



COMPUTER GENERATED IMAGE

# HAINING CROFT HOUSE



<b>Apartment 1</b>	<b>68.5 sq.m. (737 sq. ft.)</b>
Living / Dining	6.55 x 3.21m (21' 6" x 10' 6")
Kitchen	1.85 x 3.14m (6' 1" x 10' 4")
Bedroom 1	2.75 x 3.45m (9' 0" x 11' 4")
En-Suite	1.41 x 2.75m (4' 8" x 9' 0")
Bedroom 2	3.45 x 2.45m (11' 4" x 8' 0")
Bathroom	1.85 x 2.56m (6' 1" x 8' 5")

<b>Apartment 2</b>	<b>134 sq.m. (1,442 sq. ft.)</b>
Living Room	5.76 x 4.88m (18' 11" x 15' 9")
Dining Room	4.15 x 3.17m (13' 7" x 10' 5")
Family Room	2.80 x 3.38m (9' 2" x 11' 1")
Kitchen	3.40 x 2.60m (11' 2" x 8' 6")
Bedroom 1	4.44 x 2.60m (14' 7" x 8' 6")
En-Suite	1.13 x 2.75m (3' 8" x 9' 0")
Bedroom 2	3.18 x 2.50m (10' 5" x 8' 2")
Bedroom 3	3.82 x 3.10m (12' 6" x 10' 2")
Bathroom	1.68 x 2.13m (5' 6" x 7' 0")

<b>Apartment 3</b>	<b>116.5 sq.m. (1,254 sq. ft.)</b>
Living Room	5.70 x 4.80m (18' 8" x 15' 9")
Dining Room	2.99 x 4.60m (9' 10" x 15' 1")
Kitchen	3.21 x 2.62m (10' 6" x 8' 7")
Bedroom 1	3.26 x 2.96m (10' 8" x 9' 8")
En-Suite	2.40 x 1.25m (7' 11" x 4' 1")
Bedroom 2	3.50 x 2.42m (11' 6" x 7' 11")
Bedroom 3	3.50 x 2.40m (11' 6" x 7' 10")
Bathroom	2.34 x 1.90m (7' 8" x 6' 3")

*NB. All measurements are taken from architects' plans, as built measurements may vary.*



