



# Rye House



*Rye House is a stunning block of only 4 2 bed apartments, each with its own entrance and overlooking the green open space to the front.*



Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.

**CAMPBELL BUCHANAN GEORGE**  
• FINE HOMES •



# Rye House - Quality & Style

## Dimensions

### Plot 119

- Sitting/Kitchen/Dining 4.58m x 5.80m into bay  
15'0" x 19'0" into bay
- Bedroom 1 3.34m x 2.86m  
10'11" x 9'5"
- Bedroom 2 3.34m x 2.18m  
10'11" x 7'2"
- Family bathroom

### Plot 121

- Sitting/Kitchen/Dining 4.58m x 5.19m  
15'0" x 17'0"
- Bedroom 1 2.83m x 3.35m  
9'3" x 11'0"
- Bedroom 2 2.25m x 3.35m  
7'4" x 7'11"
- Family bathroom

### Plot 120

- Sitting/Kitchen/Dining 4.58m x 5.19m  
15'0" x 17'0"
- Bedroom 1 3.34m x 2.86m  
10'11" x 9'5"
- Bedroom 2 3.34m x 2.21m  
10'11" x 7'3"
- Family bathroom

### Plot 122

- Sitting/Kitchen/Dining 4.58m x 5.80m into bay  
15'0" x 19'0" into bay
- Bedroom 1 2.82m x 3.35m  
9'3" x 11'0"
- Bedroom 2 2.22m x 3.35m  
7'3" x 11'0"
- Family bathroom

## Specifications

### Kitchens

- Choice of Ellis H1Range - flat fronted handle free contemporary doors in a range of matt and wood effect finish with soft close hinges.
- Laminate worktop with upstand.
- Stainless steel sink and drainer.

### Appliances

- Ceiling extractor hood.
- Bosch 60cm black single oven.
- Bosch 60cm induction hob.
- Bosch Integrated fridge/freezer.
- Bosch Integrated washer/dryer.

### Electrical Specification

- White inset LED spotlights to; entrance hall, kitchen, and bathroom.
- Outside lights to front of the property.
- Euro plate multi-function outlet to sitting room with TV point.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for BT Home Hub in Lounge.
- Socket with USB charging points to bedroom 1 and kitchen.
- Loft light
- Shaver point to bathroom.
- Low energy pendant lighting to sitting room, dining areas and bedrooms.
- Doorbell.