



BALMORAL HOMES

Delivering Vision & Value



THE PARKS

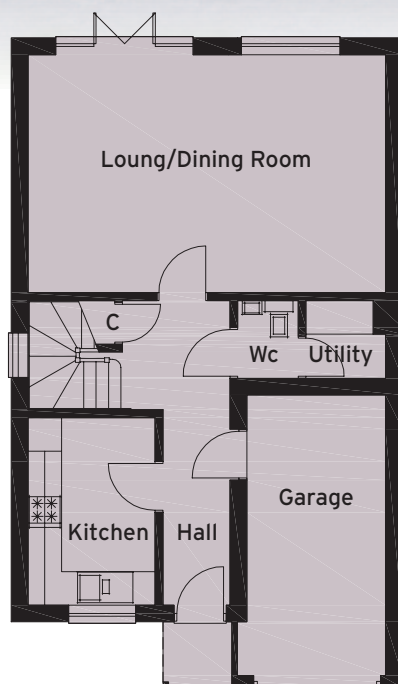
2 exceptional modern four or five bedroom family town houses

*Woking's
Finest*



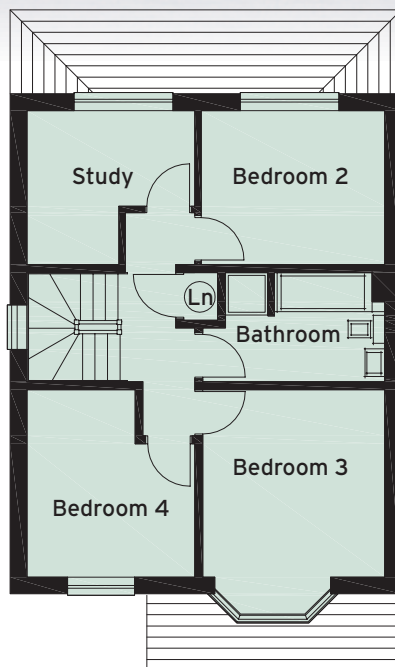
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THE PARKS



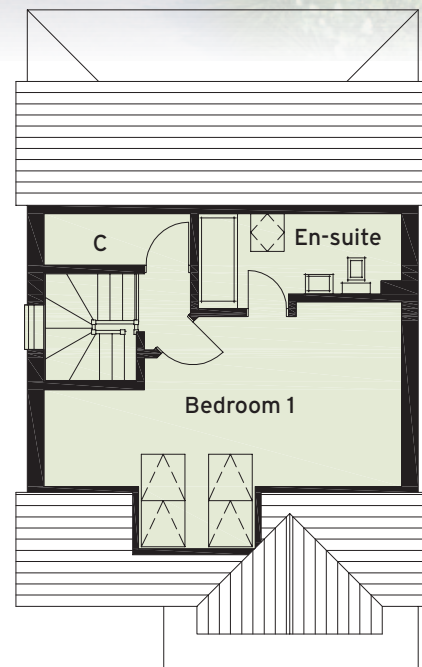
GROUND FLOOR PLAN

Lounge/Dining	6.40m x 4.26m (21'-0" x 14'-0")
Kitchen	3.36m x 2.27m (11'-0" x 7'-6")
Utility	1.42m x 1.39m (4'-8" x 4'-7")
Cloakroom	1.39m x 1.08m (4'-7" x 3'-7")
Garage	5.02m x 2.48m (16'-6" x 8'-2")



FIRST FLOOR PLAN

Bedroom 2	3.28m x 2.76m (10'-9" x 9'-1")
Bedroom 3	4.04m x 3.25m (13'-3" x 10'-8")
Bedroom 4	3.35m x 3.00m (11'-0" x 9'-10")
Study	3.00m x 2.76m (9'-10" x 9'-1")
Family	3.25m x 1.95m (10'-8" x 6'-5")
Bathroom	



SECOND FLOOR PLAN

Bedroom 1 (max)	6.40m x 4.42m (21'-0" x 14'-6")
En-Suite	3.63m x 1.72m (11'-11" x 5'-8")
Bathroom	

Plot 1 shown - Plot 2 handed

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SPECIFICATIONS & FEATURES

These spacious new dwellings are being developed by Balmoral Homes who have given considerable thought to the house designs and specification so that the wishes and demands of today's discerning house purchasers are satisfied.

These new executive-style properties will be constructed to an extremely high standard and will be built using a stock brick under a tiled roof with clay tile hanging where shown. The latest energy efficient and thermal regulations will apply incorporating cavity wall and roof insulation with the added advantage of stained and/or uPVC low maintenance double glazed windows.



Central Heating

A comprehensive gas-fired central heating system with individually controlled thermostats on all radiators to the first floor and underfloor heating to the ground floor will be provided utilising a wall-mounted boiler.

Spacious Fully Fitted Kitchen

A professionally-designed working kitchen incorporating a select range of floor and wall mounted kitchen units with granite work surfaces, complemented by fitted appliances including a range cooker with gas hob and extractor hood, integrated fridge-freezer and dishwasher from the Bosch or Neff range. Utility room with space for washing machine and tumble dryer.

Bathrooms

Sanitary ware by Roca or similar with co-ordinated wall tiles. Clear glass and chrome shower screens. Practical chrome ladder towel rails.

Fireplace

A provisional cost sum of £1,000 will be offered for the purchase and installation of a fireplace surround.

Doors

The front doors to be half glazed and stained with fitted chrome effect ironmongery. Internally and generally, the doors will be panelled regency grained doors painted white and fitted with brushed chrome effect door

furniture. Where appropriate on the ground floor the doors will be fitted with safety glass and prefinished in light oak.

