



JOCELIN GARDENS
BISHOPBRIGGS



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



JOCELIN GARDENS

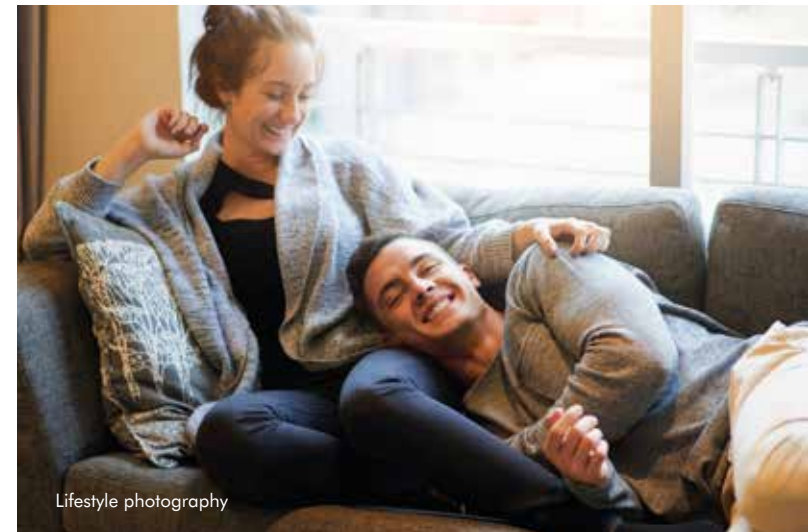
A RELAXING COMMUTER RETREAT

Just 5 miles north of Glasgow, CALA's Jocelin Gardens brings a highly anticipated range of 1 & 2 bedroom apartments, 4 bedroom terraced and 4 & 5 bedroom detached family homes to the popular commuter town of Bishopbriggs. As part of our Light & Space Collection, every home will enjoy an exceptional level of design and build, with high specification features and finishes throughout as standard.

With spectacular views of the Campsie Fells and surrounding countryside, Jocelin Gardens adds a breath of fresh air to this bustling community, while still remaining within easy reach of the city.



Photography from a previous CALA development



Lifestyle photography



Photography from a previous CALA development





A typical Darroch showhome



A typical Logan showhome



A typical Logan showhome



BUYING NEW IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



MOVE CHAIN-FREE

Our 100% Part Exchange[®] service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit cala.co.uk/part-exchange.



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.”

 **SAFE AS HOUSES**

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.

 **ALL THE MOD CONS**

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

 **FREEDOM TO PERSONALISE**

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

 **MORE LIGHT AND SPACE**

Our Light & Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.

 **CONSUMER CODE FOR HOMEBUILDERS**

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.



SERVICE WITH A WIDE RANGE OF SMILES

CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

Here are just some of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.



"WE BOUGHT OUR NEW HOME WITH CALA HOMES AND FOUND THE PROCESS FROM ENQUIRY TO COMPLETION TO BE INCREDIBLY WELL MANAGED AND HASSLE FREE."

Purchaser at Kinnaird Oaks, Larbert



"MOVING INTO A NEW APARTMENT HAS BEEN WONDERFUL. THE DESIGN AND FINISH OPTIONS WERE FANTASTIC, ESPECIALLY THE CHOICES FOR THE KITCHEN AND BATHROOM."

Purchaser at 21 Mansionhouse Road, Glasgow



"WE CANNOT THANK CALA HOMES AND THE SUPERB SALES ADVISORS ENOUGH. THEY HAVE BEEN SO PROFESSIONAL, INFORMATIVE AND EXCEPTIONALLY FRIENDLY."

Purchaser at Riverside, Bothwell





BISHOPBRIGGS

TAKE LIFE AT LEISURE

Bishopbriggs has a history dating back to Roman times. Its industrial heritage dates to the late 1700's with the completion of the Forth & Clyde Canal, allowing the town to prosper from the stone and coal industries, with Bishopbriggs blonde sandstone becoming one of the most widely used building materials in Victorian Glasgow.

Flowing through Scotland's industrial heartland and vibrant green corridor, the Forth & Clyde Canal is now a haven for lovers of boating, history and nature. Walkers, cyclists and fishing enthusiasts can also benefit from the miles of scenic towpaths.

Home to a wealth of wildlife and history, the Seven Lochs Wetlands Park is Scotland's largest urban heritage and nature park, providing a fascinating outdoor escape for all ages. Almost 20km² of land and water, cycle paths, woodland walks, nature trails and children's play areas can be found a short drive away.

If in search of some retail therapy, Bishopbriggs' bustling centre offers a range of supermarkets and shops. The Triangle Shopping Centre is just minutes from home with Glasgow Fort Shopping Centre a short drive away, offering a broad selection of high street names along with a variety of restaurants and the Vue cinema.

The town ensures there are no hurdles to staying active. The Leisuredrome has a swimming pool, sauna, gym, squash court and outdoor pitches. Golf enthusiasts can pick from several local courses, including Bishopbriggs and Cawdor Golf Clubs.

Bishopbriggs has numerous options for primary education. Local secondary education comes in the form of the non-denominational Bishopbriggs Academy, achieving consistently high results in national league tables, with Turnbull High School providing a Roman Catholic option*.

This town offers a wealth of opportunities for work or for leisure, however Glasgow's energetic city centre presents a further selection of restaurants, bars, shops and theatres, as well as Kelvingrove Art Gallery and Museum and Glasgow Botanic Gardens, home of the world-famous Kibble Palace.

*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.



Local photography is courtesy of Chris Robson Photography





HERE, THERE AND EVERYWHERE

Jocelin Gardens is ideally positioned just a few minutes from the A803, the main arterial route from Bishopbriggs to Glasgow, allowing you to be in the heart of the city centre in less than 15 minutes.

Bishopbriggs has its own train station nearby, providing approximately half hourly services to both Glasgow and Edinburgh, taking around 10 and 50 minutes respectively. The town also provides regular bus services into Glasgow, including a direct route to Buchanan Street Station, conveniently departing every 15 minutes and taking 23 minutes to reach the city centre. For those travelling further afield for business or pleasure, Glasgow Airport is just around 15 miles away.

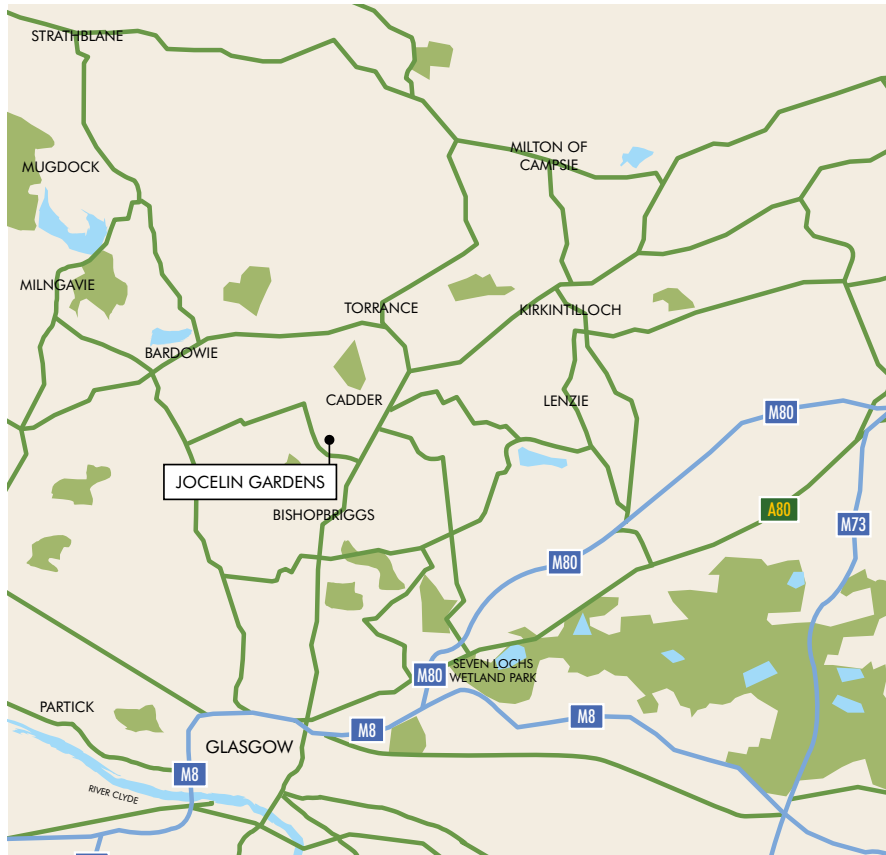
Distances and journey times are approximate and are taken from Google Maps and scotrail.co.uk



