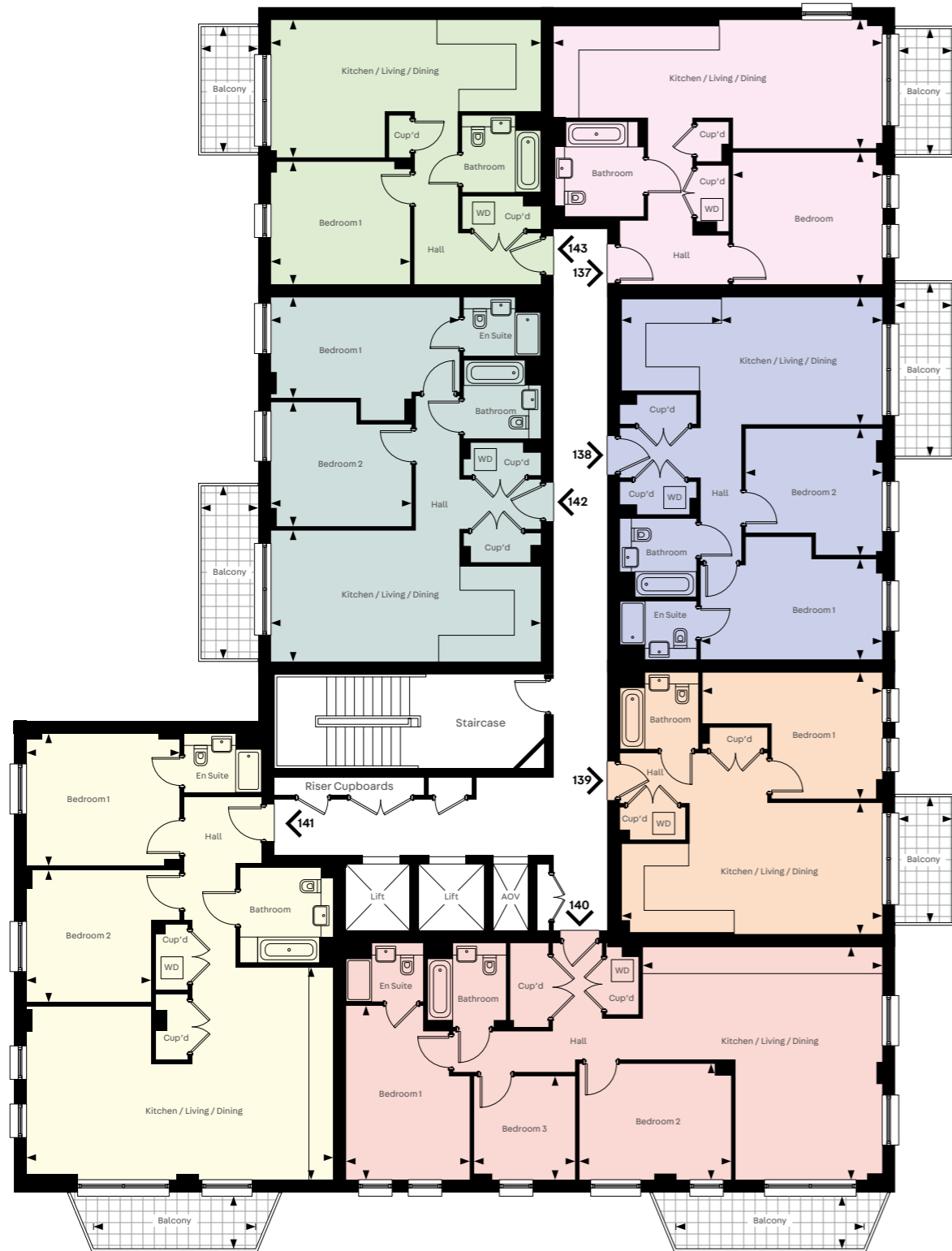


Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent.

Please ask your Sales Consultant for detailed information regarding specific properties.

# First floor



First floor

## Plot 137 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 60.8 m<sup>2</sup> 654 ft<sup>2</sup>**

## Plot 138 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 70.1 m<sup>2</sup> 755 ft<sup>2</sup>**

## Plot 139 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 50.7 m<sup>2</sup> 546 ft<sup>2</sup>**

## Plot 140 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"

**Total Internal Area 92 m<sup>2</sup> 990 ft<sup>2</sup>**

## Plot 141 Type 2-13: 2 Bedroom Apartment

Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"

**Total Internal Area 93.3 m<sup>2</sup> 1004 ft<sup>2</sup>**

## Plot 142 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 72.3 m<sup>2</sup> 778 ft<sup>2</sup>**

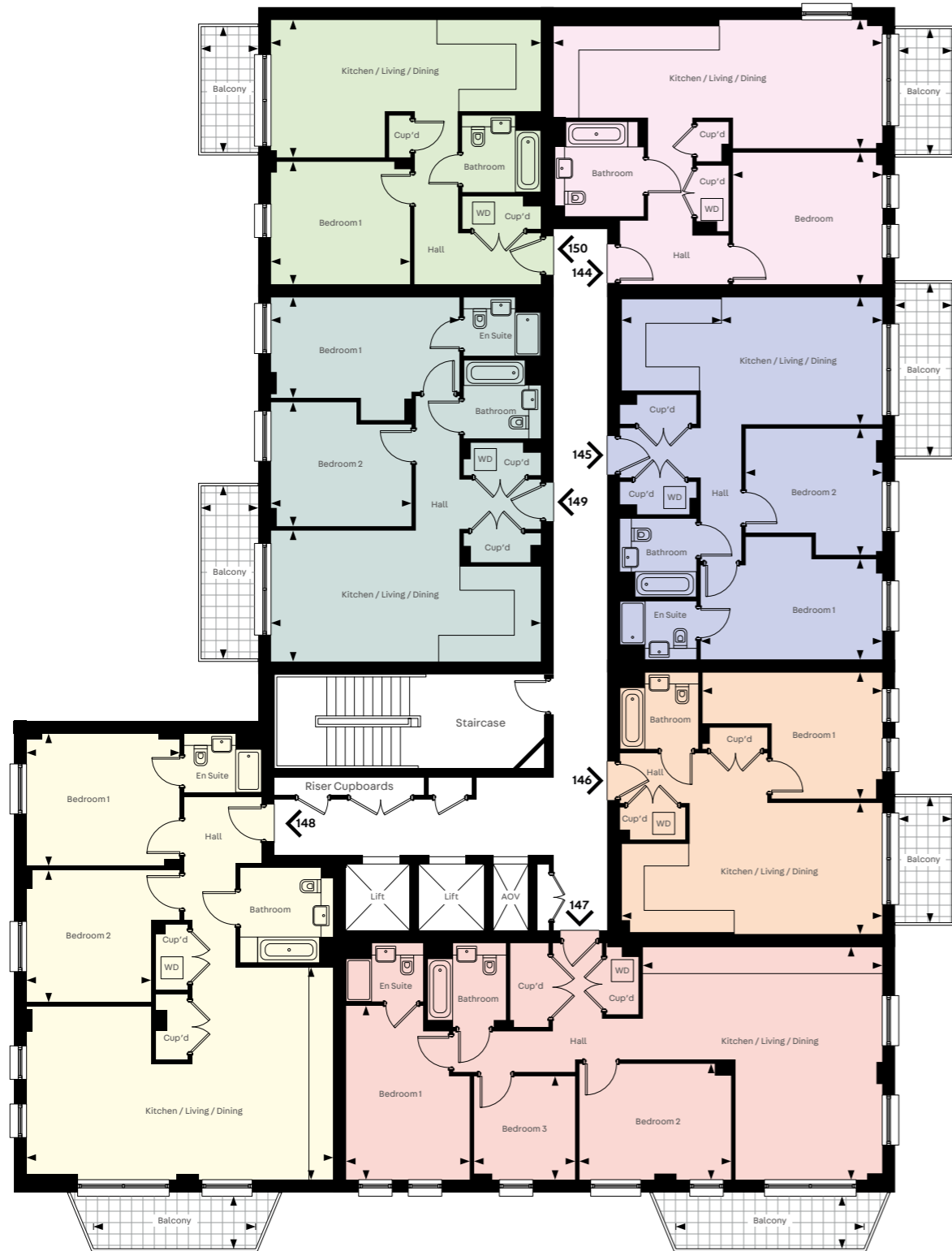
## Plot 143 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 52.6 m<sup>2</sup> 566 ft<sup>2</sup>**

