

# The Granada

1, 2 & 3 bedroom apartments



COUNTRYSIDE  
Homes

17 FEBRUARY



# Welcome to *The Granada*

A contemporary collection of  
meticulously crafted 1, 2 & 3  
bedroom homes.

Enjoy unmatched comfort and style with integrated  
appliances, private outdoor space, ample storage,  
and open-plan living for modern lifestyles.  
Features include pergolas, cycle storage,  
and landscaped communal gardens  
for all to enjoy.

Computed generated image, indicative only.





#### KEY

<b>The Granada</b>	7 storey apartment building - 1, 2 & 3 bedroom apartments
<b>The Masey</b>	7 storey apartment building - 1 & 2 bedroom apartments
<b>The Theodore</b>	8 storey apartment building - 1, 2 & 3 bedroom apartments

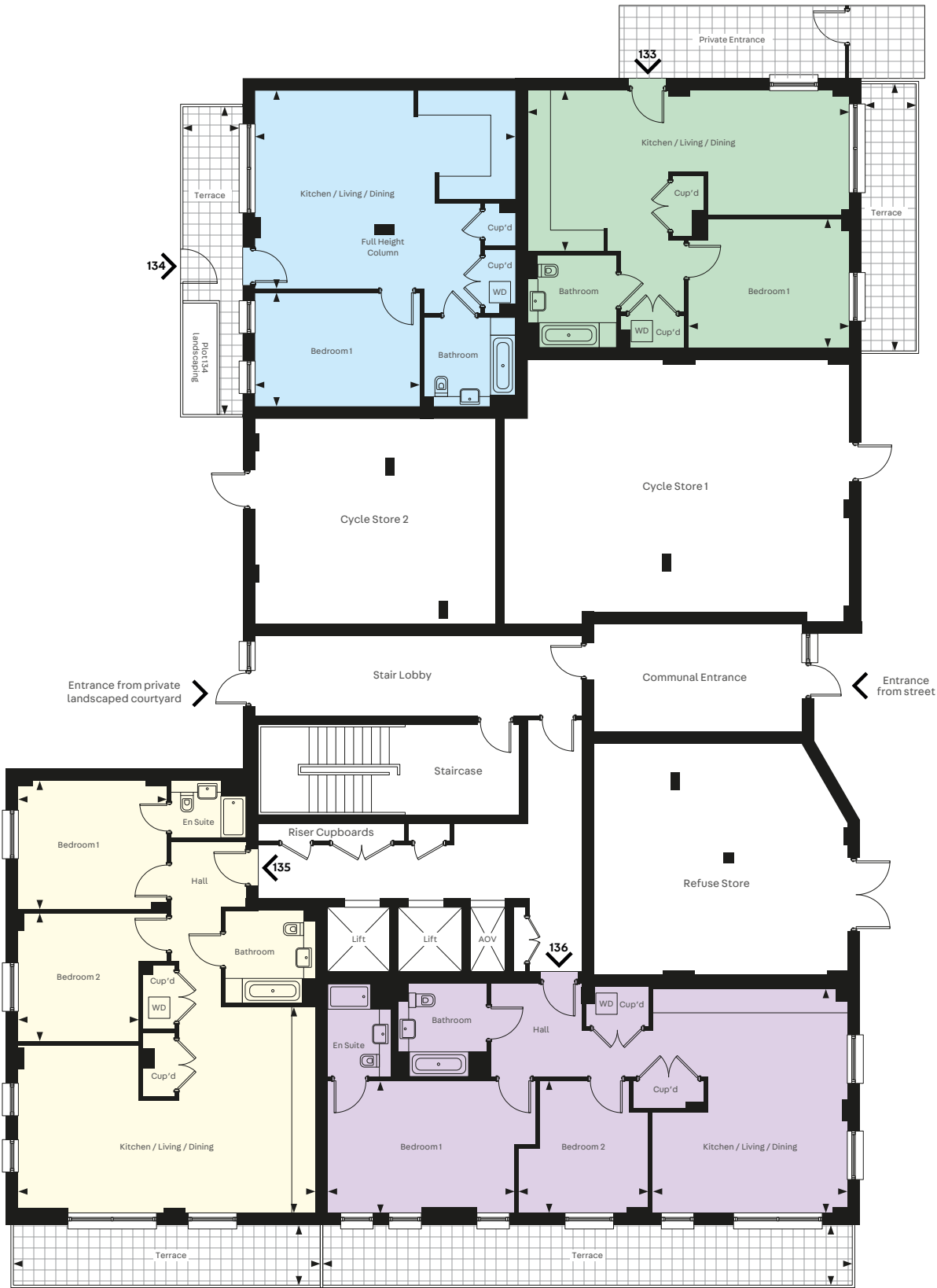
● Private Sale
 ● Pre-sold

- Multi Use Games Area
- Playground
- Library
- Post Office
- Co-op

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.