Local photography is courtesy of Scottish Viewpoint

PERFECTLY LOCATED

JOCELIN GARDENS, HILTON TERRACE, BISHOPBRIGGS, GLASGOW, G64 3NQ



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- The Leisuredrome – 0.1 miles
- Bishopbriggs Tennis Club – 0.7 miles
- Meadowburn Primary School – 0.7 miles
- Asda – 0.8 miles
- St Matthews Primary School – 0.9 miles
- The Triangle Shopping Centre – 1.0 miles



BY CAR

- Bishopbriggs Train Station – 1.5 miles
- Marks and Spencer – 1.5 miles
- Strathkelvin Retail Park – 1.5 miles
- Turnbull High School – 1.9 miles
- Bishopbriggs Academy – 2.0 miles
- Cawder Golf Club – 2.3 miles
- Littlehill Golf Club – 2.3 miles
- Seven Lochs Wetland Park – 5.6 miles
- Glasgow Botanic Gardens – 5.8 miles
- Glasgow Fort Shopping Centre – 7.8 miles
- Glasgow Airport – 15.2 miles



BY RAIL FROM BISHOPBRIGGS STATION

- Glasgow Queen Street – 8 minutes
- Stirling – 30 minutes
- Edinburgh Waverley – 50 minutes*

*Please note this time includes one change over. Distances and journey times are approximate and are taken from Google Maps and scotrail.co.uk





Local photography is courtesy of Chris Robson Photography



Local photography is courtesy of Chris Robson Photography



Local photography is courtesy of Scottish Viewpoint



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



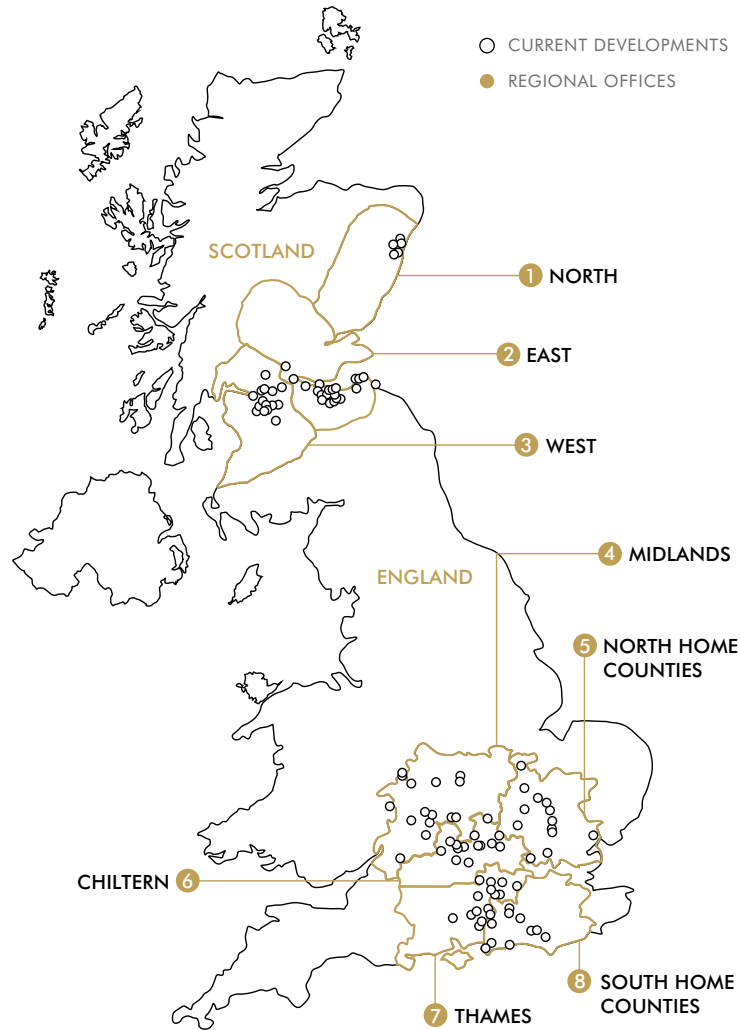
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However, it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

JOCELIN GARDENS - BISHOPBRIGGS

THE BLAIR
4 BEDROOM DETACHED HOME
WITH SINGLE GARAGE
PLOTS 37, 38, 98, 99

THE COLVILLE
4 BEDROOM DETACHED HOME
PLOTS 3, 12, 100

THE DARROCH
5 BEDROOM DETACHED HOME
PLOTS 5, 81, 82

THE DEWAR SE
5 BEDROOM DETACHED HOME
PLOTS 11, 80, 83, 84

THE DEWAR IC
5 BEDROOM DETACHED HOME
PLOTS 36, 96, 97

THE DEWAR FE
5 BEDROOM DETACHED HOME
PLOTS 4, 95

THE FRASER
4 BEDROOM DETACHED HOME
PLOTS 7, 8, 9, 10

THE KENNEDY
5 BEDROOM DETACHED HOME
PLOTS 39, 43, 46, 48, 92

THE LOGAN
5 BEDROOM DETACHED HOME
PLOTS 6, 13, 40, 47, 50, 94, 101

THE MELVILLE SE
5 BEDROOM DETACHED HOME
PLOTS 44, 45

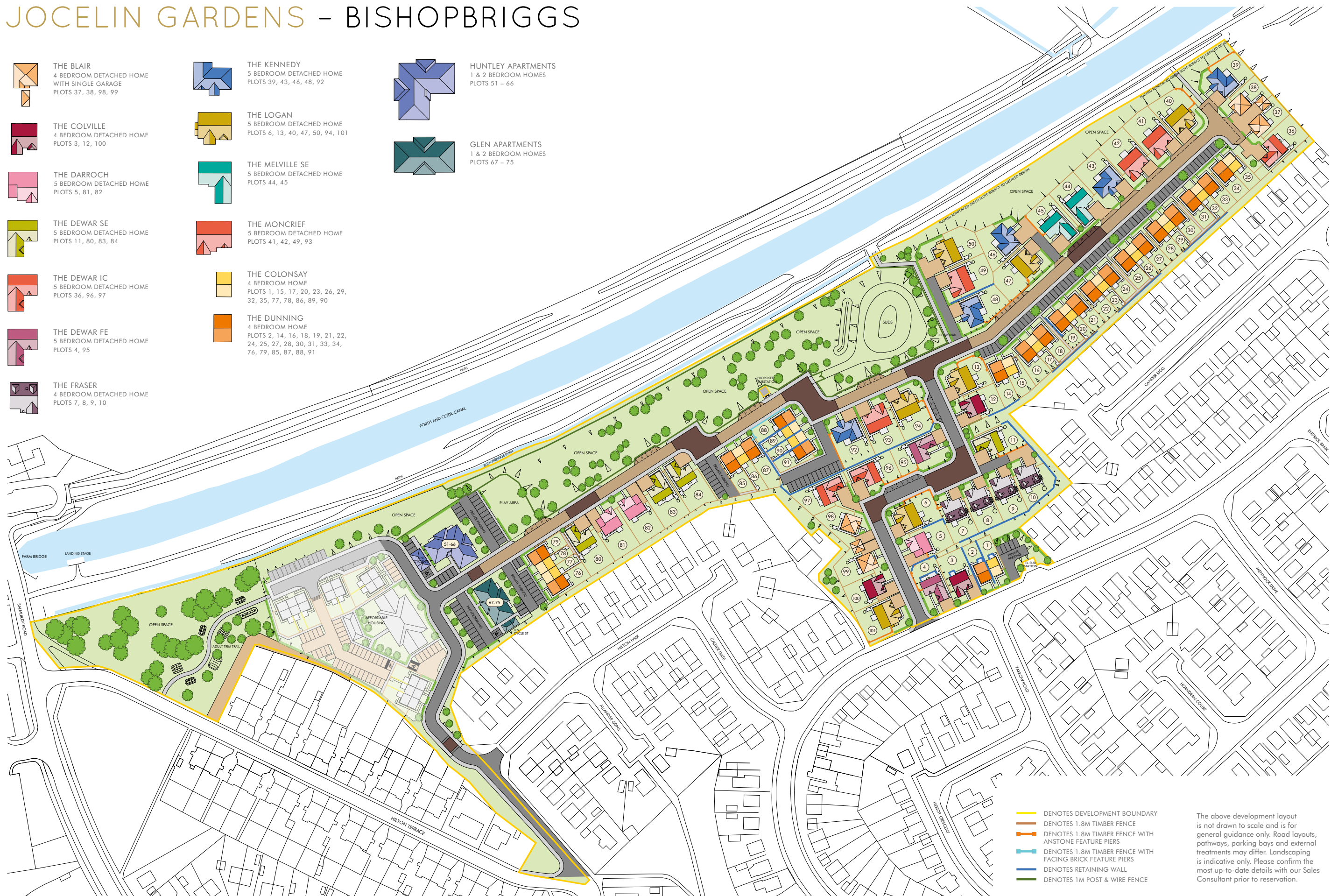
THE MONCRIEF
5 BEDROOM DETACHED HOME
PLOTS 41, 42, 49, 93