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vents. Please ask your Sales Consultant for detailed information regarding specific properties.

# Second floor



The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vents. Please ask your Sales Consultant for detailed information regarding specific properties.

## Plot 144 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 60.8 m<sup>2</sup> 654 ft<sup>2</sup>**

## Plot 145 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 70.1 m<sup>2</sup> 755 ft<sup>2</sup>**

## Plot 146 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 50.7 m<sup>2</sup> 546 ft<sup>2</sup>**

## Plot 147 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"

**Total Internal Area 92 m<sup>2</sup> 990 ft<sup>2</sup>**

## Plot 148 Type 2-13: 2 Bedroom Apartment

Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"

**Total Internal Area 93.3 m<sup>2</sup> 1004 ft<sup>2</sup>**

## Plot 149 Type 2-10: 2 Bedroom Apartment

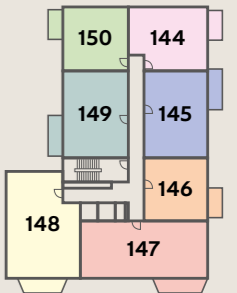
Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 72.3 m<sup>2</sup> 778 ft<sup>2</sup>**

## Plot 150 Type 1-06: 1 Bedroom Apartment

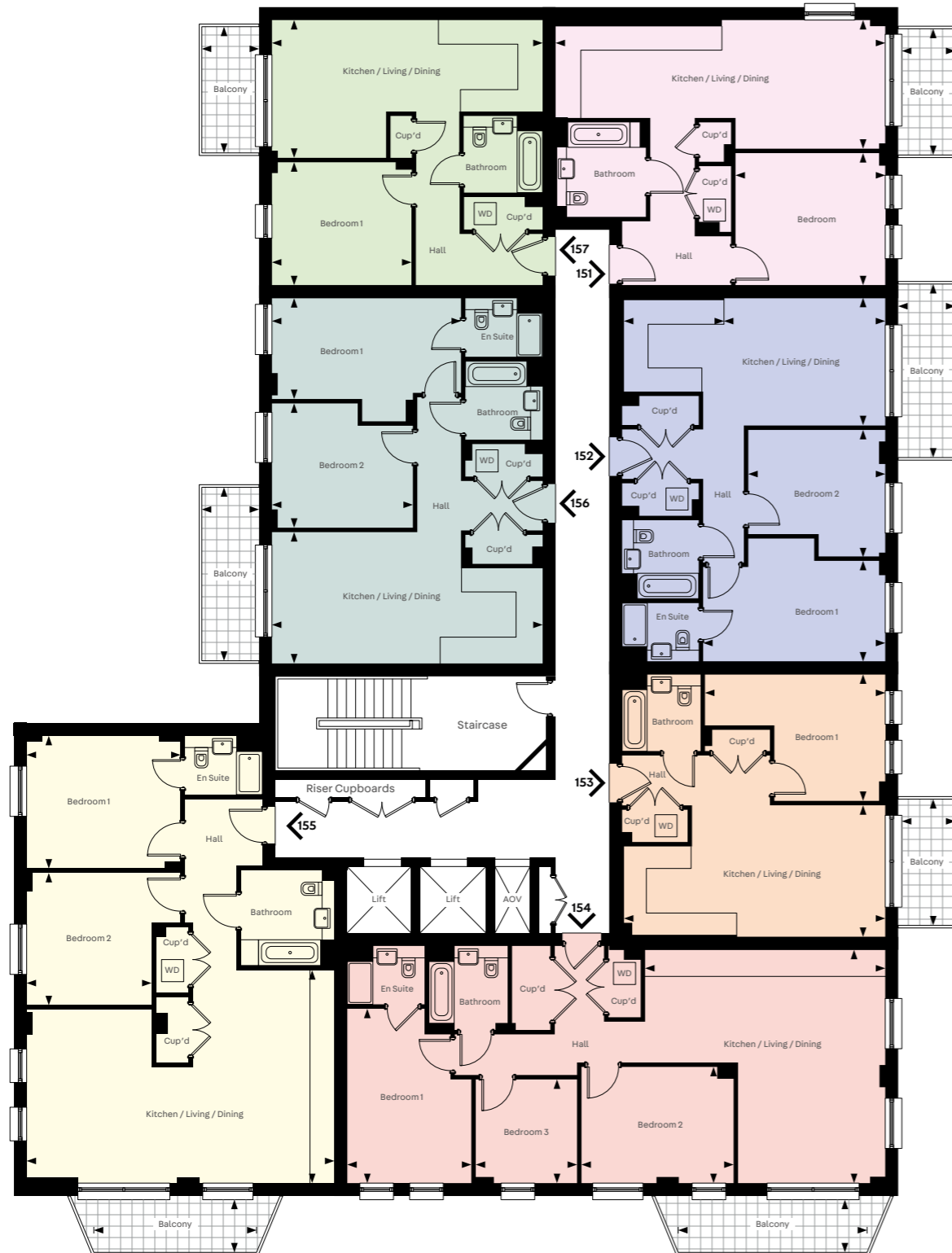
Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 52.6 m<sup>2</sup> 566 ft<sup>2</sup>**



