



# ASPECTS

STEVENAGE

# FRESH

AND VIBRANT LIVING



*Live life to the full at Aspects, a collection of stylish, modern homes, where you can enjoy the best of town and country.*

With a choice of one and two bedroom apartments as well as two and three bedroom houses, there's something for everyone at this contemporary new development. With plenty of green spaces and community facilities, Aspects has everything you need on your doorstep.

Fast train links to London puts the capital within easy reach for commuting to work, or simply taking advantage of its shopping, theatres and nightlife.

# IT'S ALL ABOUT THE LOCATION



Knebworth House



*Nestled in the heart of the Hertfordshire countryside, with excellent transport links into London, Aspects offers you plenty to do, whether you want to stay close to home or venture further afield.*

On your doorstep is the popular village of Knebworth with its restaurants, cafés and shops. This pretty village is an easy cycle from Aspects or just a five minute drive. For those who like their sport, you'll find tennis, golf and football clubs here as well as a recreation ground.

Stevenage town centre is just a 10-minute drive or a 16-minute cycle ride away if you're looking for a wider range of shopping and dining options. Regular bus services also run from Aspects to take you easily into town. For a change of scene, Welwyn Garden City, Letchworth Garden City and Hatfield are a short car or train journey away, and there are frequent fast trains from Stevenage or Knebworth to London and Cambridge to link you up with big city life.

When you want to get active or unwind in the fresh air, there's no shortage of options. You can cycle to Fairlands Valley Park in 15 minutes, a 120-acre country park with tracks for running, walking and bike rides. For something a bit different, head to the lake and its water sports facilities, including sailing, angling and kayaking.

Perfect for a morning run or workout, Shephalbury Park is just 1.4 miles from Aspects, with its choice of sports pitches and an outdoor gym. For health and leisure facilities, there are several gyms and fitness centres to choose from nearby, including David Lloyd Health Club and Spa in Stevenage.



# DISCOVER

## THE LOCAL SCENE



*Whether you want to indulge in some retail therapy or an evening out, there are plenty of options to choose from.*

Close to home is The Chequers, a charming country pub and garden, and the perfect place for a drink or meal with friends. Head towards Stevenage and there are plenty of spots for a morning coffee. For dining out, take your pick from a range of international cuisines, including Thai, Italian, Turkish and tapas, and several pubs in the town centre. Or try British brasserie Rump and Wade for all-day dining and delicious brunches.

For something special, The Farmhouse at Redcoats serves beautifully cooked local produce in the picturesque surroundings of a 15<sup>th</sup> century building.

The Westgate Shopping Centre and Stevenage Leisure Park are home to favourite high street brands and independent shops, as well as bowling, a multiplex cinema and theatre for music, comedy, plays and dance. There are also plans for an ambitious £1bn regeneration project in the town centre, bringing improved retail, green spaces, flexible workspaces and facilities.

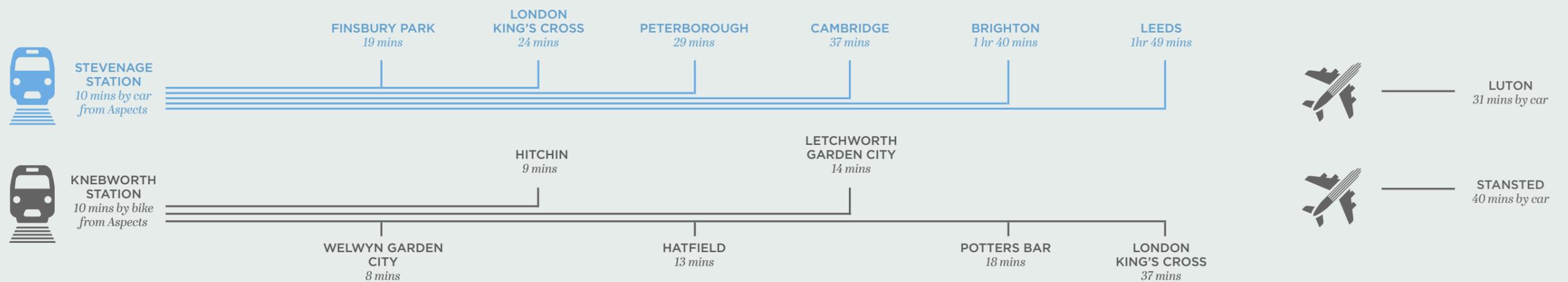
# CONNECT WITH EASE

*Whether you're commuting to work, visiting family and friends, or taking a holiday, you're well placed for travel at Aspects.*

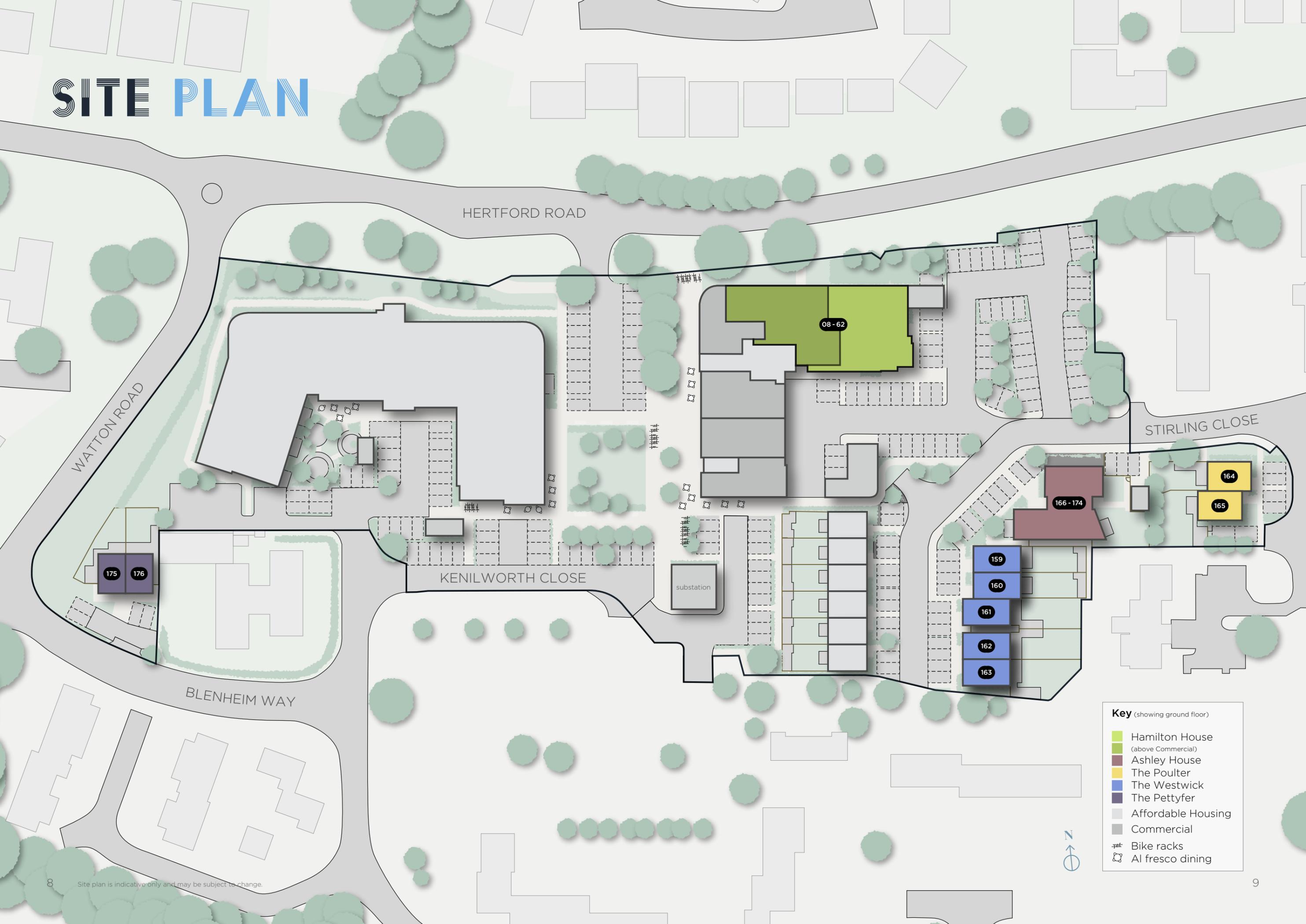
There are two train stations to choose from: Knebworth Station is a five-minute drive or ten-minute bike ride away; and Stevenage Station is a ten-minute drive, with regular bus services also available.