THE COLONSAY
4 BEDROOM HOME
PLOTS 1, 15, 17, 20, 23, 26, 29,
32, 35, 77, 78, 86, 89, 90

THE DUNNING
4 BEDROOM HOME
PLOTS 2, 14, 16, 18, 19, 21, 22,
24, 25, 27, 28, 30, 31, 33, 34,
76, 79, 85, 87, 88, 91

HUNTLEY APARTMENTS
1 & 2 BEDROOM HOMES
PLOTS 51 - 66

GLEN APARTMENTS
1 & 2 BEDROOM HOMES
PLOTS 67 - 75



- DENOTES DEVELOPMENT BOUNDARY
- DENOTES 1.8M TIMBER FENCE
- DENOTES 1.8M TIMBER FENCE WITH ANSTONE FEATURE PIERS
- DENOTES 1.8M TIMBER FENCE WITH FACING BRICK FEATURE PIERS
- DENOTES RETAINING WALL
- DENOTES 1M POST & WIRE FENCE

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



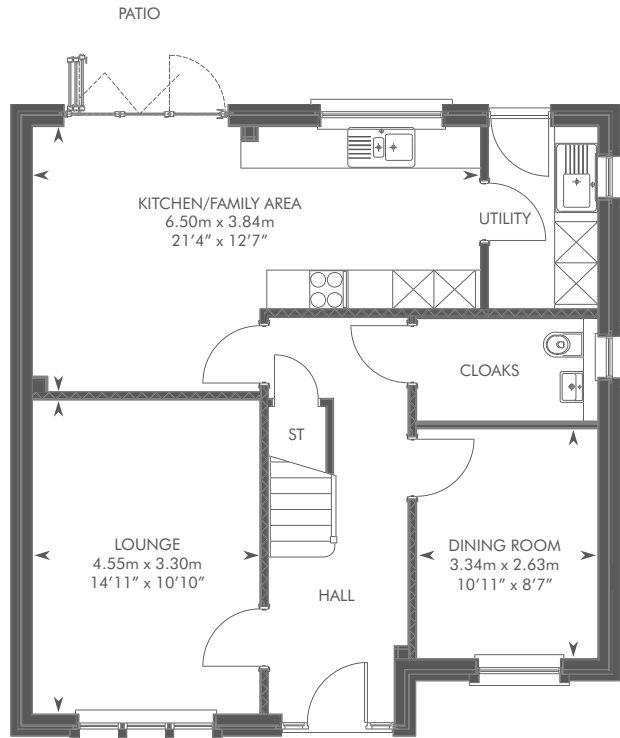
Computer Generated Image - A typical Blair

THE BLAIR

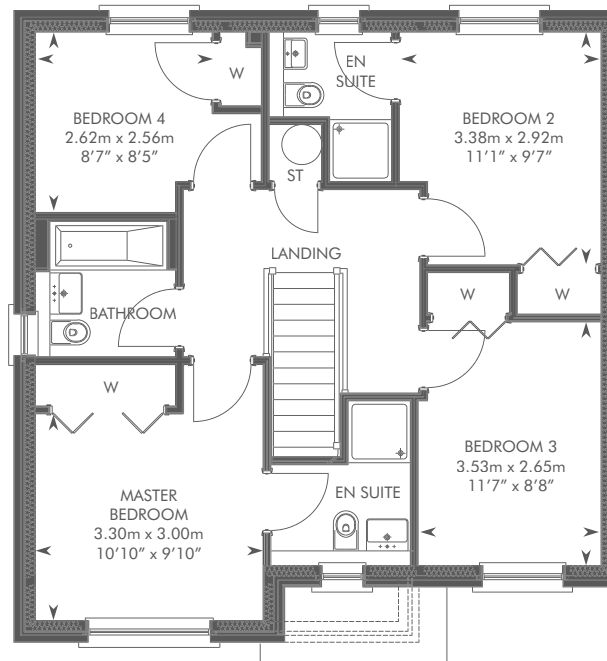
4 BEDROOM DETACHED HOME



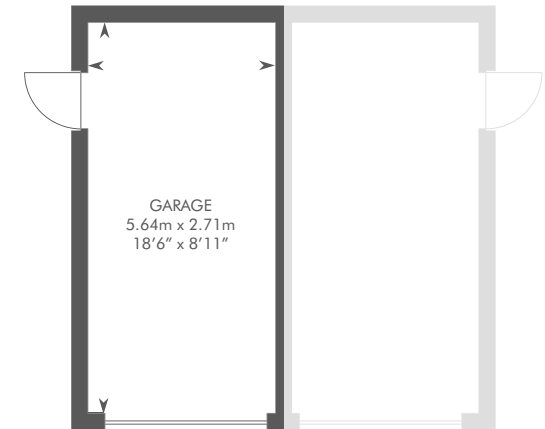
THE BLAIR
 PLOTS 38, 99 – AS SHOWN
 PLOTS 37, 98 – HANDED



GROUND FLOOR



FIRST FLOOR



GARAGE

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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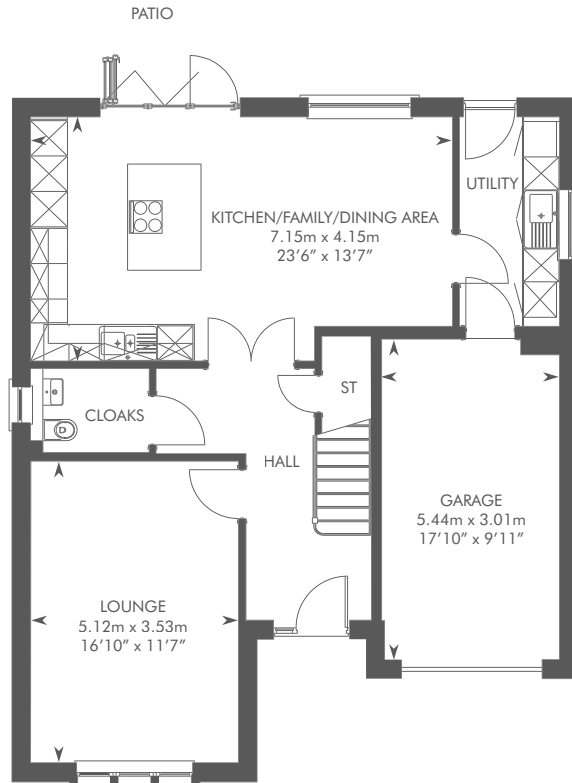
Computer Generated Image – A typical Colville

THE COLVILLE

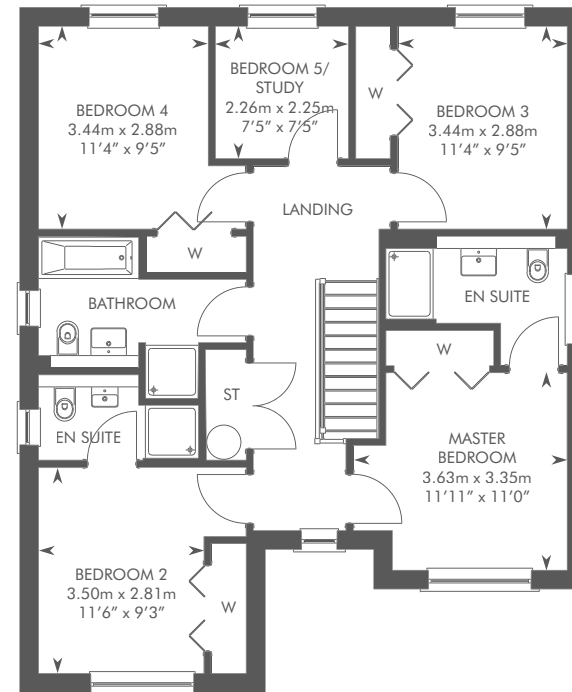
4 BEDROOM DETACHED HOME



THE COLVILLE
 PLOTS 3, 12 – AS SHOWN
 PLOT 100 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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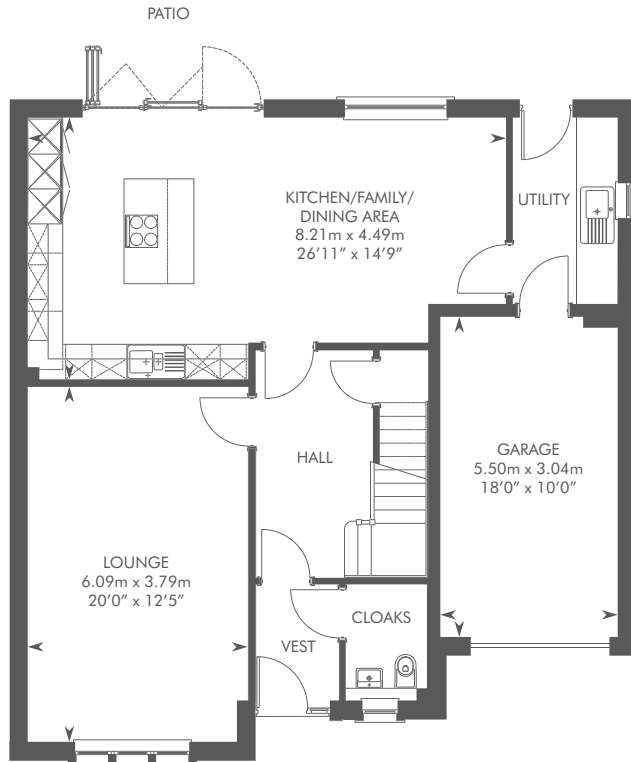


