



The Elm

Homes 16, 17, 18 & 19

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TOTAL INTERNAL AREA: 1275ft²

Ground Floor

Kitchen / Dining Room	4508mm x 3301mm	14'8" x 10'9"
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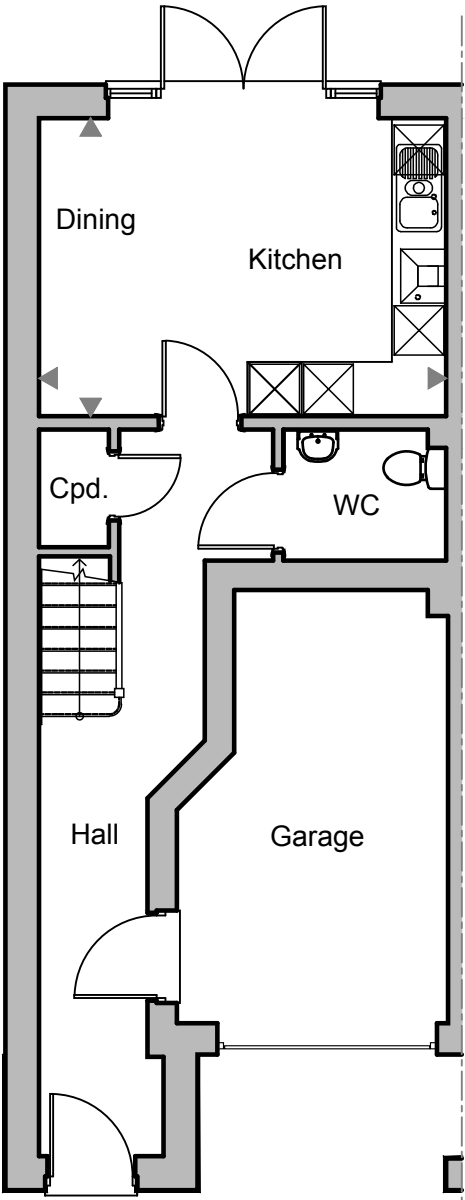
First Floor

Living Room	4508mm x 4000mm	14'8" x 13'
Bedroom 3	2243mm x 3624mm	7'3" x 11'9"
Bedroom 4	2150mm x 3551mm	7' x 11'6"

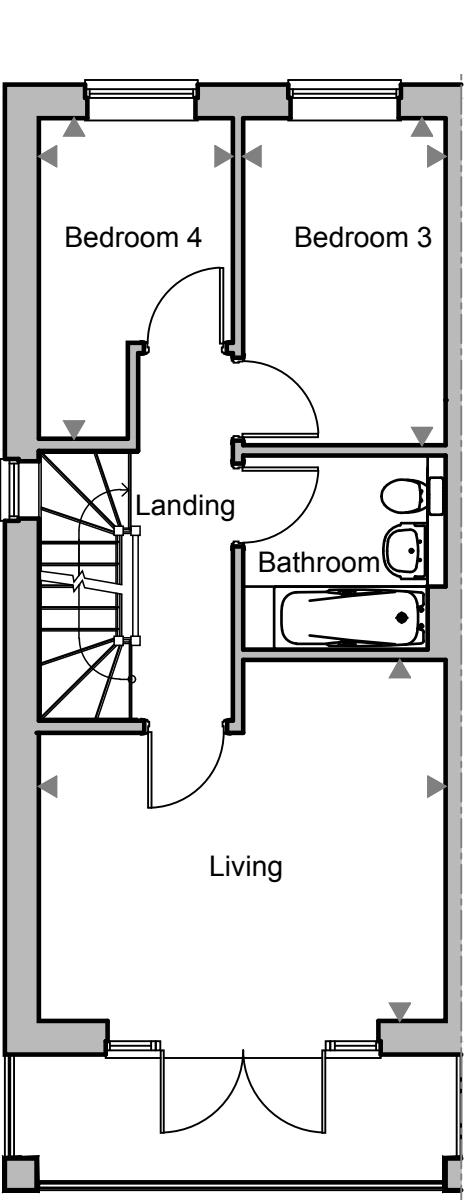
Second Floor

Bedroom 1	4508mm x 3000mm	14'8" x 9'9"
Bedroom 2	4508mm x 3197mm	14'8" x 10'5"