Trains to central London from Stevenage take less than half an hour, so you can commute to the capital with ease. Arrive at London's King Cross and St Pancras stations, where you can take the Underground across the city, or hop on the Eurostar for Paris and other European destinations. There are also direct trains to the city of Cambridge, with its thriving tech industry and famous university.

The A1 is a short drive from Aspects for road travel around the country, while both Luton and Stansted airports are within easy reach by car, for flying abroad.



# SITE PLAN



**Key** (showing ground floor)

- Hamilton House
- (above Commercial)
- Ashley House
- The Poulter
- The Westwick
- The Pettyfer
- Affordable Housing
- Commercial
- Bike racks
- AI fresco dining





Computer generated image depicts The Westwick.

## BECOME A PART OF THE **COMMUNITY**

*Aspects offers more than just homes, with spaces and amenities where people can meet and connect, creating a friendly and welcoming community.*

Great care has been taken over the outside space, with varied planting and a mix of green spaces and landscaped areas in which to relax and socialise. There will be community facilities

adjacent to a large central green – the perfect place to get to know your new neighbours over a cup of coffee.

Aspects has also been designed as a more sustainable place to live, with secure cycle storage, cycle paths and air source heat pumps in some properties. Trees and planting will provide a home for birds and wildlife, creating a thriving environment for all who live here.



Computer generated image is indicative only.

## STEP INTO YOUR SANCTUARY

*Bright, airy and modern, the apartments and houses at Aspects give you the high quality space you need for relaxing, working and entertaining.*

Large glazed windows fill these homes with natural light, while balconies or gardens provide you with your own private outdoor space – perfect for breakfast in the sunshine or evening drinks.

Open-plan layouts and clever design create plenty of space, along with the flexibility to use it as you wish. Fitted kitchens feature a stylish, contemporary design, while bathrooms are sleek and uncluttered, creating a tranquil atmosphere.

Every home at Aspects is finished to an exceptionally high standard. The elegant fixtures and fittings are neutral and understated, allowing you to settle in and put your own stamp on the place, as you go about creating a truly unique home.

# FINISHED TO PERFECTION



## KITCHEN

- Matt finish kitchen units with aluminium handle trim and soft close to doors and drawers
- Slimline laminate worktop with matching upstands and splashback behind hob
- Ceramic hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard to apartments or integrated in kitchen to houses)

*Kitchen designs and layouts vary; please speak to our Sales Executives for further information*

## EN-SUITE

- Low profile shower tray with glass shower door
- Framed mirror to match vanity tops (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

## BATHROOM

- Bath with shower over and glass screen
- Framed mirror (where layout allows)
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

## DOORS AND WINDOWS

- Front entrance door with multi-point locking system
- High efficiency double glazed windows with matching doors to terraces and patios
- White painted flush internal doors with contemporary dual finish ironmongery

## DECORATIVE FINISHES

- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring to entrance hall and living/kitchen/dining room to apartments, and throughout ground floor to houses
- Carpet to bedrooms, stairs and landing

## HEATING AND WATER

- Underfloor heating to apartments in Hamilton House
- Radiators throughout houses and apartments in Ashley House

## ELECTRICAL

- Downlights to entrance hall, WC, kitchen/dining room, living/kitchen/dining room, bathroom and en-suite
- Pendant fittings to separate living room and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to all apartments, linked to main entrance door
- External lighting to terraces and front and rear of houses
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Porcelain tiles to upper floor terraces
- Private enclosed terraces to ground floor apartments with paving
- Turfed rear garden with paved patio and sheds to houses

## APARTMENT COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors (Hamilton House only)
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

## PARKING

- Allocated parking spaces to houses and Ashley House apartments
- Unallocated parking spaces to Hamilton House apartments

## GENERAL

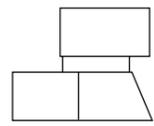
- 10 year NHBC warranty
- 250 year lease (apartments only)
- An estate charge will be payable by all purchasers, and an additional service charge will be payable by purchasers of apartments for the maintenance of the shared facilities and communal areas

A Management Company has been formed at Aspects and will be responsible for the management of the shared facilities and communal areas of the apartment buildings. All external communal area on the development, including the estate roads and landscaped areas will be managed and maintained by Stevenage Borough Council and an estate charge will be payable for the provision of these services. All homeowners will become a member of the Management Company when they purchase their property at Aspects. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required. Please speak to a member of the sales team for further information.

