

THE Courtyard

WITHAM



An exciting new development in the heart of Witham consisting of seven 2 bedroom apartments, two 2 bedroom duplex apartments and two 2 bedroom houses. www.aedishomes.co.uk

THE Courtyard



Artist's impression

WELCOME TO THE COURTYARD

A striking 3 story building constructed to the latest building regulation standards

The Courtyard offers a choice of brand new 2 bedroom apartments and houses with stylish modern interiors built to the highest standards you would expect from Aedis Homes.

Each plot is complimented with a generous specification including fully fitted kitchens with attractive bathroom tiling and a choice of flooring (subject to build stage).

Constructed using high quality materials including stock brick, monochouche render, flush "Elegance Casements" designed windows and a natural slate roof covering complete with a 10 year CRL warranty.

Conveniently located within a 10 minute walk of Witham station and less than 1 mile from the A12.

PHOTOS OF EXISTING AEDIS HOMES INTERIORS





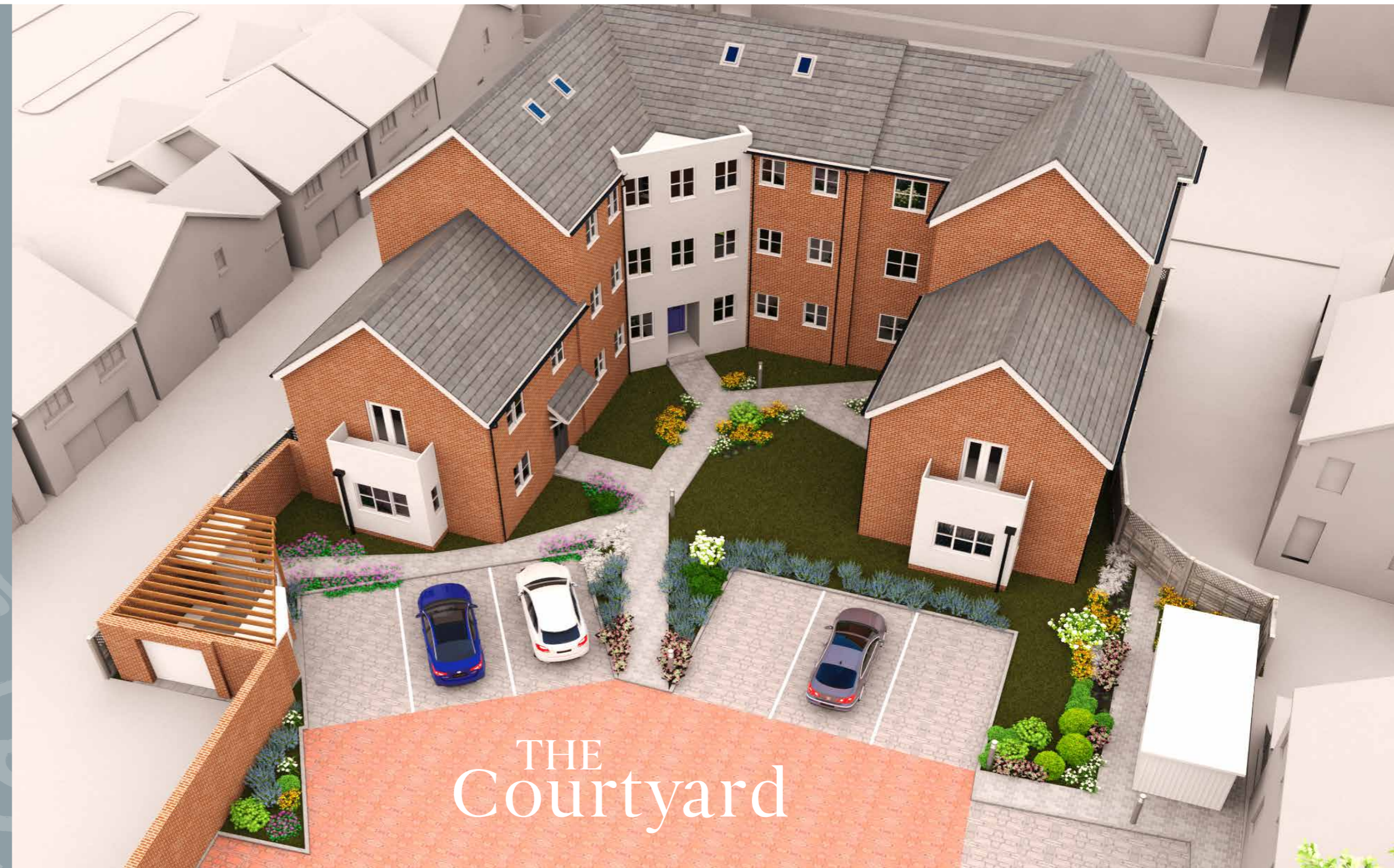
Good schooling and great transport routes into London make purchasing in Witham an attractive prospect.