# HAINING CROFT HOUSE

## *Ground Floor Plan*

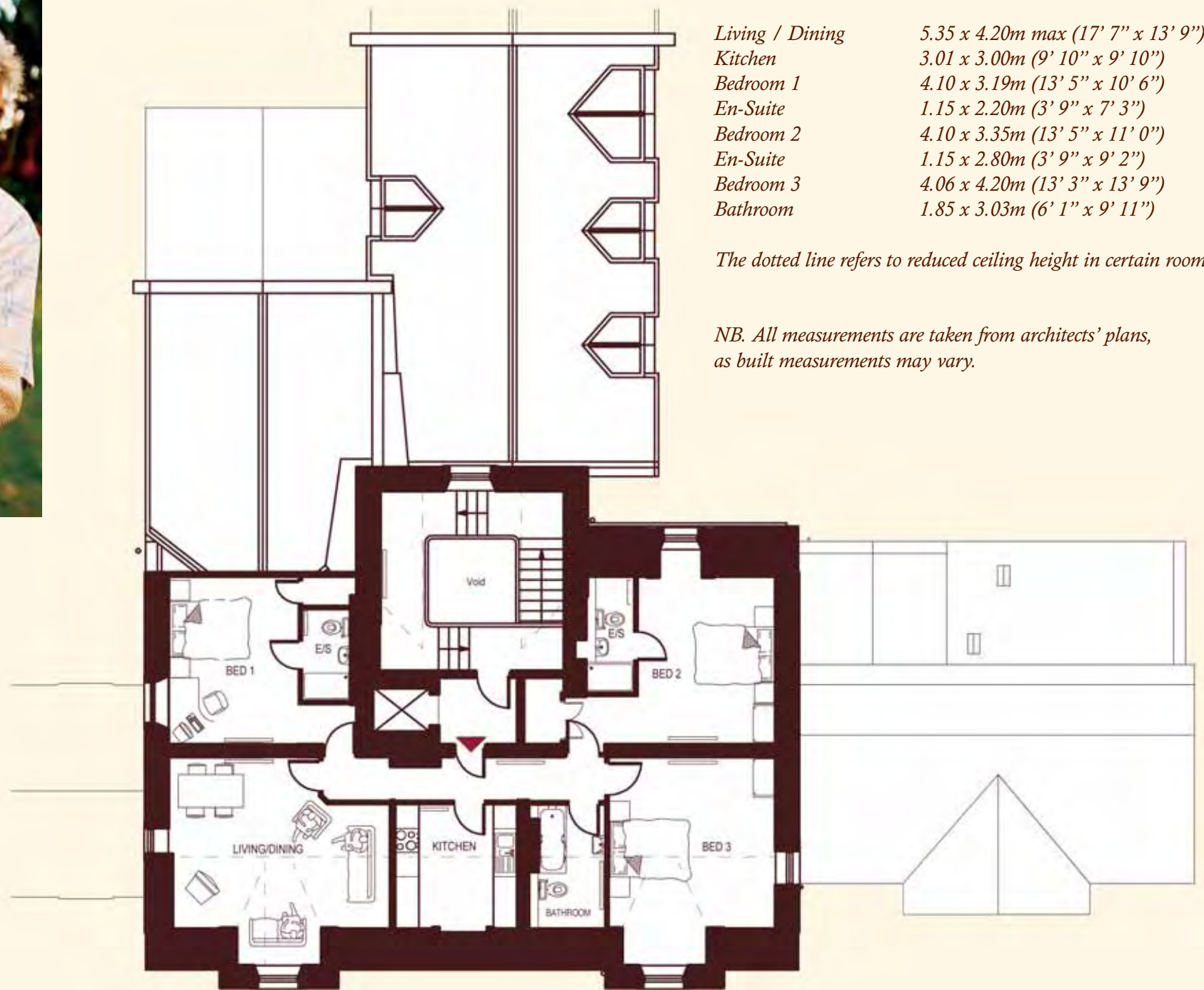
**Apartment 4****68.5 sq.m. (737 sq. ft.)***Living / Dining**6.55 x 3.28m (21' 6" x 10' 9")**Kitchen**1.85 x 3.15m (6' 1" x 10' 4")**Bedroom 1**3.45 x 2.79m (11' 4" x 9' 2")**En-Suite**1.41 x 2.75m (4' 8" x 9' 0")**Bedroom 2**3.45 x 2.46m (11' 4" x 8' 1")**Bathroom**1.86 x 2.56m (6' 1" x 8' 5")***Apartment 5****67 sq.m. (721 sq. ft.)***Living / Dining**4.81 x 3.75m (16' 1" x 12' 4")**Kitchen**3.73 x 1.89m (12' 3" x 6' 2")**Bedroom 1**3.31 x 3.20m (10' 10" x 10' 6")**En-Suite**1.27 x 2.20m (4' 2" x 7' 3")**Bedroom 2**3.74 x 2.88m (12' 3" x 9' 5")**Bathroom**2.95 x 1.38m (9' 8" x 4' 6")***Apartment 6****116.5 sq.m. (1,254 sq. ft.)***Living / Dining**5.52 x 4.80m (18' 1" x 15' 9")**Kitchen**3.20 x 2.62m (10' 6" x 8' 7")**Bedroom 1**3.32 x 2.85m (10' 11" x 9' 4")**En-Suite**1.25 x 2.45m (4' 1" x 8' 0")**Bedroom 2**3.49 x 2.40m (11' 5" x 7' 11")**Bathroom**2.31 x 1.90m (7' 7" x 6' 3")*

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# HAINING CROFT HOUSE

## *First Floor Plan*



# HAINING CROFT HOUSE

## *Second Floor Plan*

**Apartment 8**

**118 sq.m. (1,270 sq. ft.)**

*Living / Dining*

6.54 x 3.50m (21' 5" x 11' 6")

*Kitchen*

4.46 x 3.65m (14' 8" x 12' 0")

*Bedroom 1*

4.46 x 3.91m (14' 8" x 12' 10")

*En-Suite*

2.46 x 1.45m (8' 1" x 4' 9")

*Bedroom 2*

4.40 x 2.70m (14' 5" x 8' 10")

*Bedroom 3*

2.50 x 3.35m (8' 2" x 11' 0")

*Bathroom*

1.71 x 2.50m (5' 7" x 8' 2")

**Apartment 9**

**67 sq.m. (721 sq. ft.)**

*Living / Dining*

3.46 x 5.90m (11' 4" x 19' 4")

*Kitchen*

2.90 x 4.05m (9' 6" x 13' 3")

*Bedroom 1*

3.90 x 2.90m (12' 9" x 9' 6")

*En-Suite*

1.95 x 1.15m (6' 5" x 3' 9")