# Ground floor



## Plot 133 Type 1-10: 1 Bedroom Apartment

Kitchen / Living / Dining	8.90m x 4.54m	29'2" x 14'11"
Bedroom	4.46m x 3.60m	14'8" x 11'8"
Terrace	7.48m x 1.53m	24'7" x 5'0"
<b>Total Internal Area</b>	<b>64.3 m²</b>	<b>692 ft²</b>

## Plot 134 Type 1-09: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 5.59m	23'8" x 18'3"
Bedroom	4.63m x 3.20m	15'2" x 10'6"
Terrace	8.42m x 1.50m	27'8" x 4'9"
<b>Total Internal Area</b>	<b>65 m²</b>	<b>700 ft²</b>

Plot 134 has a ceiling height of 2.45m within habitable areas.

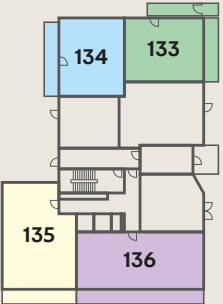
## Plot 135 Type 2-13: 2 Bedroom Apartment

Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Terrace	8.30m x 1.61m	27'3" x 5'3"
<b>Total Internal Area</b>	<b>93.4 m²</b>	<b>1005 ft²</b>

## Plot 136 Type 2-12: 2 Bedroom Apartment

Kitchen / Living / Dining	6.27m x 5.49m	20'7" x 18'0"
Bedroom 1	5.22m x 3.72m	17'2" x 12'2"
Bedroom 2	3.71m x 3.64m	12'2" x 11'11"
Terrace	14.88m x 1.61m	48'10" x 5'3"
<b>Total Internal Area</b>	<b>92.1 m²</b>	<b>991 ft²</b>

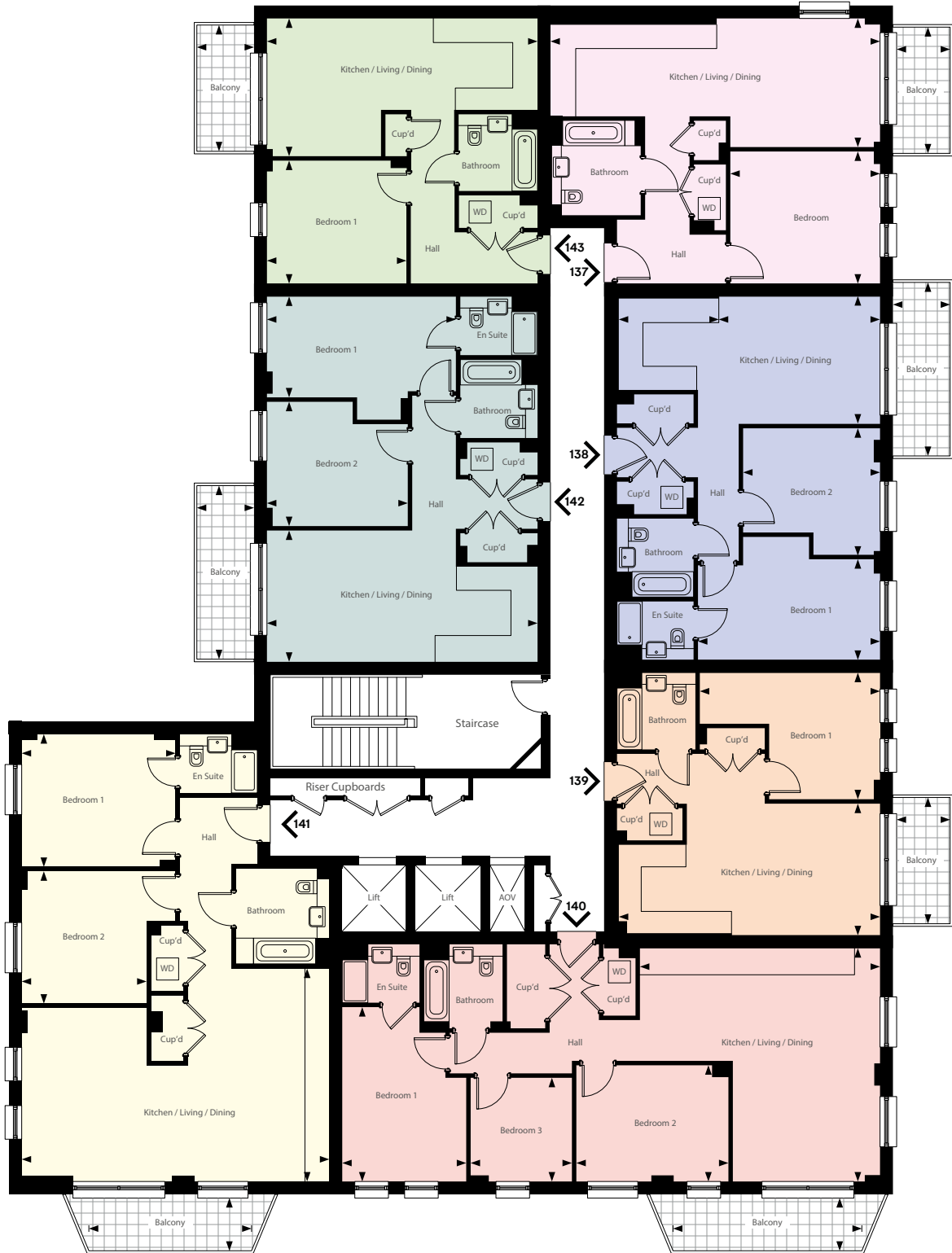
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.



