

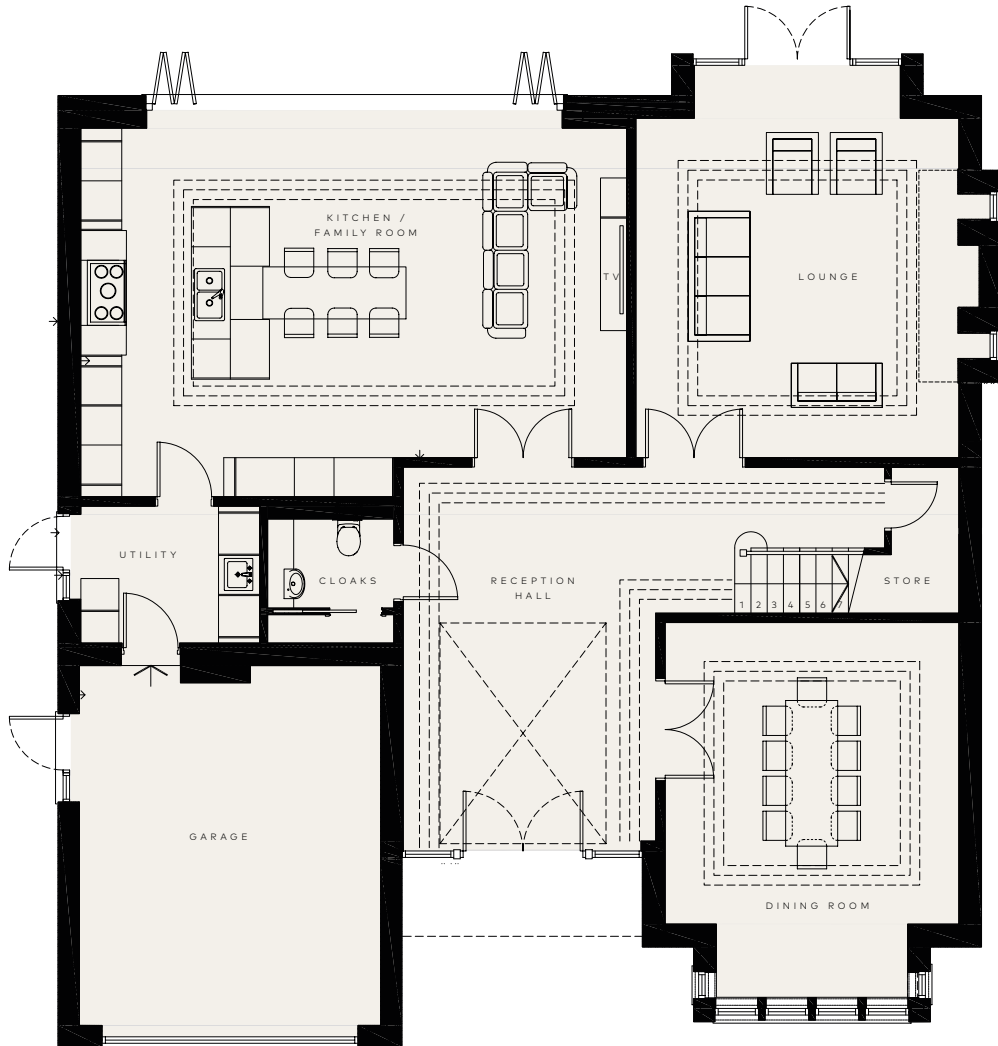
THE AVENUE

# LEDSTONE HOUSE

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468.8 SQ M / 5046.4 SQ F

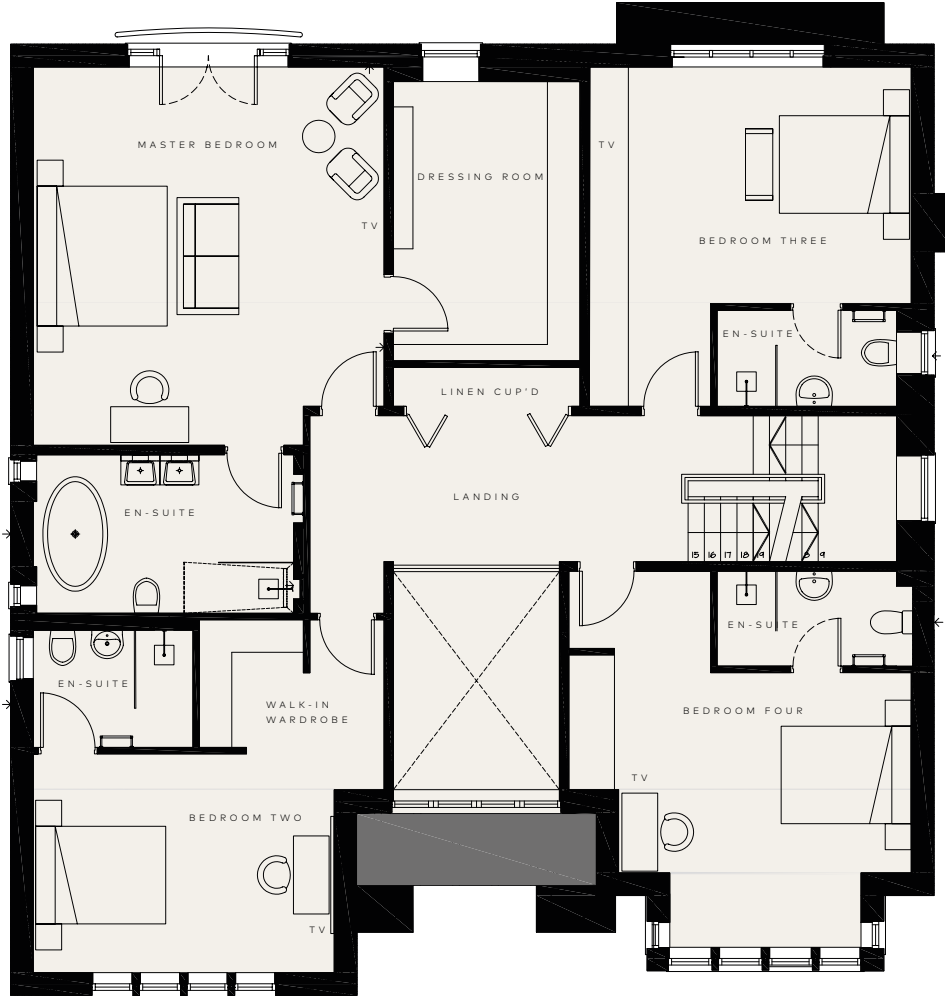
Floorplans



GROUND FLOOR

Dining Room	5.69m x 4.55m	18'8" x 14'11"
Kitchen/Family Room	5.59m x 8.31m	18'4" x 27'3"
Lounge	5.92m x 5.00m	19'5" x 16'5"
Garage	5.53m x 4.68m	18'2" x 15'4"

Floorplans are not to scale and are for indicative purposes



FIRST FLOOR

Master Bedroom	5.80m x 5.29m	19'0" x 17'4"
Dressing Room	4.41m x 2.85m	14'6" x 9'4"
Bedroom Two	5.42m x 5.42m	17'10" x 17'10"
Bedroom Three	5.20m x 5.04m	17'1" x 16'6"
Bedroom Four	5.66m x 5.32m	18'7" x 17'5"

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SECOND FLOOR

Bedroom Five	5.68m x 4.54m	18'8" x 14'11"
Bedroom Six	4.37m x 4.14m	14'4" x 13'7"
Home Office/Media Room	7.35m x 4.53m	24'1" x 14'10"
Store	4.59m x 3.63m	5'1" x 11'11"

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# A superior specification

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## KITCHEN, BREAKFAST/ FAMILY ROOM

- Siematic fully fitted designer kitchen
- A range of Gaggenau cooking appliances, including:  
Ovens, Steam ovens, Microwave/Oven
- Integrated fridge
- Integrated freezer
- Integrated dishwasher
- Integrated full height wine climate cabinet

## UTILITY ROOM

- Siematic fully fitted designer units
- Siemens washing machine
- Siemens tumble dryer
- Fitted quartz worktop and upstands
- Franke sink
- Hansgrohe taps

## BATHROOMS, EN-SUITES & CLOAKROOMS

- Duravit sanitary ware
- Hansgrohe brassware
- Grespania wall & floor tiles
- Duravit bathroom furniture
- Shaver socket to bathroom and en-suites
- Polished chrome towel radiators
- Freestanding baths

## MEDIA & COMMUNICATIONS

- Rako lighting controls
- USB sockets in all rooms