The town is served by Witham railway station, situated on the London Liverpool Street to Ipswich main line, with trains take approximately 40-45 minutes to reach Liverpool Street – perfect for city commuters wanting to escape in and back out to the Essex countryside.

There are two secondary schools in Witham, Maltings Academy and New Rickstones Academy. Maltings Academy was rated 'Outstanding' in the most recent Ofsted report, and New Rickstone Academy 'Good'.

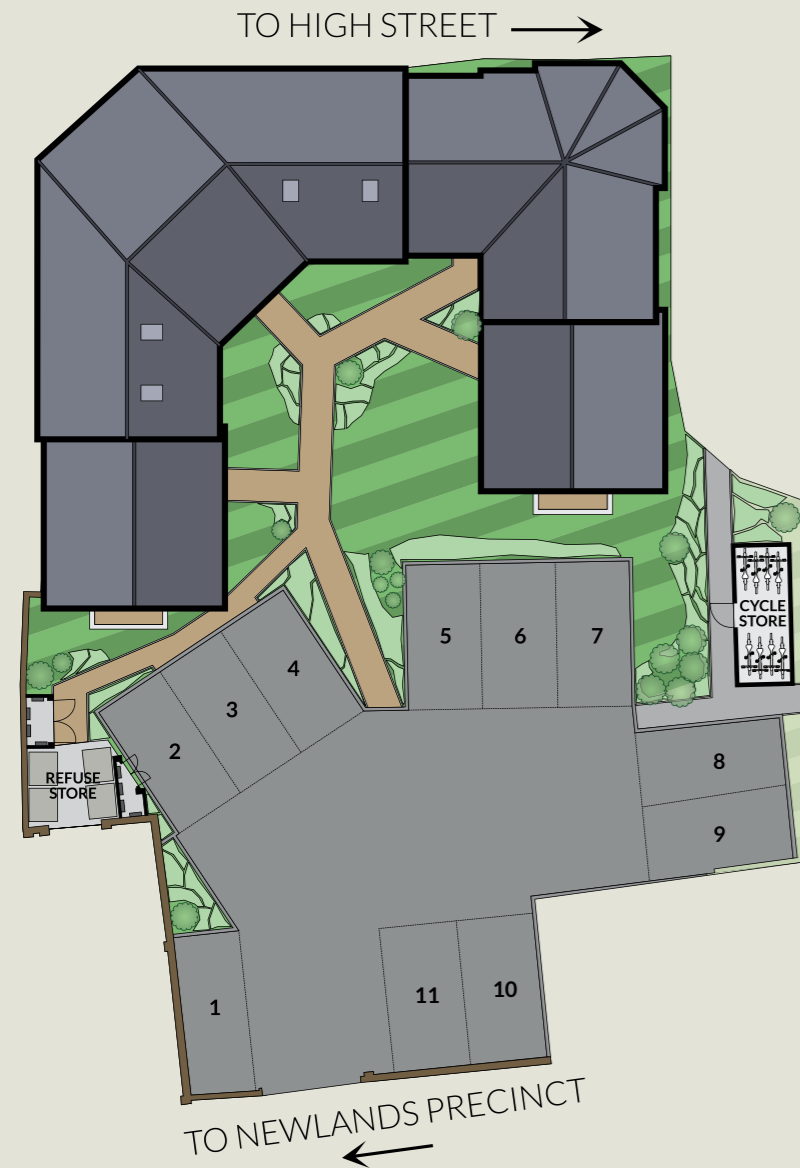
Nearby leisure facilities include Benton Hall Golf and Country Club, Witham Leisure Centre and a 'River Walk' which runs for three-and-a-half miles through the town and is home to a range of wildlife.