Second floor

# Third floor



## Plot 151 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 60.8 m<sup>2</sup> 654 ft<sup>2</sup>**

## Plot 152 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 70.1 m<sup>2</sup> 755 ft<sup>2</sup>**

## Plot 153 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 50.7 m<sup>2</sup> 546 ft<sup>2</sup>**

## Plot 154 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"

**Total Internal Area 92 m<sup>2</sup> 990 ft<sup>2</sup>**

## Plot 155 Type 2-13: 2 Bedroom Apartment

Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"

**Total Internal Area 93.3 m<sup>2</sup> 1004 ft<sup>2</sup>**

## Plot 156 Type 2-10: 2 Bedroom Apartment

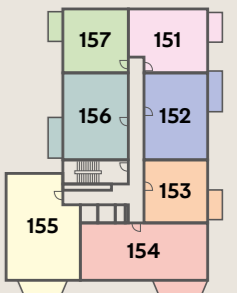
Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 72.3 m<sup>2</sup> 778 ft<sup>2</sup>**

## Plot 157 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"

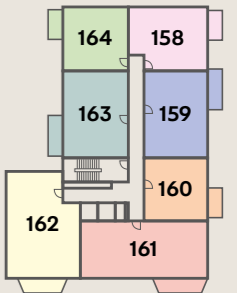
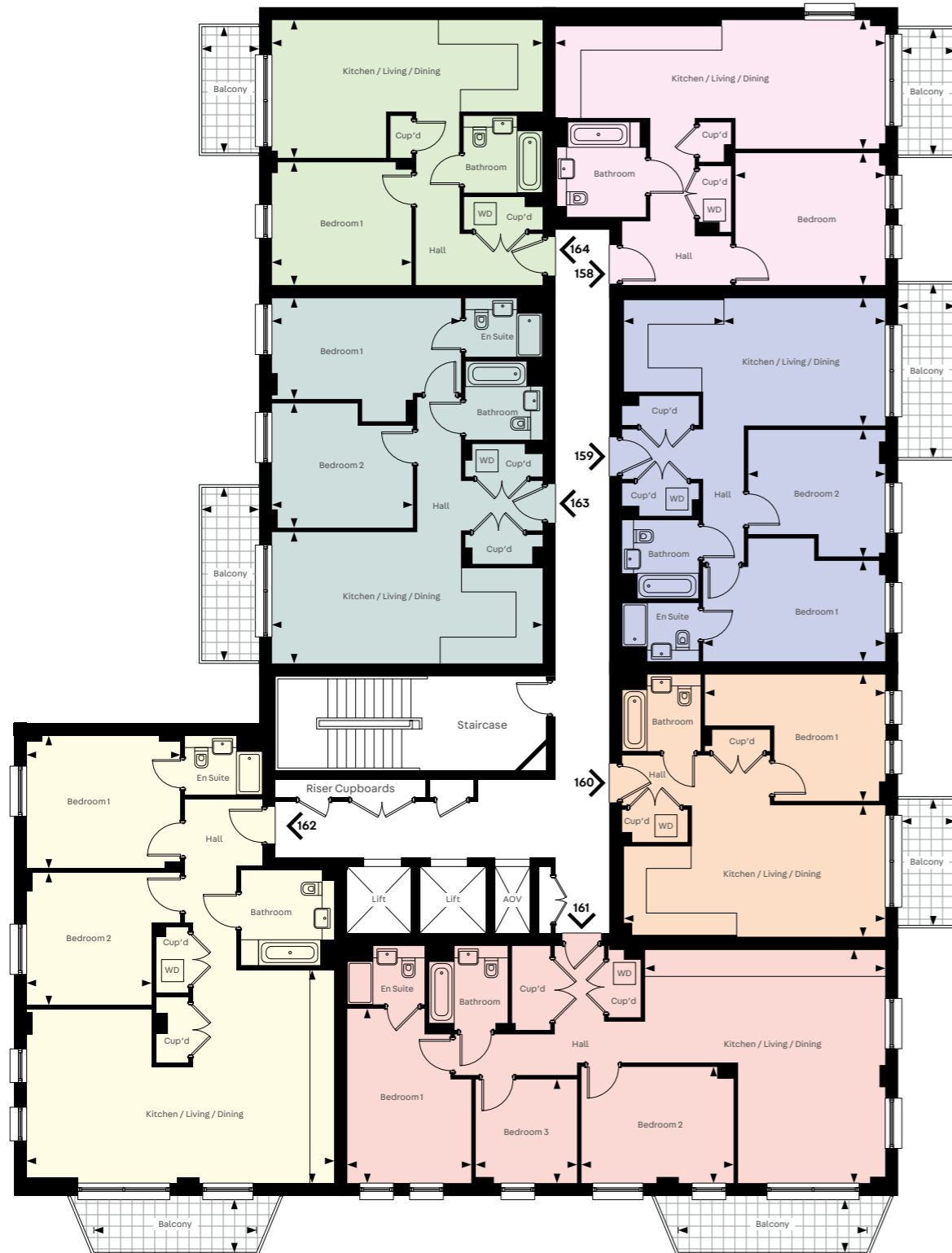
**Total Internal Area 52.6 m<sup>2</sup> 566 ft<sup>2</sup>**



Third floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vents. Please ask your Sales Consultant for detailed information regarding specific properties.

# Fourth floor



Fourth floor

## Plot 158 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>60.8 m<sup>2</sup></b>	<b>654 ft<sup>2</sup></b>

## Plot 159 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>70.1 m<sup>2</sup></b>	<b>755 ft<sup>2</sup></b>

## Plot 160 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>50.7 m<sup>2</sup></b>	<b>546 ft<sup>2</sup></b>

## Plot 161 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
<b>Total Internal Area</b>	<b>92 m<sup>2</sup></b>	<b>990 ft<sup>2</sup></b>

## Plot 162 Type 2-13: 2 Bedroom Apartment

Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"
<b>Total Internal Area</b>	<b>93.3 m<sup>2</sup></b>	<b>1004 ft<sup>2</sup></b>

## Plot 163 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>72.3 m<sup>2</sup></b>	<b>778 ft<sup>2</sup></b>

## Plot 164 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>52.6 m<sup>2</sup></b>	<b>566 ft<sup>2</sup></b>

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vents. Please ask your Sales Consultant for detailed information regarding specific properties.