THE DARROCH

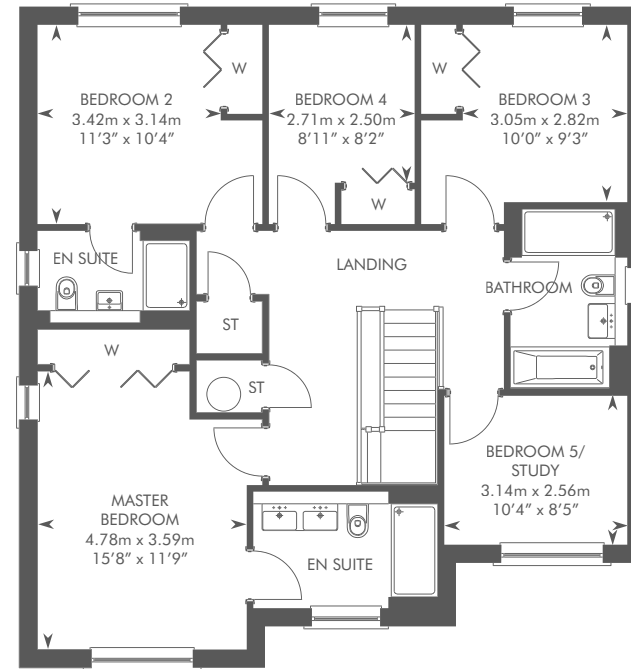
5 BEDROOM DETACHED HOME



THE DARROCH
 PLOTS 5, 81 – AS SHOWN
 PLOT 82 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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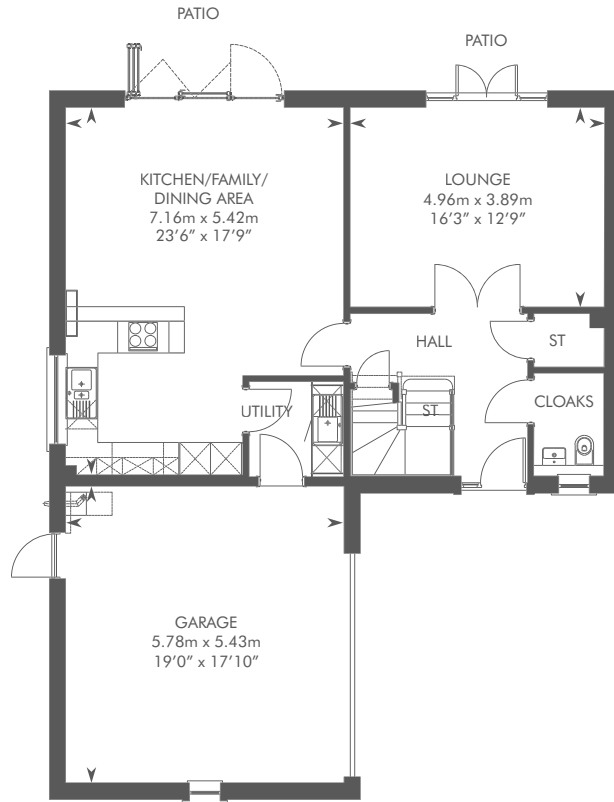
Computer Generated Image – A typical Dewar SE

THE DEWAR SE

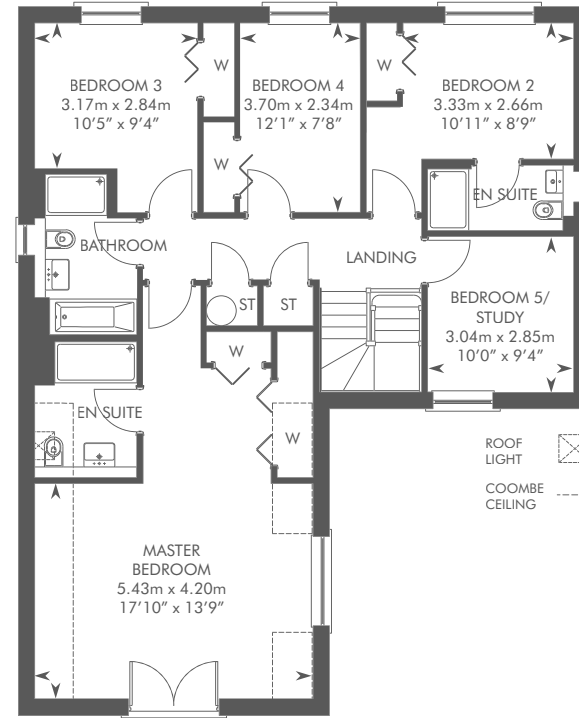
5 BEDROOM DETACHED HOME



THE DEWAR SE
 PLOTS 11, 83 – AS SHOWN
 PLOTS 80, 84 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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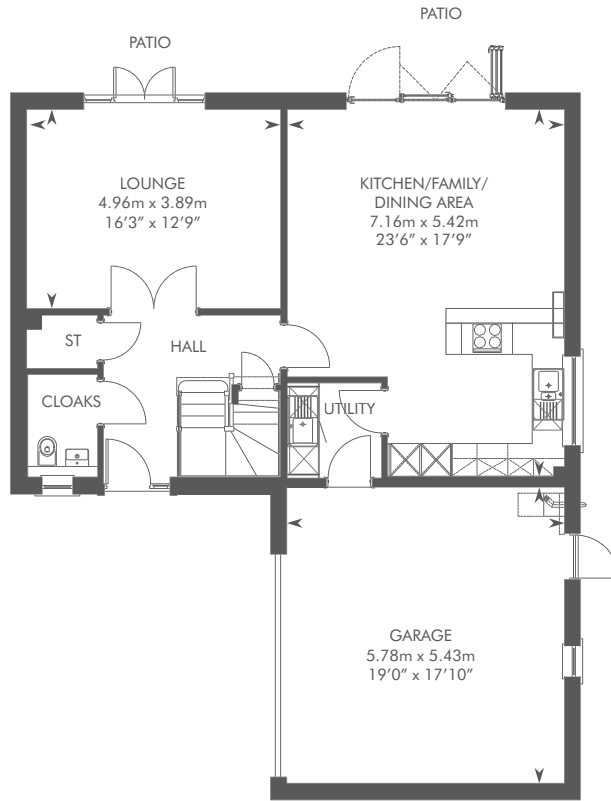
Computer Generated Image - A typical Dewar IC