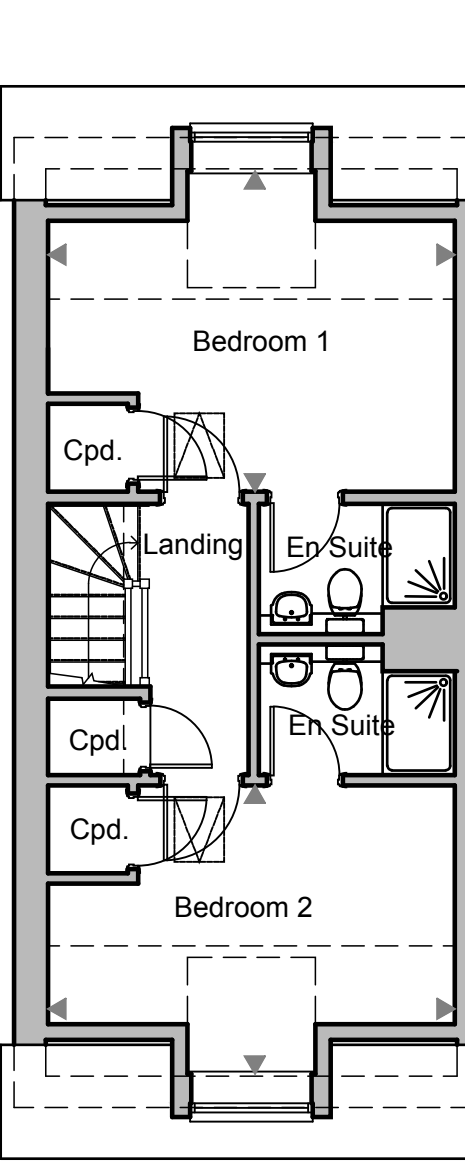
The Elm is an exciting townhouse property, with a host of architectural details that add immense exterior character. The ground floor is where you'll find an open-plan kitchen/dining room, a cloakroom, a storage cupboard and access to the integral garage. A bright living room with double doors opening on to a balcony, two bedrooms and a family bathroom are on the first floor. The second floor is home to two further bedrooms, both with dormer windows, en-suite shower rooms and cupboards.



Ground Floor



First Floor



Second Floor

Homes 17 & 19 are handed

Any areas or measurements are approximate. All measurements are taken at longest and widest points. The text and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise. Please consult with the sales advisors at the point of reservation.

Kitchen & Utility

- Laminate worktops
- Single oven
- Induction hob
- Integrated 70/30 split fridge freezer
- Integrated dishwasher
- Integrated washing machine to be provided in kitchen

Bathroom, WC & En-suites

- Shaver points
- Half height tiling to all walls that contain sanitaryware
- Full height tiling on walls around bath where no shower is provided
- Half height tiling around bath where separate shower is provided, and full height tiling to shower enclosure
- Vanity under basin with soft close drawer
- Chrome fixings

Electrical Fittings

- TV points to living room, kitchen and bedrooms
- Telephone points to the living room and bedrooms 1 & 2

Heating/Water/Insulation

- Energy efficient boiler with radiators throughout
- Mains pressure sealed water system
- White radiators throughout

- Chrome heated towel rail to the WC, bathroom and en-suites

Interior Finishes

- Crown cover matt emulsion paint in white with smooth finish
- Polyfloor in kitchens and bathroom, WC and en-suites
- Downlighters to the kitchen, bathroom and en-suites
- Pendants to the living room, dining room, hallway and all bedrooms
- Doors are oak veneer
- Wardrobes in master bedroom with sliding graphite mirrored doors with grey/ silver frame

Gardens

- Turfed front and rear garden
- Indian sandstone patio
- External tap to the rear garden

Peace of mind

- 10-year NHBC build warranty

External & Communal Areas

- The communal areas of the development will be maintained via a management company. Please speak to our sales advisor who will be able to provide full details and annual service charge fees.



Typical Fernham interiors

Fernham
—HOMES—

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