# Fifth floor



## Plot 165 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 60.8 m<sup>2</sup> 654 ft<sup>2</sup>**

## Plot 166 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 70.1 m<sup>2</sup> 755 ft<sup>2</sup>**

## Plot 167 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 50.7 m<sup>2</sup> 546 ft<sup>2</sup>**

## Plot 168 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"

**Total Internal Area 92 m<sup>2</sup> 990 ft<sup>2</sup>**

## Plot 169 Type 2-10: 2 Bedroom Apartment

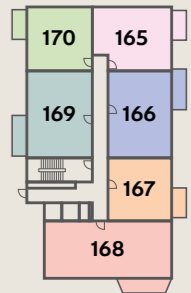
Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 72.3 m<sup>2</sup> 778 ft<sup>2</sup>**

## Plot 170 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 52.6 m<sup>2</sup> 566 ft<sup>2</sup>**



Fifth floor

# Sixth floor



## Plot 171 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 60.8 m<sup>2</sup> 654 ft<sup>2</sup>**

## Plot 172 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 70.1 m<sup>2</sup> 755 ft<sup>2</sup>**

## Plot 173 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 50.7 m<sup>2</sup> 546 ft<sup>2</sup>**

## Plot 174 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"

**Total Internal Area 92 m<sup>2</sup> 990 ft<sup>2</sup>**

## Plot 175 Type 2-10: 2 Bedroom Apartment

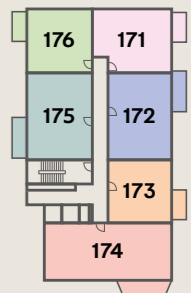
Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"

**Total Internal Area 72.3 m<sup>2</sup> 778 ft<sup>2</sup>**

## Plot 176 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"

**Total Internal Area 52.6 m<sup>2</sup> 566 ft<sup>2</sup>**



Sixth floor



# Detail & design



## Kitchen

- Contemporary base units with gold square handles\* and tall units with matching worktop and upstand
- Laminated worktops
- A stainless steel one and a half bowl sink and drainer with brushed steel mixer tap
- Integrated single electric oven
- Integrated microwave
- Ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Energy efficient, white recessed downlighters to ceilings and strip lights under cupboards

\*Base Units (1 bed apartments): Hacienda Nordic Blue  
Base Units (2 & 3 bed apartments): Turin - Hunter Green



## Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living room, dining room, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with polished chrome ironmongery
- Internal doors painted satin white with polished chrome ironmongery

## Heating, Lighting & Electrical

- Freestanding washer/dryer in hall cupboard
- USB-C and double sockets conveniently positioned throughout
- Media plate and provision for Sky Q to living room
- TV points to all bedrooms
- Superfast Hyperoptic Broadband or option for Sky Broadband and BT Fibre
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces

## Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Single ended bath with bath panel
- Shower over bath with chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern and soft close seat
- Thermostatic shower mixer with slider rail
- Shower tray and shower enclosure (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Heated chrome towel rail
- Shaver socket provided
- Energy efficient, white recessed downlighters

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Photography used is of a typical apartment and is indicative only. Specification may differ, please ask a Sales Consultant for more details.



# Why buy new?

Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home from Countryside.

## Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

## Energy efficient homes

According to the Home Builders Federation, on average, our homes are on average 64% cheaper to heat than an equivalent Victorian property, saving you up to £907\* a year on your heating bills. With energy prices high, there has never been a better time to buy new. As well as saving on your heating bills our homes are also cheaper to run when it comes to lighting and water with a combined saving of 50% across your energy bills annually.

## 10-year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a NHBC 10-year warranty and insurance (or equivalent).

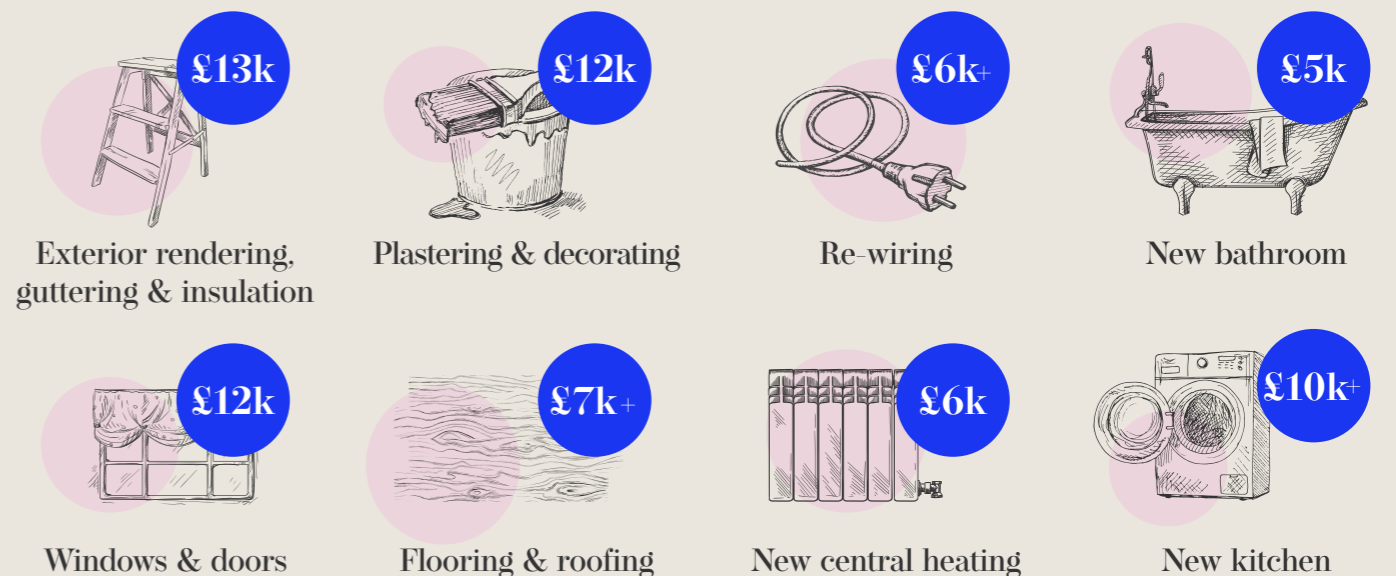
\*Prices are based on Ofgem's price cap for October 2024, using Government's EPC registrations data of new and existing properties in the year to 30 June 2024.

## The cost of upgrading an old home...

One of the biggest problems with buying an old home is that it's, well... old. Moving into a house that requires work may seem simple at first, but a quick lick of paint can soon grow into a time-consuming and expensive process - and that's just the work that needs doing immediately. The chances are that lots more will need upgrading relatively soon afterwards. In fact, we estimate an older home could cost you up to £70k+ extra\*.

