

KEY FEATURES

- ◆ Double glazed units to all windows
- ◆ White sanitary throughout
- ◆ Gas fired central heating
- ◆ Shaver socket in bathroom and en-suite
- ◆ Smoke detectors
- ◆ All windows are lockable

See back cover for full brief specification and standard features.



Type 5 Apartment

No's 12, 15, 16, 18, 19 & 20
A Ground, First and Second Floor
Two-Bedroom Apartment with Parking Space

	metres	feet & inches
Kitchen/Dining	4.03 x 3.54	13' 3" x 11' 7"
Lounge	4.23 x 2.90	13' 11" x 9' 6"
Bedroom 1 (into Lobby)	3.84 x 4.09	12' 7" x 13' 5"
Bedroom 2	3.32 x 2.90	10' 11" x 9' 6"

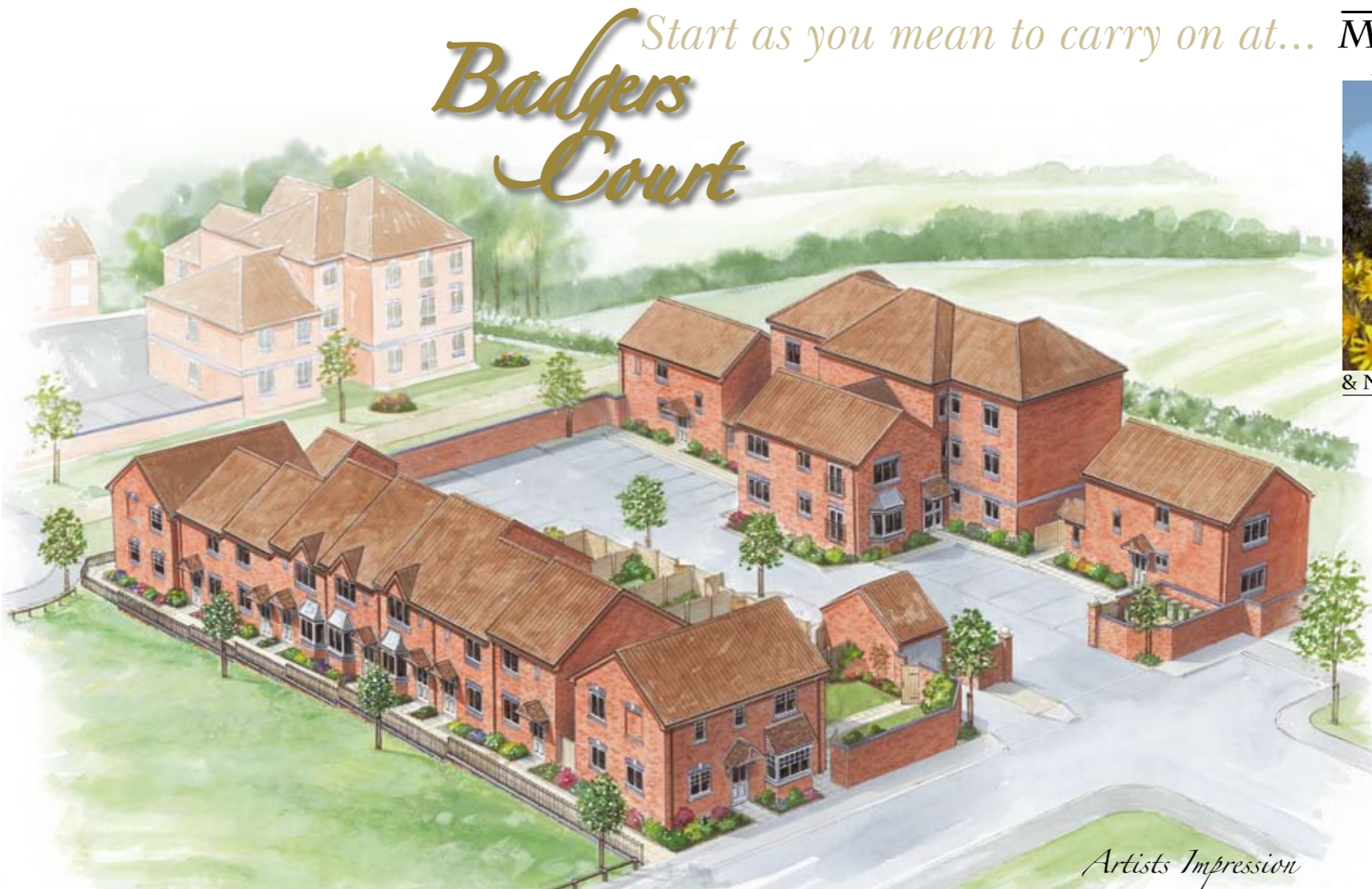
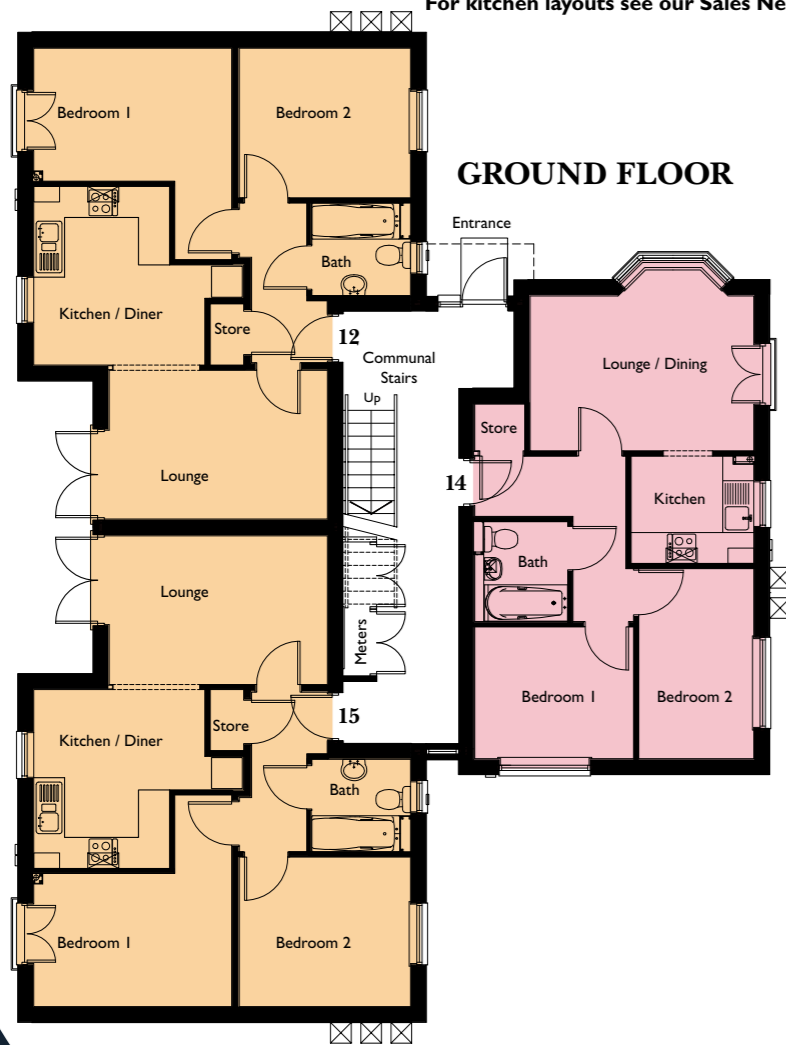
All dimensions are maximum but not into wardrobes.
For kitchen layouts see our Sales Negotiator.

