

THE COURTS

ROMILEY



Arncliffe

INTRODUCTION

ARNCLIFFE HOMES' PHILOSOPHY IS TO DESIGN AND BUILD HIGHLY SPECIFIED, WELL-PROPORTIONED HOUSES THAT FEEL SPACIOUS AND MAKE BEST USE OF NATURAL LIGHT. WE CONSIDER THAT WE HAVE ACHIEVED THESE AIMS AT THE COURTS, A SUPERB DEVELOPMENT OF JUST FIVE DETACHED HOUSES, SITUATED ON HILLCOURT ROAD IN ROMILEY.

THE COURTS BOASTS AN ENVIABLE LOCATION WITH SOME STUNNING, FAR REACHING VIEWS OVER THE CHESHIRE PLAINS TO THE REAR.

EACH OF THE PROPERTIES AT THE COURTS HAS BEEN DESIGNED IN ACCORDANCE WITH 2010 BUILDING REGULATIONS (PART L(A) CONSERVATION OF FUEL AND POWER IN NEW DWELLINGS) WHICH IN ESSENCE OFFERS HIGH LEVELS OF INSULATION AND ENERGY EFFICIENCY, PARTICULARLY IMPORTANT IN A TIME OF EVER INCREASING ENERGY BILLS.

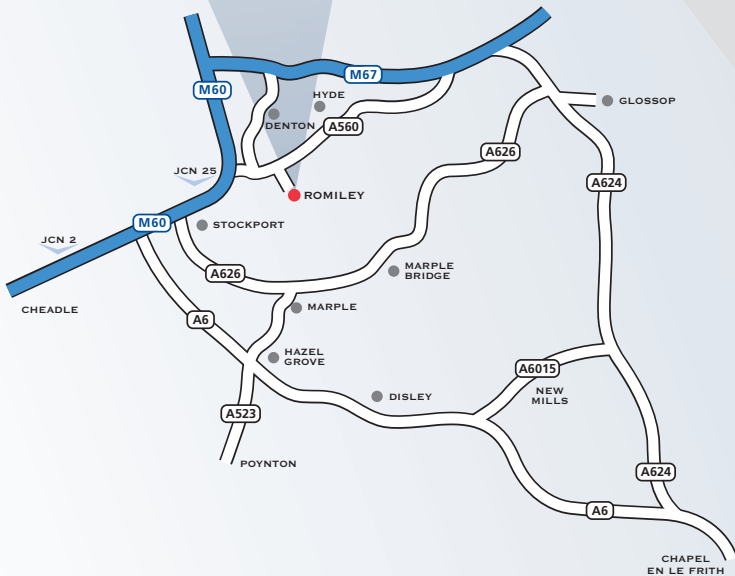
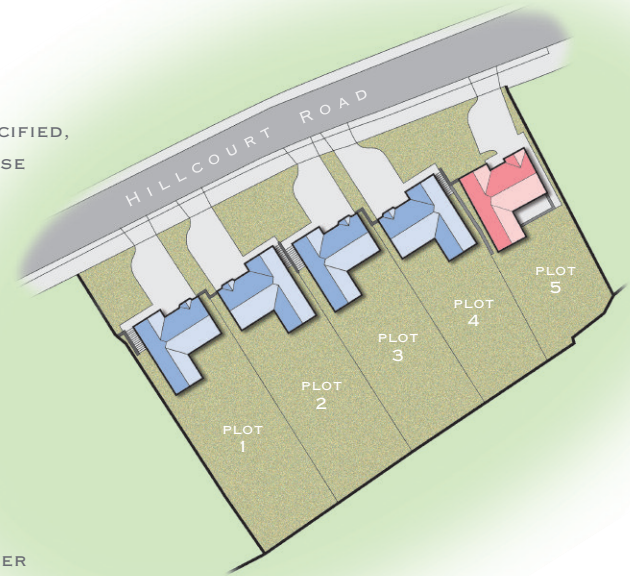
ROMILEY IS A THRIVING SUBURB OF THE METROPOLITAN BOROUGH OF STOCKPORT AND SITS JUST TEN MILES TO THE SOUTH EAST OF MANCHESTER. AT ITS HUB IS THE ROMILEY PRECINCT, A SHOPPING CENTRE WITH A GENEROUS MIX OF INDEPENDENT SHOPS AND HIGH STREET NAMES CATERING FOR MOST DAILY ESSENTIALS. FOR AN EVEN BIGGER CHOICE, MANCHESTER'S TRAFFORD CENTRE IS LESS THAN FIFTEEN MILES AWAY.

FOR THOSE KEEN ON SPORTS THE AREA IS SERVED BY A LOCAL CRICKET CLUB AND A HIGHLY REGARDED PRIVATE GOLF CLUB. MORE LEISURELY OUTDOOR PURSUITS ARE CATERED FOR BY THE ETHEROW COUNTY PARK & NATURE RESERVE AND WERNETH LOW COUNTRY PARK, BOTH OF WHICH ARE EASILY ACCESSIBLE.

