

CANALSIDE QUARTER

The Sherrington

A collection of
2 and 3 bedroom apartments



Apartment living designed around you

Introducing a collection of 2 and 3 bedroom apartments, located on the third floor of The Sherrington building, offering leafy views and easy access to the green open spaces of Neighbourhood Square and Canalside Park.

Computer generated image is indicative only.

Siteplan at Canalside Quarter



KEY

- Resident parking space
- Car Club parking space
- Visitor parking space
- H2, S2, Oxford Tube Bus Stop Southbound
- H2, S2, Oxford Tube Bus Stop Northbound
- Shared Ownership (SO)
- Affordable housing

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 the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.

The Sherrington

THIRD FLOOR

269 – 2 BEDROOM APARTMENT (internal space 74 sq m / 797 sq ft)		
Kitchen/Dining/Living	5.75m x 5.05m	18'10" x 16'6"
Principal Bedroom	5.70m x 2.85m	18'8" x 9'4"
Bedroom 2	4.10m x 2.90m	13'5" x 9'6"
External Space	6.9 sq m	74 sq ft

270 – 2 BEDROOM APARTMENT (internal space 74 sq m / 797 sq ft)		
Kitchen/Dining/Living	5.75m x 5.05m	18'10" x 16'6"
Principal Bedroom	5.70m x 2.85m	18'8" x 9'4"
Bedroom 2	4.10m x 2.90m	13'5" x 9'6"
External Space	6.9 sq m	74 sq ft

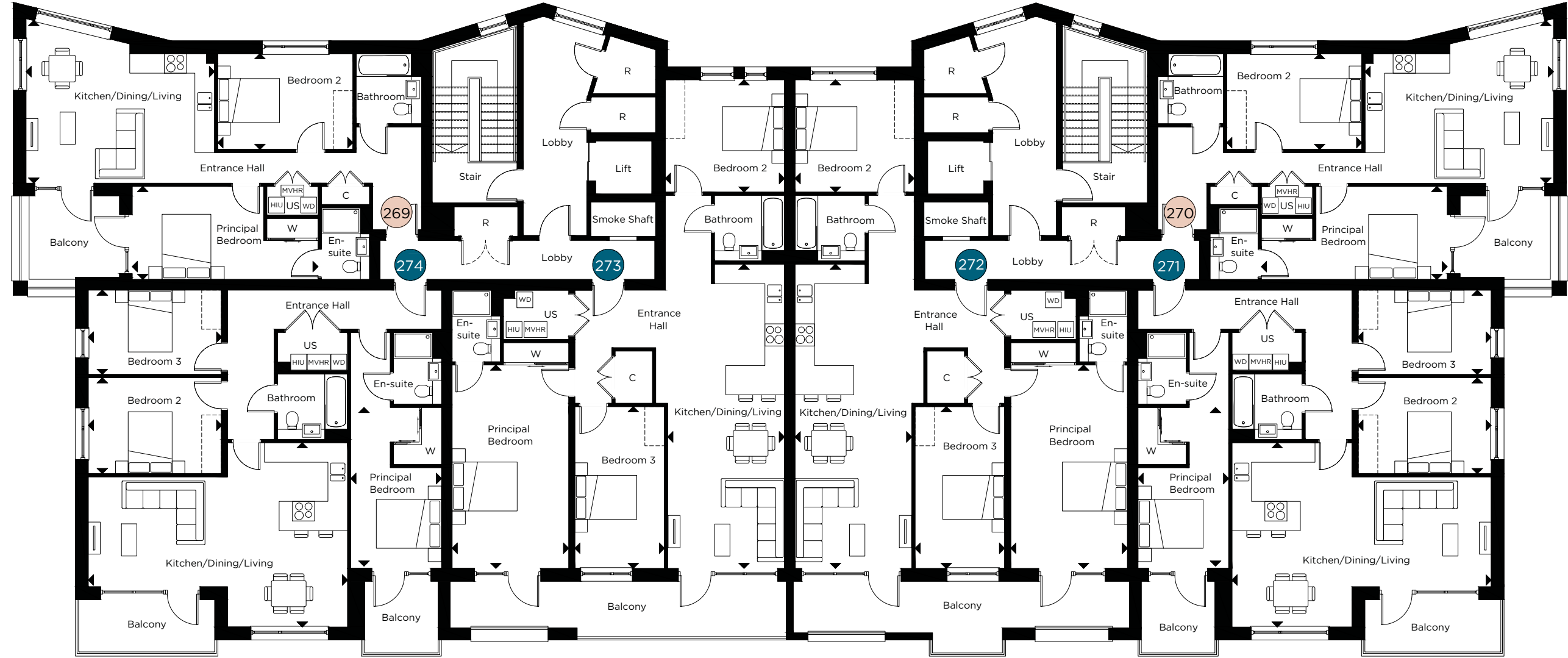
271 – 3 BEDROOM APARTMENT (internal space 101 sq m / 1087 sq ft)		
Kitchen/Dining/Living	7.95m x 5.65m	26'0" x 18'6"
Principal Bedroom	4.90m x 2.75m	16'0" x 9'0"
Bedroom 2	4.05m x 2.90m	13'3" x 9'6"
Bedroom 3	4.05m x 2.55m	13'3" x 8'4"
External Space	11.7 sq m	125 sq ft