\*Source: Get on with living report - HBF 2023

## Where the extra £70k+ is spent on an old house?

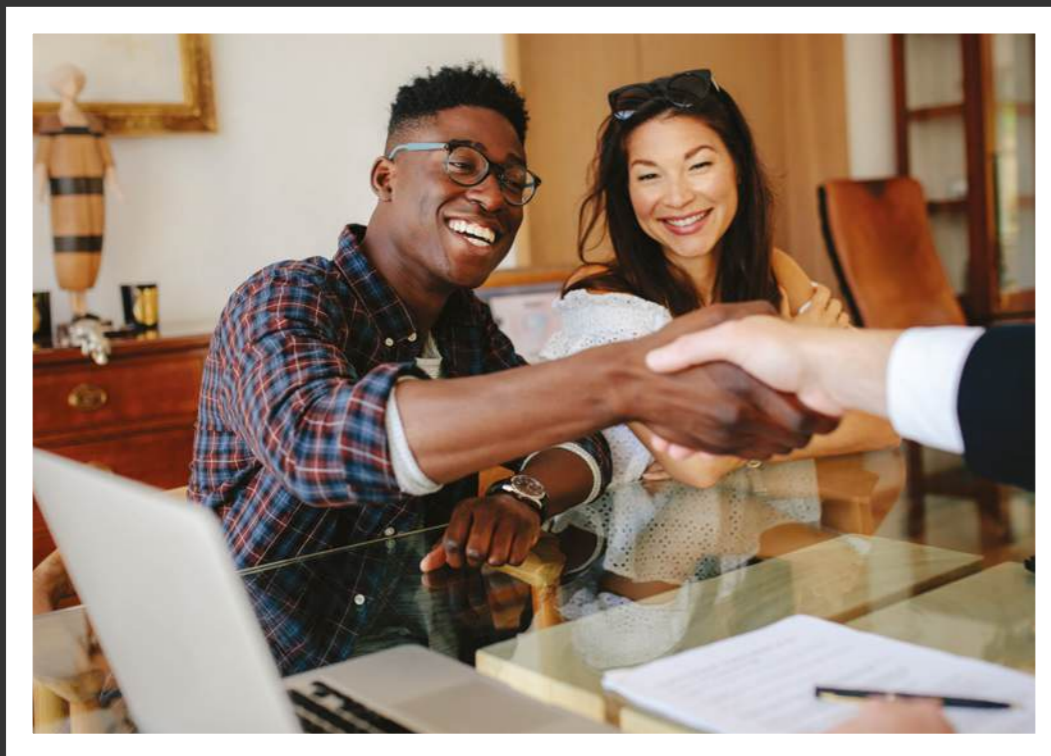


# Customer Service

When you buy a Countryside Homes property we want you to be confident you've made the right choice.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



# How to Find us



Feature17 Sales & Marketing Suite  
Wood St, London E17 3HX  
020 3936 4732

Map not drawn to scale and indicative only. Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our Sales Consultant for details of individual apartments.

# The Masey

1 & 2 bedroom apartments



COUNTRYSIDE  
Homes

ELBATHURGE 17

# Welcome to *The Masey*

A contemporary collection of meticulously crafted  
1 & 2 bedroom homes.

Experience unparalleled comfort and style with integrated appliances, private outdoor space, ample storage, and open-plan living designed to enhance modern lifestyles.

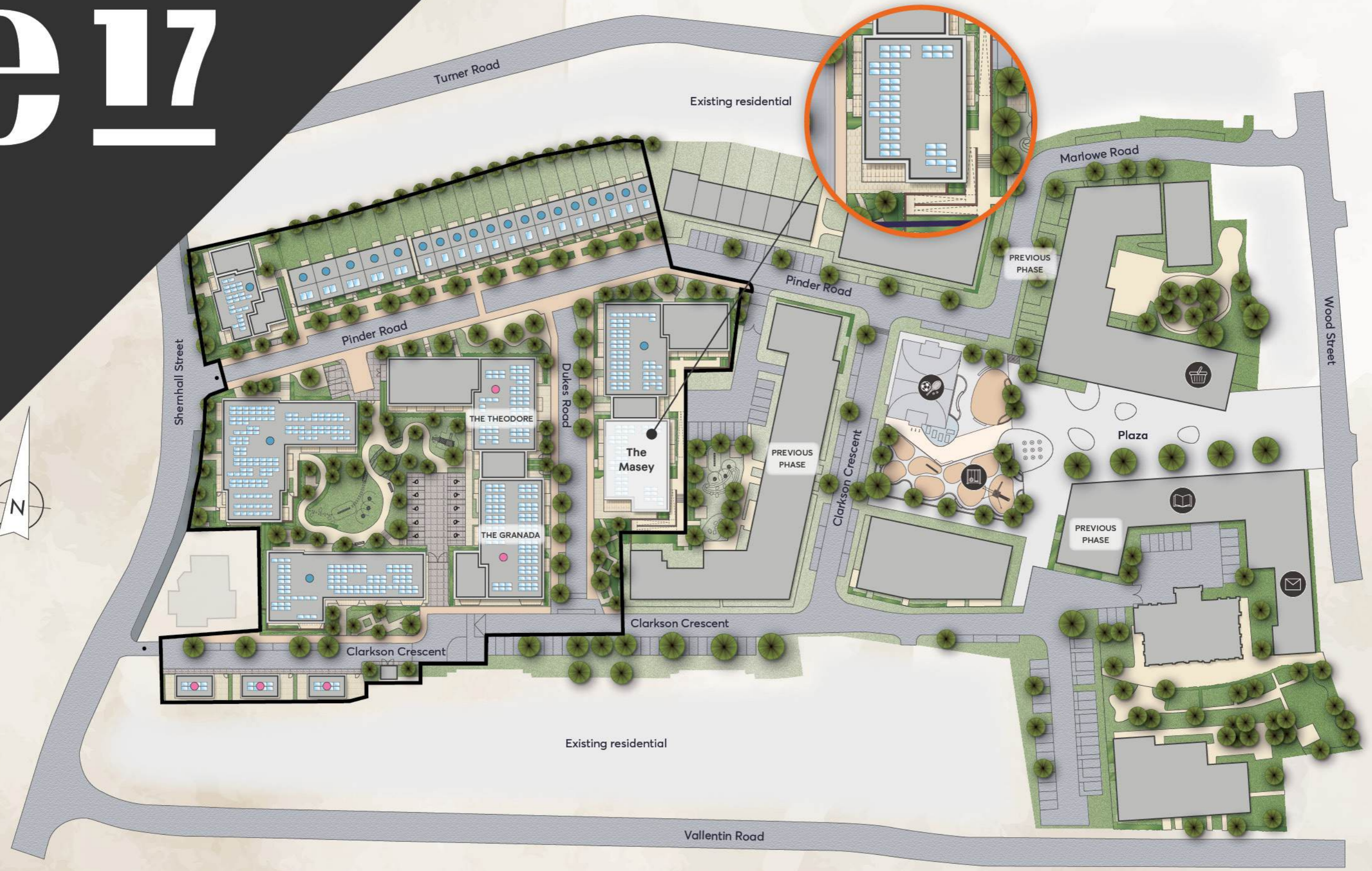
Luxury amenities include sheltered seating areas with pergolas, dedicated cycle storage, and beautifully landscaped communal gardens, providing leisure space for all residents.