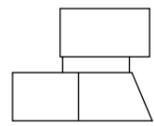
# ASHLEY HOUSE

## 1 & 2 BEDROOM APARTMENTS

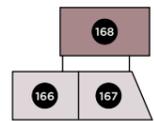
# GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



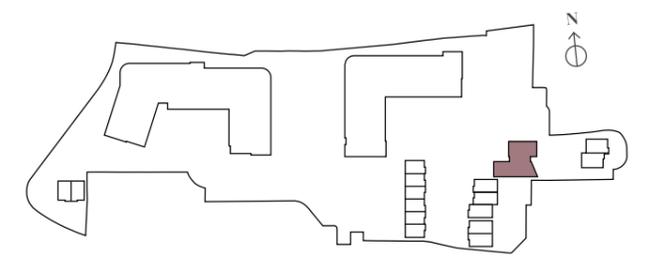
GROUND FLOOR



166 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	8.95m x 3.19m	29'4" x 10'5"
Bedroom	4.48m x 2.77m	14'8" x 9'1"

167 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	9.68m x 3.18m	31'9" x 10'5"
Bedroom	4.56m x 2.74m	15'0" x 9'0"

168 - 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.03m x 4.27m	19'10" x 14'0"
Principal Bedroom	4.35m x 3.76m	14'3" x 12'4"
Bedroom	3.76m x 3.12m	12'4" x 10'3"



1 bedroom apartment 2 bedroom apartment

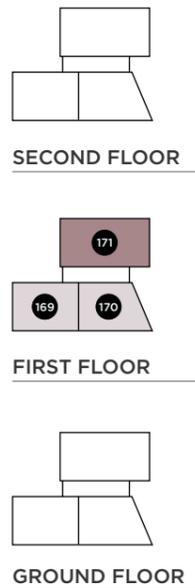
WD = Washer/Dryer --- = Space for wardrobe W = Wardrobe R = Riser

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# ASHLEY HOUSE

## 1 & 2 BEDROOM APARTMENTS

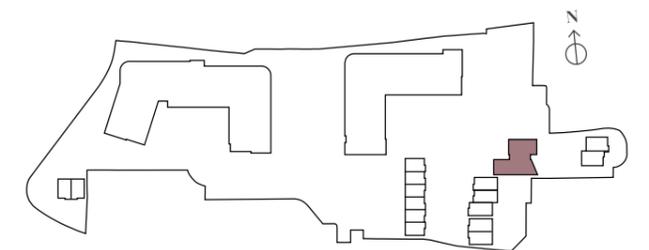
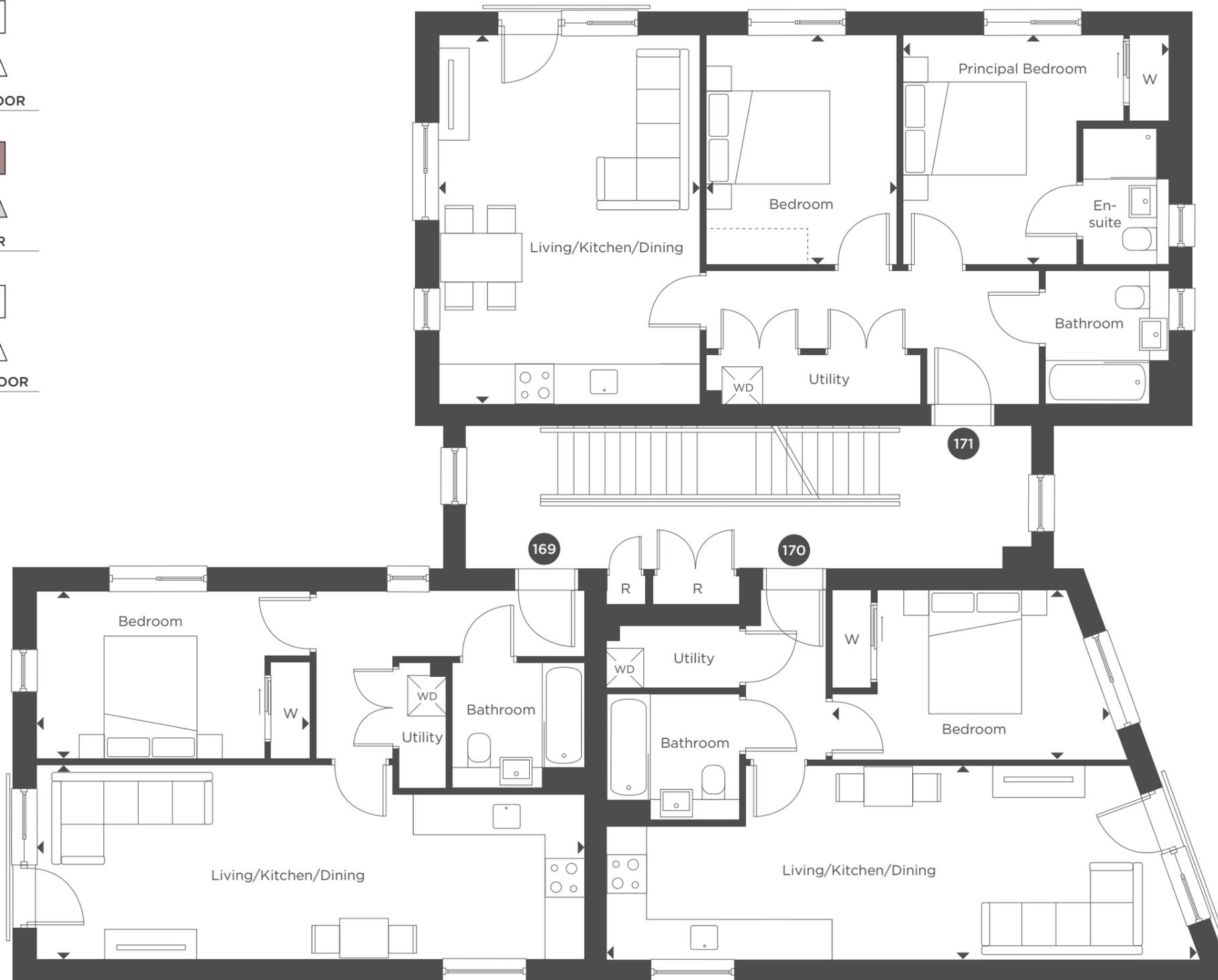
# FIRST FLOOR



169 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	8.95m x 3.19m	29'4" x 10'5"
Bedroom	4.48m x 2.77m	14'8" x 9'1"

170 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	9.68m x 3.18m	31'9" x 10'5"
Bedroom	4.54m x 2.74m	14'9" x 9'0"

171 - 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.03m x 4.27m	19'10" x 14'0"
Principal Bedroom	4.35m x 3.76m	14'3" x 12'4"
Bedroom	3.76m x 3.12m	12'4" x 10'3"



1 bedroom apartment 2 bedroom apartment

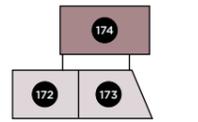
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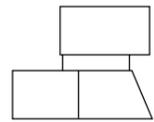
# ASHLEY HOUSE

## 1 & 2 BEDROOM APARTMENTS

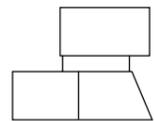
# SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



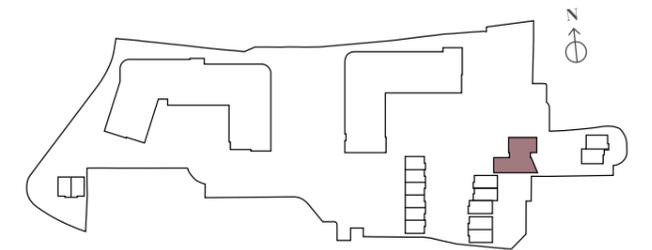
GROUND FLOOR



172 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	8.95m x 3.19m	29'4" x 10'5"
Bedroom	4.48m x 2.77m	14'8" x 9'1"