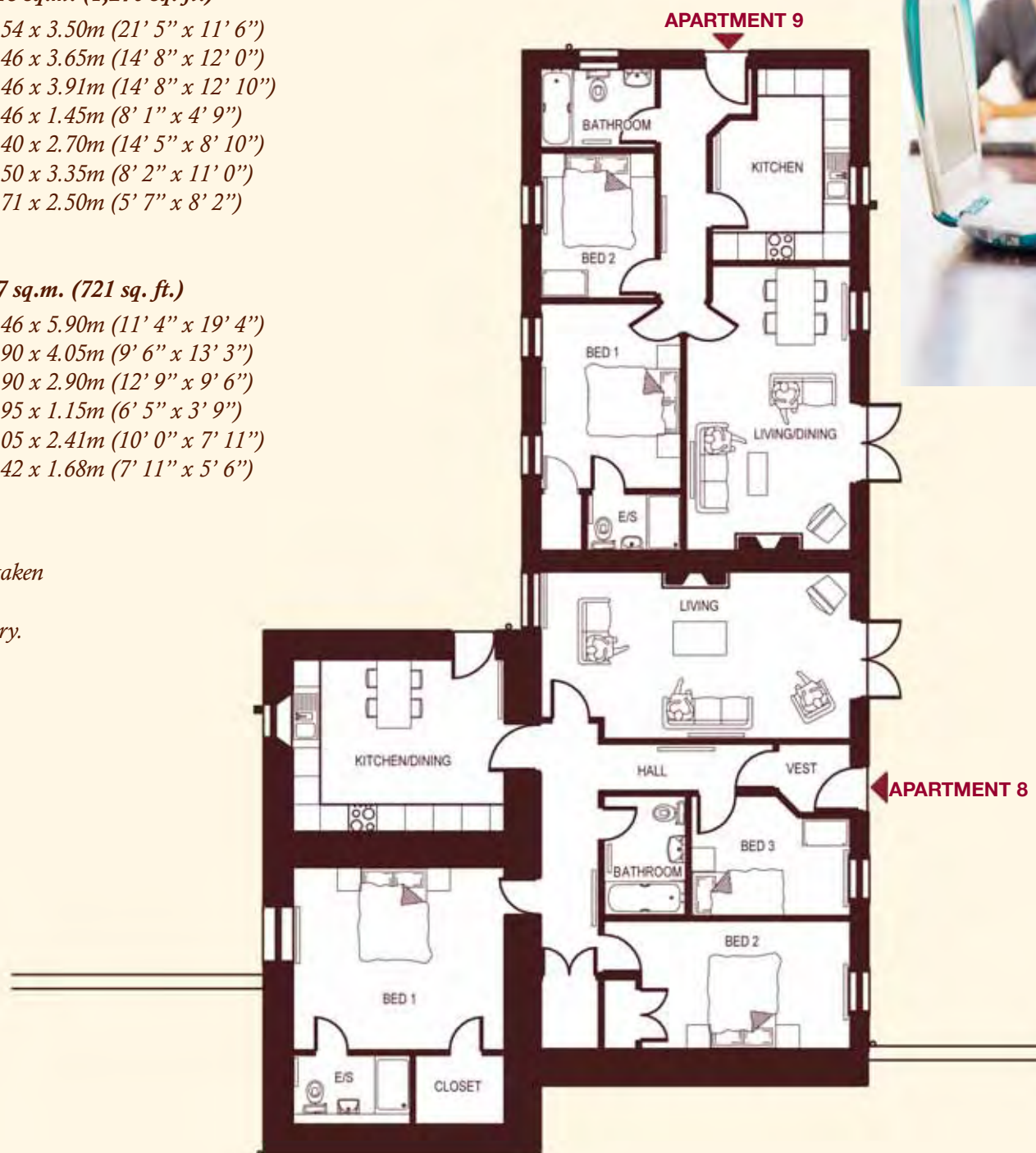
*Bedroom 2*

3.05 x 2.41m (10' 0" x 7' 11")

*Bathroom*

2.42 x 1.68m (7' 11" x 5' 6")

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# HAINING CROFT HOUSE

## *Lower Ground Floor Plan*

# *SPECIFICATION*

## *Windows*

High performance, softwood, double glazed with trickle vents and brushed steel ironmongery.

## *External Doors*

Original features will be used where possible, otherwise hardwood doors will be used.

## *Internal Decoration*

Smooth finished emulsioned walls and ceilings and all woodwork painted white satin.

## *Kitchen*

Five quality kitchen ranges are being used for the development. These vary from a traditional country style finish to contemporary design, as well as classic designs which offer the versatility to sit well in different environments.

All kitchens are provided with granite worktops, integrated dishwasher, washer/dryer, fridge freezer, with gas hob, electric oven and extractor, single bowl underslung stainless steel sinks and quadrant taps. Off plan purchasers will be able to choose from a range of granite worktops.

## *Central Heating*

Gas fired combination boilers and thermostatically controlled radiators.

## *Fireplaces*

Gas fires and surrounds are included in Haining Croft House and The Lodge. Electric fires and surrounds are optional extras in Garden House.





## *Bathrooms & Sanitaryware*

Bathroom suites consist of “Delineo” close coupled wc and wash hand basin, Sottini “Secrets” bath, “Alchemy” matching brassware, “Simplicity Ideal Lite” Shower Tray, “Joy” Shower Enclosure and a “Trevi Oposta” shower. All en-suites and bathrooms will have chrome ladder radiators.