- TV points to all bedrooms, kitchen & lounge
- Sky ready throughout
- Telephone points to selected rooms
- Cat 5
- Hardwired internet points

## INTERIOR

- Collaboration with award-winning interior designer
- Underfloor heating throughout
- Heatmiser smart control system
- Worcester boiler
- Mains operated interconnected smoke detectors
- Contemporary chrome door furniture
- Staircase with glass balustrade
- Luxury bespoke fitted wardrobes
- Inglenook fireplace
- UPVC double glazing
- Bose integrated sound system

## EXTERIOR

- Electrically operated garage doors
- Fully landscaped gardens and driveway by  
landscape designer
- Multipoint locking system on all external doors
- External lights to front and rear

# Legal terms

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## RESERVATION

To reserve a property we require a reservation fee of £10,000, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase price is payable on legal completion.

## NHBC

Each property is surveyed independently during construction by NHBC who will issue their 10 year warranty certificate on completion.

## MAINTENANCE

Avon Homes will inspect the property and undertake any remedial work that is deemed necessary.

## SUBJECT TO CONTRACT

All particulars in this brochure are for guidance purposes. As a result, this brochure cannot, therefore, form any part of the contract, or be taken as an indication of warranty or guarantee.

## DISCLAIMER

The information set out in the brochure does not constitute any part of an offer or contract.

Intending purchasers must satisfy themselves, by inspection, measurement or otherwise, as to the correctness and accuracy of dimensions contained in these particulars.

Photos are for illustrative purposes only and have been taken from previous Avon Homes projects.