Ground floor



# First floor



The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.

## Plot 137 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>60.8 m²</b>	<b>654 ft²</b>

## Plot 138 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>70.1 m²</b>	<b>755 ft²</b>

## Plot 139 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>50.7 m²</b>	<b>546 ft²</b>

## Plot 140 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
<b>Total Internal Area</b>	<b>92 m²</b>	<b>990 ft²</b>

## Plot 141 Type 2-13: 2 Bedroom Apartment

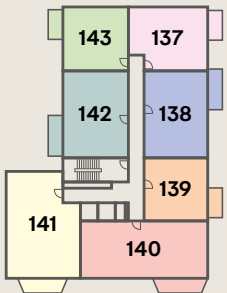
Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"
<b>Total Internal Area</b>	<b>93.3 m²</b>	<b>1004 ft²</b>

## Plot 142 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>72.3 m²</b>	<b>778 ft²</b>

## Plot 143 Type 1-06: 1 Bedroom Apartment

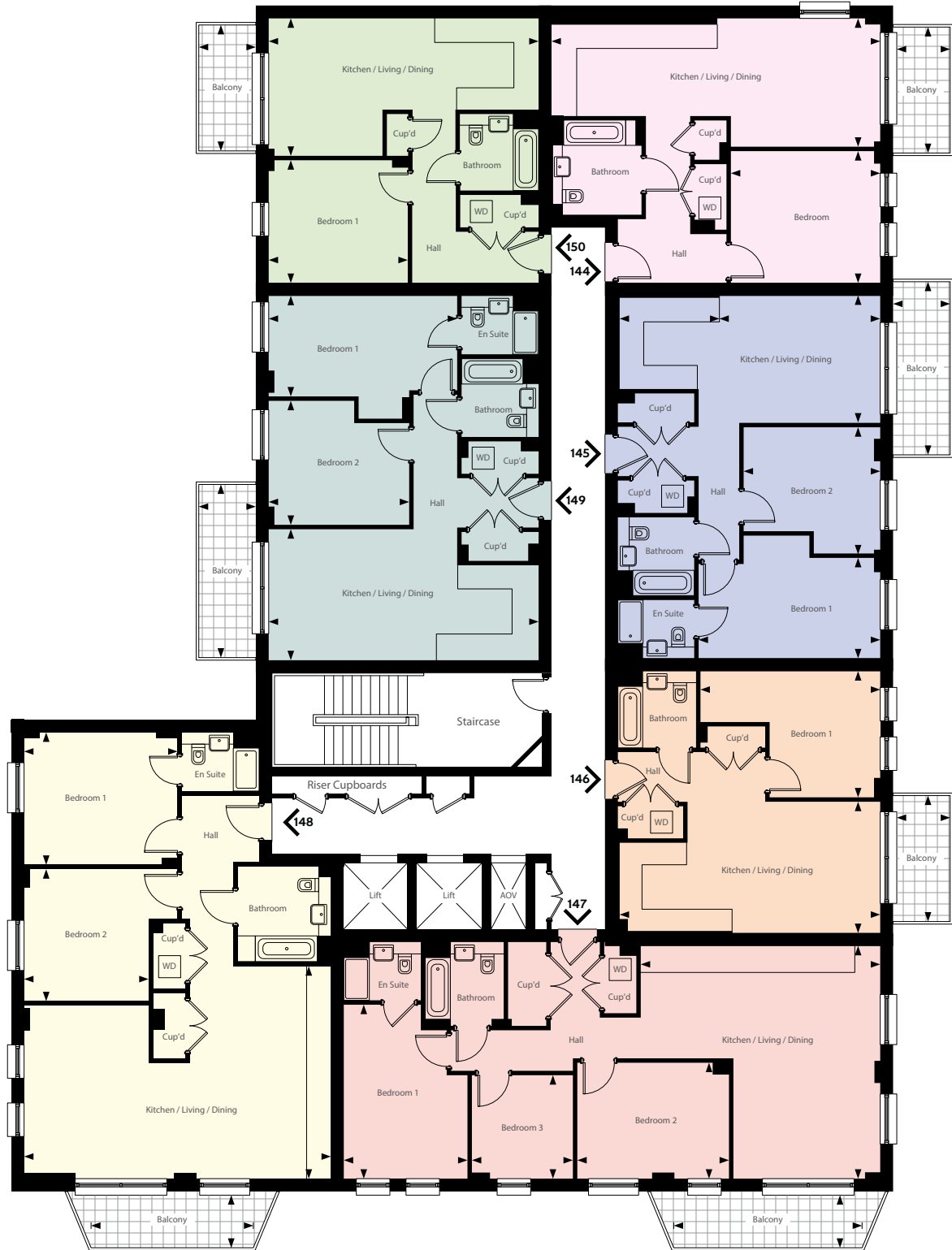
Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>52.6 m²</b>	<b>566 ft²</b>



First floor



Second floor



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Plot 144 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	60.8 m²	654 ft²

Plot 145 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	70.1 m²	755 ft²

Plot 146 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	50.7 m²	546 ft²

Plot 147 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
Total Internal Area	92 m²	990 ft²

Plot 148 Type 2-13: 2 Bedroom Apartment

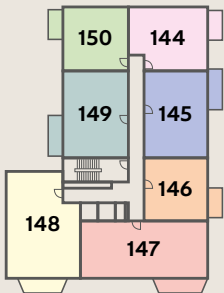
Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"
Total Internal Area	93.3 m²	1004 ft²