THE DEWAR IC

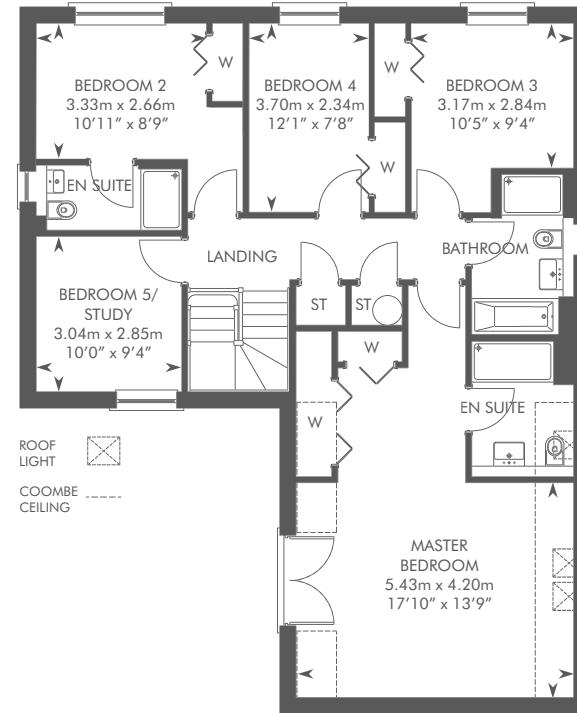
5 BEDROOM DETACHED HOME



THE DEWAR IC
 PLOTS 36, 97 – AS SHOWN
 PLOT 96 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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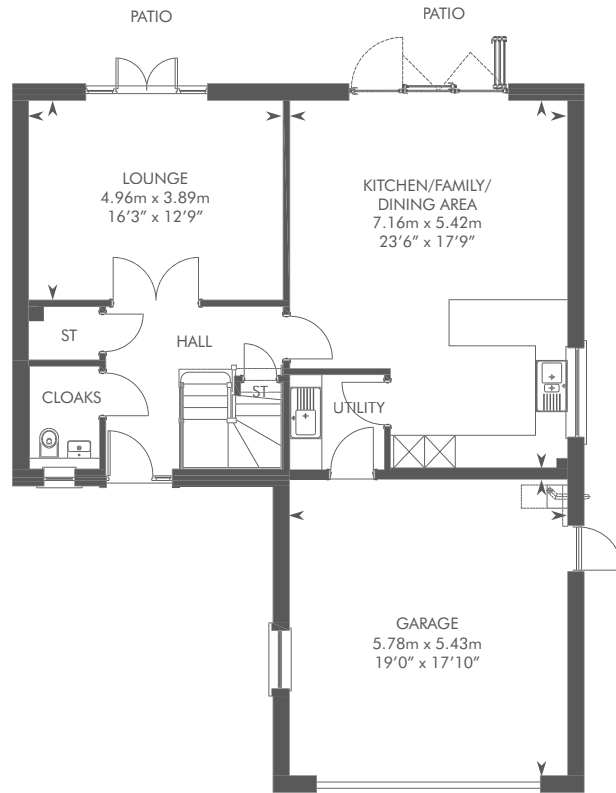
Computer Generated Image - A typical Dewar FE

THE DEWAR FE

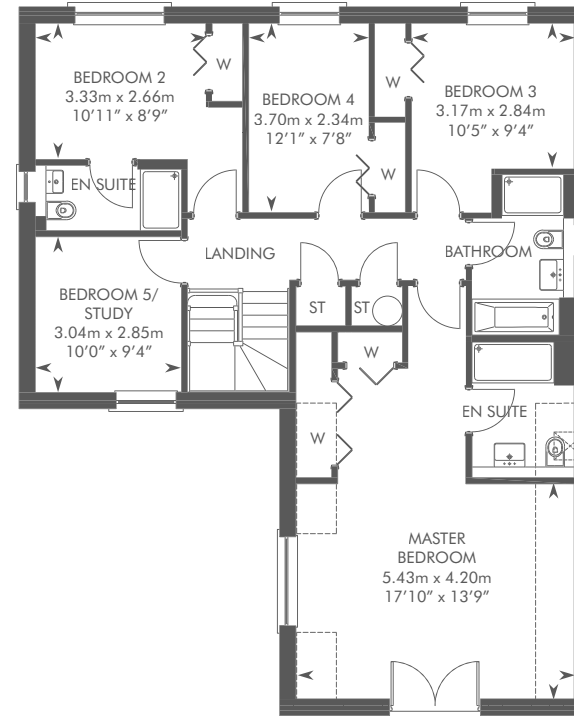
5 BEDROOM DETACHED HOME



THE DEWAR FE
PLOTS 4, 95



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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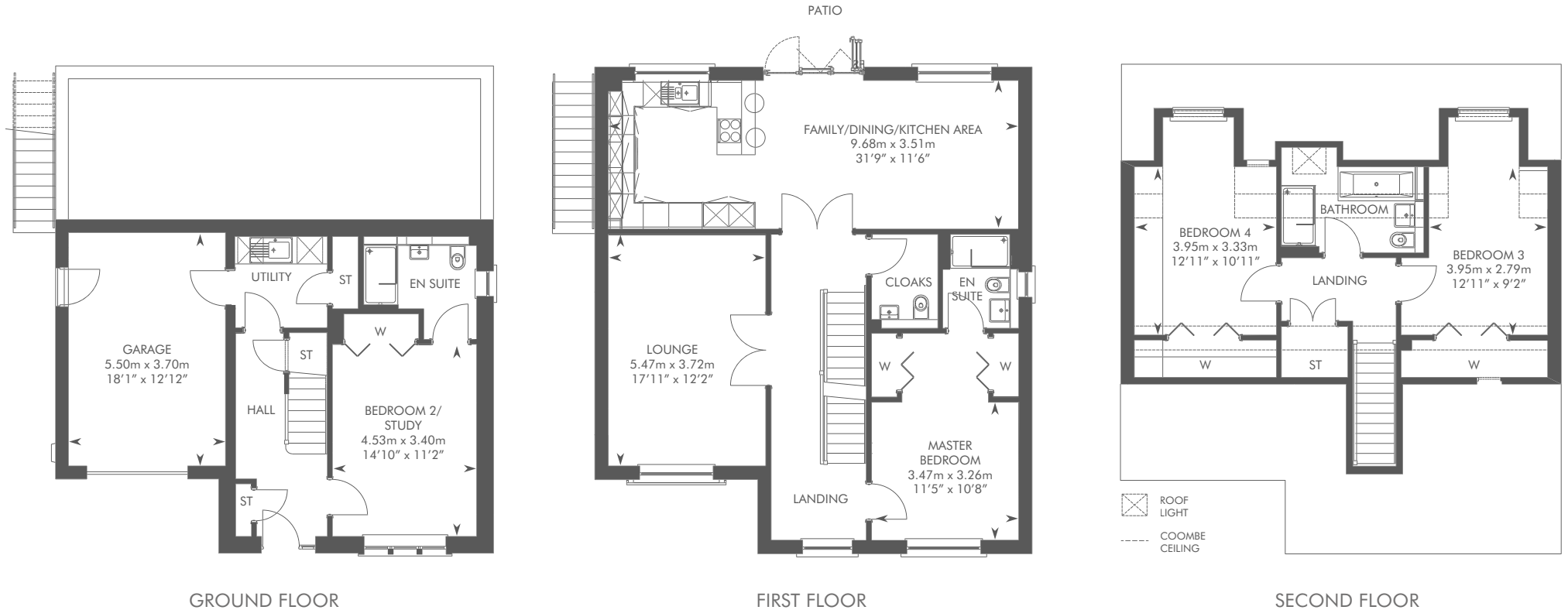
Computer Generated Image – A typical Fraser

THE FRASER

4 BEDROOM DETACHED HOME



THE FRASER
PLOTS 7, 8, 9, 10



Patios are designed to plot specific requirements and may vary in size. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image – A typical Kennedy