Windows

Low maintenance stained or uPVC windows with a 5 year warranty from our chosen supplier, fitted with chrome effect ironmongery. Security locking facility, with sealed double glazed units.

Garages

Will have electronically operated up and over doors, internal power and lights are provided.

Decorative Finishes

A plaster finish to walls and plaster cornice to all rooms incorporating smooth plastered ceilings and emulsion paintwork and eggshell woodwork throughout.

Flooring

Ceramic tiles to hall, kitchen, utility room and cloakroom.

External Features

Landscaped front gardens and rear gardens laid to lawn with occasional flower borders. The driveways will be finished in tarmac and a patio area will be provided to the rear with suitable pathways. All side boundaries will be finished using close boarded fencing, retaining wherever possible the existing mature hedges and shrubbery.

NHBC

A 10 year NHBC Warranty Certificate will be provided by Balmoral Homes Ltd at completion of the property following independent inspections during the course of building.

Electrics

Ample power points, telephone and TV points will be provided throughout each dwelling. Low voltage downlights will be incorporated in both bathrooms and the kitchen. Each house will be pre-wired for the purchasers' security system if desired and smoke detectors will be fitted as standard to hall and landing. External lighting points will be supplied.

Purchasers' Extras

Subject to the stage of construction, it is the company's policy to encourage purchasers, where possible, to incorporate their choice of finishes including floor and wall tiles and decorations, thus ensuring your home will reflect your personality and taste from the day you move in. We stress however, that the ability to offer such 'choice' depends very much on the stage of construction at the time contracts are exchanged and therefore, an early reservation and exchange of contracts is advised.



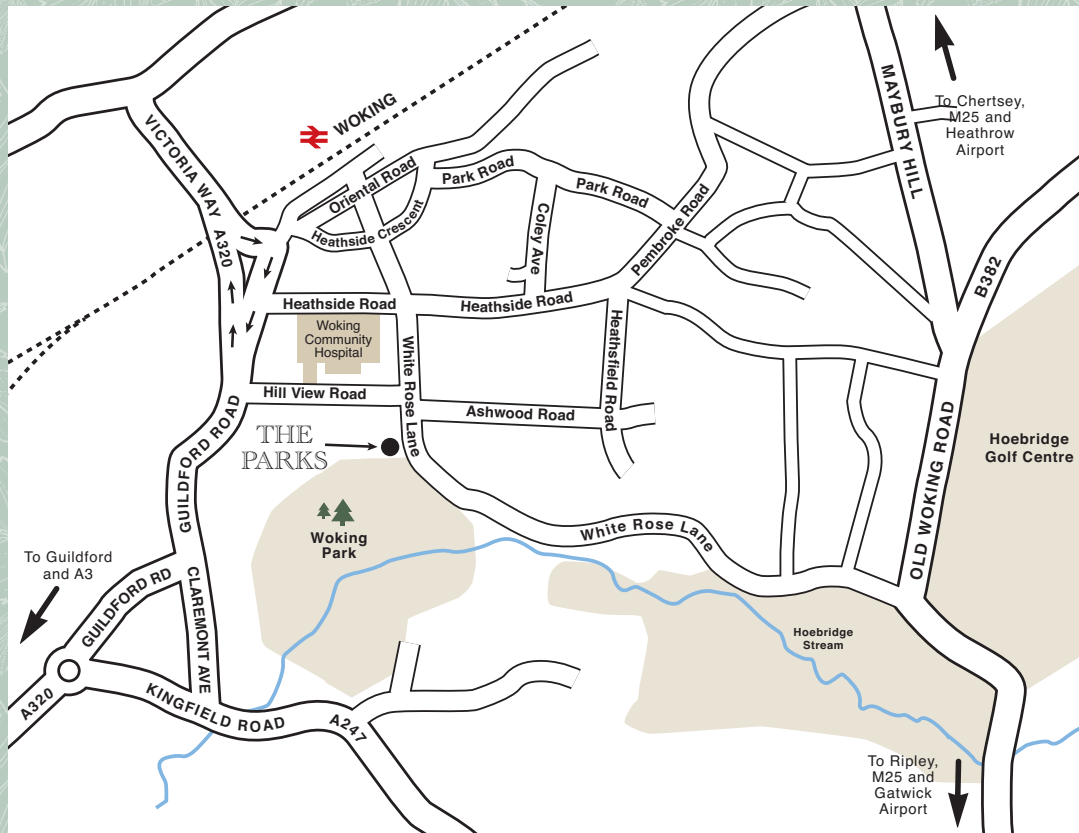
BUILDMARK
The new homes warranty
Only from NHBC



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LOCATION MAP



THE PARKS · GU22 7JX

Reservation Procedure

Prospective purchasers should first contact the appointed selling agent to check availability and prices.

Assuming the property is available, the selling agent will then require the name and address of your solicitors and a non-returnable deposit of £2,000 made payable to Balmoral Homes Ltd.

Once the reservation has been accepted, a period of four weeks is allowed in which the purchasers are expected to exchange contracts.

Appointed Selling Agents:

CURCHODS

01483 776644
balmoral@curchods.com

Please note this brochure was produced in June 2013. Whilst every care has been taken in the preparation of this brochure, it may be necessary during the course of construction to alter the specification or design. Please refer to the price and current availability list prior to visiting the site to check any amendment that may have taken place. All measurements quoted are approximate and the artist's impressions are for illustrative purposes only. These particulars are offered on the understanding that all negotiations are conducted through the appointed agents. Neither these particulars nor oral representations form any offer and their accuracy cannot be guaranteed.