# “Great neighbourhoods are sewn together”

The scheme looks beyond the site boundary and seamlessly integrates with the surrounding neighbourhood. ”







**KEY**

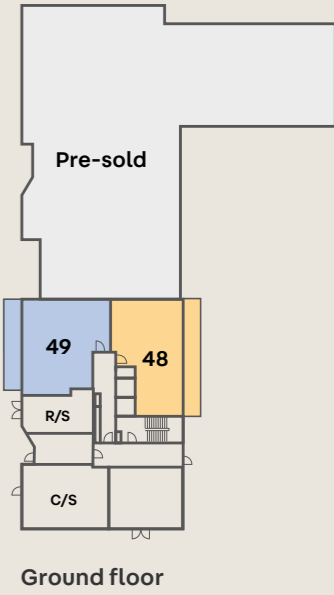
- The Masey** 7 storey apartment building - 1 & 2 bedroom apartments
- The Theodore** 8 storey apartment building - 1, 2 & 3 bedroom apartments
- The Granada** 7 storey apartment building - 1, 2 & 3 bedroom apartments

- Private Sale
- Pre-sold

- Multi Use Games Area
- Playground
- Library
- Post Office
- Co-op

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.

# Ground floor



## Plot 48 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5010mm x 2750mm	16'4" x 9'0"
Bedroom 2	3590mm x 3450mm	11'7" x 11'3"
Terrace	12135mm x 1500mm	39'8" x 4'9"
<b>Total Internal Area</b>	<b>71.7 m<sup>2</sup></b>	<b>772.2 ft<sup>2</sup></b>

## Plot 49 2 Bedroom Apartment

Kitchen / Living / Dining	9003mm x 3250mm	29'5" x 10'6"
Master Bedroom	4960mm x 3144mm	16'2" x 10'3"
Bedroom 2	3150mm x 3815mm	10'3" x 12'5"
Terrace	9403mm x 1500mm	30'8" x 4'9"
<b>Total Internal Area</b>	<b>78.1 m<sup>2</sup></b>	<b>840.6 ft<sup>2</sup></b>

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store. Please ask your Sales Consultant for detailed information regarding specific properties.

# First floor



## Plot 50 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 51 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 52 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 53 1 Bedroom Apartment

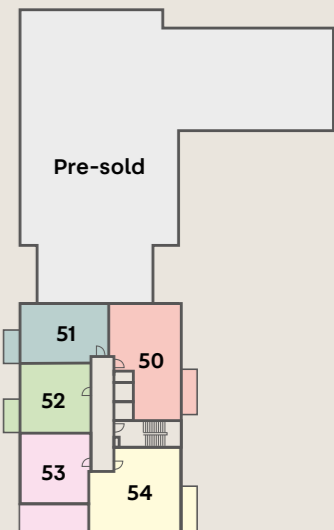
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Terrace	6734mm x 2571mm	22'0" x 8'4"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

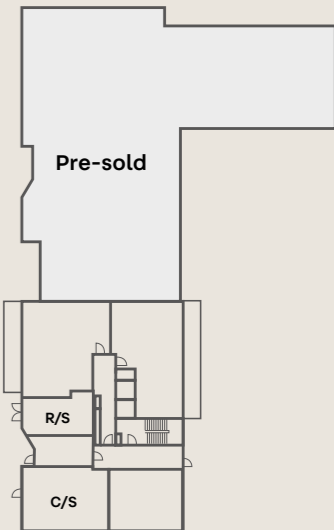
## Plot 54 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



First floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store.

Please ask your Sales Consultant for detailed information regarding specific properties.

# Second floor



## Plot 55 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 56 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 57 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 58 1 Bedroom Apartment

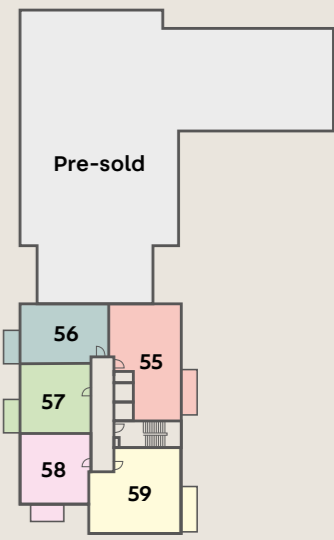
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

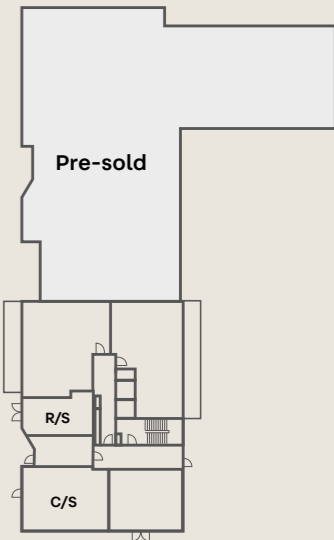
## Plot 59 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



Second floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store. Please ask your Sales Consultant for detailed information regarding specific properties.

# Third floor



## Plot 60 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 61 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 62 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 63 1 Bedroom Apartment

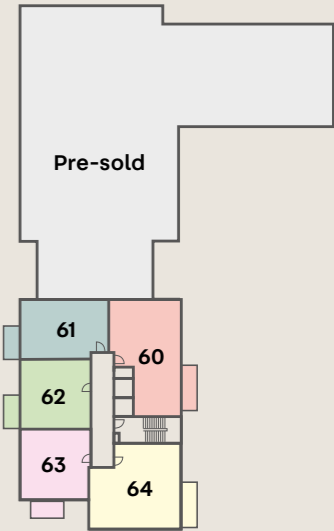
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

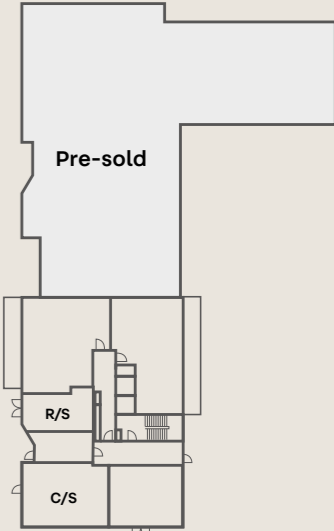
## Plot 64 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



Third floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store. Please ask your Sales Consultant for detailed information regarding specific properties.