THE KENNEDY

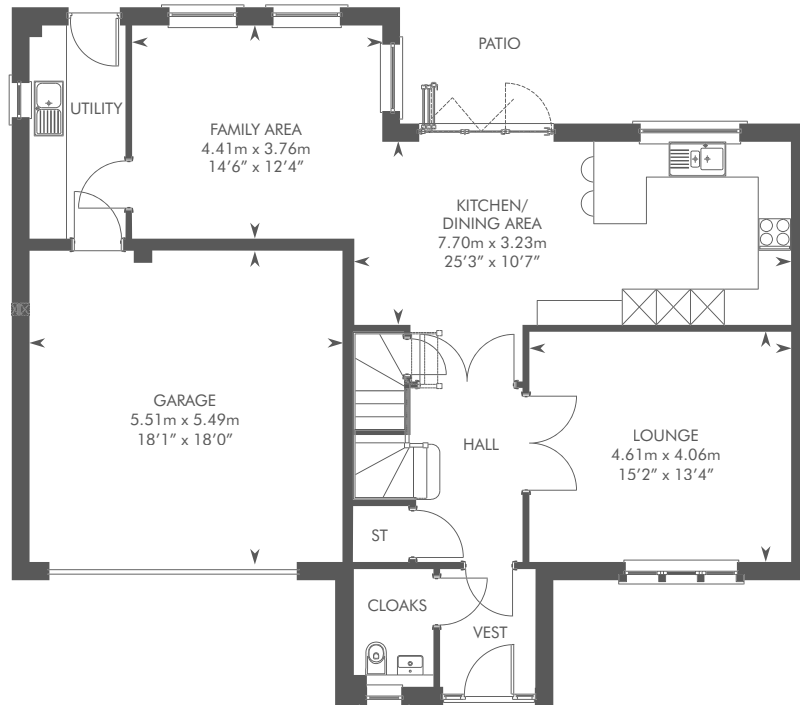
5 BEDROOM DETACHED HOME



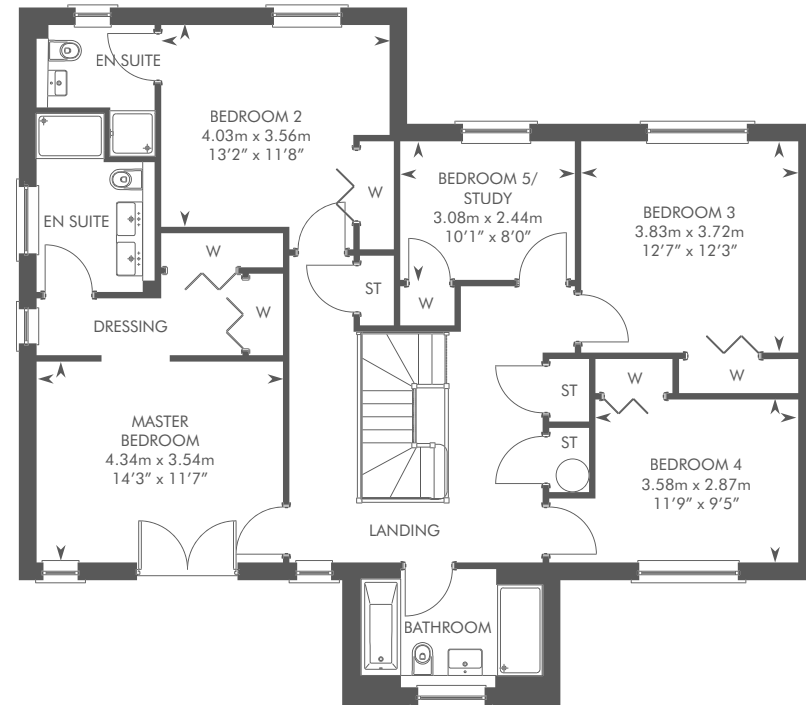
THE KENNEDY

PLOTS 46, 48, 92 – AS SHOWN

PLOTS 39, 43 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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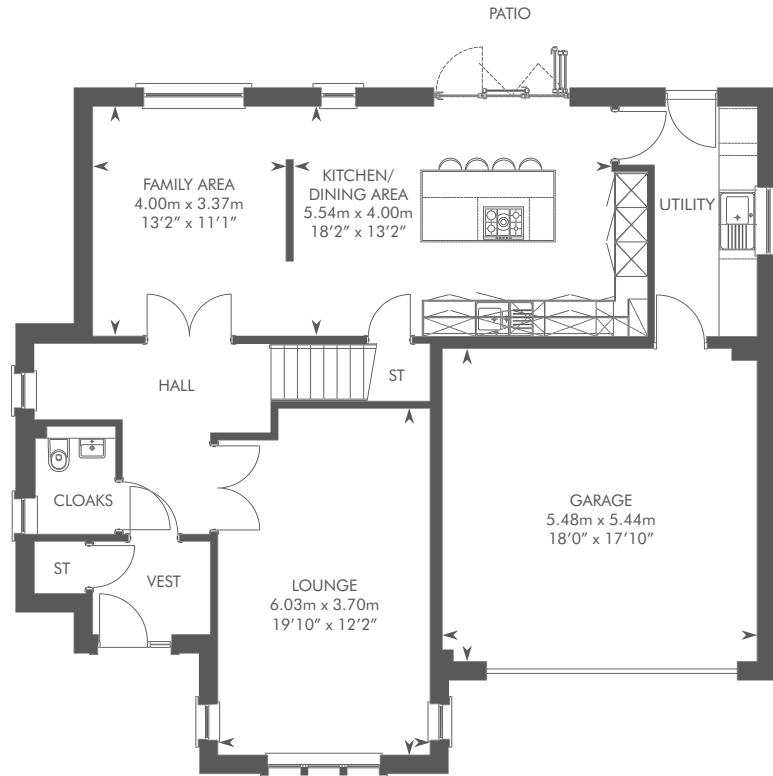
Computer Generated Image – A typical Logan

THE LOGAN

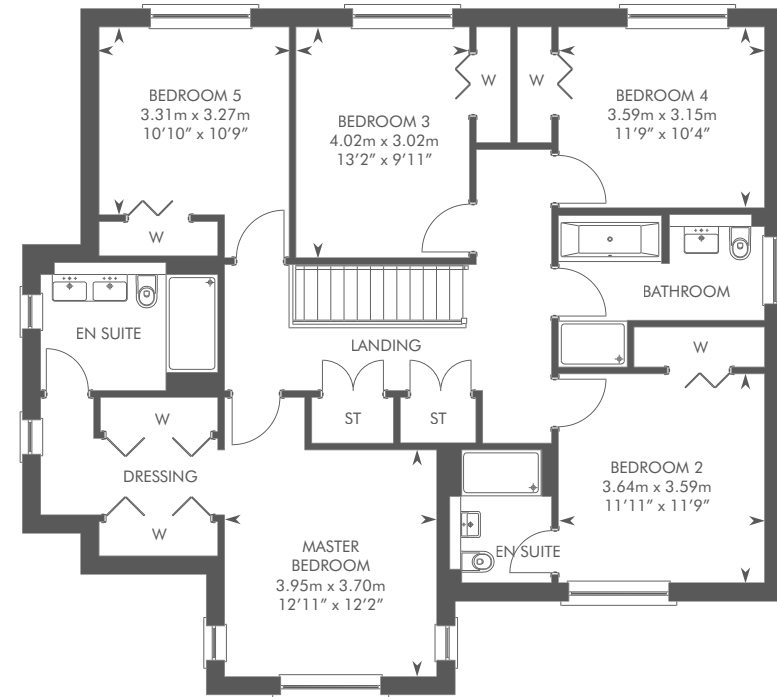
5 BEDROOM DETACHED HOME



THE LOGAN
 PLOTS 6, 13, 47, 50, 94, 101 – AS SHOWN
 PLOT 40 – HANDED



GROUND FLOOR



FIRST FLOOR

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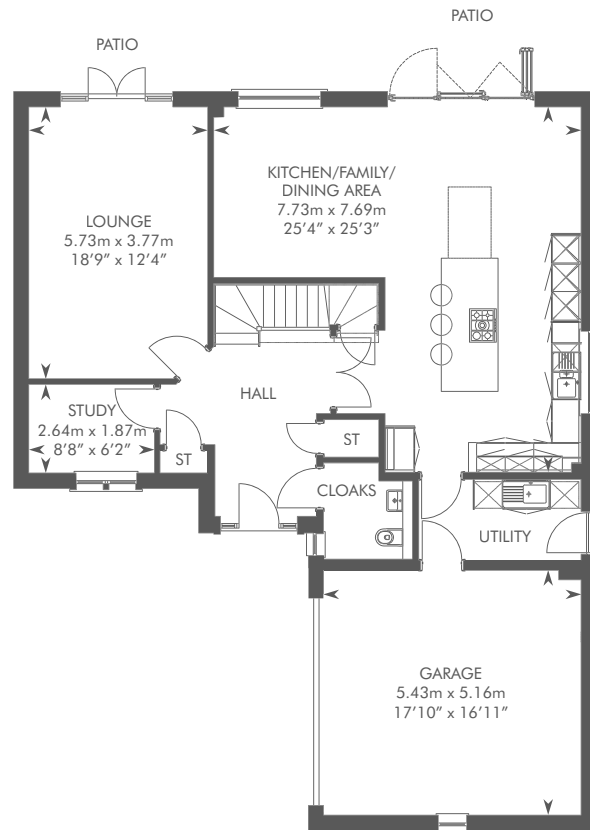
Computer Generated Image – A typical Melville SE