## *Wall Tiling*

Ceramic wall tiling half height to bathrooms, with option to upgrade to full height; full height to shower enclosures and splashbacks to wash hand basins from the selected ranges. The range of tile options can be inspected at the sales agent’s offices

## *Electrical*

TV and BT points to all rooms excluding bathrooms, en-suites and cloaks. Communal television aerials are being installed to service each apartment. Ground floor burglar alarms, video entry system and external lights to front and rear doors. Brushed steel switches and sockets.

## *Car Parking*

Each new home has one dedicated private parking space.

## *Landscaping*

The existing landscaped grounds will be further enhanced by new planting.

## *Management Company*

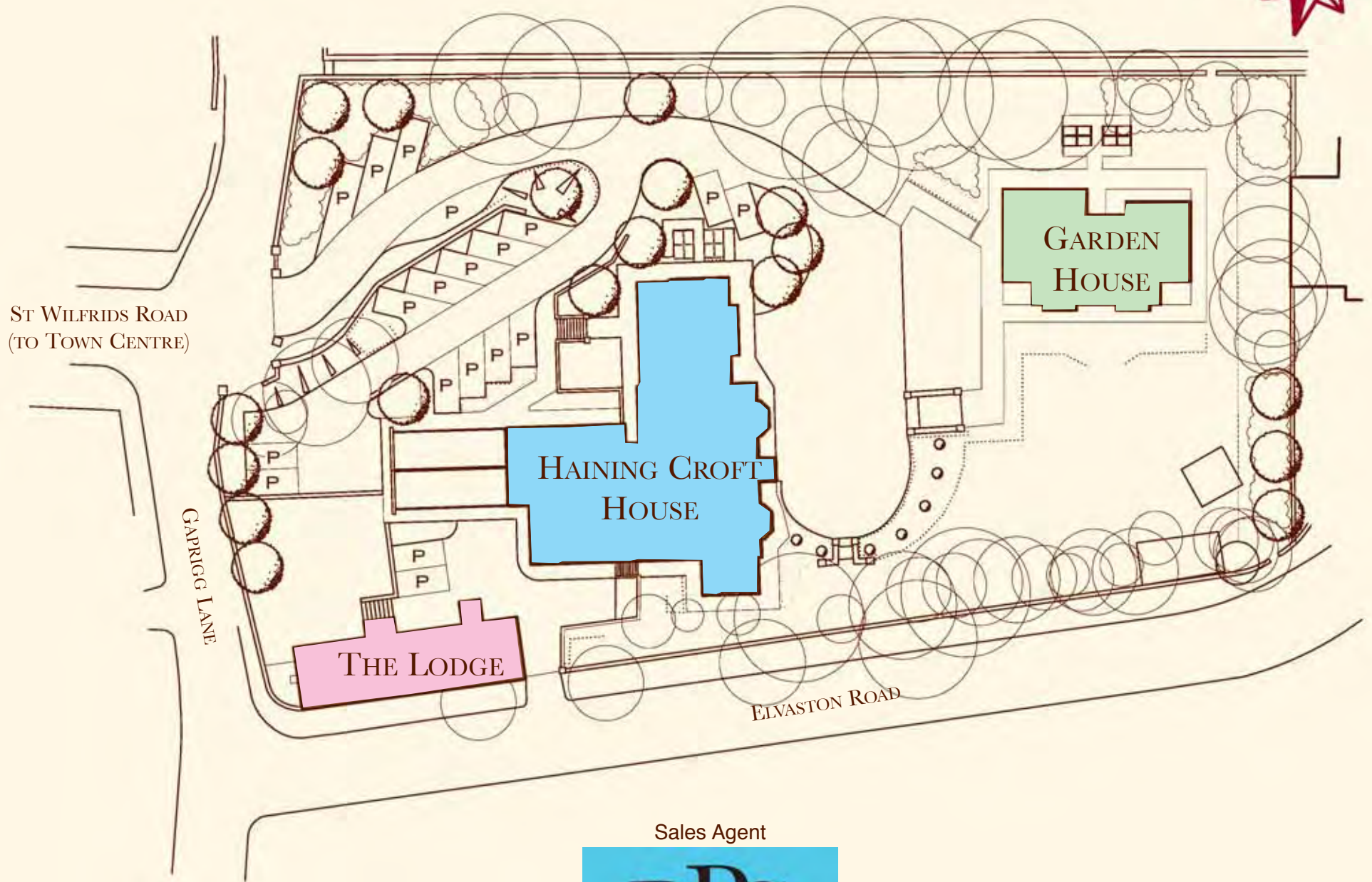
The grounds and common parts will be controlled by a newly formed management company.

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