

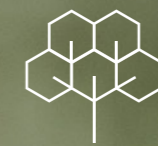
PHASE III



BROADOAKS

SOLIHULL

RESIDENCES



BROADOAKS

SOLIHULL

PHASE III RESIDENCES

STREETS BROOK RD B91 1RD



EXCLUSIVELY SOLIHULL

A SENSE OF PLACE

Broadoaks is an intimate collection of contemporary styled residences situated within a secluded setting in the sophisticated haven of Solihull. Set apart but within easy reach of the town centre, these private apartments are crafted for the individual, making them perfect for a new generation of aspiring homeowners.

With interior details expertly designed by our team of leading architects and superior specifications throughout, Broadoaks is a desirable take on modern living.



THE DESIGN

A DESIRABLE POSTCODE

Broadoaks is a new residential community in the heart of affluent Solihull, B91. Its combination of refined living and casual elegance connects past, present, and future. With a mix of contemporary architecture, timeless interiors, and a leafy landscaped courtyard, Broadoaks is the ideal 21st-century lifestyle, and it's a place that you'll love to call home.





MADE FOR WELLBEING

DESIGNED FOR LIVING

Broadoaks residences are well equipped to deliver a living experience that exceeds expectations. Well-appointed, open plan spaces include state of the art kitchen and bathrooms and every home comes with Virgin high-speed 1GB internet connections, the best currently available in the area. A phone entry system ensures you feel safe and secure at all times and there's a number of parking spaces available to purchase and several electric car charging points.



With Broadoaks you can take advantage of the Help to Buy scheme to secure your dream home for just a 5% deposit.



THE DETAILS

- Choice of apartment styles
- Virgin 1GB High-speed internet connections
- Many apartments with Juliette balconies, balconies or outside space
- Lift servicing each floor
- Car parking spaces available to purchase
- Superior specifications throughout including modern contemporary designed kitchens and bathrooms
- Secure phone door entry system
- Electric car charging points
- Sprinklers installed throughout
- ICW build warranty & EWS1 compliant



THE VISION

21ST CENTURY LIVING

Broadoaks has something to suit everyone. This three-phase scheme will see a mix of existing and new buildings being developed to the very highest standards. Phase III will consist of a range of studios, 1 and 2 bedroom apartments, a deluxe resident's lounge with wifi for relaxing or working remotely, and a state of the art gym for keeping fit and healthy.

Whether you are a first-time buyer, upsizing or downsizing, or looking for a luxurious environment to enjoy later living... it's all here.



Residents Super Lounge and gym - Phase III



THE LOCATION

THE BEST OF EVERYTHING

Perfectly positioned, Broadoaks is just a 2 minute stroll to Solihull station and a convenient 5 minute walk to the town centre's enticing shops (John Lewis, Waitrose, Touchwood) and hospitality (Carluccio's, The Beech House, Boston Tea Party).

With three-quarters of the borough defined as Green Belt, Solihull is a place where rural heritage and urban style merge seamlessly into one.

Dating from 1220, this quaint town is steeped in history. Timber framed Tudor houses, picturesque villages and listed buildings sit alongside global luxury brands, first-class leisure, and the best of British business.



SOLIHULL

CITY LIVING COUNTRY LIFE

Solihull is a rare blend of ancient and modern, independent and international. Stylish streetscapes, green open spaces, boutique shopping, and refined gastronomy are just a short stroll away from your door.

Home to a rich abundance of exclusive hotels such as Hampton Manor and the Hilton Metropole, and coveted gastro pubs like The Beech House, The Boot Inn Lapworth and The Crabmill, Solihull is a place where you can make the most of your valuable downtime.

5



A stellar mix of the great shopping and restaurants, parks and leisure, outstanding schools and unrivalled connectivity.

6



1



2



3



4



- 1 Apple store, Touchwood
- 2 St George's Hotel, town centre
- 3 Cocktails at The Beech House
- 4 Touchwood Shopping Centre
- 5 The Boot Inn Lapworth gastro pub
- 6 Boston Tea Party

THE BROADOAKS WORK LIFE BALANCE

As one of the UK's most desirable property hotspots Solihull is a much-coveted location. Interconnected and enterprising, it's a town bristling with opportunity. Neighbouring Birmingham is just a 9 minutes train ride away, the M42 motorway network a short drive (2 minutes) and with Solihull train station within a 2 minute stroll you are in a great position from which to connect to Manchester, the North, London, and the South. With Solihull becoming a hub for international business (Jaguar Land Rover), it's a rewarding place to invest in with its growing employment market and a vibrant social scene.

4



- 1 The Ivy, Birmingham
- 2 Historical Knowle
- 3 Luxury brands and shopping
- 4 Jaguar Land Rover
- 5 Blythe Valley Business Park
- 6 Countryside and cycle routes

1



3



5



2



6



- 1 Harvey Nichols, The Mailbox
- 2 Grand Central Hotel
- 3 Grand Central Station
- 4 Hotel Du Vin
- 5 Adams, Michelin starred dining
- 6 Brindleyplace business district

1



2



3



4



5



BIRMINGHAM

BIG CITY NEIGHBOURS



From Broadoaks you can enjoy all the benefits that come from neighbouring a resurgent Birmingham, a city literally rebuilding itself and its reputation. Renowned for being home to 1000 trades it's a melting pot of rich history fused with a sussed, connected lifestyle with an intimate feel. Alongside its picturesque canals, outstanding culture, and thriving commercial sector, is an explosion of Michelin Starred restaurants (6), world-class shopping, makers & innovators whose influence is being recognised far and wide. Playing host to the 2022 Commonwealth Games will see this great city once again take to the world stage.

6





Imagery: Hawkins Brown Architects

CONNECTIVITY

A NEW VISION FOR SOLIHULL

To accommodate future demand and future-proof Solihull train station to continue with its role as the principal link to key destinations such as Birmingham and London, a new landmark scheme has been proposed that will transform the current site with improved connectivity, modernised facilities, and enhanced operating capacity.

It's a design that celebrates Solihull's heritage and vibrancy with new public spaces designed for all.



Imagery: Hawkins Brown Architects



'This is an opportunity to ensure the station offers passengers and visitors everything they would expect from a modern town centre transport hub'

Cllr Ted Richards OBE
Cabinet Member for Growth and Infrastructure Delivery



Imagery: Hawkins Brown Architects



A WISE MOVE

REASONS TO INVEST IN BROADOAKS

TRANSPORT LINKS - HS2

With the confirmed HS2 interchange near Birmingham International linking you to Birmingham Airport in 7 minutes and London in just under 40 minutes, the opportunity to make a sound investment in this part of the Midlands is clear.

Planned for 2026, the HS2 interchange station will fast track connections to the North and South and boost Solihull's appeal exponentially. With a variety of car parking options, taxi ranks, bus stops, cycle storage, pedestrian bridge, and a public plaza, it will truly be an interchange in name and nature.

HS2 will bring economic growth, not only to Solihull but to its inhabitants and further secure the town's standing as one of the UK's most desirable property hotspots.

SUPERBLY CONNECTED

- Birmingham International Airport: 5 miles
- Solihull train station: 2 minute walk connecting to Birmingham (9 minutes);

Warwick (15 minutes); Stratford upon Avon (28 minutes); and London (1 hour 38 minutes)

- HS2 Interchange station (from 2026): connecting to London Euston and Manchester (under 40 minutes)
- M42, Junction 5 (2.5 miles) with direct connections to M6, M6 Toll, M5, M40 and M1
- Local bus network to nearby villages such as Knowle and Dorridge

GREEN SATISFACTION

A recent winner of 'Best Place to Live in the UK', Solihull delivers on all levels. With a population that consistently records high rates of satisfaction (85%) towards living in the area Solihull is a place made for modern life.