THE MELVILLE SE

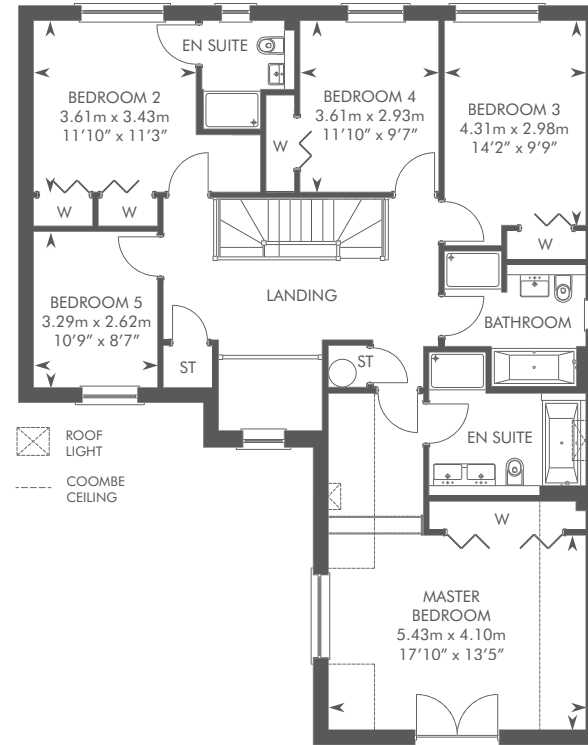
5 BEDROOM DETACHED HOME



THE MELVILLE SE
 PLOT 45 – AS SHOWN
 PLOT 44 – HANDED



GROUND FLOOR



FIRST FLOOR

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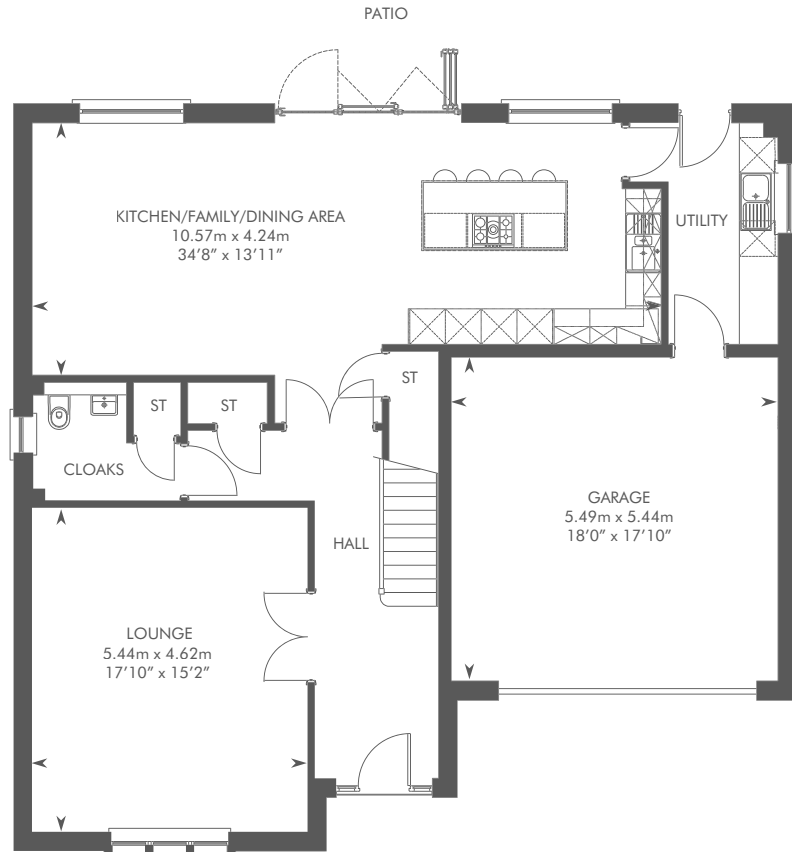


THE MONCRIEF

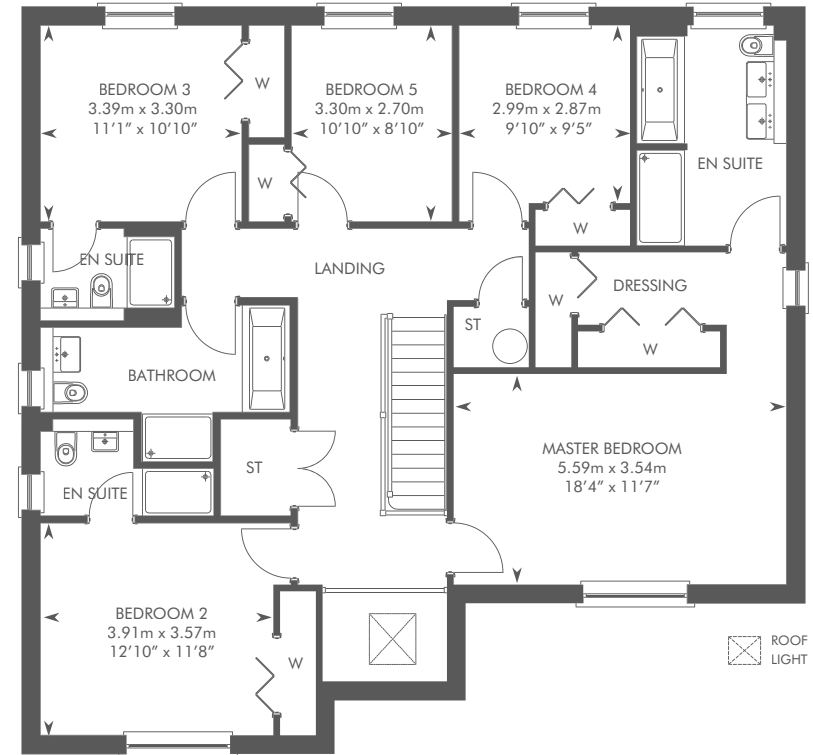
5 BEDROOM DETACHED HOME



THE MONCRIEF
 PLOTS 41, 42, 93 – AS SHOWN
 PLOT 49 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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THE COLONSAY

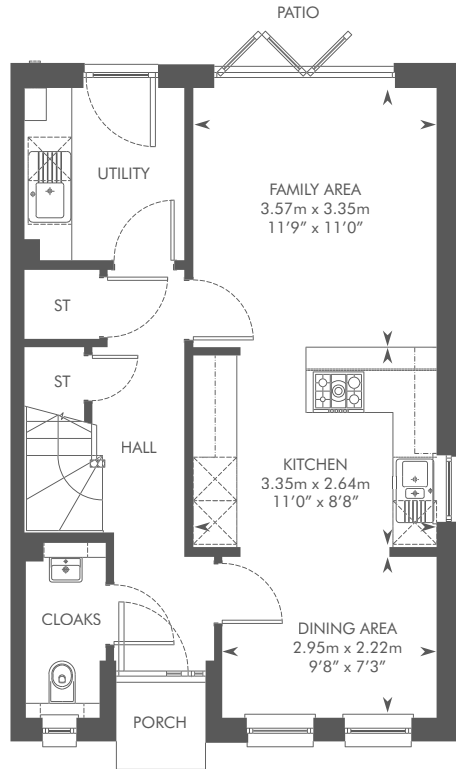
4 BEDROOM HOME



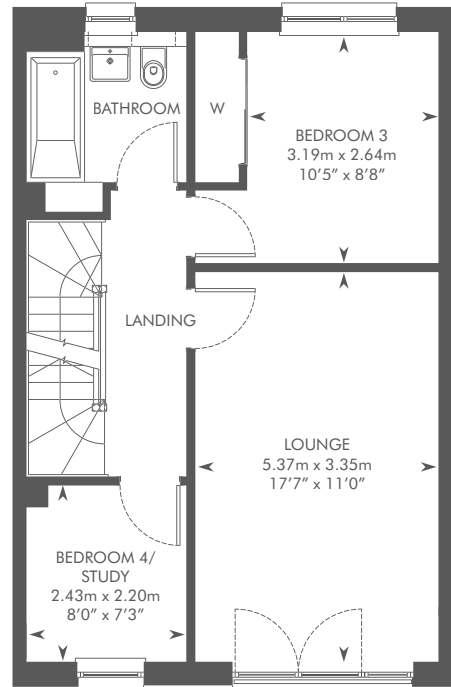
THE COLONSAY

PLOTS 1, 17, 20, 23, 26, 29, 32, 77, 86, 89 – AS SHOWN

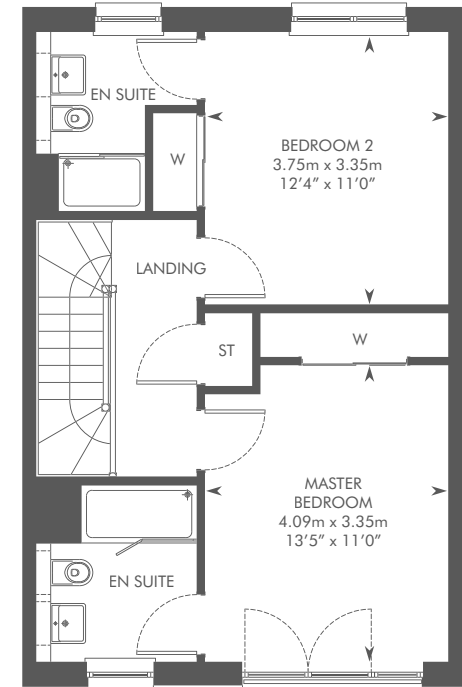
PLOTS 15, 35, 78, 90 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image - A typical Dunning

