

FAIRFIELD MEADOWS

■ THE APARTMENTS ■

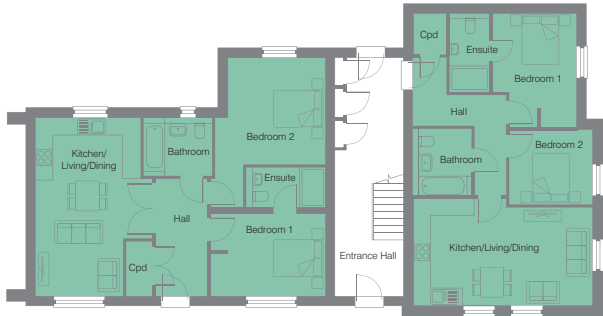
CAMPBELL BUCHANAN GEORGE
· FINE HOMES ·



Hatfield House



Ground Floor



Plot 16 – 784 sq ft

Plot 19 – 684 sq ft

First Floor

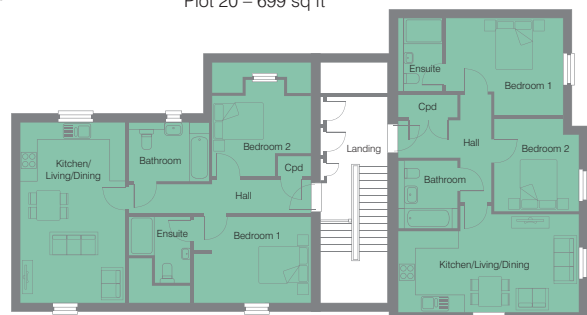


Plot 15 – 919 sq ft

Plot 17 – 796 sq ft

Plot 20 – 699 sq ft

Second Floor



Plot 18 – 751 sq ft

Plot 21 - 699 sq ft



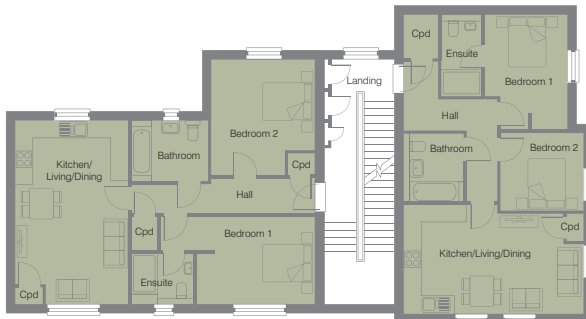
Knebworth House



Plot 165 – 794 sq ft

Plot 167 - 672 sq ft

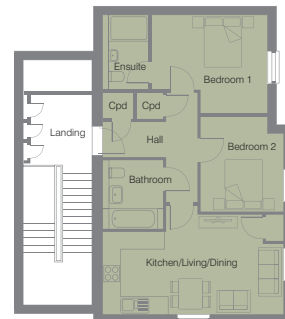
Ground Floor



Plot 166 – 807 sq ft

Plot 168 – 686 sq ft

First Floor



Plot 169 – 686 sq ft

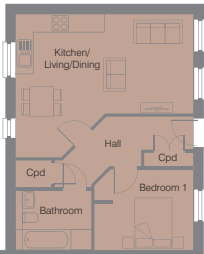
Second Floor



Brocket Hall House



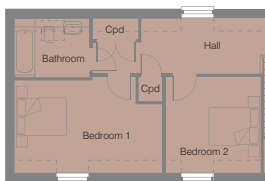
Plot 144 – 553 sq ft



Ground Floor



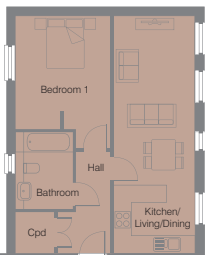
Plot 147 – 531 sq ft



Plot 150 – 916 sq ft

First Floor

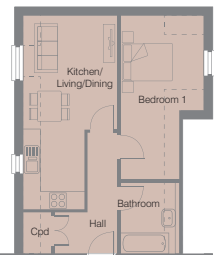
Plot 145 – 561 sq ft



Plot 148 – 543 sq ft



Plot 146 – 508 sq ft



Plot 149 – 543 sq ft

Second Floor





The Apartments - Quality & Style

The three apartment buildings boast an impressive specification which has been carefully chosen to complement the internal and external design.

Kitchens

- Choice from the Paula Rosa flat fronted handle free range in a matt or wood effect finish.
- Carron sink with drainer to side and Franke mixer tap.
- 22mm square edged laminate work top with upstand and colour glass splashback to hob.

Appliances

- Bosch 60cm ceramic hob.
- Bosch 60cm single oven.
- Bosch washer/dryer – plot specific.
- Bosch integrated dishwasher.
- Elica 60cm extractor hood.
- 80/20 integrated fridge/freezer.

Sanitary Ware

- Bathroom - White Roca Gap bathroom suite with a low-level toilet including a soft close seat and electric chrome heated towel rail. Merlyn chrome bath screen over a Renaissance double ended bath with a concealed Vado shower valve and multi-function slide rail shower. The hand basin has a contemporary style Vado Nuri Mono basin mixer tap.
- Ensuite – Low profile shower tray with Merlyn sliding door and Vado multi-function shower. Roca Gap low level toilet with soft close seat and hand basin with contemporary style Vado Nuri Mono basin mixer tap. Electric chrome heated towel rail.

Décor

All walls and ceilings painted in Crown matt white. Skirting, architrave and six panelled moulded smooth internal doors are painted in Crown acrylic satin wood white, with polished chrome lever handles.

Heating

- Ideal combination boiler, Stelrad white radiators and chrome towel radiators to bathrooms.
- Nest controller for smart phone operation.

Electrical Specification

- White inset LED spotlights to entrance hall, kitchen, bathroom and ensuite.
- Euro Plate multi-function outlet to sitting room and principal bedroom.
- Mains wired smoke alarms and carbon monoxide detectors.
- Wired for digital TV aerial.
- Pre-wired for BT Home Hub.
- TV points to living room and bedrooms.
- BT points to living room and bedrooms.
- Sockets with USB charging points to principal bedroom and kitchen.
- Shaver point.
- Low energy pendant lighting to living room and bedrooms.

Tiling

- Bathroom - A choice of ceramic Porcelanosa wall tiles. Full height around bath, and lower level behind the WC and wash hand basin.
- Ensuite – A choice of ceramic Porcelanosa wall tiles, full height to shower cubical and lower level behind the WC and wash hand basin.

Flooring

- Choice of carpet to entrance hall, living area and bedrooms.
- Choice of Carina luxury vinyl flooring to kitchen area, bathroom and ensuite.

Communal Areas

- Entrance via communal hall and stairs with anthracite matting to stairs and landings.
- Entry system.
- Lighting.
- Post boxes.

Outside

- Communal bin and cycle stores.
- Allocated parking for 1 car per apartment with visitor spaces nearby.

The Apartments are leasehold properties. Estate management and service charges apply. Please ask the sales team for information.

All choices are subject to the stage of construction. The specification is a guide only, and some items may vary as the build progresses.

Plots 16 17 18 20 165 166 167 168 169 144 145 146 147 148 149 150 are available as "Starter Homes" at a discounted price, specification may vary. Qualification restrictions apply. Please speak to the sales team for further information.

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