ROMILEY IS SERVED BY AN EXCELLENT CHOICE OF SCHOOLS FROM PRE-SCHOOL NURSERY TO HIGH SCHOOLS WITH LATEST 'OFSTED' RATINGS FROM 'GOOD' TO 'OUTSTANDING'.

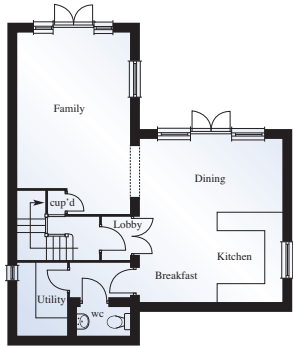
REGULAR RAIL SERVICES RUN FROM BOTH ROMILEY AND BREDBURY INTO MANCHESTER (25 MINS) AND THE M60 MANCHESTER RING ROAD (JUNCTION 25) IS JUST A SHORT DRIVE AWAY. MANCHESTER AIRPORT IS JUST TWELVE MILES FROM ROMILEY.

IF YOU WOULD LIKE TO LIVE IN A BRAND NEW, HIGHLY SPECIFIED AND ENERGY EFFICIENT HOME IN A SOUGHT AFTER LOCATION WITH VIEWS OVER THE CHESHIRE PLAINS, THEN THE COURTS IS THE PLACE FOR YOU.



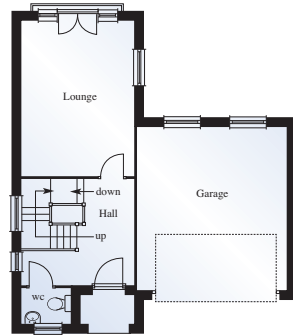
PLOTS

1-4



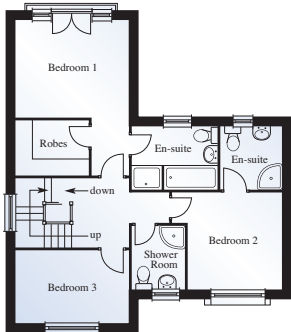
Lower Ground Floor

FAMILY	3.75 x 6.10m (max)	12'4" x 20'0" (max)
KITCHEN / DINING	4.77 x 5.45m	15'8" x 17'10"
UTILITY	1.65 x 2.41m	5'5" x 7'11"



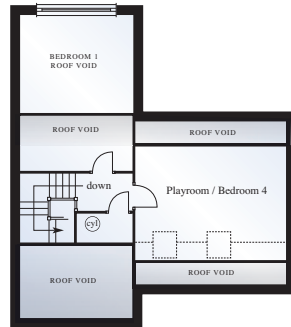
Ground Floor

LOUNGE	3.75 x 5.21m	12'3" x 17'1"
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First Floor

BEDROOM 1	3.75 x 3.27m	12'3" x 10'9"
EN-SUITE	2.87 (max) x 2.10m	9'5" (max) x 6'10"
ROBES	2.42 (max) x 1.87m (max)	7'11" (max) x 6'2" (max)
BEDROOM 2	3.15 x 3.27m	10'4" x 10'9"
EN-SUITE	2.05 x 2.10m	6'8" x 6'10"
BEDROOM 3	3.75 x 2.42m	12'3" x 7'11"
SHOWER ROOM	1.77 x 2.10m	5'10" x 6'10"

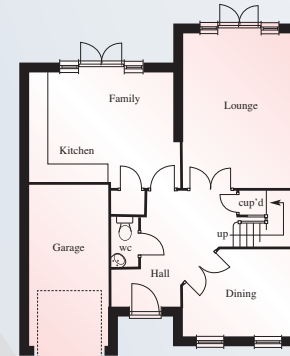


Second Floor

BEDROOM 4	5.02 x 3.85m (max)	16'6" x 12'7" (max)
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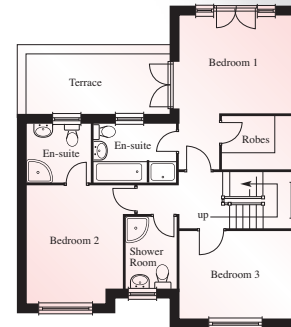
PLOT

5



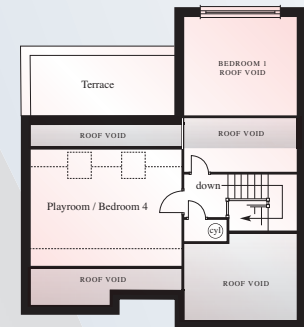
Ground Floor

LOUNGE	3.75 x 5.15m	12'3" x 16'10"
KITCHEN/FAMILY	5.00 (max) x 3.85m (max)	16'5" (max) x 12'7" (max)
DINING	3.75 (max) x 2.92m (max)	12'3" (max) x 9'7" (max)