Plot 149 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	72.3 m²	778 ft²

Plot 150 Type 1-06: 1 Bedroom Apartment

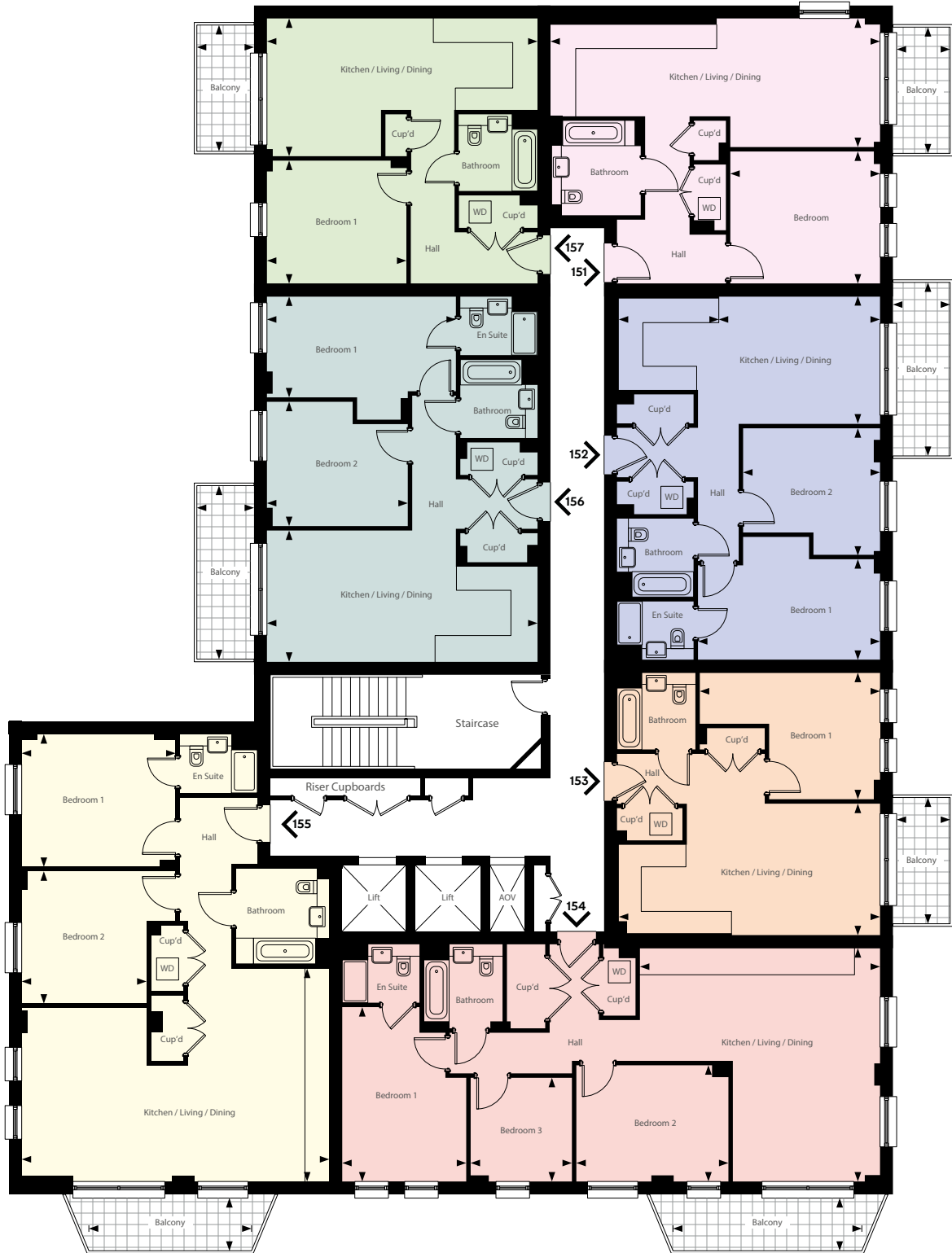
Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	52.6 m²	566 ft²



Second floor



# Third floor



The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.

## Plot 151 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>60.8 m²</b>	<b>654 ft²</b>

## Plot 152 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>70.1 m²</b>	<b>755 ft²</b>

## Plot 153 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>50.7 m²</b>	<b>546 ft²</b>

## Plot 154 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
<b>Total Internal Area</b>	<b>92 m²</b>	<b>990 ft²</b>

## Plot 155 Type 2-13: 2 Bedroom Apartment

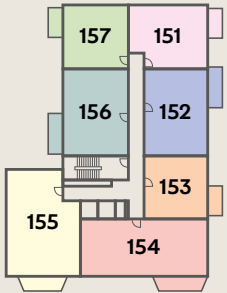
Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"
<b>Total Internal Area</b>	<b>93.3 m²</b>	<b>1004 ft²</b>