# Fourth floor



## Plot 65 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 66 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 67 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 68 1 Bedroom Apartment

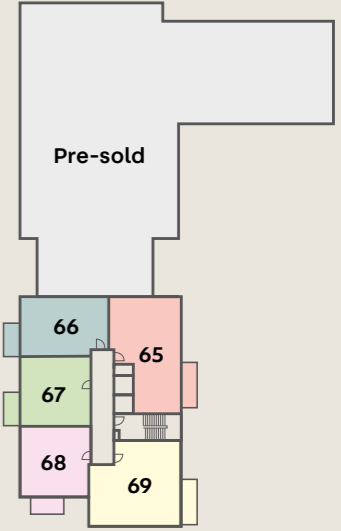
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

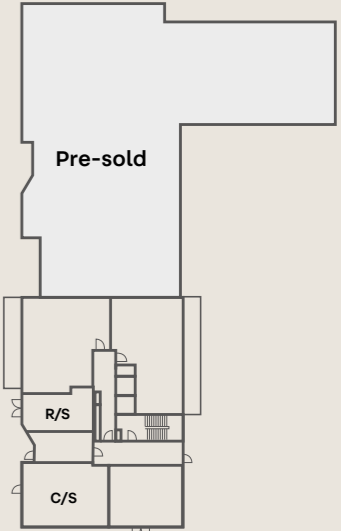
## Plot 69 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



Fourth floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store. Please ask your Sales Consultant for detailed information regarding specific properties.

# Fifth floor



## Plot 70 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 71 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 72 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 73 1 Bedroom Apartment

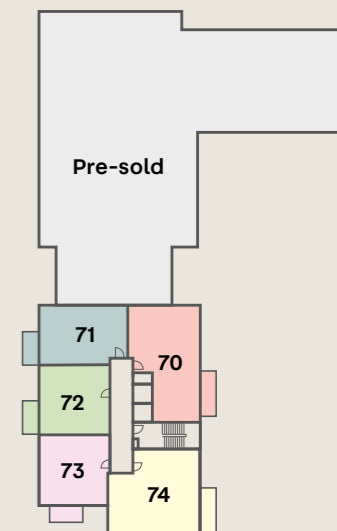
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

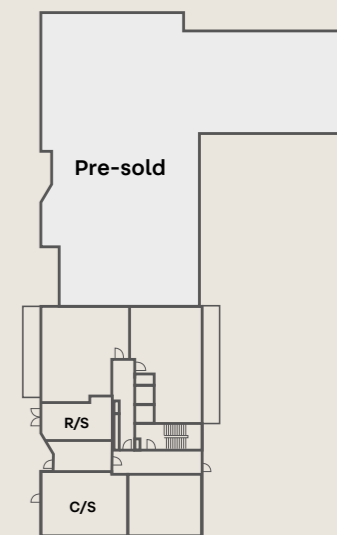
## Plot 74 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



Fifth floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store.

Please ask your Sales Consultant for detailed information regarding specific properties.

# Sixth floor



## Plot 75 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 71.6 m<sup>2</sup> 770.7 ft<sup>2</sup>**

## Plot 76 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 51.9 m<sup>2</sup> 558.2 ft<sup>2</sup>**

## Plot 77 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50.8 m<sup>2</sup> 546.8 ft<sup>2</sup>**

## Plot 78 1 Bedroom Apartment

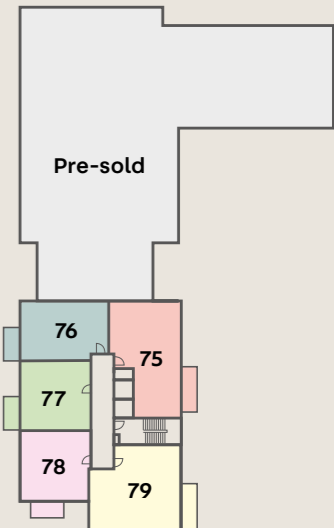
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

**Total Internal Area 50 m<sup>2</sup> 537.8 ft<sup>2</sup>**

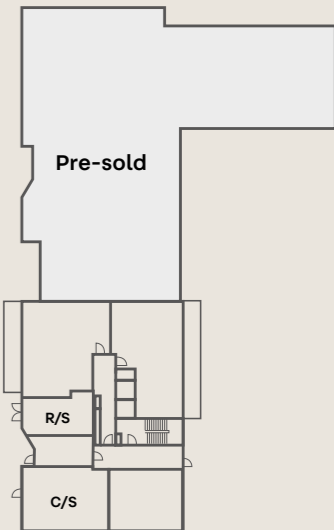
## Plot 79 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

**Total Internal Area 74.2 m<sup>2</sup> 798.5 ft<sup>2</sup>**



Sixth floor



Ground floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. C/S denotes cycle store. R/S denotes refuse store.

Please ask your Sales Consultant for detailed information regarding specific properties.





# Detail & design



## Kitchen

- Contemporary base units with gold square handles and tall units with matching worktop and upstand
- A stainless steel one and a half bowl sink and drainer with brushed steel mixer tap
- Integrated single electric oven
- Integrated microwave
- Ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Energy efficient, white recessed downlighters to ceilings and strip lights under cupboards



## Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Single ended bath with bath panel
- Shower over bath with chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern and soft close seat
- Thermostatic shower mixer with slider rail
- Shower tray and shower enclosure (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Heated chrome towel rail
- Shaver socket provided
- Energy efficient, white recessed downlighters

## Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living room, dining room, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with polished chrome ironmongery
- Internal doors painted satin white with polished chrome ironmongery

## Heating, Lighting & Electrical

- Freestanding washer/dryer in hall cupboard
- USB-C and double sockets conveniently positioned throughout
- Media plate and provision for Sky Q to living room
- TV points to all bedrooms
- Superfast Hyperoptic Broadband or option for Sky Broadband and BT Fibre
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



# Why buy new?

Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home from Countryside.

### Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

### Energy efficient homes

According to the Home Builders Federation, on average, our homes are on average 64% cheaper to heat than an equivalent Victorian property, saving you up to £907\* a year on your heating bills. With energy prices high, there has never been a better time to buy new. As well as saving on your heating bills our homes are also cheaper to run when it comes to lighting and water with a combined saving of 50% across your energy bills annually.