If you want some downtime, you can easily walk to the centre's two local parks. Brueton Park and Tudor Grange feature cycle tracks, lakes and play areas. In fact, Solihull has 1500 acres of green space, parks and green belt and is internationally recognised with a green flag award. Aptly, Solihull's motto is 'Urbs in Rure' or 'town in the country'.

FIRST CLASS EDUCATION

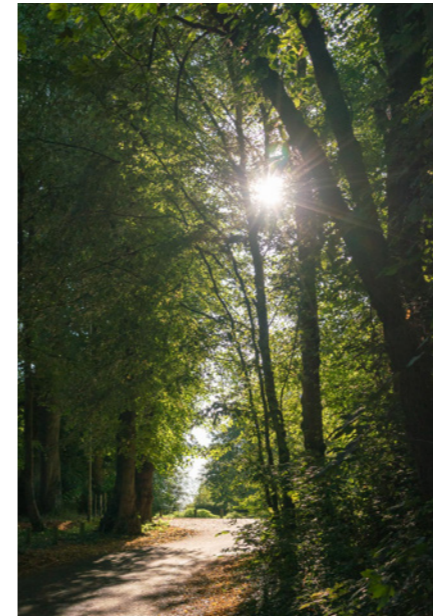
Solihull is renowned for its exceptional education establishments.

- Two of the four senior schools have an Ofsted rating of 'Outstanding' (Tudor Grange Academy and St Peter's) while Alderbrook and Lode Heath both have a 'Good' rating.
- The area's two private schools both have a pass rate of 100% at GCSE.
- Nine of the 10 junior schools have been rated 'Outstanding' or 'Good' by Ofsted.

ECONOMIC GROWTH

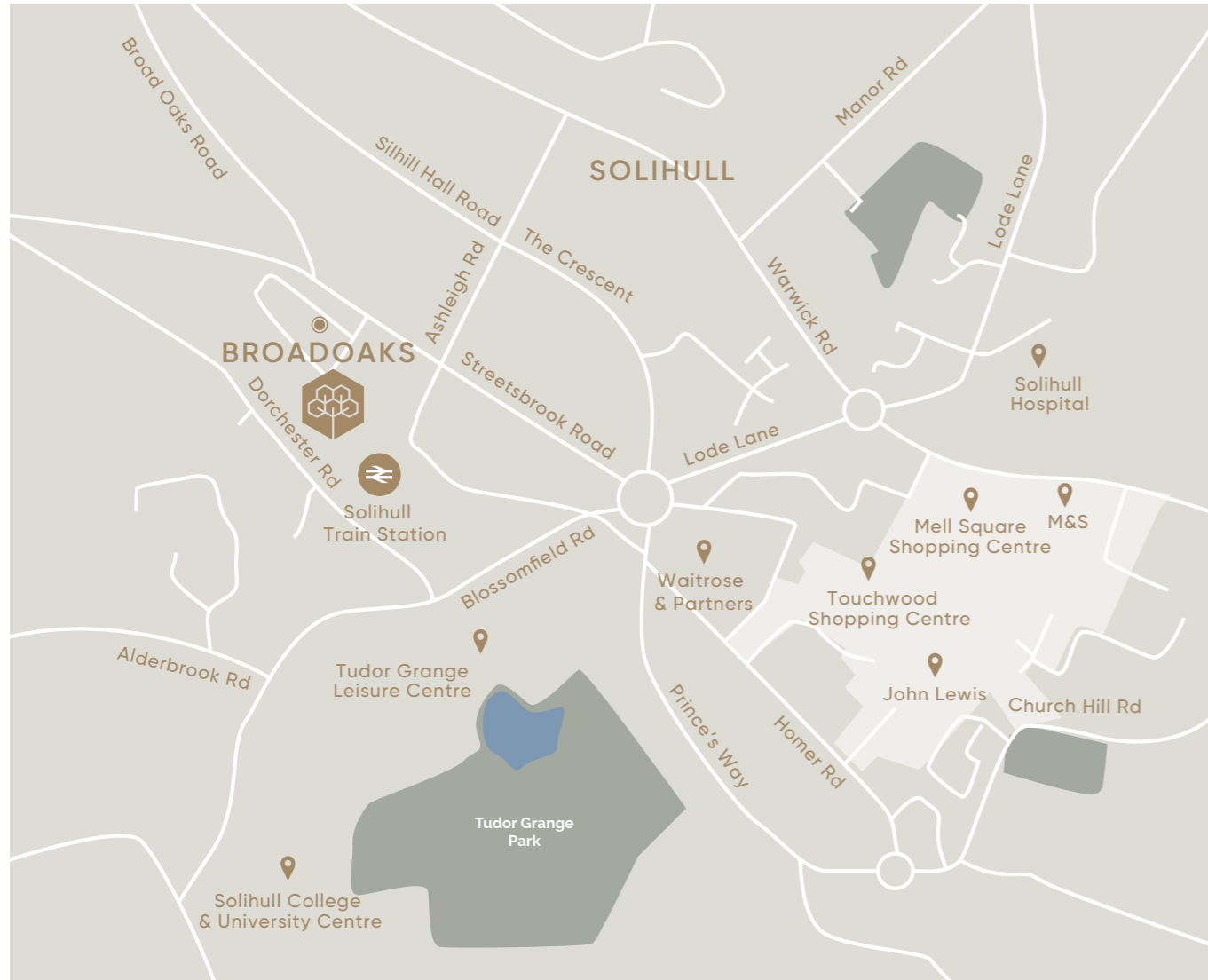
Home to Blythe Valley Business Park and over 8,000 businesses including Jaguar Land Rover, Solihull has one of the highest employment rates in the region.

The average price for property in Solihull stood at £404,916 in January 2021. This is a growth of 4.52% in the last 12 months (2020-21) and in general house prices in the area is well above the national average.



