

The Timber Yard

Ground Floor

Apartment 22

Living/Dining 5100 x 3600mm (16.73 x 11.81ft)
 Kitchen 2800 x 2300 mm (9.19 x 7.55ft)
 Bedroom 1 4100 x 3000 mm (13.45 x 9.84ft)
 Bedroom 2 3100 x 2900 mm (10.17 x 9.51ft)
 Bathroom 2200 x 1700mm (7.22 x 5.58ft)

Apartment 23

Living/Dining 6500 x 3400mm (21.33 x 11.15ft)
 Kitchen 3100 x 1800mm (10.17 x 5.91ft)
 Bedroom 4000 x 3700mm (13.12 x 12.14ft)
 Bathroom 1600 x 2200mm (5.25 x 7.22ft)

Apartment 16

Living/Dining 4400 x 3100mm (14.44 x 10.17ft)
 Kitchen 3200 x 4000mm (10.50 x 13.12ft)
 Bedroom 3900 x 2400mm (12.80 x 7.87ft)
 Bathroom 2700 x 2400mm (8.86 x 7.87ft)

Apartment 17

Living/Dining 5100 x 3600mm (16.73 x 11.81ft)
 Kitchen 2800 x 2300mm (9.19 x 7.55ft)
 Bedroom 1 4100 x 3000mm (13.45 x 9.84ft)
 Bedroom 2 3100 x 2900mm (10.17 x 9.51ft)
 Bathroom 2200 x 1700mm (7.22 x 5.58ft)

Apartment 2

Living/Kitchen/Dining 6500 x 4000mm
 (21.33 x 13.12ft)
 Bedroom 4200 x 3100mm (13.78 x 10.17ft)
 Bathroom 2200 x 2200mm (7.22 x 7.22ft)

Apartment 3

Living/Kitchen/Dining 5300 x 4000mm
 (17.39 x 13.12ft)
 Bedroom 3800 x 2400mm (12.47 x 7.87ft)
 Bathroom 2400 x 2400mm (7.87 x 7.87ft)

Apartment 24

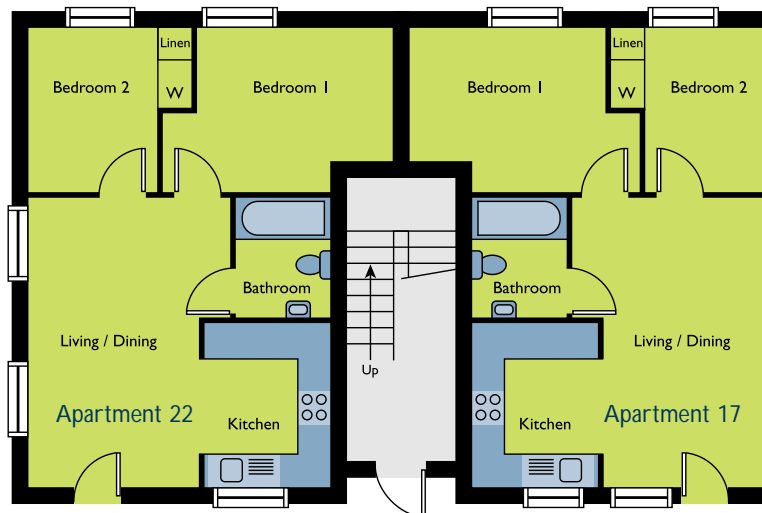
Living/Dining 4400 x 4300mm (14.44 x 14.11ft)
 Kitchen 3000 x 2200mm (9.84 x 7.22ft)
 Bedroom 1 3700 x 3100mm (12.14 x 10.17ft)
 Bedroom 2 3100 x 2800mm (10.17 x 9.19ft)
 Bathroom 2300 x 1900mm (7.55 x 6.23ft)

Apartment 1 (Show apartment)

Living/Dining 4400 x 4300mm (14.44 x 14.11ft)
 Kitchen 3000 x 2200mm (9.84 x 7.22ft)
 Bedroom 1 3700 x 3100mm (12.14 x 10.17ft)
 Bedroom 2 3100 x 2800mm (10.17 x 9.19ft)
 Bathroom 2300 x 1900mm (7.55 x 6.23ft)

The apartments on this floor benefit from private entrances.