173 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	9.68m x 3.18m	31'9" x 10'5"
Bedroom	4.55m x 2.74m	14'11" x 9'0"

174 - 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.03m x 4.27m	19'10" x 14'0"
Principal Bedroom	4.35m x 3.76m	14'3" x 12'4"
Bedroom	3.76m x 3.12m	12'4" x 10'3"



1 bedroom apartment 2 bedroom apartment

WD = Washer/Dryer --- = Space for wardrobe W = Wardrobe R = Riser

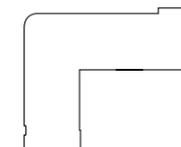
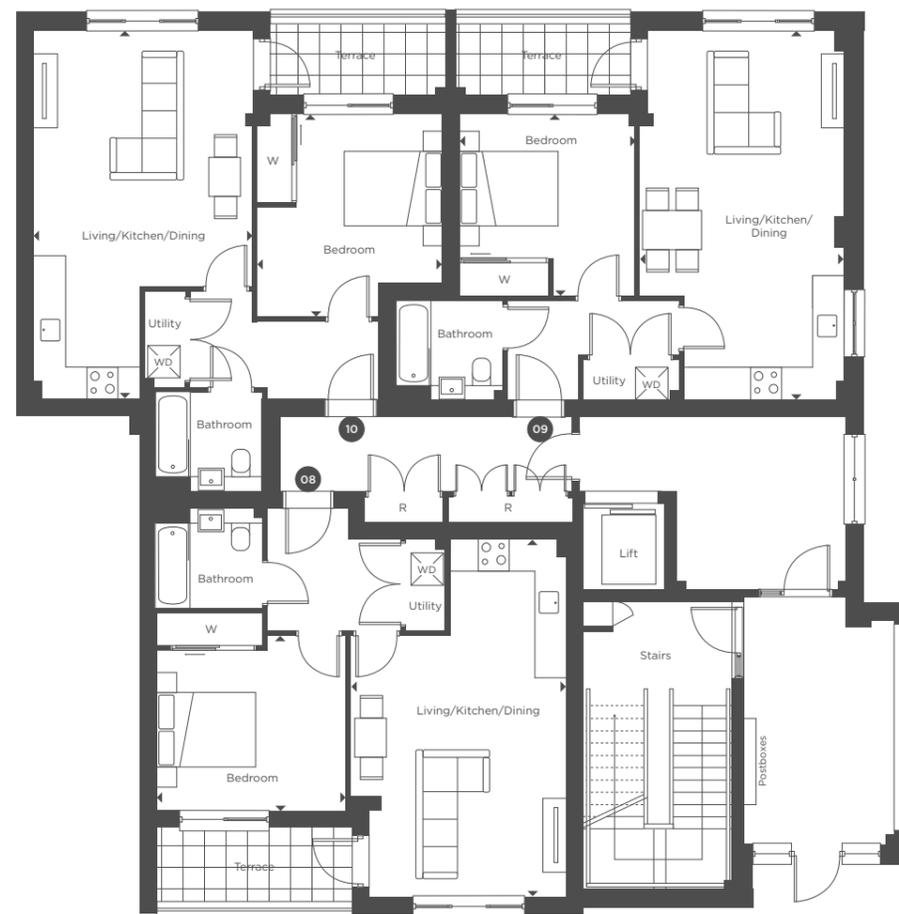
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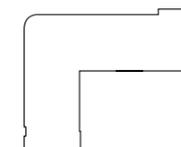
# HAMILTON HOUSE

## 1 & 2 BEDROOM APARTMENTS

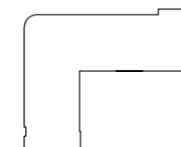
## GROUND FLOOR



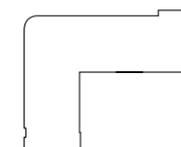
FOURTH FLOOR



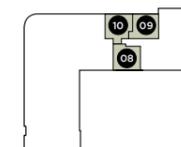
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

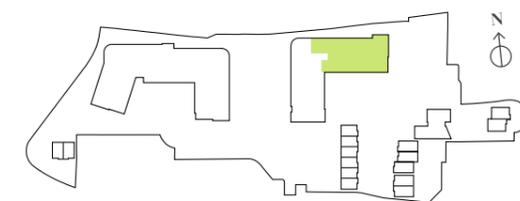
08 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.29m x 4.41m	23'11" x 14'6"
Bedroom	3.88m x 3.59m	12'9" x 11'9"

09 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.51m x 4.17m	24'8" x 13'8"
Bedroom	3.70m x 3.60m	12'2" x 11'10"

10 - 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.56m x 4.59m	24'9" x 15'1"
Bedroom	4.14m x 3.72m	13'7" x 12'2"



1 bedroom apartment

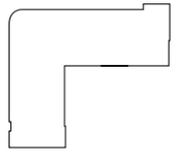
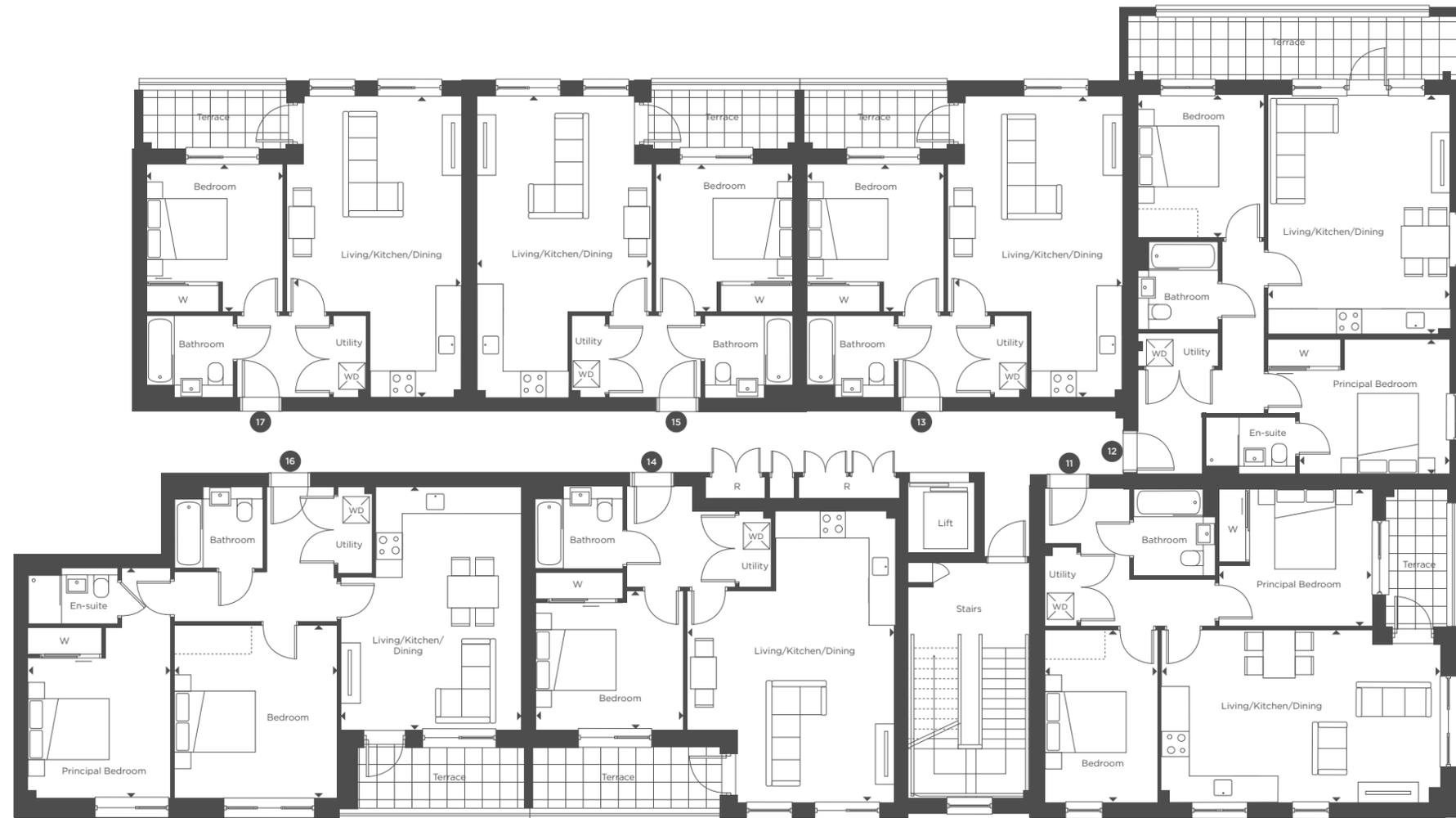
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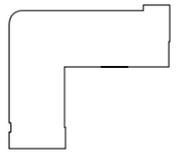
# HAMILTON HOUSE