BROADOAKS

SOLIHULL



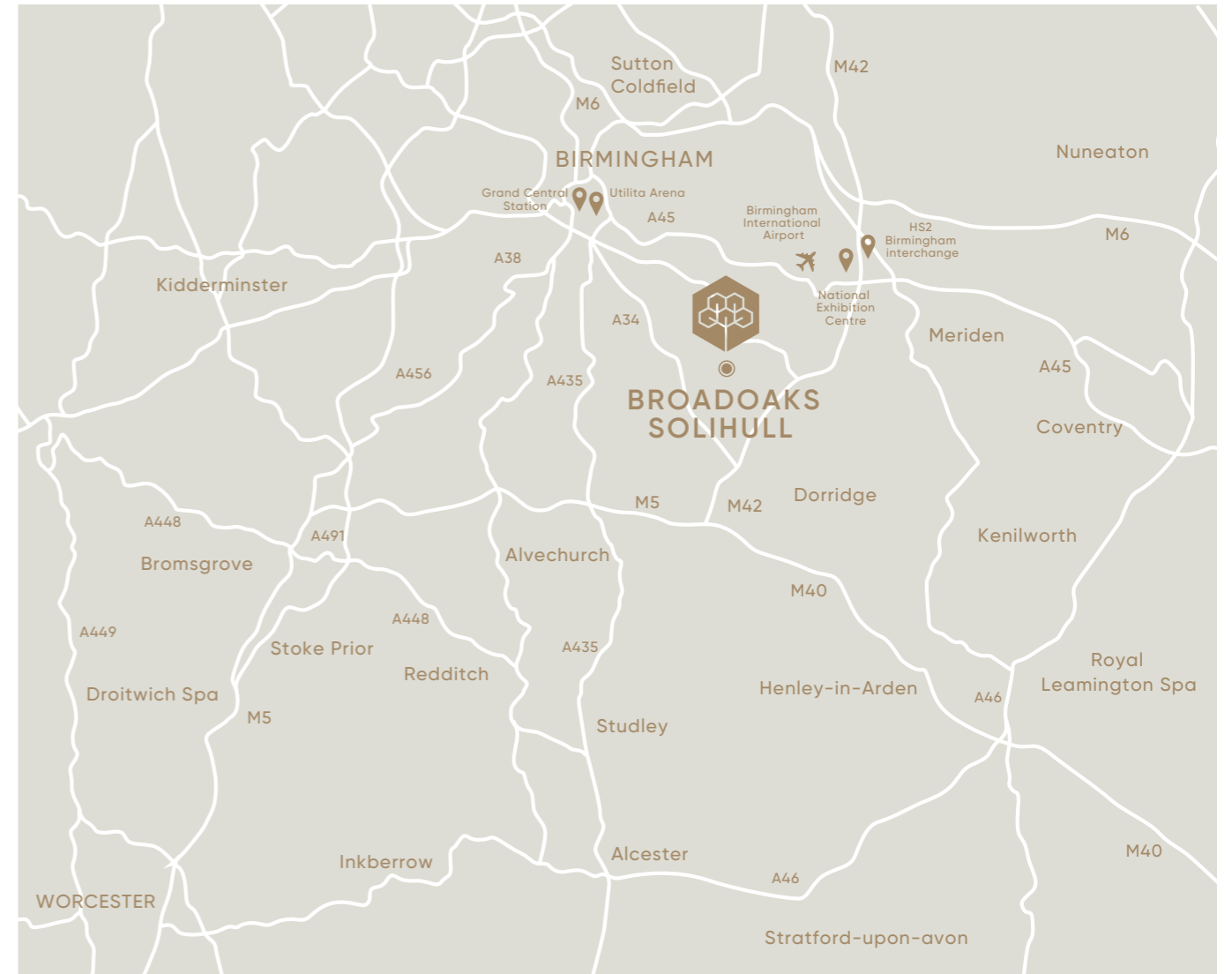
BROADOAKS SOLIHULL

PLACES & TRAVEL TIMES	BY TRAIN	BY CAR
• Birmingham Moor Street (City Centre)	9 mins	27 mins
• Birmingham International Airport	7 mins (with HS2)	15 mins
• Coventry	57 mins	26 mins
• Worcester	1 hr 22 mins	45 mins
• London Marylebone	1 hr 45 mins	2 hrs 18 mins
• London from HS2 Interchange	38 mins	-

SOLIHULL

RESIDENCES

THE REGION



BROADOAKS SOLIHULL

CONNECTED PLACES	DISTANCE
• National Exhibition Centre	5 miles
• Resorts World (NEC)	5 miles
• HS2 Birmingham Interchange	8 miles
• M42 (J5)	1.9 miles
• M42/M6	7.5 mins
• M42/M40	10.8 mins
• M42 /M5	18.0 mins

PHASE III



EVERSFIELD SCHOOL

SOLIHULL SCHOOL

MEL SHOPPING CENTRE

THE BEECH HOUSE

TOUCHWOOD

JOHN LEWIS

ASHA'S

ESABELLA'S

WAITROSE

TUDOR GRANGE PARK

RUCKLEIGH SCHOOL

OLTON GOLF CLUB (1 MILE)

TURTLE BAY

TUDOR GRANGE LEISURE CENTRE

PROPOSED COUNCIL OFFICE DEVELOPMENT

SOLIHULL TRAIN STATION



BROADOAKS

BROADOAKS

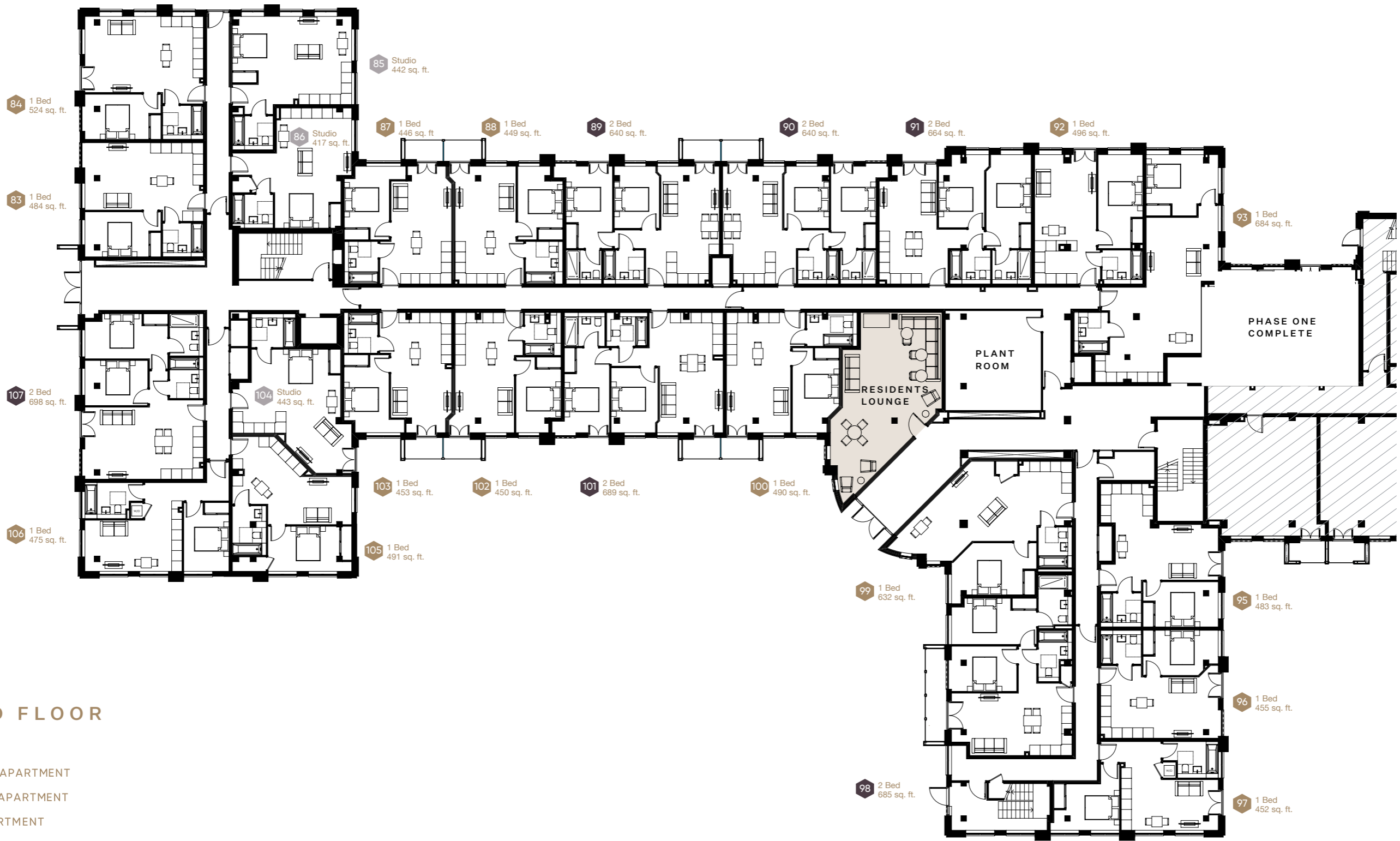
RESIDENCES



BROADOAKS

PLANS & SPECIFICATIONS

PHASE III



GROUND FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

APARTMENT 83

Kitchen/ 6.84m x 4.54m 22' 5" x 14' 11"
Living
Bedroom 4.39m x 2.60m 14' 4" x 8' 6"

APARTMENT 84

Kitchen/ 6.84m x 5.05m 22' 5" x 16' 7"
Living
Bedroom 4.39m x 2.60m 14' 5" x 8' 6"