THE DUNNING

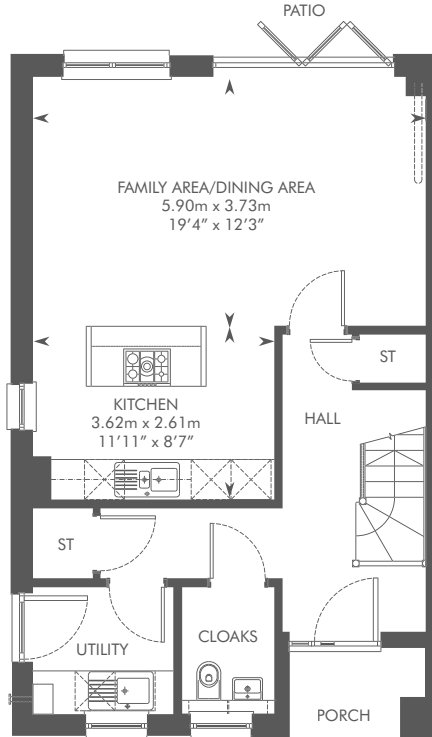
4 BEDROOM HOME



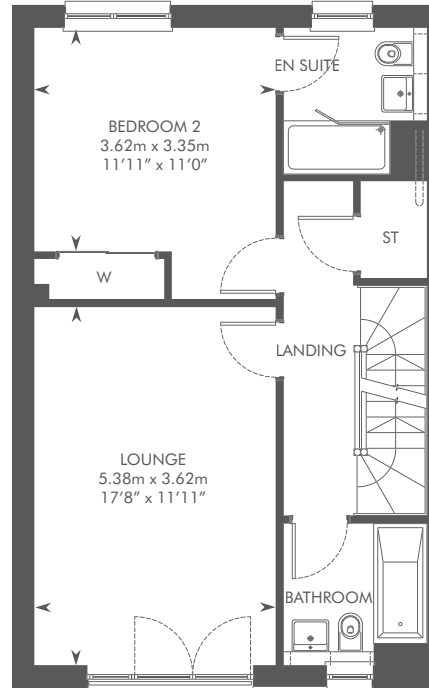
THE DUNNING

PLOTS 2, 18, 21, 24, 27, 30, 33, 79, 87, 91 – AS SHOWN

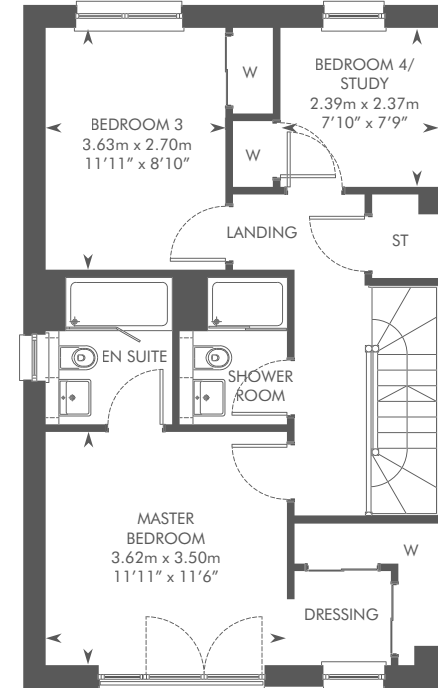
PLOTS 14, 16, 19, 22, 25, 28, 31, 34, 76, 85, 88 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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JOCELIN GARDENS

SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish Ashley Ann kitchens with Siemens appliances
- Quartz worktops to kitchen
- Four/five zone induction hob (as design dictates)
- Built-in single oven
- Built-in oven/microwave combination (Blair to Moncrief)
- Built-in warming drawer (Moncrief only)
- Built-in fridge freezer (Blair to Fraser)
- Built-in tall fridge (Kennedy to Moncrief)
- Built-in tall freezer (Kennedy to Moncrief)
- Built-in dishwasher
- Contemporary tap in kitchens & utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

CLOAKROOMS, BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Contemporary taps and fittings

- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and master en suite
- Full height tiles to bath and shower enclosures
- Vanity units to cloakroom, main bathroom and master en suite

DECORATION

- Internal walls will be finished in a choice of 3 colours*
- Ceilings will be finished in Covermatt White emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rails to all bedrooms (Blair to Moncrief)
- Stylish full height wardrobe doors with shelves and hanging rails to all bedrooms (Colonsay & Dunning, as design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere

SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

PLUMBING & HEATING

- Single zone system with programmable control central heating via a hybrid air source heat pump to all detached houses (Blair to Moncrief)
- Dual zone combi boiler system with programmable control (Colonsay & Dunning)

- Individual thermostatic control valves on radiators (except rooms with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Mono-bloc driveways (Blair to Moncrief)
- Two allocated parking spaces (Colonsay & Dunning)
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- White PVCu double glazed windows (Blair to Moncrief)
- Grey PVCu double glazed windows (Colonsay & Dunning)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



Computer Generated Image – Jocelin Gardens Apartments

JOCELIN GARDENS

GLEN APARTMENTS

1 & 2 BEDROOM APARTMENTS



B



A

A

COMMUNAL STAIR

LIFT

68 71 74 HALL

67 70 73 HALL

69 72 75 HALL

PATIO/BALCONY

PATIO/BALCONY

MASTER BEDROOM
3.08m x 2.85m
10'1" x 9'4"

LIVING AREA
4.75m x 3.34m
15'7" x 11'0"

KITCHEN
3.65m x 3.10m
12'0" x 10'2"

LIVING AREA
5.35m x 3.70m
17'7" x 12'2"

KITCHEN
2.62m x 2.40m
8'8" x 7'10"

BATHROOM

LIVING AREA
5.35m x 3.70m
17'7" x 12'2"

KITCHEN
3.65m x 3.10m
12'0" x 10'2"

BATHROOM

EN SUITE

MASTER BEDROOM
3.17m x 2.94m
10'5" x 9'8"

BEDROOM 2
2.94m x 2.70m
9'8" x 8'10"

COMMUNAL STAIR

LIFT

BATHROOM

EN SUITE

BEDROOM 2
2.94m x 2.70m
9'8" x 8'10"

MASTER BEDROOM
3.17m x 2.94m
10'5" x 9'8"

GLEN APARTMENTS

FLAT TYPE A

Ground Floor – Plots 67, 69

First Floor – Plots 70, 72

Second Floor – Plots 73, 75

FLAT TYPE B

Ground Floor – Plot 68

First Floor – Plot 71

Second Floor – Plot 74





JOCELIN GARDENS

HUNTLEY APARTMENTS

1 & 2 BEDROOM APARTMENTS





HUNTLEY APARTMENTS

FLAT TYPE A

Ground Floor – Plots 51, 54

First Floor – Plots 55, 58

Second Floor – Plots 59, 62

Third Floor – Plots 63, 66

FLAT TYPE B

Ground Floor – Plot 52

First Floor – Plot 56

Second Floor – Plot 60

Third Floor – Plot 64

FLAT TYPE C

Ground Floor – Plot 53

First Floor – Plot 57

Second Floor – Plot 61

Third Floor – Plot 65





JOCELIN GARDENS

SPECIFICATION

APARTMENTS



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHENS

- Stylish Ashley Ann kitchens with Bosch appliances
- Laminate worktops to kitchen
- Four zone induction hob (as design dictates)
- Built-in single oven
- Built-in fridge freezer
- Built-in dishwasher
- Kitchen extractor by Bosch or Miro (as design dictates)
- Contemporary tap in kitchen
- 1½ bowl stainless steel sink in kitchens
- Built-in or freestanding washer dryer (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures with white shower trays
- Thermostatic shower valves and heads

- Chrome towel warmers
- Full height tiles to bath and shower enclosures
- Vanity units to both bathroom and master en suite

DECORATION

- Internal walls will be finished in a choice of 3 colours*
- Ceilings will be finished in Covermatt White emulsion
- Pre-finished white pass doors
- Satin white paint to skirtings and facings

WARDROBES

- Sliding wardrobe doors or pass doors with shelves and hanging rails to all bedrooms (as design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and en suite
- Master TV console plate in main lounge/living area

- Multigrid switching of kitchen appliances sited on wall above/ behind worktop
- Downlighter to kitchen, bathroom and en suites
- Chrome socket fittings above worktops in kitchen, white elsewhere

SECURITY & SAFETY

- Alarm system to ground floor apartments only
- Mains-wired smoke detectors
- Battery operated CO detectors

PLUMBING & HEATING

- Central heating via a combi boiler system with radiators
- Zoned heating system with programmable controls
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

EXTERNALS

- Grey PVCu double glazed window on exterior with internal white finishes
- Landscaping works as per landscaping design drawing
- Composite decking to balconies (2 bedroom apartments)
- Lift access to all floors
- Allocated parking space for each apartment
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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