## 1 & 2 BEDROOM APARTMENTS

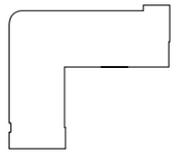
## FIRST FLOOR



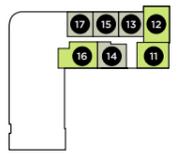
FOURTH FLOOR



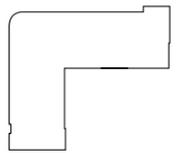
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

### 11 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.94m x 4.22m	22'9" x 13'10"
Principal Bedroom	3.83m x 3.44m	12'7" x 11'4"
Bedroom	4.22m x 2.85m	13'10" x 9'4"

### 12 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.92m x 4.54m	19'5" x 14'11"
Principal Bedroom	3.64m x 3.35m	11'11" x 11'0"
Bedroom	3.48m x 3.19m	11'5" x 10'6"

### 13 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 14 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.17m x 5.13m	23'6" x 16'10"
Bedroom	3.70m x 3.59m	12'2" x 11'9"

### 15 - 1 BEDROOM APARTMENT

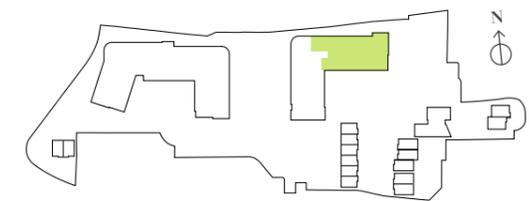
Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 16 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.05m x 4.42m	19'10" x 14'6"
Principal Bedroom	5.75m x 3.56m	18'10" x 11'8"
Bedroom	4.30m x 4.11m	14'1" x 13'6"

### 17 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"



1 bedroom apartment 2 bedroom apartment

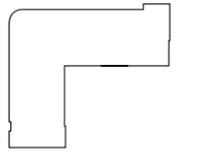
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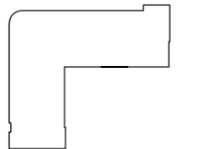
# HAMILTON HOUSE

## 1 & 2 BEDROOM APARTMENTS

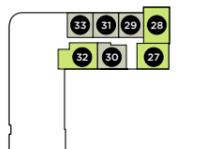
## SECOND FLOOR



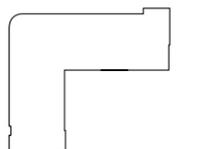
FOURTH FLOOR



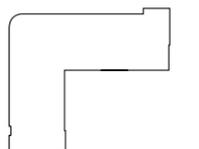
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

### 27 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.94m x 4.22m	22'9" x 13'10"
Principal Bedroom	3.83m x 3.44m	12'7" x 11'4"
Bedroom	4.22m x 2.85m	13'10" x 9'4"

### 28 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.92m x 4.54m	19'5" x 14'11"
Principal Bedroom	3.64m x 3.35m	11'11" x 11'0"
Bedroom	3.48m x 3.19m	11'5" x 10'6"

### 29 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 30 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.17m x 5.13m	23'6" x 16'10"
Bedroom	3.70m x 3.59m	12'2" x 11'9"

### 31 - 1 BEDROOM APARTMENT

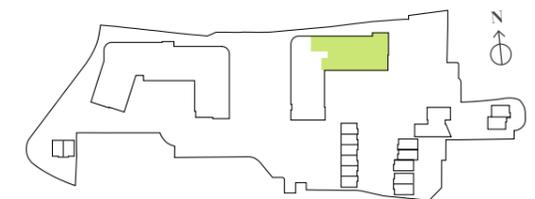
Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 32 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.05m x 4.42m	19'10" x 14'6"
Principal Bedroom	5.75m x 3.56m	18'10" x 11'8"
Bedroom	4.30m x 4.11m	14'1" x 13'6"