APARTMENT 85

Kitchen/ 6.89m x 5.09m 22' 7" x 16' 10"
Living/
Bedroom

APARTMENT 86

Kitchen/ 6.89m x 6.94m 6' 6" x 11' 9"
Living/
Bedroom

APARTMENT 87

Kitchen/ 3.50m x 6.79m 11' 6" x 22' 3"
Living
Bedroom 2.60m x 4.24m 8' 6" x 13' 11"

APARTMENT 88

Kitchen/ 3.97m x 6.79m 13' 0" x 22' 3"
Living
Bedroom 2.60m x 4.24m 8' 6" x 13' 11"

APARTMENT 89

Kitchen/ 4.24m x 6.79m 13' 11" x 22' 3"
Living/
Bed 1 3.40m x 4.74m 11' 2" x 15' 7"
Bed 2 2.60m x 3.58m 8' 6" x 11' 9"

APARTMENT 90

Kitchen/ 4.24m x 6.80m 13' 11" x 22' 3"
Living/
Bed 1 2.60m x 4.74m 8' 6" x 15' 7"
Bed 2 2.60m x 3.58m 8' 6" x 11' 9"

APARTMENT 91

Kitchen/ 3.98m x 6.79m 13' 11" x 22' 3"
Living/
Bed 1 2.65m x 4.21m 8' 3" x 13' 10"
Bed 2 2.60m x 5.41m 8' 6" x 17' 9"

APARTMENT 92

Kitchen/ 3.57m x 7.46m 11' 8" x 24' 6"
Living
Bedroom 2.58m x 5.41m 8' 6" x 17' 9"

APARTMENT 93

Kitchen/ 5.76m x 7.84m 18' 10" x 25' 8"
Living
Bedroom 4.16m x 3.53m 13' 8" x 11' 7"

APARTMENT 95

Kitchen/ 6.79m x 6.22m 22' 3" x 20' 5"
Living
Bedroom 4.34m x 2.60m 14' 3" x 8' 6"

APARTMENT 96

Kitchen/ 6.79m x 4.18m 22' 3" x 13' 8"
Living
Bedroom 4.34m x 2.60m 14' 3" x 8' 6"

APARTMENT 97

Kitchen/ 5.61m x 5.12m 18' 5" x 16' 9"
Living
Bedroom 3.99m x 2.67m 13' 1" x 8' 9"

APARTMENT 98

Kitchen/ 6.96m x 4.17m 22' 10" x 13' 8"
Living/
Bed 1 3.76m x 2.61m 12' 4" x 8' 7"
Bed 2 4.91m x 2.67m 16' 1" x 8' 9"

APARTMENT 99

Kitchen/ 10m x 4.62m 32' 10" x 15' 2"
Living
Bedroom 4.91m x 3.0m 16' 1" x 9' 10"

APARTMENT 100

Kitchen/ 3.70m x 6.95m 12' 1" x 22' 9"
Living
Bedroom 2.70m x 4.89m 8' 10" x 16' 0"

APARTMENT 101

Kitchen/ 3.67m x 6.95m 12' 0" x 22' 9"
Living/
Bed 1 2.60m x 4.89m 8' 6" x 16' 0"
Bed 2 2.70m x 3.74m 8' 10" x 12' 3"

APARTMENT 102

Kitchen/ 3.42m x 6.95m 11' 2" x 22' 9"
Living
Bedroom 2.60m x 4.37m 8' 6" x 14' 4"

APARTMENT 103

Kitchen/ 3.52m x 6.95m 11' 6" x 22' 9"
Living
Bedroom 2.60m x 4.49m 8' 6" x 14' 9"

APARTMENT 104

Kitchen/ 7.12m x 6.25m 23' 4" x 20' 6"
Living/
Bedroom

APARTMENT 105

Kitchen/ 6.89m x 3.90m 22' 7" x 12' 9"
Living
Bedroom 4.84m x 2.60m 15' 10" x 8' 6"

APARTMENT 106

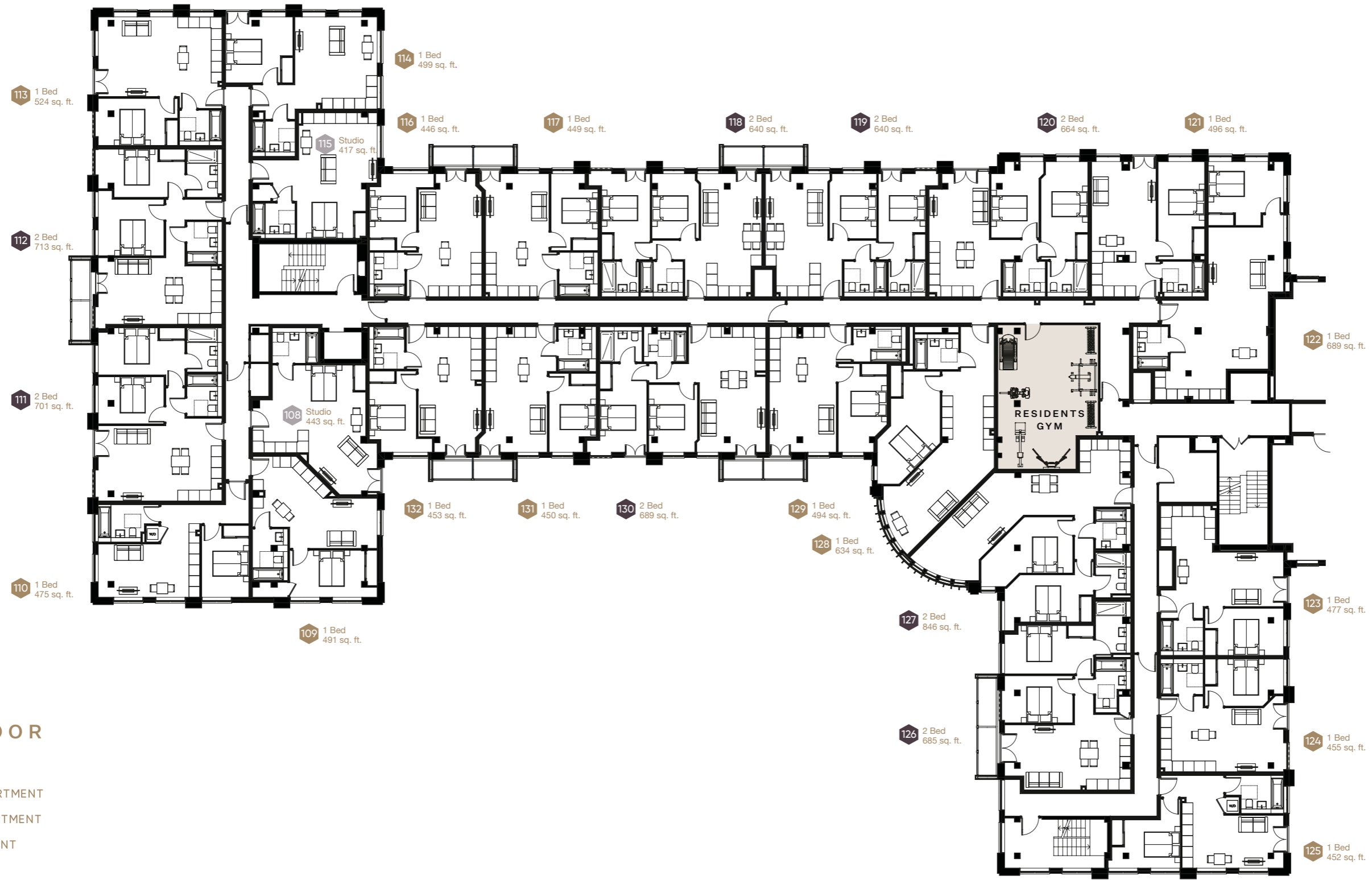
Kitchen/ 5.61m x 5.12m 18' 5" x 16' 9"
Living
Bedroom 2.61m x 3.97m 8' 7" x 13' 0"

APARTMENT 107

Kitchen/ 6.84m x 4.57m 22' 5" x 15' 0"
Living/
Bed 1 3.63m x 2.60m 11' 11" x 8' 6"
Bed 2 4.79m x 2.60m 15' 8" x 8' 6"

Please note: Floor plans and measurements are taken from architects construction drawings and therefore do not represent finished room sizes.