## Plot 156 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>72.3 m²</b>	<b>778 ft²</b>

## Plot 157 Type 1-06: 1 Bedroom Apartment

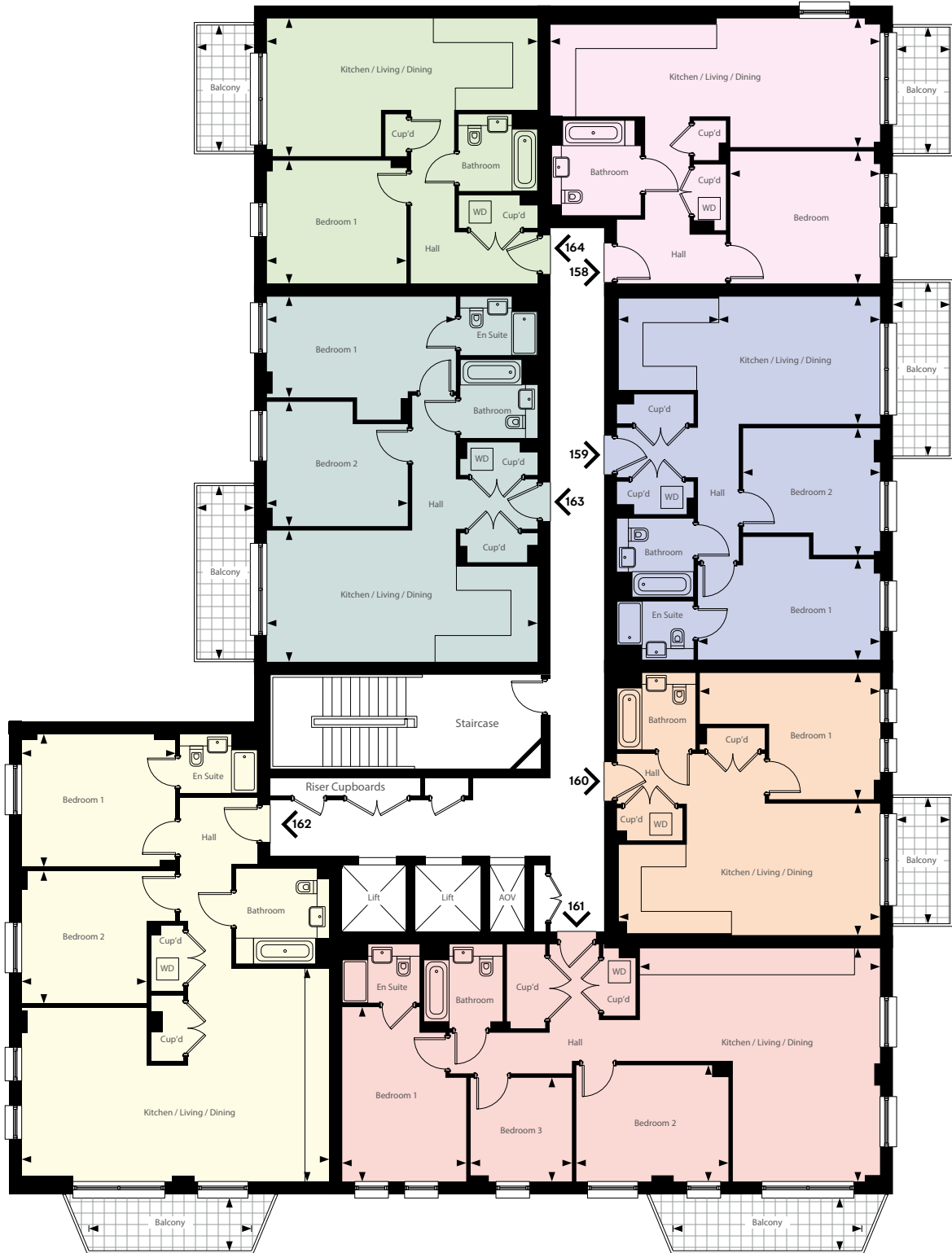
Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>52.6 m²</b>	<b>566 ft²</b>



Third floor



Fourth floor



The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.

Plot 158 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	60.8 m²	654 ft²

Plot 159 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	70.1 m²	755 ft²

Plot 160 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	50.7 m²	546 ft²

Plot 161 Type 3-02: 3 Bedroom Apartment

Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
Total Internal Area	92 m²	990 ft²

Plot 162 Type 2-13: 2 Bedroom Apartment

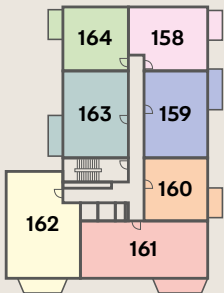
Kitchen / Living / Dining	8.30m x 5.78m	27'2" x 18'11"
Bedroom 1	4.18m x 3.60m	15'6" x 11'10"
Bedroom 2	3.60m x 3.39m	11'10" x 11'1"
Balcony	4.39m x 1.50m	14'5" x 4'11"
Total Internal Area	93.3 m²	1004 ft²

Plot 163 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	72.3 m²	778 ft²

Plot 164 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	52.6 m²	566 ft²



Fourth floor



# Fifth floor



## Plot 165 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>60.8 m²</b>	<b>654 ft²</b>

## Plot 166 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>70.1 m²</b>	<b>755 ft²</b>

## Plot 167 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>50.7 m²</b>	<b>546 ft²</b>

## Plot 168 Type 3-02: 3 Bedroom Apartment

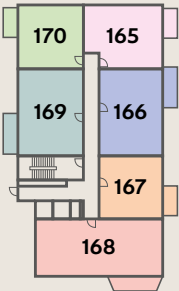
Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
<b>Total Internal Area</b>	<b>92 m²</b>	<b>990 ft²</b>

## Plot 169 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
<b>Total Internal Area</b>	<b>72.3 m²</b>	<b>778 ft²</b>

## Plot 170 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
<b>Total Internal Area</b>	<b>52.6 m²</b>	<b>566 ft²</b>



Fifth floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.