First Floor

BEDROOM 1	3.75 x 3.27m	12'3" x 10'9"
EN-SUITE	2.76 (max) x 2.00m	9'1" (max) x 6'6"
ROBES	2.32 (max) x 1.80m (max)	7'7" (max) x 5'10" (max)
BEDROOM 2	3.22 x 3.97m	10'7" x 13'0"
EN-SUITE	2.16 x 2.00m	7'1" x 6'6"
BEDROOM 3	3.75 x 2.92m	12'3" x 9'7"
SHOWER ROOM	1.72 x 2.40m	5'8" x 7'10"



Second Floor

BEDROOM 4	5.02 x 3.95m (max)	16'5" x 12'11" (max)
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EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH BRICK AND/OR COLOUR THROUGH RENDER FINISH.

ROOFING TILES FROM FORTICRETE RANGE

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVCU IN WHITE

DOUBLE GLAZING IN PLANITHERM TOTAL + GLASS FOR BETTER THERMAL INSULATION AND TOUGHENED SAFETY GLASS WHERE APPROPRIATE

ELECTRICALLY OPERATED GARAGE DOORS FROM THE HORMAN M RIBBED RANGE

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN

EXTERNAL TAP TO REAR

EXTERNAL LIGHTS TO FRONT AND REAR

INTERNAL SPECIFICATION

WALLS FINISHED IN ALMOND WHITE VINYL EMULSION

CEILINGS FINISHED IN PURE WHITE MATT EMULSION

DOORS AND SKIRTINGS FINISHED IN WHITE SATIN PAINT

OAK INTERNAL DOORS TO GROUND AND LOWER GROUND FLOORS WHERE APPROPRIATE AND WHITE PAINTED SMOOTH TWO PANEL DOORS TO UPPER FLOORS

175MM MDF OGEE SKIRTING TO GROUND AND LOWER GROUND AND 125MM MDF OGEE SKIRTING TO ALL OTHER FLOORS

75MM MDF OGEE ARCHITRAVE THROUGHOUT

CERAMIC FLOOR TILES TO KITCHEN & ADJOINING AREAS, CLOAKS, UTILITY AND ALL BATH/SHOWER ROOMS (PLOTS 1-4)

CERAMIC FLOOR TILING TO KITCHEN, UTILITY CUPBOARD, FAMILY ROOM, CLOAKS AND ALL BATH/SHOWER ROOMS (PLOT 5)

WALL TILING TO BATH AND SHOWER ROOMS IN ACCORDANCE WITH PLANS

ELECTRIC SOCKETS AND SWITCHES IN POLISHED CHROME

LED DOWN LIGHTS TO KITCHEN/FAMILY AREA, DINING ROOM, HALLWAY, BATHROOM AND EN-SUITES (INCLUDING LOBBY LOWER GROUND ON PLOTS 1-4)

TV WIRING TO LOUNGE, FAMILY AREAS AND ALL BEDROOMS

INTERNAL SPECIFICATION (CONTINUED)

INTRUDER SECURITY ALARM SYSTEM FITTED INCLUDING GARAGES

HIGH EFFICIENCY CONDENSING BOILER WITH RADIATORS TO ROOMS OTHER THAN BATH/SHOWER ROOMS WHICH WILL HAVE ELECTRIC UNDERFLOOR HEATING AND CHROME HEATED TOWEL RAILS

WALK-IN WARDROBE TO MASTER BEDROOM (INCLUDING HANGING RAIL/SHELVING)

A CHOICE OF KITCHEN FINISHES PROVIDED BY CHANTRY KITCHENS FROM CONTEMPORARY TO MORE TRADITIONAL STYLES AS REQUIRED

QUARTZ WORKTOPS

FULLY-INTEGRATED KITCHEN APPLIANCES BY BOSCH, INCLUDING MULTI FUNCTION SINGLE OVEN, MICROWAVE COMBINATION OVEN, INDUCTION HOB, COOKER EXTRACTOR HOOD, DISHWASHER AND FRIDGE/FREEZER

UTILITY APPLIANCES BY BOSCH COMPRISING FREE-STANDING WASHING MACHINE AND TUMBLE-DRYER

SANITARY-WARE BY SOTTINI, FROM THE SANTORINI BOW RANGE, WITH SOTTINI FITTED FURNITURE

IDEALCAST LAGARO REINFORCED BATH

IDEAL TONIC OR SYNERGY GLAZED SHOWER ENCLOSURES WITH CERATHERM DUAL SHOWER

 10 YEAR BUILDMARK WARRANTY



THE GOVERNMENT'S 'HELP TO BUY' SCHEME IS AVAILABLE ON THIS DEVELOPMENT - ASK FOR DETAILS

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODEFORHOMEBUILDERS.COM

THE DETAILS IN THIS BROCHURE ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE. THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATIONS AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION. WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEM CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

BUYER ASSISTANCE

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.

Arncliffe

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