All dimensions are maximum measurements and are subject to deviation during construction.



FIRST FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

APARTMENT 108

Kitchen/ 6.84m x 4.54m 22' 5" x 14' 11"
Living
Bedroom 4.39m x 2.60m 14' 4" x 8' 6"

APARTMENT 109

Kitchen/ 6.84m x 5.05m 22' 5" x 16' 7"
Living
Bedroom 4.39m x 2.60m 14' 5" x 8' 6"

APARTMENT 110

Kitchen/ 6.89m x 5.09m 22' 7" x 16' 10"
Living/
Bedroom

APARTMENT 111

Kitchen/ 6.89m x 6.94m 22' 7" x 22' 9"
Living/
Bedroom

APARTMENT 112

Kitchen/ 3.50m x 6.79m 11' 6" x 22' 3"
Living
Bedroom 2.60m x 4.24m 8' 6" x 13' 11"

APARTMENT 113

Kitchen/ 3.97m x 6.79m 13' 0" x 22' 3"
Living
Bedroom 2.60m x 4.24m 8' 6" x 13' 11"

APARTMENT 114

Kitchen/ 4.24m x 6.79m 13' 11" x 22' 3"
Living/
Bed 1 3.40m x 4.74m 11' 2" x 15' 7"
Bed 2 2.60m x 3.58m 8' 6" x 11' 9"

APARTMENT 115

Kitchen/ 4.24m x 6.80m 13' 11" x 22' 3"
Living/
Bed 1 2.60m x 4.74m 8' 6" x 15' 7"
Bed 2 2.60m x 3.58m 8' 6" x 11' 9"

APARTMENT 116

Kitchen/ 3.98m x 6.79m 13' 11" x 22' 3"
Living
Bed 1 2.65m x 4.21m 8' 3" x 13' 10"
Bed 2 2.60m x 5.41m 8' 6" x 17' 9"

APARTMENT 117

Kitchen/ 3.57m x 7.46m 11' 8" x 24' 6"
Living
Bedroom 2.58m x 5.41m 8' 6" x 17' 9"

APARTMENT 118

Kitchen/ 5.76m x 7.84m 18' 10" x 25' 8"
Living
Bedroom 4.16m x 3.53m 13' 8" x 11' 7"

APARTMENT 119

Kitchen/ 5.76m x 7.84m 18' 10" x 25' 8"
Living
Bedroom 4.16m x 3.53m 13' 8" x 11' 7"

APARTMENT 120

Kitchen/ 6.79m x 6.22m 22' 3" x 20' 5"
Living
Bedroom 4.34m x 2.60m 14' 3" x 8' 6"

APARTMENT 121

Kitchen/ 6.79m x 4.18m 22' 3" x 13' 8"
Living
Bedroom 4.34m x 2.60m 14' 3" x 8' 6"

APARTMENT 122

Kitchen/ 5.61m x 5.12m 18' 5" x 16' 9"
Living
Bedroom 3.99m x 2.67m 13' 1" x 8' 9"

APARTMENT 123

Kitchen/ 6.96m x 4.17m 22' 10" x 13' 8"
Living/
Bed 1 3.76m x 2.61m 12' 4" x 8' 7"
Bed 2 4.91m x 2.67m 16' 1" x 8' 9"

APARTMENT 124

Kitchen/ 6.79m x 3.35m 22' 3" x 11'
Living
Bedroom 4.91m x 3.0m 16' 1" x 9' 11"

APARTMENT 125

Kitchen/ 3.70m x 6.95m 12' 1" x 22' 9"
Living
Bedroom 2.70m x 4.89m 8' 10" x 16' 0"

APARTMENT 126

Kitchen/ 3.67m x 6.95m 12' 0" x 22' 9"
Living/
Bed 1 2.60m x 4.89m 8' 6" x 16' 0"
Bed 2 2.70m x 3.74m 8' 10" x 12' 3"

APARTMENT 127

Kitchen/ 3.42m x 6.95m 11' 2" x 22' 9"
Living
Bed 1 4.91m x 2.60m 11' 11" x 8' 6"
Bed 2 5.07m x 3.10m 15' 8" x 8' 6"

APARTMENT 128

Kitchen/ 3.52m x 6.95m 11' 6" x 22' 9"
Living
Bedroom 2.60m x 4.49m 8' 6" x 14' 9"

APARTMENT 129

Kitchen/ 7.12m x 6.25m 23' 4" x 20' 6"
Living/
Bedroom

APARTMENT 130

Kitchen/ 6.89m x 3.90m 22' 7" x 12' 9"
Living
Bedroom 4.84m x 2.60m 15' 10" x 8' 6"

APARTMENT 131

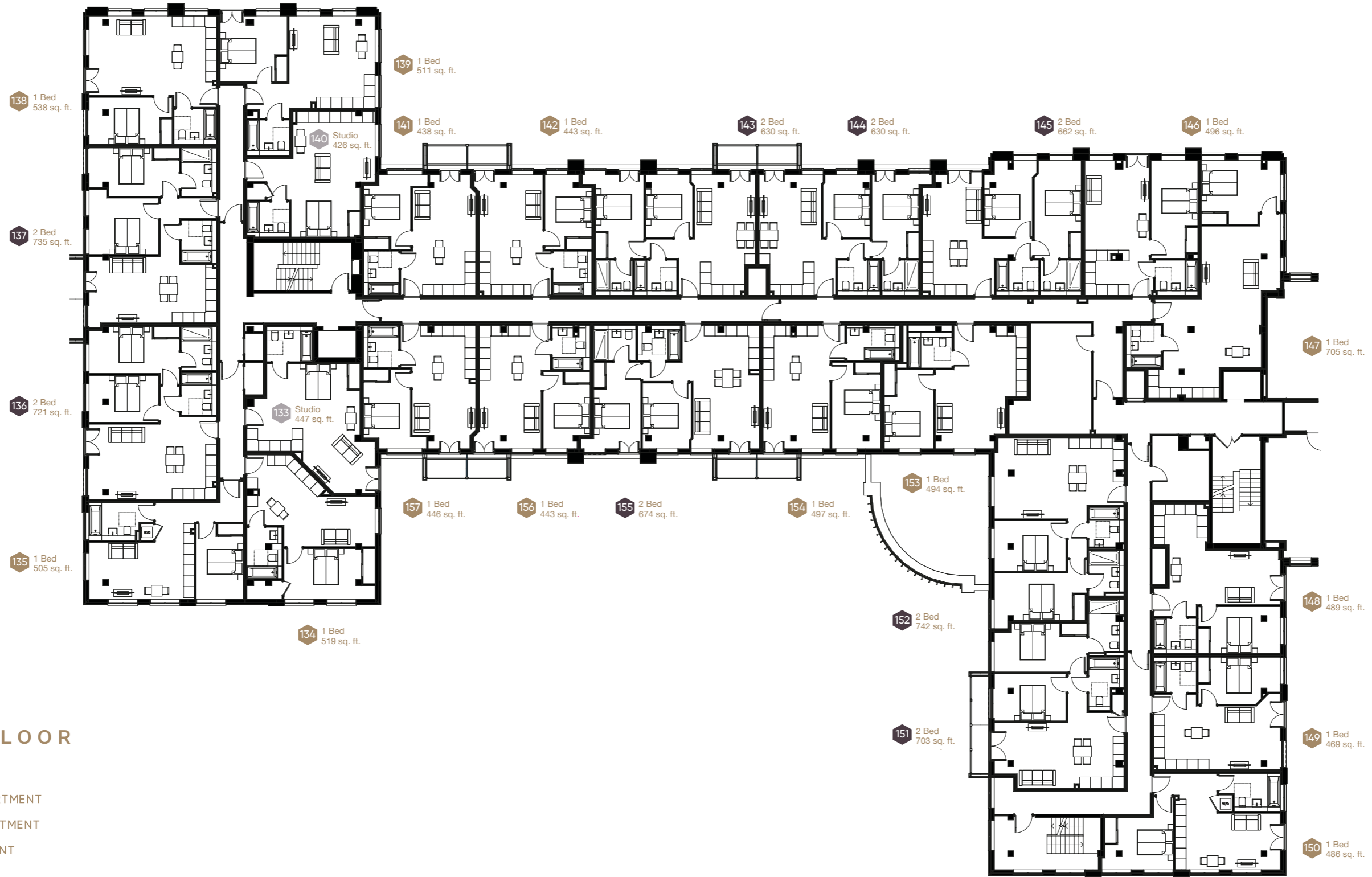
Kitchen/ 5.61m x 5.12m 18' 5" x 16' 9"
Living
Bedroom 2.61m x 3.97m 8' 7" x 13' 0"