Type 2 Apartment

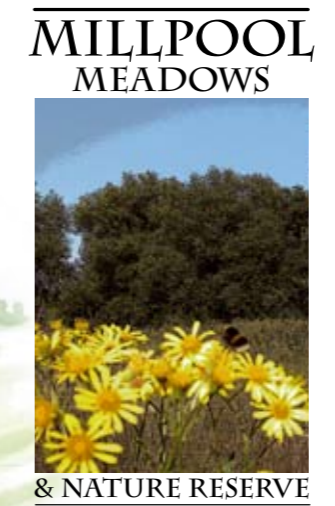
No's 14 & 17
A Ground & First Floor
Two-Bedroom Apartment with Parking Space

	metres	feet & inches
Kitchen	2.38 x 2.08	7'10" x 6'10"
Lounge/Dining (Ground Floor)	4.34 x 3.50	14' 3" x 11' 6"
Lounge/Dining (First Floor)	5.40 x 3.00	17' 9" x 9'10"
Bedroom 1	3.08 x 2.56	10' 2" x 8' 5"
Bedroom 2	2.22 x 3.68	7' 3" x 12' 1"

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Start as you mean to carry on at...
Badgers Court



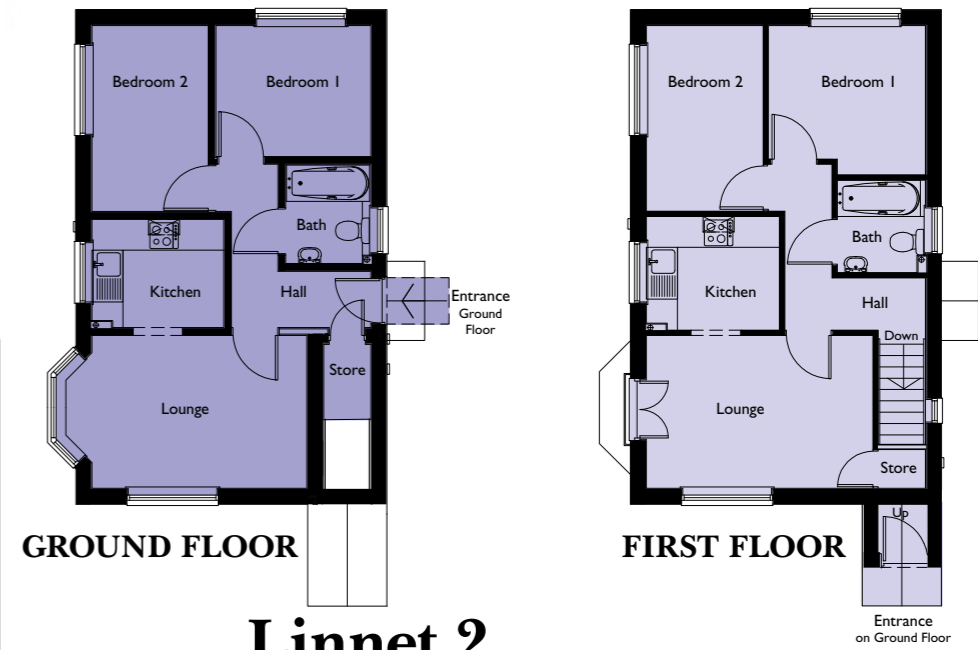
HOUSE TYPES

- The Avocet
- The Flamingo III
- The Lapwing

APARTMENTS

- The Linnet 2
- The Type 5
- The Type 2

*Combining the best of both worlds,
beautiful countryside & Spa town life*



Linnet 2
No's 10 & 21
A Ground Floor Two-Bedroom Apartment
with Parking Space

	metres	feet & inches
Kitchen/Dining	2.56 x 2.10	8' 5" x 6'11"
Lounge (into Bay)	4.68 x 2.96	15' 4" x 9' 9"
Bedroom 1	3.00 x 2.54	9'10" x 8' 4"
Bedroom 2	2.26 x 3.61	7' 5" x 11'10"

All dimensions are maximum but not into wardrobes.
For kitchen layouts see our Sales Negotiator.

Linnet 2
No's 11 & 22
A First Floor Two-Bedroom Apartment
with Parking Space

	metres	feet & inches
Kitchen/Dining	2.58 x 2.20	8' 6" x 7' 3"
Lounge (into Bay)	4.39 x 2.96	14' 5" x 9' 9"
Bedroom 1	3.03 x 2.90	9'11" x 9' 6"
Bedroom 2	2.26 x 3.60	7' 5" x 11'10"

All dimensions are maximum but not into wardrobes.
For kitchen layouts see our Sales Negotiator.



Millpool Meadows, off Chesterton Drive, Whitnash, Leamington Spa, CV31 1AB.
Sales Office Tel: (01926) 451066



Town Apartments on the Edge of Glorious
Warwickshire Countryside & Leamington Spa

MILLPOOL MEADOWS



& NATURE RESERVE

Badgers Court

Another Fine Development by



Brief Specification & Standard Features

Apartment Standard Features

- ◆ Double glazed units to all windows
- ◆ Six panel internal doors with brass furniture
- ◆ Bathroom tiling to be two courses around bath and on window cill
- ◆ Kitchen tiling over worktops up to underside of wall units and on window cill
- ◆ White sanitary throughout
- ◆ Plastic bath panel and wc seat
- ◆ Kitchens to include stainless steel effect gas hob, electric fan oven and extractor hood. Space and plumbing for washing machine with space for fridge/freezer. Options for integrated units if required
- ◆ Vinyl kitchen flooring
- ◆ Thermostatic shower over bath