And for shop-a-holics, nearby Chelmsford and Colchester provide all the high-street and boutique shops and restaurants you could desire.



Artist's impression

SITE & ACCOMMODATION PLAN



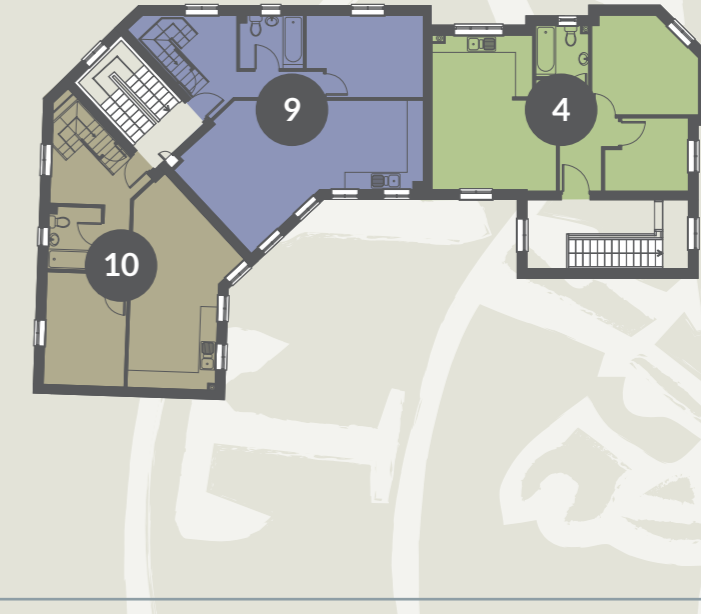
GROUND FLOOR



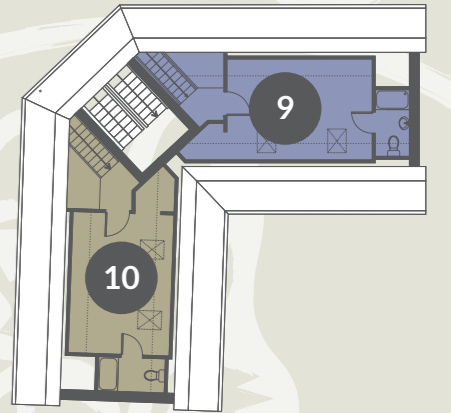
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

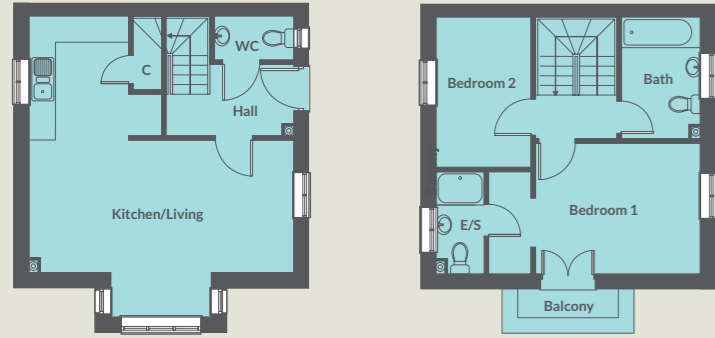


KEY

 House No 1	 House No 11	 Apartment No 2, 3, 4	 Apartment No 7
 Apartment No 6, 8	 Apartment No 5	 Duplex Apartment No 9	 Duplex Apartment No 10