### 10-year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a NHBC 10-year warranty and insurance (or equivalent).

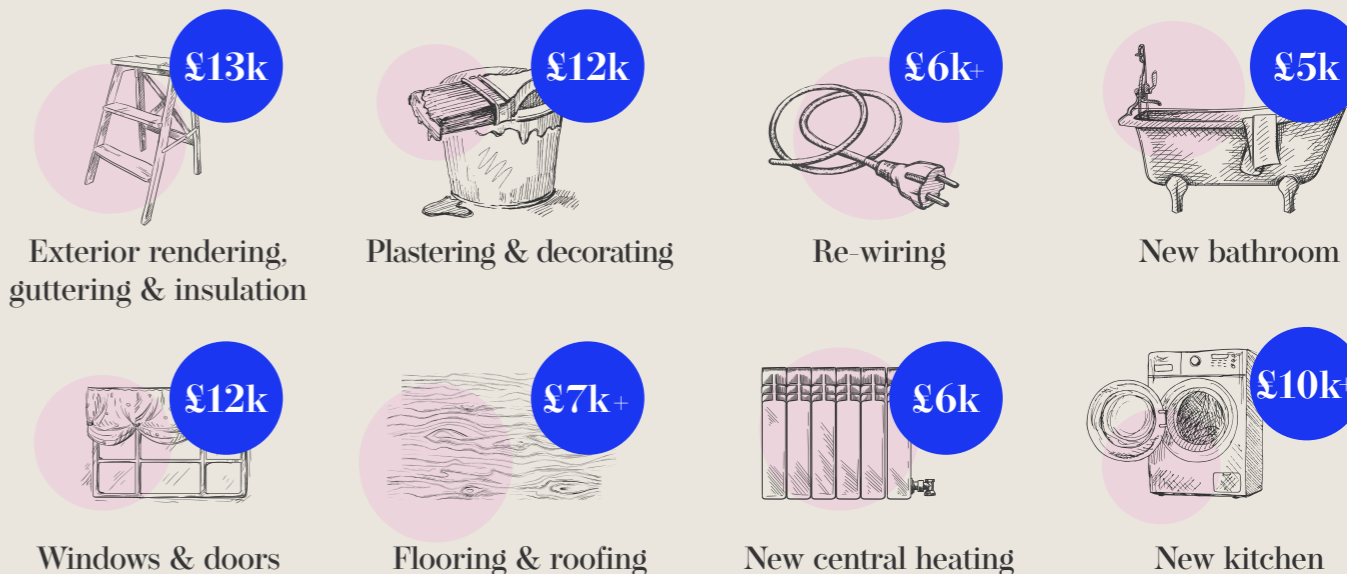
\*Prices are based on Ofgem's price cap for October 2024, using Government's EPC registrations data of new and existing properties in the year to 30 June 2024.

## The cost of upgrading an old home...

One of the biggest problems with buying an old home is that it's, well... old. Moving into a house that requires work may seem simple at first, but a quick lick of paint can soon grow into a time-consuming and expensive process - and that's just the work that needs doing immediately. The chances are that lots more will need upgrading relatively soon afterwards. In fact, we estimate an older home could cost you up to £70k+ extra\*.

\*Source: Get on with living report - HBF 2023

### Where the extra £70k+ is spent on an old house?



# Customer Service

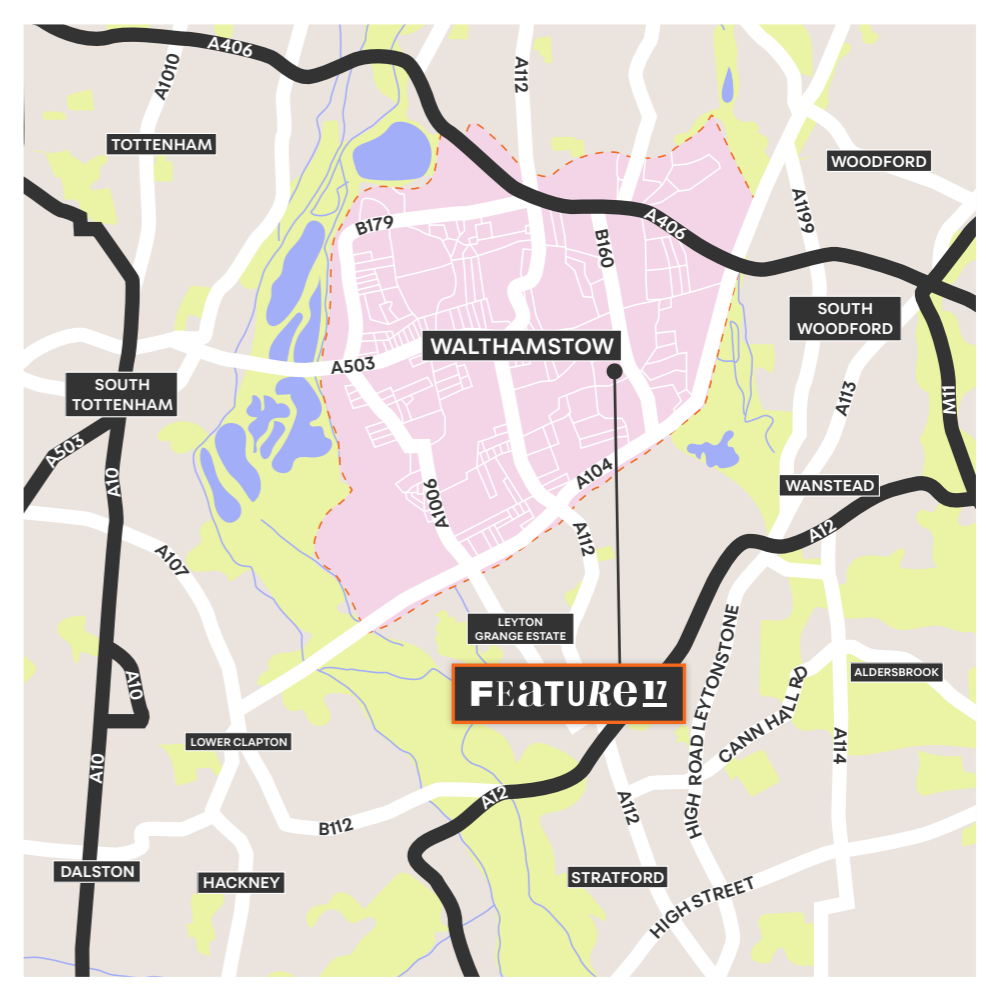
When you buy a Countryside Homes property we want you to be confident you've made the right choice.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



# How to Find us



Feature17 Sales & Marketing Suite  
Wood St, London E17 3HX  
020 3936 4732

Map not drawn to scale and indicative only. Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our Sales Consultant for details of individual apartments.



**COUNTRYSIDE**  
Homes