NB: All measurements are approximate.



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First Floor

Apartment 18

Living/Dining 5100 x 3500mm (16.73 x 11.48ft)
 Kitchen 2100 x 2700mm (6.89 x 8.86ft)
 Bedroom 1 3500 x 3000mm (11.48 x 9.84ft)
 Bedroom 2 3000 x 3000mm (9.84 x 9.84ft)
 Bathroom 2200 x 1800mm (7.22 x 5.91ft)

Apartment 19

Living/Dining 5100 x 3500mm (16.73 x 11.48ft)
 Kitchen 2100 x 2700mm (6.89 x 8.86ft)
 Bedroom 1 3500 x 3000mm (11.48 x 9.84ft)
 Bedroom 2 3000 x 3000mm (9.84 x 9.84ft)
 Bathroom 2200 x 1800mm (7.22 x 5.91ft)

Apartment 8

Living/Dining 4500 x 4400mm (14.76 x 14.44ft)
 Kitchen 2600 x 1400mm (8.53 x 4.59ft)
 Bedroom 1 3800 x 3000mm (12.47 x 9.84ft)
 Bedroom 2 3200 x 2850mm (10.50 x 9.35ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)

Apartment 9

Living/Dining 4500 x 4400mm (14.76 x 14.44ft)
 Kitchen 2600 x 1400mm (8.53 x 4.59ft)
 Bedroom 1 3800 x 3000mm (12.47 x 9.84ft)
 Bedroom 2 3200 x 2850mm (10.50 x 9.35ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)

Apartment 6

Living/Kitchen/Dining 5800 x 4200mm
 (19.03 x 13.78ft)
 Bedroom 3500 x 2900mm (11.48 x 9.51ft)
 Bathroom 2100 x 2100mm (6.89 x 6.89ft)

Apartment 7

Living/Kitchen/Dining 5800 x 3700mm
 (19.03 x 12.14ft)
 Bedroom 3500 x 3500mm (11.48 x 11.48ft)
 Bathroom 2200 x 2200mm (7.22 x 7.22ft)

Apartment 4

Living/Dining 5300 x 2700mm (17.39 x 8.86ft)
 Kitchen 2900 x 1900mm (9.51 x 6.23ft)
 Bedroom 3100 x 2500mm (10.17 x 8.20ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)

Apartment 5

Living/Dining 5300 x 2700mm (17.39 x 8.86ft)
 Kitchen 2900 x 1900mm (9.51 x 6.23ft)
 Bedroom 3100 x 2500mm (10.17 x 8.20ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)



NB: All measurements are approximate.

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Second Floor

Apartment 20

Living/Dining 3200 x 3200mm (10.50 x 10.50ft)
 Kitchen 4300 x 2500mm (14.11 x 8.20ft)
 Bedroom 1 3300 x 3000mm (10.83 x 9.84ft)
 Bedroom 2 2400 x 3200mm (7.87 x 10.50ft)
 Bathroom 2100 x 2300 (6.89 x 7.55ft)

Apartment 12

Living/Kitchen/Dining 5800 x 4200mm
 (19.03 x 13.78ft)
 Bedroom 3500 x 2900mm (11.48 x 9.51ft)
 Bathroom 2100 x 2100mm (6.89 x 6.89ft)

Apartment 10

Living/Dining 5300 x 2700mm (17.39 x 8.86ft)
 Kitchen 2900 x 1900mm (9.51 x 6.23ft)
 Bedroom 3100 x 2500mm (10.17 x 8.20ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)