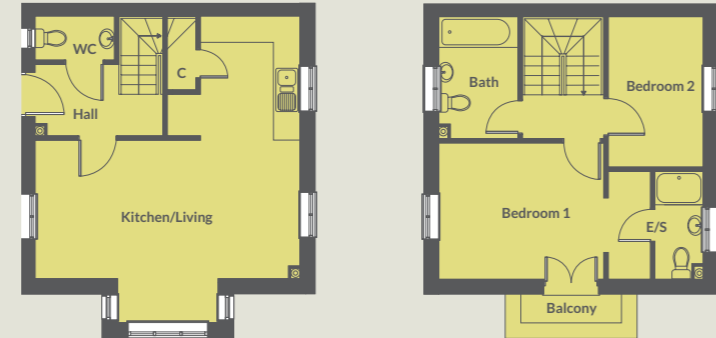
HOUSES

NO. 1



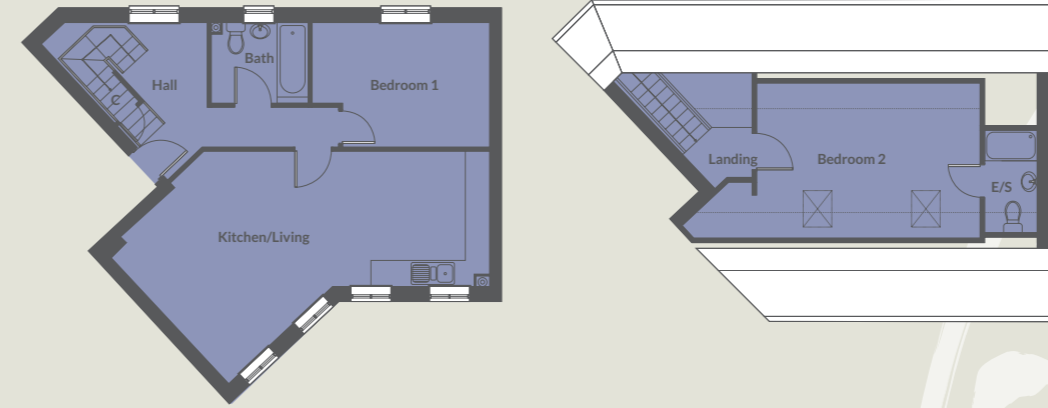
Kitchen	2.2m x 2.8m	(7.2ft x 9.1ft)
Living/ dining	6.0m x 4.0m	(19.6ft x 13.1ft)
WC	1.8m x 1.0m	(5.9ft x 3.2ft)
Bedroom 1	3.7m x 2.9m	(12.1ft x 9.5ft)
Bedroom 2	2.1m x 2.8m	(6.8ft x 9.1ft)
Bath	1.8m x 2.7m	(5.9ft x 8.8ft)
Ensuite	2.1m x 2.3m	(6.8ft x 7.5ft)

NO. 11



Kitchen	2.2m x 2.8m	(7.2ft x 9.1ft)
Living/ dining	6.0m x 4.1m	(19.6ft x 13.4ft)
WC	1.8m x 1.0m	(5.9ft x 3.2ft)
Bedroom 1	3.7m x 3.1m	(12.1ft x 10.1ft)
Bedroom 2	2.1m x 2.8m	(6.8ft x 9.1ft)
Bath	1.8m x 2.7m	(5.9ft x 8.8ft)
Ensuite*	1.1m x 2.4m	(3.6ft x 7.8ft)

NO. 9



Kitchen/ living	6.9m x 3.9m	(22.6ft x 12.7ft)
Bedroom 1	3.3m x 3.5m	(10.8ft x 11.4ft)
Bedroom 2*	5.0m x 3.5m	(16.4ft x 11.4ft) *5.0m x 1.2m Head room below 1.5m
Bath	2.2m x 1.8m	(8.2ft x 5.9ft)
Ensuite*	1.1m x 2.3m	(3.6ft x 7.5ft) *1.1m x 0.5m Head room below 1.5m

NO. 10



Kitchen/ living	7.9m x 3.9m	(25.9ft x 12.7ft)
Bedroom 1	2.8m x 3.9m	(9.1ft x 12.7ft)
Bedroom 2*	3.5m x 4.9m	(8.2ft x 11.4ft) *(1.2m x 4.9m Head room below 1.5m)
Bath	1.8m x 2.2m	(5.9ft x 8.2ft)
Ensuite*	2.3m x 1.2m	(7.5ft x 3.9ft) *(0.5m x 1.2m Head room below 1.5m)