### 33 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"



1 bedroom apartment 2 bedroom apartment

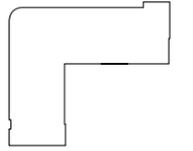
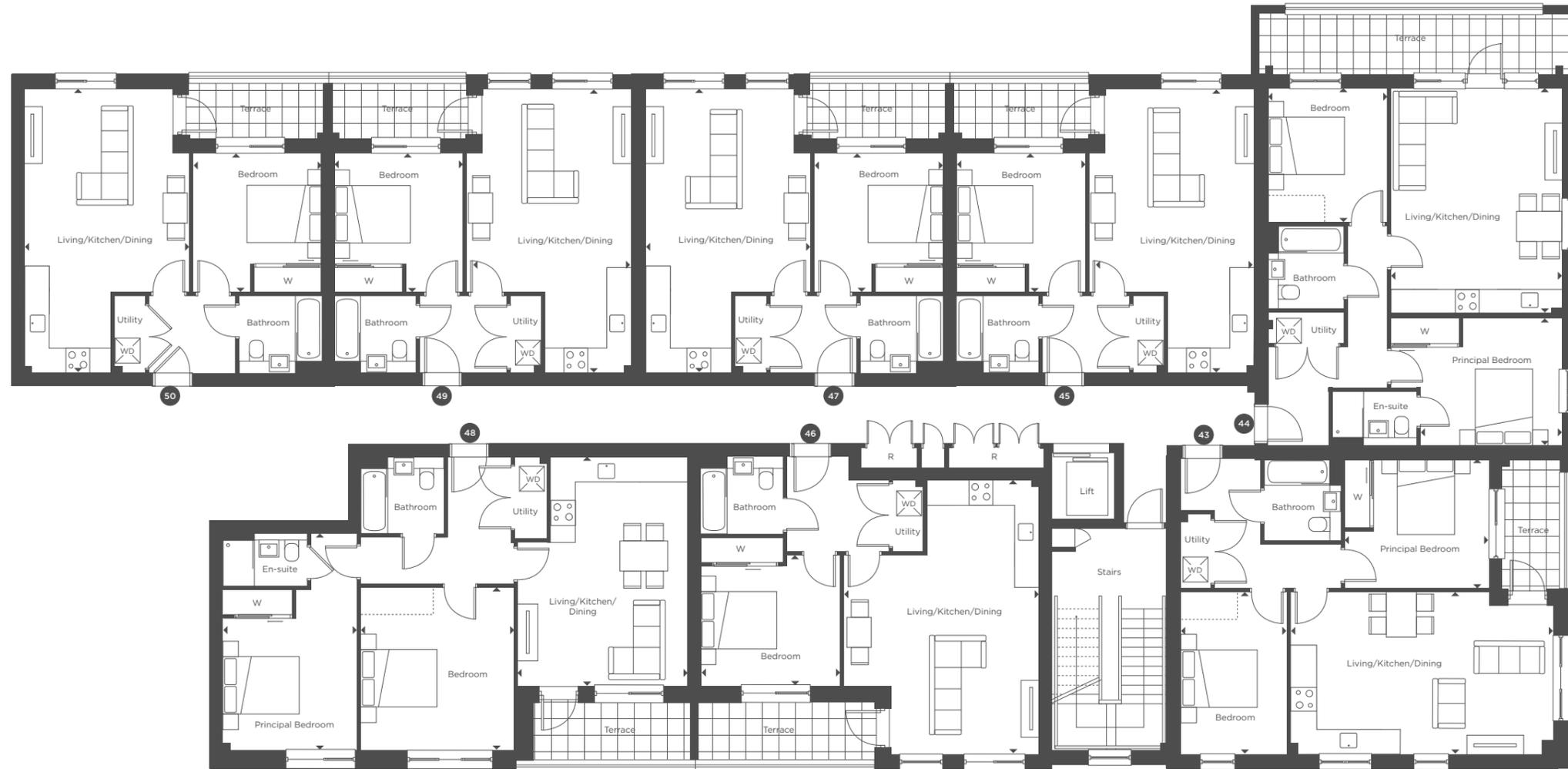
WD = Washer/Dryer --- = Space for wardrobe W = Wardrobe R = Riser

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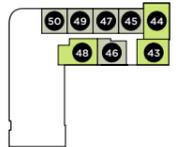
# HAMILTON HOUSE

## 1 & 2 BEDROOM APARTMENTS

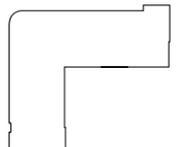
## THIRD FLOOR



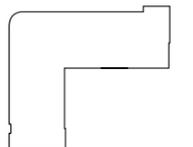
FOURTH FLOOR



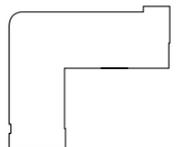
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

### 43 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.94m x 4.22m	22'9" x 13'10"
Principal Bedroom	3.83m x 3.44m	12'7" x 11'4"
Bedroom	4.22m x 2.85m	13'10" x 9'4"

### 44 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.92m x 4.54m	19'5" x 14'11"
Principal Bedroom	3.64m x 3.35m	11'11" x 11'0"
Bedroom	3.48m x 3.19m	11'5" x 10'6"

### 45 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 46 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.17m x 5.13m	23'6" x 16'10"
Bedroom	3.70m x 3.59m	12'2" x 11'9"

### 47 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 48 - 2 BEDROOM APARTMENT

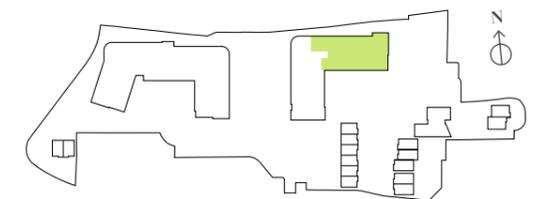
Living/Kitchen/Dining	6.05m x 4.42m	19'10" x 14'6"
Principal Bedroom	5.75m x 3.56m	18'10" x 11'8"
Bedroom	4.30m x 4.11m	14'1" x 13'6"

### 49 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.44m x 4.36m	24'5" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 50 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"



1 bedroom apartment 2 bedroom apartment

WD = Washer/Dryer --- = Space for wardrobe W = Wardrobe R = Riser

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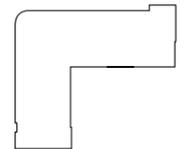
# HAMILTON HOUSE

## 1 & 2 BEDROOM APARTMENTS

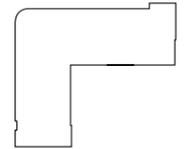
# FOURTH FLOOR



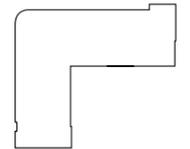
FOURTH FLOOR



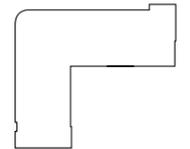
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

### 55 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.94m x 2.68m	22'9" x 8'9"
Principal Bedroom	3.83m x 3.44m	12'7" x 11'4"
Bedroom	2.85m x 2.68m	9'4" x 8'9"

### 56 - 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.04m x 4.54m	19'10" x 14'11"
Principal Bedroom	3.75m x 3.35m	12'4" x 11'0"
Bedroom	3.48m x 3.19m	11'5" x 10'6"

### 57 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 58 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.29m x 5.13m	23'11" x 16'10"
Bedroom	3.70m x 3.59m	12'2" x 11'9"

### 59 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.56m x 4.36m	24'9" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 60 - 2 BEDROOM APARTMENT

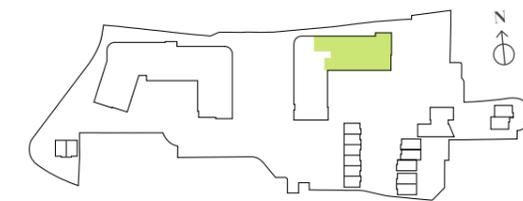
Living/Kitchen/Dining	6.19m x 4.36m	20'4" x 14'4"
Principal Bedroom	5.86m x 3.56m	19'3" x 11'8"
Bedroom	4.41m x 4.16m	14'6" x 13'8"

### 61 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.56m x 4.36m	24'9" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"