# Sixth floor



## Plot 171 Type 1-08: 1 Bedroom Apartment

Kitchen / Living / Dining	8.89m x 3.49m	29'2" x 11'5"
Bedroom	4.06m x 3.60m	13'4" x 11'10"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	60.8 m²	654 ft²

## Plot 172 Type 2-09: 2 Bedroom Apartment

Kitchen / Living / Dining	7.06m x 3.47m	23'2" x 11'4"
Bedroom 1	4.93m x 2.75m	16'2" x 9'0"
Bedroom 2	3.71m x 3.44m	12'2" x 11'3"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	70.1 m²	755 ft²

## Plot 173 Type 1-05: 1 Bedroom Apartment

Kitchen / Living / Dining	7.07m x 3.58m	23'2" x 11'9"
Bedroom	4.88m x 3.44m	16'0" x 11'4"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	50.7 m²	546 ft²

## Plot 174 Type 3-02: 3 Bedroom Apartment

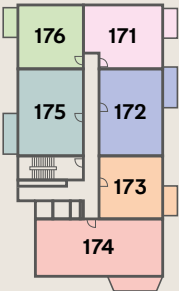
Kitchen / Living / Dining	6.50m x 6.31m	21'3" x 20'7"
Bedroom 1	4.73m x 3.37m	15'6" x 11'1"
Bedroom 2	4.13m x 3.17m	13'7" x 10'4"
Bedroom 3	2.77m x 2.82m	9'1" x 9'3"
Balcony	5.13m x 1.50m	16'10" x 4'11"
Total Internal Area	92 m²	990 ft²

## Plot 175 Type 2-10: 2 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.56m	23'8" x 11'7"
Bedroom 1	5.13m x 2.75m	16'10" x 9'0"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Balcony	4.70m x 1.50m	15'5" x 4'11"
Total Internal Area	72.3 m²	778 ft²

## Plot 176 Type 1-06: 1 Bedroom Apartment

Kitchen / Living / Dining	7.26m x 3.76m	23'10" x 12'4"
Bedroom	3.80m x 3.35m	12'6" x 11'0"
Balcony	3.43m x 1.50m	11'3" x 4'11"
Total Internal Area	52.6 m²	566 ft²



Sixth floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. WD denotes washer/dryer. AOV denotes automatic opening vent. Please ask your Sales Consultant for detailed information regarding specific properties.





# Detail & design



## Kitchen

- Contemporary base units with gold square handles\* and tall units with matching worktop and upstand
- Laminated worktops
- A stainless steel one and a half bowl sink and drainer with brushed steel mixer tap
- Integrated single electric oven
- Integrated microwave
- Ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Energy efficient, white recessed downlighters to ceilings and strip lights under cupboards

\*Base Units (1 bed apartments): Hacienda Nordic Blue  
Base Units (2 & 3 bed apartments): Turin - Hunter Green



## Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living room, dining room, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with polished chrome ironmongery
- Internal doors painted satin white with polished chrome ironmongery

## Heating, Lighting & Electrical

- Freestanding washer/dryer in hall cupboard
- USB-C and double sockets conveniently positioned throughout
- Media plate and provision for Sky Q to living room
- TV points to all bedrooms
- Superfast Hyperoptic Broadband or option for Sky Broadband and BT Fibre
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces

## Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Single ended bath with bath panel
- Shower over bath with chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern and soft close seat
- Thermostatic shower mixer with slider rail
- Shower tray and shower enclosure (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Heated chrome towel rail
- Shaver socket provided
- Energy efficient, white recessed downlighters

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Photography used is of a typical apartment and is indicative only. Specification may differ, please ask a Sales Consultant for more details.







# Why buy new?

Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home from Countryside.

## Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

## Energy efficient homes

According to the Home Builders Federation, on average, our homes are on average 64% cheaper to heat than an equivalent Victorian property, saving you up to £907\* a year on your heating bills. With energy prices high, there has never been a better time to buy new. As well as saving on your heating bills our homes are also cheaper to run when it comes to lighting and water with a combined saving of 50% across your energy bills annually.

## 10-year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a NHBC 10-year warranty and insurance (or equivalent).

\*Prices are based on Ofgem's price cap for October 2024, using Government's EPC registrations data of new and existing properties in the year to 30 June 2024.

## The cost of upgrading an old home...

One of the biggest problems with buying an old home is that it's, well... old. Moving into a house that requires work may seem simple at first, but a quick lick of paint can soon grow into a time-consuming and expensive process - and that's just the work that needs doing immediately. The chances are that lots more will need upgrading relatively soon afterwards. In fact, we estimate an older home could cost you up to £70k+ extra\*.

\*Source: Get on with living report - HBF 2023

### Where the extra £70k+ is spent on an old house?





# Customer Service

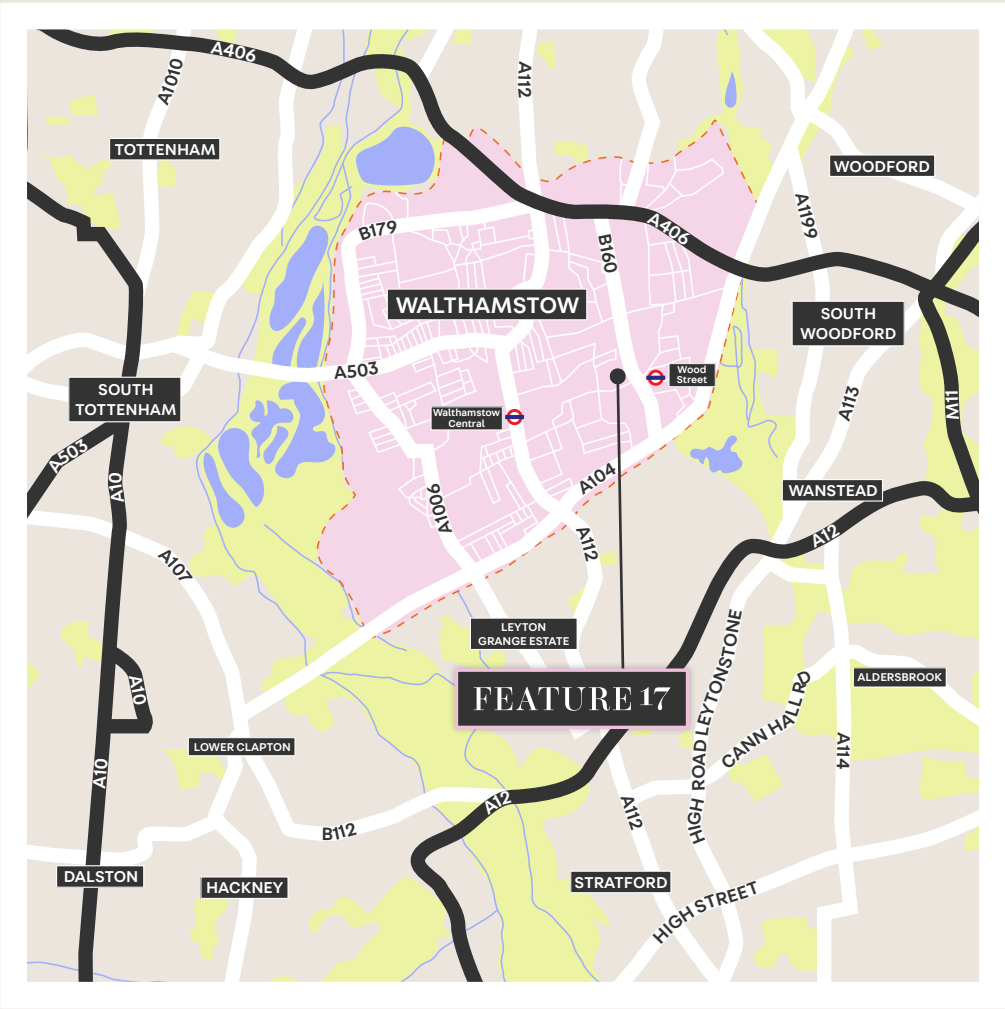
When you buy a Countryside Homes property we want you to be confident you've made the right choice.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



# How to Find us





**COUNTRYSIDE**  
Homes