APARTMENTS

SPECIFICATION

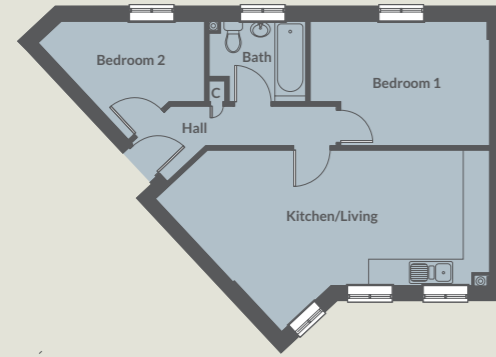


NO. 2, 3 & 4



Kitchen/ living 4.4m x 5.4m	14.4ft x 17.7ft
Bedroom 1 3.7m x 3.4m	12.1ft x 11.1ft
Bedroom 2 2.3m x 2.5m	7.5ft x 8.2ft
Bath 1.8m x 2.5m	5.9ft x 8.2ft

NO. 5



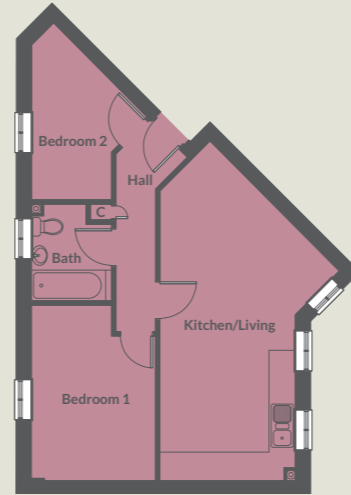
Kitchen/ living 7.7m x 3.9m	(25.2ft x 12.7ft)
Bedroom 1 4.0m x 2.8m	(13.1ft x 9.1ft)
Bedroom 2 3.9m x 3.0m	(12.7ft x 9.8ft)
Bath 2.2m x 1.8m	(7.2ft x 5.9ft)

NO. 7



Kitchen/ living 9.6m x 3.9m	31.4ft x 12.7ft
Bedroom 1 3.3m x 2.8m	10.8ft x 9.1ft
Bedroom 2 3.9m x 3.0m	12.7ft x 9.8ft
Bath 2.2m x 1.8m	7.2ft x 5.9ft

NO. 6 & 8



Kitchen/ living 3.9m x 7.9m	(12.7ft x 25.9ft)
Bedroom 1 2.8m x 3.9m	(9.1ft x 12.7ft)
Bedroom 2 3.0m x 3.5m	(9.8ft x 11.4ft)
Bath 1.8m x 2.2m	(5.9ft x 7.2ft)

GENERAL FEATURES

- 10 year CRL warranty
- Entry phone system to all apartments
- Carpeted communal stairwells
- Smoke detectors
- Efficient gas central heating
- Double glazed windows
- Communal satellite system

EXTERNAL FEATURES

- Landscaped and turfed communal garden area
- Block paved parking area and pathways.
- One allocated private parking space per apartment/house
- Communal lighting to parking area
- Communal refuse and cycle stores

KITCHENS

- Kitchens designed by specialist Hutton Kitchens
- Contemporary fitted units in a choice of colours (subject to build stage)
- Laminate worktops
- Fully integrated appliances including stainless steel oven, electric hob with stainless steel splashback and stainless steel extractor
- Integrated fridge freezer
- Integrated washer dryer
- Fully integrated dishwasher

BATHROOMS AND EN SUITE SHOWERS

- White sanitary ware with chrome taps
- Shaver socket
- Porcelain tiled floor and full height tile to bath/shower area
- Chrome heated towel rails