APARTMENT 132

Kitchen/ 6.84m x 4.57m 22' 5" x 15' 0"
Living/
Bed 1 3.63m x 2.60m 11' 11" x 8' 6"
Bed 2 4.79m x 2.60m 15' 8" x 8' 6"

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SECOND FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

APARTMENT 133

Kitchen/ 6.25m x 7.16m 20' 6" x 23' 6"
Living/
Bedroom

APARTMENT 134

Kitchen/ 7.10m x 3.90m 23' 3" x 12' 9"
Living
Bedroom 5.05m x 2.81m 16' 7" x 9' 2"

APARTMENT 135

Kitchen/ 5.82m x 5.33m 19' 1" x 17' 6"
Living
Bedroom 2.61m x 4.18m 8' 6" x 13' 8"

APARTMENT 136

Kitchen/ 7.05m x 4.57m 23' 1" x 15' 0"
Living
Bed 1 3.84m x 2.60m 12' 7" x 8' 6"
Bed 2 5.0m x 2.36m 16' 5" x 11' 9"

APARTMENT 137

Kitchen/ 7.05m x 3.68m 23' 1" x 12' 0"
Living
Bed 1 3.84m x 3.61m 12' 7" x 11' 10"
Bed 2 5.0m x 2.67m 16' 5" x 8' 9"

APARTMENT 138

Kitchen/ 7.05m x 5.05m 23' 1" x 16' 7"
Living
Bedroom 4.60m x 2.60m 15' 1" x 8' 6"

APARTMENT 139

Kitchen/ 4.76m x 5.09m 15' 7" x 16' 8"
Living
Bedroom 3.71m x 3.65m 12' 2" x 11' 11"

APARTMENT 140

Kitchen/ 7.10m x 6.94m 23' 3" x 22' 9"
Living/
Bedroom

APARTMENT 141

Kitchen/ 4.15m x 6.69m 13' 7" x 21' 11"
Living/
Bedroom 2.60m x 4.14m 8' 6" x 13' 7"

APARTMENT 142

Kitchen/ 3.97m x 6.69m 13' 0" x 21' 11"
Living
Bedroom 2.60m x 4.14m 8' 6" x 13' 7"

APARTMENT 143

Kitchen/ 4.24m x 6.69m 13' 11" x 21' 11"
Living
Bed 1 2.60m x 3.48m 8' 6" x 11' 5"
Bed 2 2.68m x 4.64m 8' 9" x 15' 2"

APARTMENT 144

Kitchen/ 4.24m x 6.69m 13' 11" x 21' 11"
Living
Bed 1 2.60m x 3.48m 8' 6" x 11' 5"
Bed 2 2.60m x 4.64m 8' 6" x 15' 2"

APARTMENT 145

Kitchen/ 3.98m x 6.69m 13' 0" x 21' 11"
Living
Bed 1 2.68m x 4.21m 8' 9" x 13' 9"
Bed 2 2.60m x 5.41m 8' 6" x 17' 9"

APARTMENT 146

Kitchen/ 3.80m x 7.46m 12' 5" x 24' 6"
Living
Bedroom 2.58m x 5.41m 8' 5" x 17' 9"

APARTMENT 147

Kitchen/ 5.43m x 7.84m 17' 9" x 25' 8"
Living
Bedroom 4.37m x 3.53m 14' 4" x 11' 7"

APARTMENT 148

Kitchen/ 7.00m x 6.22m 22' 11" x 20' 4"
Living
Bedroom 4.55m x 2.60m 14' 11" x 8' 6"

APARTMENT 149

Kitchen/ 7.0m x 4.18m 22' 11" x 13' 8"
Living
Bedroom 4.55m x 2.60m 14' 11" x 8' 6"

APARTMENT 150

Kitchen/ 5.82m x 5.33m 19' 1" x 17' 6"
Living
Bedroom 3.96m x 2.88m 12' 11" x 9' 5"

APARTMENT 151

Kitchen/ 7.17m x 4.17m 23' 6" x 13' 8"
Living/
Bed 1 3.97m x 2.61m 13' 0" x 8' 6"
Bed 2 5.12m x 2.72m 16' 9" x 8' 11"

APARTMENT 152

Kitchen/ 7.17m x 4.49m 23' 6" x 14' 8"
Living/
Bed 1 3.97m x 2.80m 13' 0" x 9' 2"
Bed 2 5.12m x 2.60m 16' 9" x 8' 6"

APARTMENT 153

Kitchen/ 3.87m x 6.84m 12' 8" x 22' 5"
Living
Bedroom 2.74m x 4.37m 9' 0" x 14' 4"

APARTMENT 154

Kitchen/ 4.53m x 6.84m 14' 10" x 22' 5"
Living
Bedroom 2.70m x 4.79m 8' 10" x 15' 8"

APARTMENT 155

Kitchen/ 4.26m x 6.84m 13' 11" x 22' 5"
Living
Bed 1 2.60m x 4.79m 8' 6" x 15' 8"
Bed 2 2.70m x 3.64m 8' 10" x 11' 11"