### 62 - 1 BEDROOM APARTMENT

Living/Kitchen/Dining	7.51m x 4.36m	24'8" x 14'4"
Bedroom	3.70m x 3.42m	12'2" x 11'3"



1 bedroom apartment 2 bedroom apartment

WD = Washer/Dryer --- = Space for wardrobe W = Wardrobe R = Riser

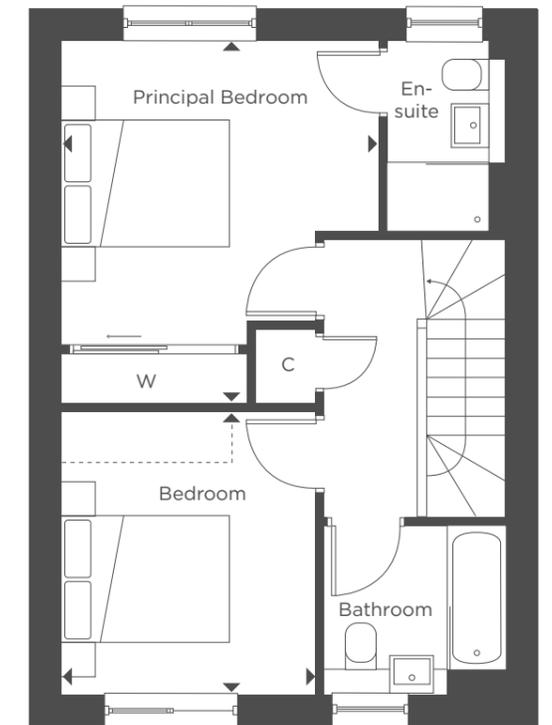
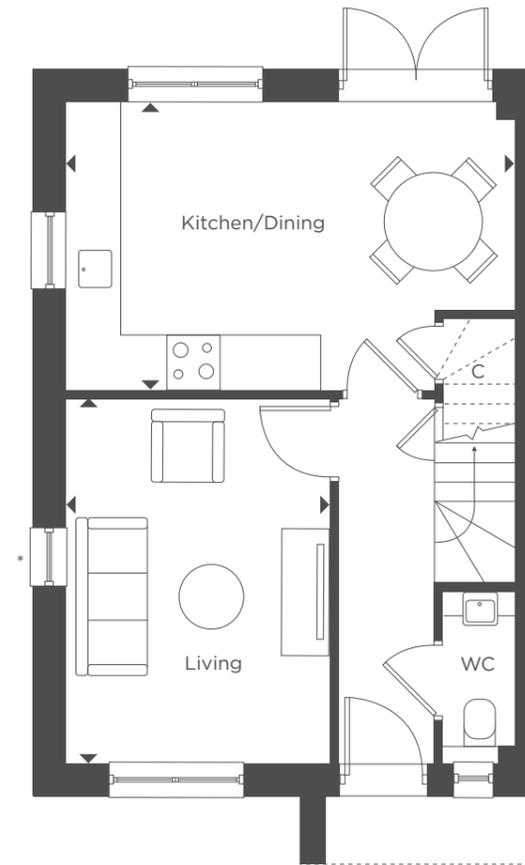
Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



# THE PETTYFER

## 2 BEDROOM HOUSE

Plots 175\* & 176†



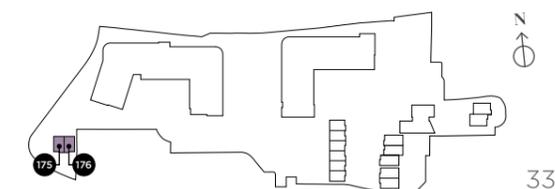
GROUND FLOOR		
Kitchen/Dining Room	5.34m x 3.44m	17'6" x 11'3"
Living Room	4.32m x 3.15m	14'2" x 10'4"

FIRST FLOOR		
Principal Bedroom	4.36m x 3.82m	14'4" x 12'6"
Bedroom	3.40m x 3.07m	11'2" x 10'1"

WD = Washer/Dryer      C = Cupboard      W = Wardrobe      ----- = Space for wardrobe

\*Window to the Living Room, plot 175 only. †handed to floorplan shown

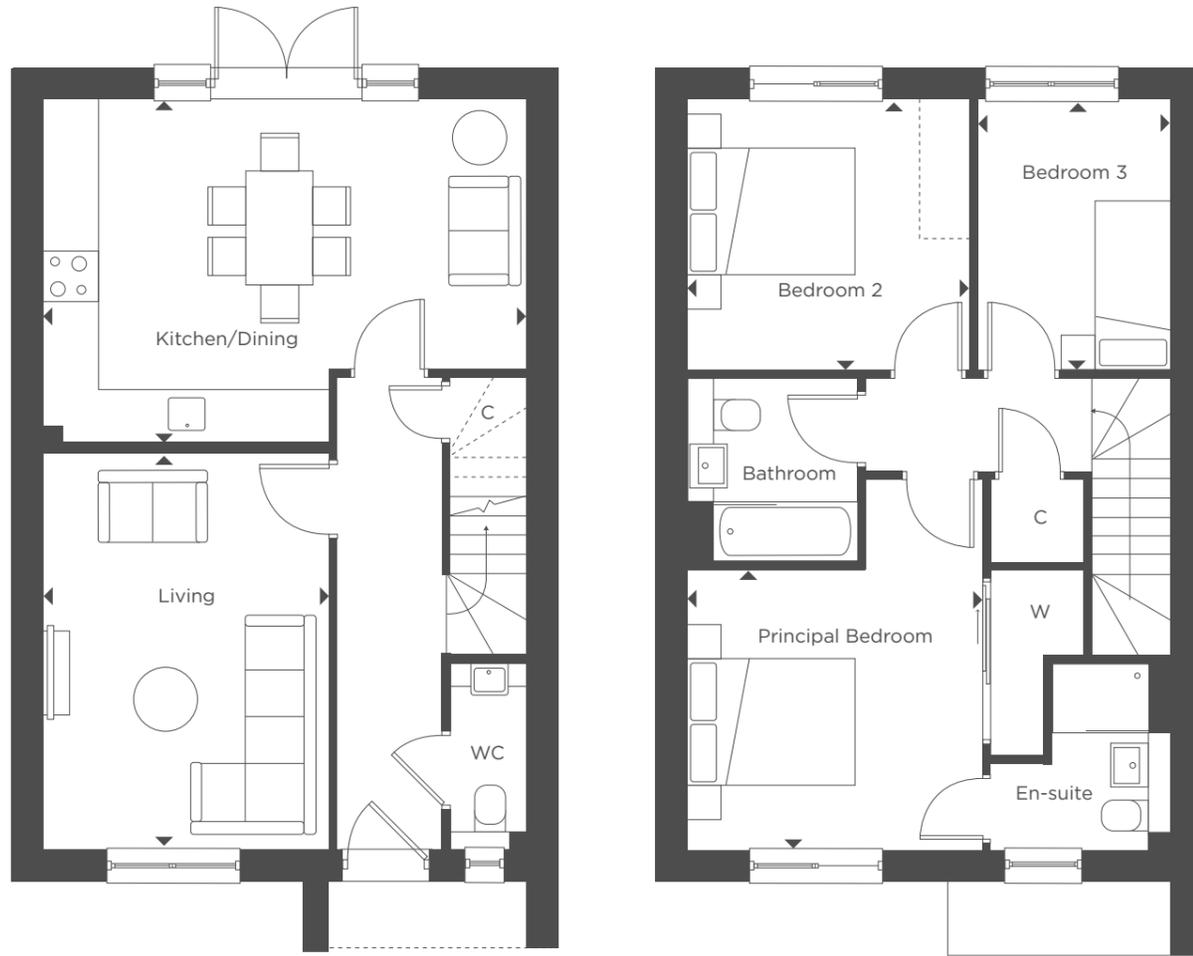
House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