Apartment 21

Living/Dining 3200 x 3200mm (10.50 x 10.50ft)
 Kitchen 4300 x 2500mm (14.11 x 8.20ft)
 Bedroom 1 3300 x 3000mm (10.83 x 9.84ft)
 Bedroom 2 2400 x 3200mm (7.87 x 10.50ft)
 Bathroom 2100 x 2300 (6.89 x 7.55ft)

Apartment 14

Living/Kitchen/Dining 5800 x 3700mm
 (19.03 x 12.14ft)
 Bedroom 3500 x 3500mm (11.48 x 11.48ft)
 Bathroom 2200 x 2200mm (7.22 x 7.22ft)

Apartment 11

Living/Dining 5300 x 2700mm (17.39 x 8.86ft)
 Kitchen 2900 x 1900mm (9.51 x 6.23ft)
 Bedroom 3100 x 2500mm (10.17 x 8.20ft)
 Bathroom 1900 x 1800mm (6.23 x 5.91ft)

Apartment 15

Living/Dining 4300 x 3300mm (14.11 x 10.83ft)
 Kitchen 2200 x 2000mm (7.22 x 6.56ft)
 Bedroom 1 3300 x 3000mm (10.83 x 9.84ft)
 Bedroom 2 2700 x 2400mm (8.86 x 7.87ft)
 Bathroom 1800 x 1800mm (5.91 x 5.91ft)

Apartment 15a

Living/Dining 4300 x 3300mm (14.11 x 10.83ft)
 Kitchen 2200 x 2000mm (7.22 x 6.56ft)
 Bedroom 1 3300 x 3000mm (10.83 x 9.84ft)
 Bedroom 2 2700 x 2400mm (8.86 x 7.87ft)
 Bathroom 1800 x 1800mm (5.91 x 5.91ft)



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The Timber Yard

Station Approach, Braintree, Essex

Specification

Kitchens

- Individually designed contemporary fitted kitchens with lacquer doors
- Choice of co-ordinating laminate worktops*
- Feature spot lighting to kitchens
- A choice of ceramic wall tiles*

Appliances

- Stainless steel electric oven
- Stainless steel electric hob and extractor
- Fully integrated dishwasher to most 2 bed apartments
- Fully integrated fridge/freezer
- Stainless steel sink with co-ordinating chrome mixer tap
- Fully integrated washer-driers

Decoration

- Smooth plastered ceiling finished in white matt emulsion
- Neutral colour to all internal walls
- Carpets to bedrooms
- Choice of floor finishes to kitchen, bathroom and living room*

Central Heating & Hot Water System

- Mains pressure hot water system
- Radiators with thermostatic control to all rooms
- Linen cupboard

Electrical

- All apartments wired for sky plus
- Feature lighting to kitchen and bathroom
- TV sockets and telephone points provided throughout the home; please ask your Sales Co-ordinator for details of each specific plot
- Shaver point in bathroom
- All electrical fittings provided in white
- Ventilator to bathrooms
- External lanterns are provided to one side of external front doors on ground floor apartments
- Light sensitive communal lighting to internal corridors

Doors and Woodwork

- Timber veneered flush internal doors with chrome finish door furniture
- Satin white paint finish to all internal joinery
- Individual ground floor apartment entrances feature UPVC front doors
- High quality Anglia double glazed UPVC windows with excellent thermal rating, window locks and easy clean hinges

Bathrooms

- White suite with acrylic bath
- Heated chrome ladder style towel rail with thermostatic control
- Wash basin set in vanity unit with storage
- Close coupled W.C.
- Mains pressure shower and glass panel screen
- Fully tiled shower surround and splash back with choice of colours*

Security

- Light sensitive security lights to communal areas
- Audio door entry to communal entrance for 1st and 2nd floor apartments
- Security locks on UPVC private front doors to ground floor apartments
- Yale and mortice locks to front doors on 1st and 2nd floor apartments

Gardens

- Landscaped communal gardens with perimeter of brick walls and close boarded fencing
- Private parking, one numbered space per apartment
- Bicycle store
- Brick built refuse store

* Subject to stage of construction