APARTMENT 156

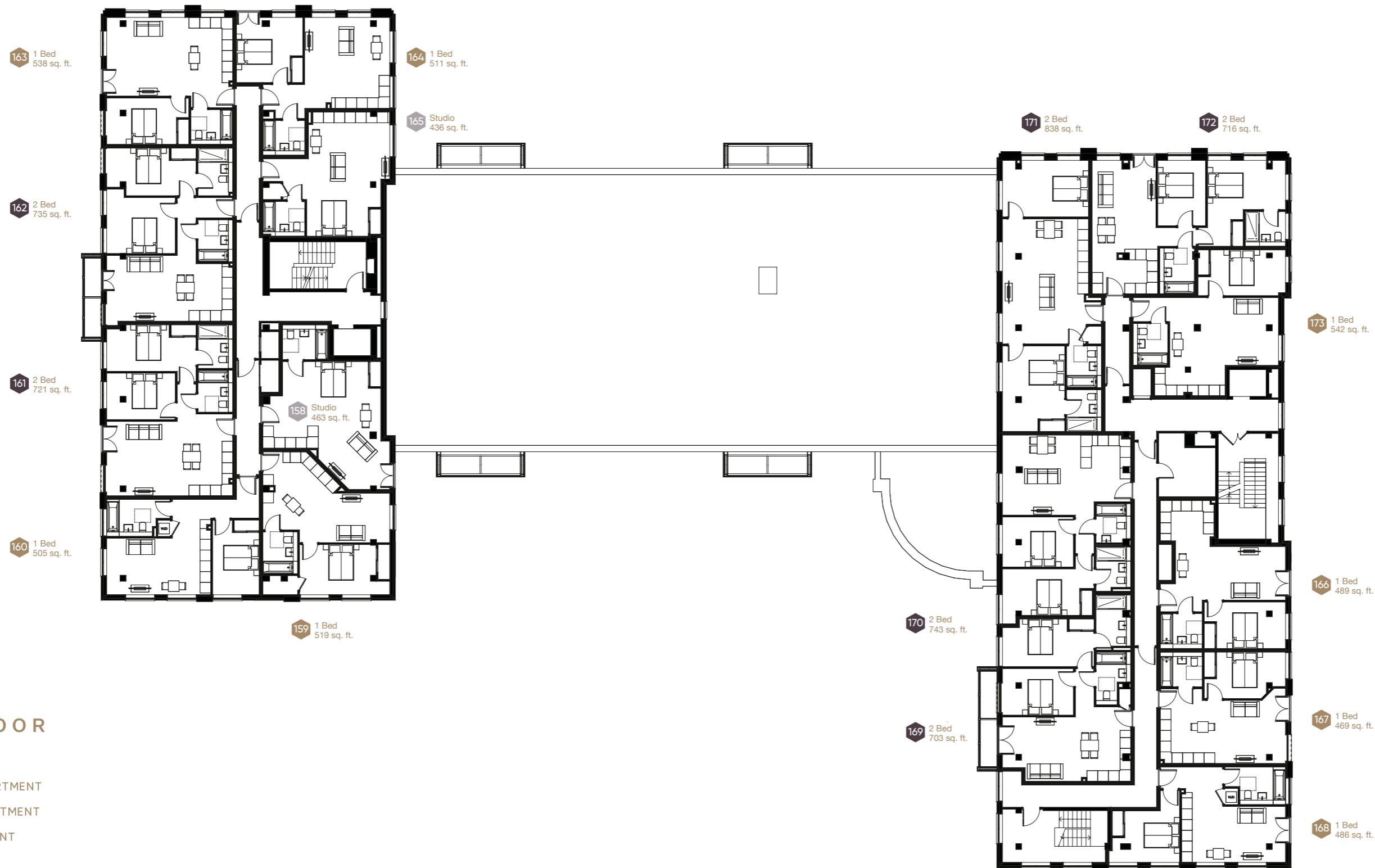
Kitchen/ 3.92m x 6.84m 12' 10" x 22' 5"
Living
Bedroom 2.60m x 4.26m 8' 6" x 13' 11"

APARTMENT 157

Kitchen/ 4.17m x 6.84m 13' 8" x 22' 5"
Living
Bedroom 2.60m x 4.39m 8' 6" x 14' 5"

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THIRD FLOOR

- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

APARTMENT 158

Kitchen/ 7.16m x 6.60m 23' 6" x 21' 8"
Living/
Bedroom

APARTMENT 159

Kitchen/ 7.10m x 4.37m 23' 3" x 14' 4"
Living
Bedroom 5.05m x 2.81m 16' 7" x 9' 2"

APARTMENT 160

Kitchen/ 5.82m x 5.33m 19' 1" x 17' 6"
Living
Bedroom 2.61m x 4.18m 8' 7" x 13' 8"

APARTMENT 161

Kitchen/ 7.05m x 4.16m 23' 1" x 13' 7"
Living/
Bed 1 3.84m x 2.60m 12' 7" x 8' 6"
Bed 2 5.0m x 2.60m 16' 4" x 8' 6"

APARTMENT 162

Kitchen/ 7.05m x 3.68m 23' 1" x 12' 1"
Living/
Bed 1 3.84m x 3.13m 12' 7" x 10' 3"
Bed 2 5.0m x 2.67m 16' 4" x 8' 9"

APARTMENT 163

Kitchen/ 7.05m x 4.40m 23' 1" x 14' 5"
Living
Bedroom 4.60m x 2.60m 15' 1" x 8' 6"

APARTMENT 164

Kitchen/ 4.76m x 5.09m 15' 7" x 16' 8"
Living
Bedroom 3.71m x 3.65m 12' 2" x 11' 11"

APARTMENT 165

Kitchen/ 7.10m x 6.94m 23' 3" x 22' 7"
Living/
Bedroom

APARTMENT 166

Kitchen/ 7.0m x 6.22m 22' 11" x 20' 5"
Living
Bedroom 4.55m x 2.60m 14' 11" x 8' 6"

APARTMENT 167

Kitchen/ 7.10m x 3.53m 23' 3" x 11' 7"
Living
Bedroom 4.55m x 2.60m 14' 11" x 8' 6"

APARTMENT 168

Kitchen/ 5.82m x 5.33m 19' 1" x 17' 6"
Living
Bedroom 3.99m x 2.88m 13' 1" x 9' 5"

APARTMENT 169

Kitchen/ 7.17m x 3.60m 23' 6" x 11' 9"
Living/
Bed 1 3.97m x 2.61m 13' 0" x 8' 7"
Bed 2 5.12m x 2.67m 16' 9" x 8' 9"

APARTMENT 170

Kitchen/ 7.17m x 4.84m 23' 6" x 15' 10"
Living/
Bed 1 3.97m x 2.80m 13' 0" x 9' 2"
Bed 2 5.12m x 2.60m 16' 9" x 8' 6"

APARTMENT 171

Kitchen/ 5.53m x 7.0m 18' 2" x 22' 11"
Living/
Bed 1 3.48m x 4.79m 11' 5" x 15' 8"
Bed 2 4.81m x 3.17m 15' 9" x 10' 5"