# THE POULTER

## 3 BEDROOM HOUSE

Plots 164 & 165



### GROUND FLOOR

Kitchen/Dining Room	5.81m x 4.15m	19'1" x 13'7"
Living Room	4.73m x 3.42m	15'6" x 11'3"

### FIRST FLOOR

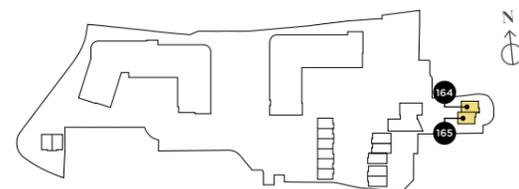
Principal Bedroom	3.55m x 3.35m	11'8" x 11'0"
Bedroom 2	3.40m x 3.25m	11'2" x 10'8"
Bedroom 3	3.25m x 2.34m	10'8" x 7'8"

WD = Washer/Dryer

C = Cupboard

W = Wardrobe

----- = Space for wardrobe



# THE WESTWICK

## 3 BEDROOM HOUSE

Plots 159\*, 160, 161, 162 & 163



### GROUND FLOOR

Kitchen/Dining Room	5.23m x 4.75m	17'2" x 15'7"
Living Room	4.81m x 2.86m	15'9" x 9'5"

### FIRST FLOOR

Principal Bedroom	3.46m x 3.04m	11'4" x 10'0"
Bedroom 2	3.82m x 3.00m	12'6" x 9'11"
Bedroom 3	3.82m x 2.16m	12'6" x 7'1"

WD = Washer/Dryer

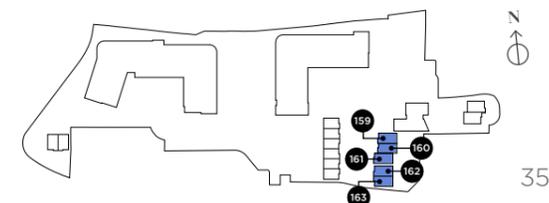
C = Cupboard

W = Wardrobe

----- = Space for wardrobe

\*Window to the Living Room, plot 159 only

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# CREATING EXCEPTIONAL PLACES TO LIVE



*Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.*

This family-owned and operated company has grown to establish itself as the UK's third-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021.

Hill has won over 460 industry awards in the past 21 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021

and has won Housebuilder of the Year three times, lastly in 2020. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge.

With a staff of over 700, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds around 2,400 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

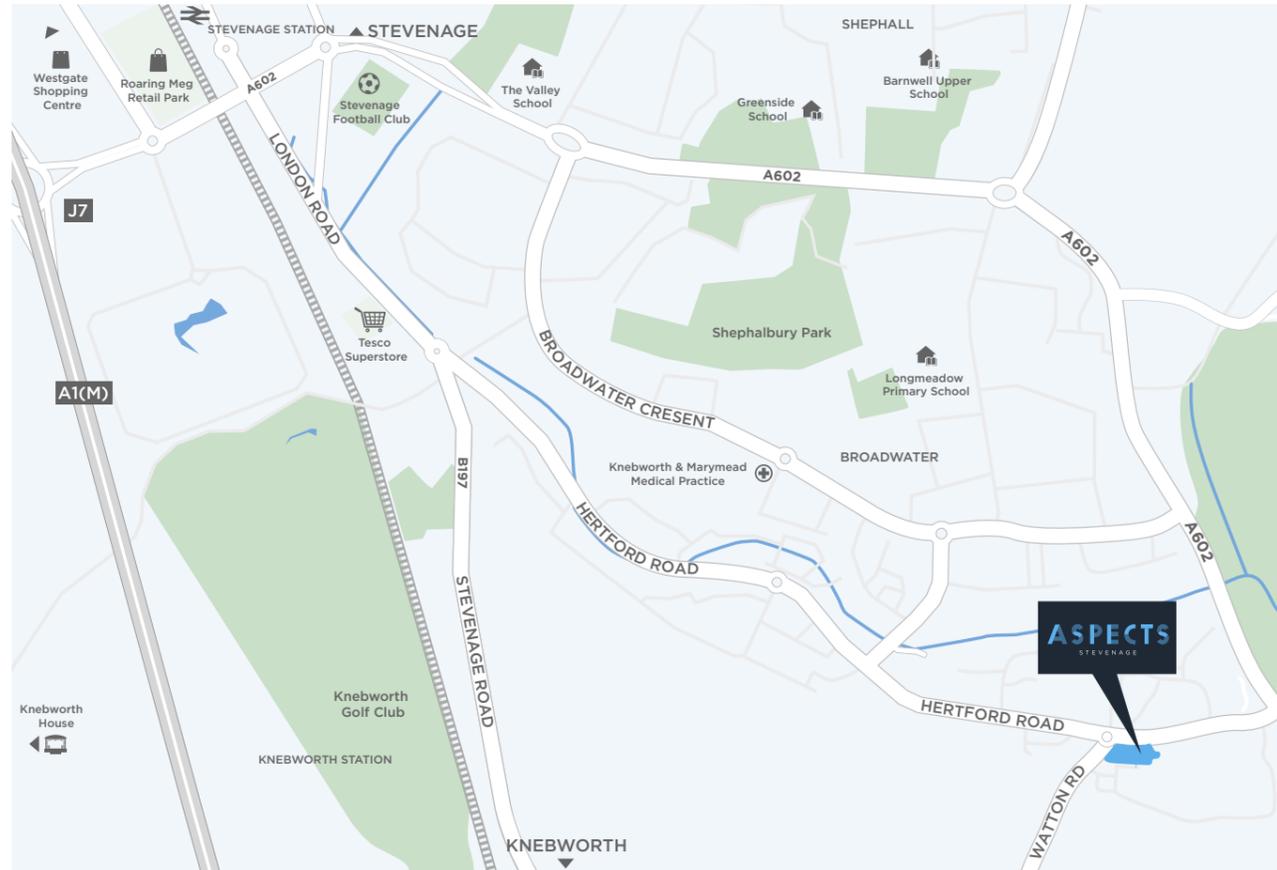
In 2019, to mark its 20<sup>th</sup> anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

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Ninewells

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