Heating

- ◆ Gas fired central heating

Electrical

- ◆ Shaver socket in bathroom
- ◆ Smoke detectors

External

- ◆ Landscaped communal areas

Security Features

- ◆ All windows are lockable

House Standard Features

- ◆ Double glazed units to all windows
- ◆ Spindled staircase with painted finish
- ◆ Hardwood front door
- ◆ Six panel internal doors with brass furniture
- ◆ Wardrobe to master bedroom
- ◆ Choice of wall tiling from standard range in bathrooms and kitchens
- ◆ Bathroom tiling to be two courses around bath and on window cill
- ◆ Kitchen tiling over worktops up to underside of wall units and on window cill
- ◆ White sanitary throughout
- ◆ Plastic bath panel and wc seat
- ◆ Modern range of kitchen units and worktops
- ◆ Kitchens to include stainless steel effect gas hob, electric fan oven and extractor hood. Space and plumbing for washing machine with space for fridge/freezer. Options for integrated units if required
- ◆ Options for kitchen flooring from our standard range
- ◆ Electric showers to shower cubicle. Option for thermostatic mixer shower over bath

Heating

- ◆ Gas fired central heating

Electrical

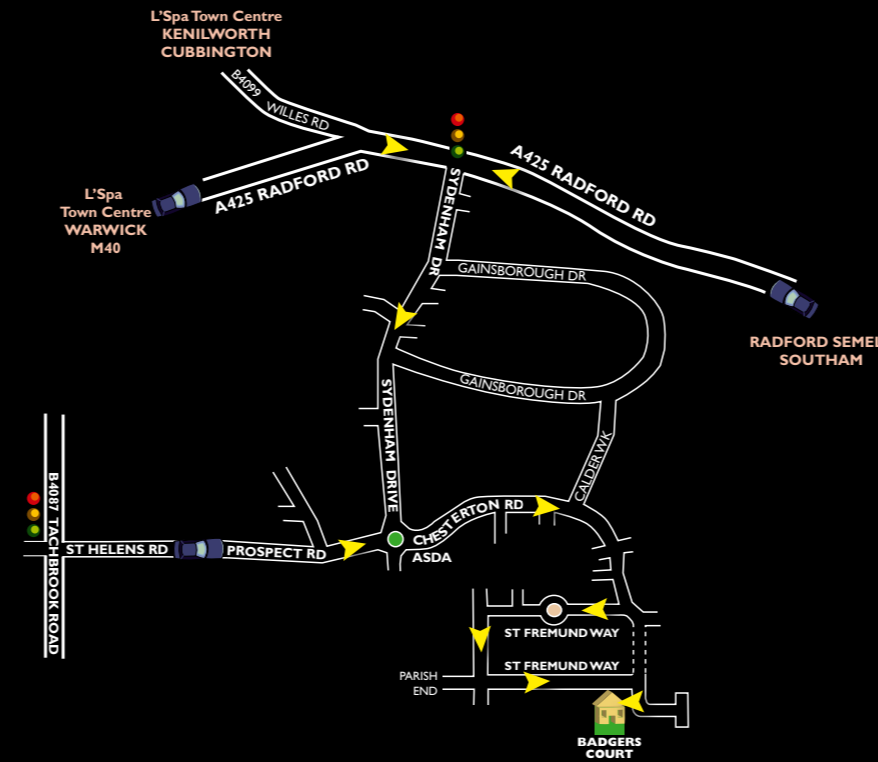
- ◆ Shaver socket in bathroom and en-suite
- ◆ Smoke detectors

External

- ◆ Planting / Turf to front garden
- ◆ Rear garden fencing 1.8m high

Security Features

- ◆ All windows are lockable
- ◆ High security external door locks to houses



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These particulars are for illustration purposes only. The Company's policy of continuous product development may result in changes to the details. The room sizes shown are approximate, and shall be treated as general guidance only. Elevational treatments may vary. Please check the current details relating to individual plots with the Sales Negotiator at the time of reservation.