APARTMENT 172

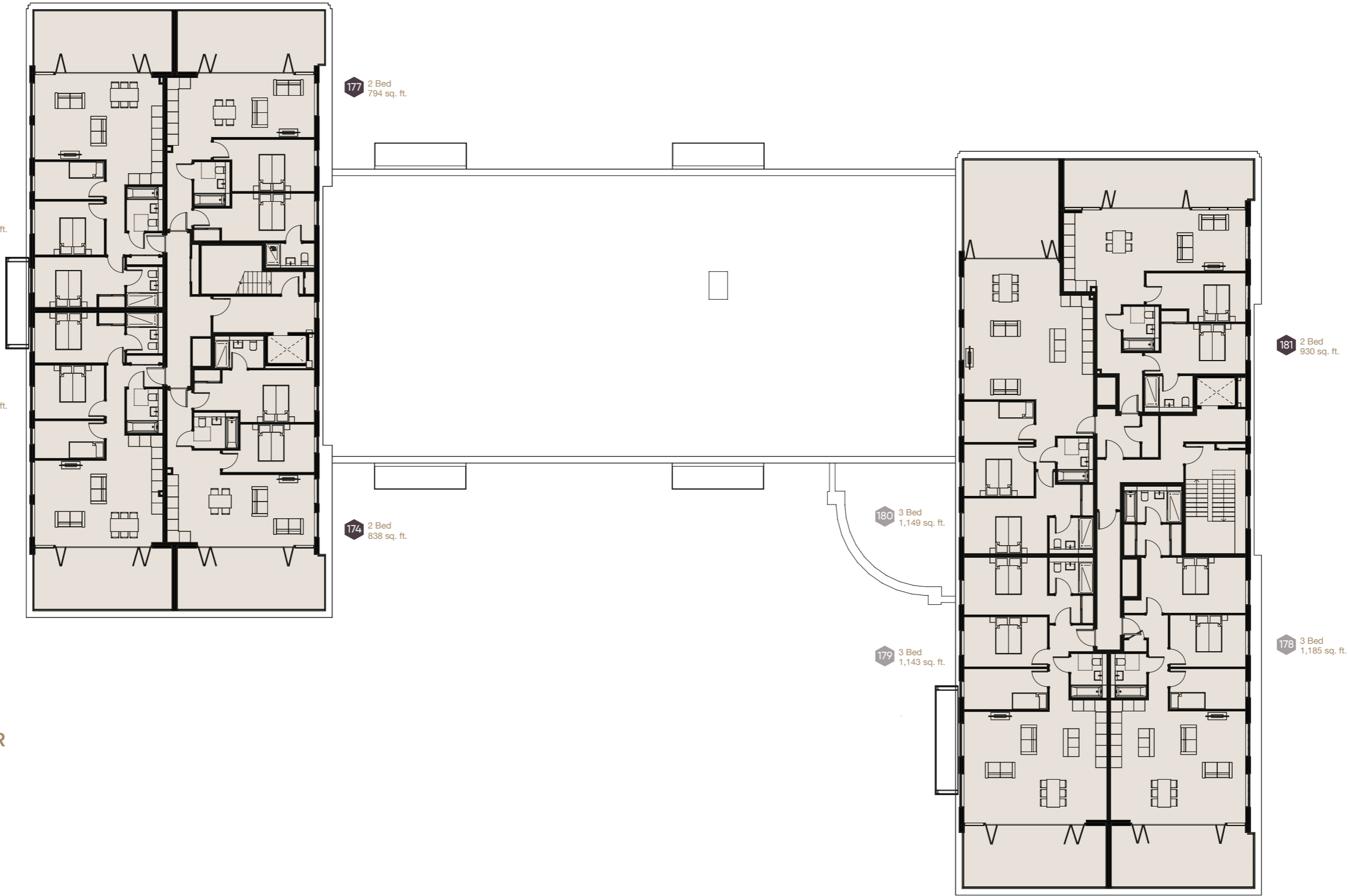
Kitchen/ 3.67m x 7.47m 12' 0" x 24' 6"
Living/
Bed 1 2.68m x 3.66m 8' 9" x 12' 0"
Bed 2 4.37m x 4.81m 14' 4" x 15' 9"

APARTMENT 173

Kitchen/ 6.08m x 5.49m 19' 11" x 18' 0"
Living
Bedroom 4.89m x 2.56m 16' 0" x 8' 5"

Please note: Floor plans and measurements are taken from architects construction drawings and therefore do not represent finished room sizes.

All dimensions are maximum measurements and are subject to deviation during construction.



FOURTH FLOOR PENTHOUSES

- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

APARTMENT 174
 Kitchen/ 7.93m x 4.96m 26' 0" x 16' 3"
 Living/
 Bed 1 4.96m x 2.60m 16' 3" x 8' 6"
 Bed 2 6.50m x 2.82m 21' 4" x 9' 3"

APARTMENT 175
 Kitchen/ 6.90m x 5.78m 22' 7" x 18' 11"
 Living/
 Bed 1 3.75m x 2.04m 12' 3" x 6' 8"
 Bed 2 3.75m x 2.90m 12' 3" x 9' 6"
 Bed 3 4.85m x 2.71m 15' 11" x 8' 10"

APARTMENT 176
 Kitchen/ 6.90m x 5.78m 22' 7" x 18' 11"
 Living/
 Bed 1 3.75m x 2.04m 12' 3" x 6' 8"
 Bed 2 3.75m x 2.90m 12' 3" x 9' 6"
 Bed 3 4.85m x 2.71m 15' 11" x 8' 10"

APARTMENT 177
 Kitchen/ 7.93m x 3.37m 26' 0" x 11' 0"
 Living/
 Bed 1 5.45m x 2.80m 17' 10" x 9' 2"
 Bed 2 6.50m x 2.56m 21' 4" x 8' 4"

APARTMENT 178
 Kitchen/ 7.29m x 6.03m 23' 11" x 19' 9"
 Living/
 Bed 1 4.08m x 2.18m 13' 4" x 7' 1"
 Bed 2 4.08m x 2.80m 13' 4" x 9' 2"
 Bed 3 6.55m x 3.0m 21' 5" x 9' 10"

APARTMENT 179
 Kitchen/ 7.69m x 6.47m 25' 2" x 21' 3"
 Living/
 Bed 1 4.49m x 2.20m 14' 8" x 7' 2"
 Bed 2 4.49m x 2.70m 14' 8" x 8' 10"
 Bed 3 6.97m x 3.10m 22' 10" x 10' 2"

APARTMENT 180
 Kitchen/ 6.97m x 7.51m 22' 10" x 24' 7"
 Living/
 Bed 1 4.49m x 3.0m 14' 9" x 9' 10"
 Bed 2 3.77m x 2.80m 12' 4" x 9' 2"
 Bed 3 3.77m x 2.20m 12' 4" x 7' 2"

APARTMENT 181
 Kitchen/ 9.80m x 4.25m 32' 2" x 13' 11"
 Living/
 Bed 1 5.36m x 2.64m 17' 7" x 8' 8"
 Bed 2 5.45m x 2.70m 17' 10" x 8' 10"

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PENTHOUSES

AT BROADOAKS

PLEASE REQUEST A COPY OF OUR PENTHOUSE SPECIFICATION
 BROCHURE FOR FURTHER DETAILS.

SPECIFICATION

GENERAL

- Lift giving access to all floors
- Heating via thermostatically controlled wall radiator
- Electric combi boiler
- Smooth panel internal doors with brushed steel furniture
- Double glazing
- Entry phone
- Selection of apartments with Juliette balcony, balcony, outside space
- Satin chrome downlighting throughout
- White matt finished walls and ceiling
- Electrical sockets in stainless steel finish
- Bathroom and kitchen extractors
- Zanussi (or similar) washer/dryer to cloaks cupboard

LIVING AND DINING

- Wood laminate flooring, including hall
- TV, high speed 1GB internet, BT and Virgin outlets in living area and bedrooms
- Telephone sockets

BATHROOM AND ENSUITES

- Ceramic floor tiling
- Full height ceramic wall tiles
- Bristan hour glass mixer tap
- Heated chrome towel rail
- Wall mounted mirror above vanity basin unit
- Thermostatic shower over baths with glass screen
- Shower enclosure in ensuite if applicable with Just Trays Deep Stone shower tray
- Stainless steel toilet roll holder
- Shaver point

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey

BEDROOMS

- Fully fitted carpeting
- Fully fitted wardrobes with mirrored sliding doors, shelf and rail

COMMUNAL AREAS

- Entry phone
- Communal letterboxes
- Cycle store
- Landscaped communal courtyard area
- External lighting
- Parking and visitor spaces available
- One passenger lift
- Porcelain floor tiles to lobby area
- Raffia carpet tiles to communal corridors

KITCHEN

- Wood laminate flooring
- Range of contemporary high gloss kitchens with soft close drawers and doors
- Square edge worktops with matching upstands
- Zanussi (or similar) stainless steel electric built in single oven
- Zanussi (or similar) ceramic hob
- Zanussi (or similar) integrated cooker hood
- Zanussi (or similar) integrated 70/30 fridge freezer
- Zanussi (or similar) integrated dishwasher
- 1 1/2 sink and drainer with swan neck mixer tap
- Stainless steel splash back
- Under cupboard lighting

times stated are approximate, sourced from google.com. Walking times and distances taken from google.com. Interior and exterior images are computer generated and are for illustrative purposes only. Broadoaks is a preferred marketing name only.

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