FLOORING

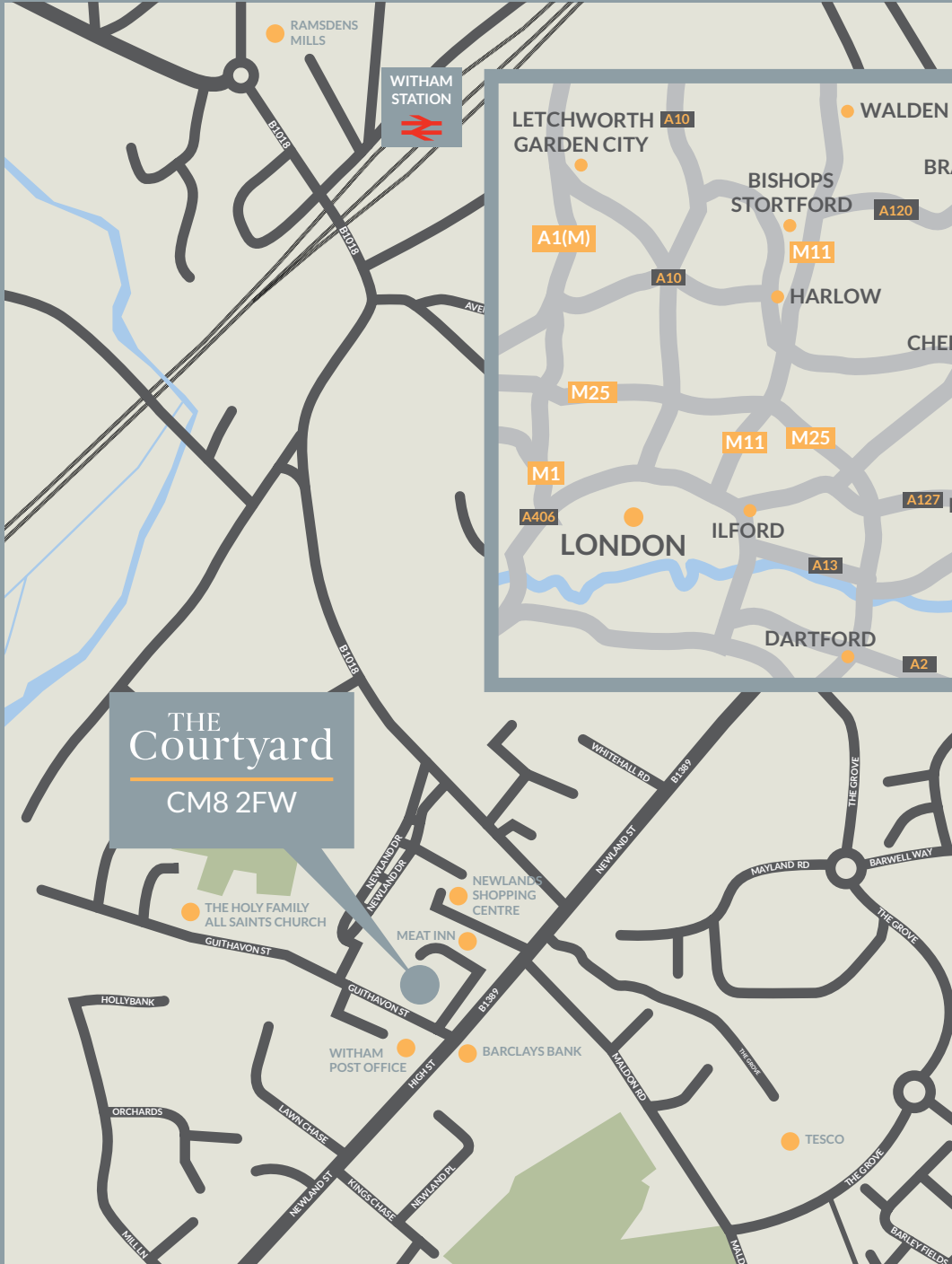
- Choice of design flooring to the kitchen/living room and hallway areas (subject to build stage)
- Choice of carpet colour to bedrooms (subject to build stage)

FIXTURES & FITTINGS

- Chrome door furniture
- Recessed LED downlights
- TV points to lounge and bedrooms
- BT point to Kitchen

DÉCOR

- Smooth emulsion finish to all walls and ceilings
- All doors, skirting and architraves in white Satin finish



MAPS NOT TO SCALE



For sales enquiries or to book a viewing call
Fenn Wright on 01376 516464 or
WitSell on 01376 502450

Every care has been taken with the preparation of any property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. When the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.