272 – 3 BEDROOM APARTMENT (internal space 110 sq m / 1184 sq ft)		
Kitchen/Dining/Living	9.30m x 3.55m	30'6" x 11'7"
Principal Bedroom	6.20m x 3.55m	20'4" x 11'7"
Bedroom 2	3.45m x 3.65m	11'3" x 11'1"
Bedroom 3	4.95m x 2.75m	16'2" x 9'0"
External Space	16.6 sq m	178 sq ft

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2 BEDROOM 3 BEDROOM



C-CUPBOARD W-WARDROBE R-RISER CUPBOARD US-UTILITY STORE -INDICATIVE WARDROBE POSITION
-WHEELCHAIR ACCESSIBLE WD-WASHER/DRYER HIU-HEAT INTERFACE UNIT

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.



Photograph of apartment 197 show home kitchen

Specification

Filled with natural light, luxuriously appointed, and finished with flair, these apartments are the perfect backdrop to your life. Enjoy a sleek and stylish fitted kitchen, modern bathroom, and the comfort of underfloor heating throughout your new home.

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood or ceiling hood where hob on peninsula
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

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 feature mirror with shelf to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Framed feature mirror with shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary dual finish ironmongery
- 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 kitchen/dining/living area
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

Heating and Water

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal air source heat pump

Electrical

- Downlights to entrance hall, kitchen/dining/living area, bathroom and en-suite
- Pendant fittings to all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Openreach and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony
- 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 balcony

Communal Areas

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

Parking

- Parking available to purchase at customer request on first come first serve basis. Please talk to our Sales Executive for further information.
- Electric car charging points to each underground parking space

Construction

- Exterior treatments are a combination of buff/red/grey facing bricks with metal cladding and red/grey roof tiles
- Aluminium rain-water goods
- PV panels

General

- 2 years of dedicated customer support from Hill
- 10-year warranty from completion with NHBC
- 999 years lease from 30 June 2023
- A service charge will be payable for the maintenance of the shared facilities and communal areas

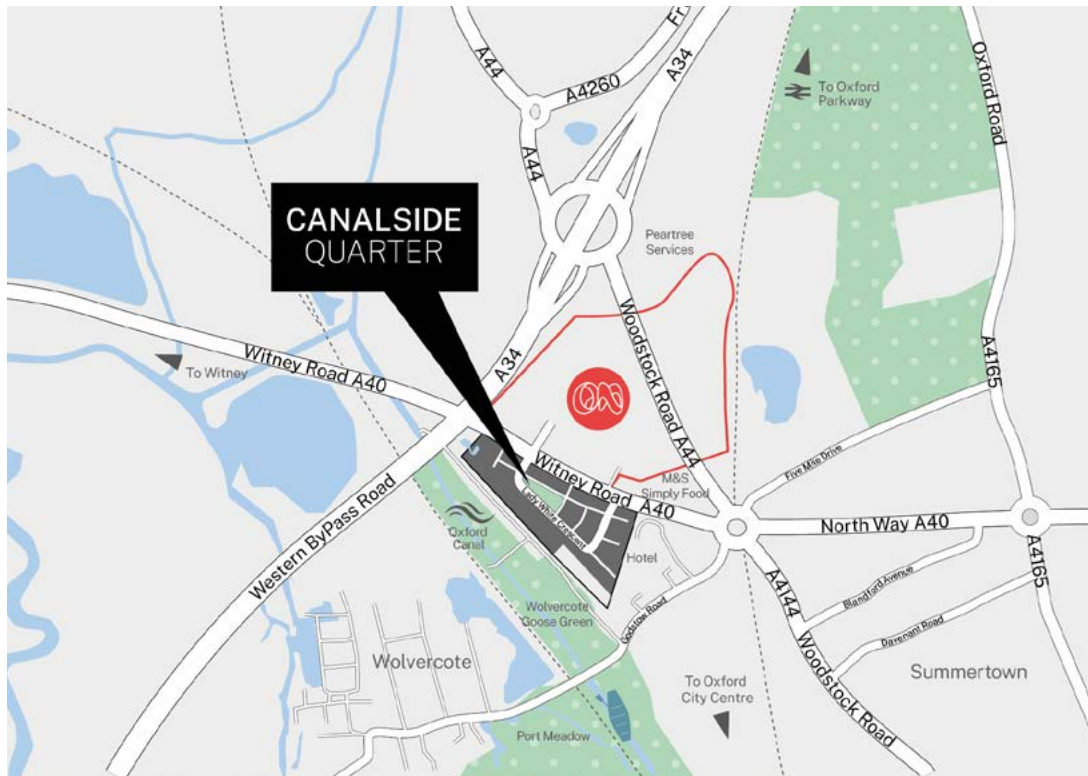
The apartment building/s and non-adopted areas at Canalside Quarter will be maintained by a management company of which every homeowner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will 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.



Photograph of apartment 197 show home family bathroom

How to find us



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