



Station Hill

Harland Court, Station Hill, Bury St Edmunds,
Suffolk IP32 6AE

Site Plan



Station Hill Plot Locator

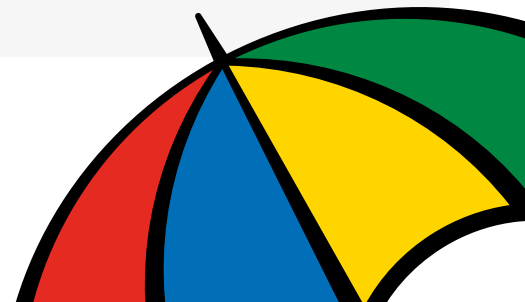
-  Two Bedroom Apartments
-  Weston Homes Apartments

For further information call or visit:

 **0800 118 2197**

 **www.landgah.com/station-hill**

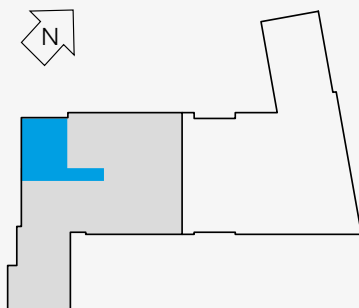
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Two Bedroom Shared Ownership Apartments



Plot No. 101 3RD FLOOR

Plot No. 88 2ND FLOOR

Plot No. 74 1ST FLOOR

TOTAL AREA: 65.4 SQ M 704 SQ FT

LIVING / DINING / KITCHEN 6.17m x 3.53m 20' 3" x 11' 7"

BEDROOM 1 4.39m x 3.16m 14' 5" x 10' 4"

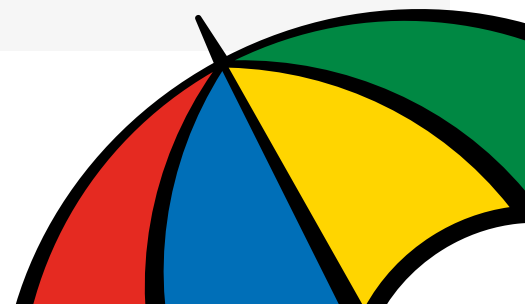
BEDROOM 2 3.58m x 2.40m 11' 9" x 7' 10"

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The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen and bathroom layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

W - Wardrobe F/F - Fridge/Freezer B - Boiler ST - Store

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Image indicative of a
Legal & General Affordable Homes
Show home

Specification

Kitchen

- Contemporary matt white kitchen with brushed nickel handles and black limestone effect laminate worktop and upstand
- Stainless steel splashback
- Stainless steel 1½ bowl sink with Blanco chrome mixer tap
- Electrolux electric single oven, ceramic hob and chimney hood
- Space for fridge/freezer
- Space for washing machine

Bathroom

- Contemporary white Armitage bathroom suite with thermostatic bath/shower mixer over bath and glass shower screen
- Chrome mixer tap to basin with click clack waste
- Full height wall tiling to bath area with splashback tiling to basin
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to kitchen
- Grey effect vinyl flooring to bathroom
- Wool twist carpet in taupe to Hall, lounge/dining area and bedrooms

General

- Walls, ceilings, architraves and skirtings painted white
- Oak effect finish flush internal doors with chrome ironmongery
- Wardrobe to master bedroom
- Gas central heating via Combi boiler and white contemporary radiators
- 12 year NHBC building warranty


Electrical

- Video door entry system
- Chrome finish downlights to kitchen area
- Downlights to bathroom
- Pendant lighting to hall, lounge/dining area and bedrooms
- White sockets and switches throughout
- TV point to lounge and master bedroom with SkyQ to lounge via communal satellite dish
- Telephone point to hall, lounge and master bedroom
- Carbon monoxide and smoke detectors installed
- Extractor fan to bathroom
- Shaver socket to bathroom

Communal Areas

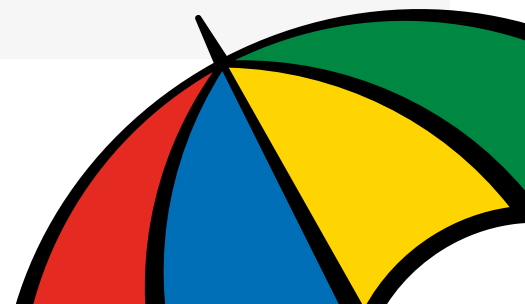
- One parking space per apartment
- Cycle Store
- Lift to all floors
- Carpet to communal areas
- External freestanding post boxes

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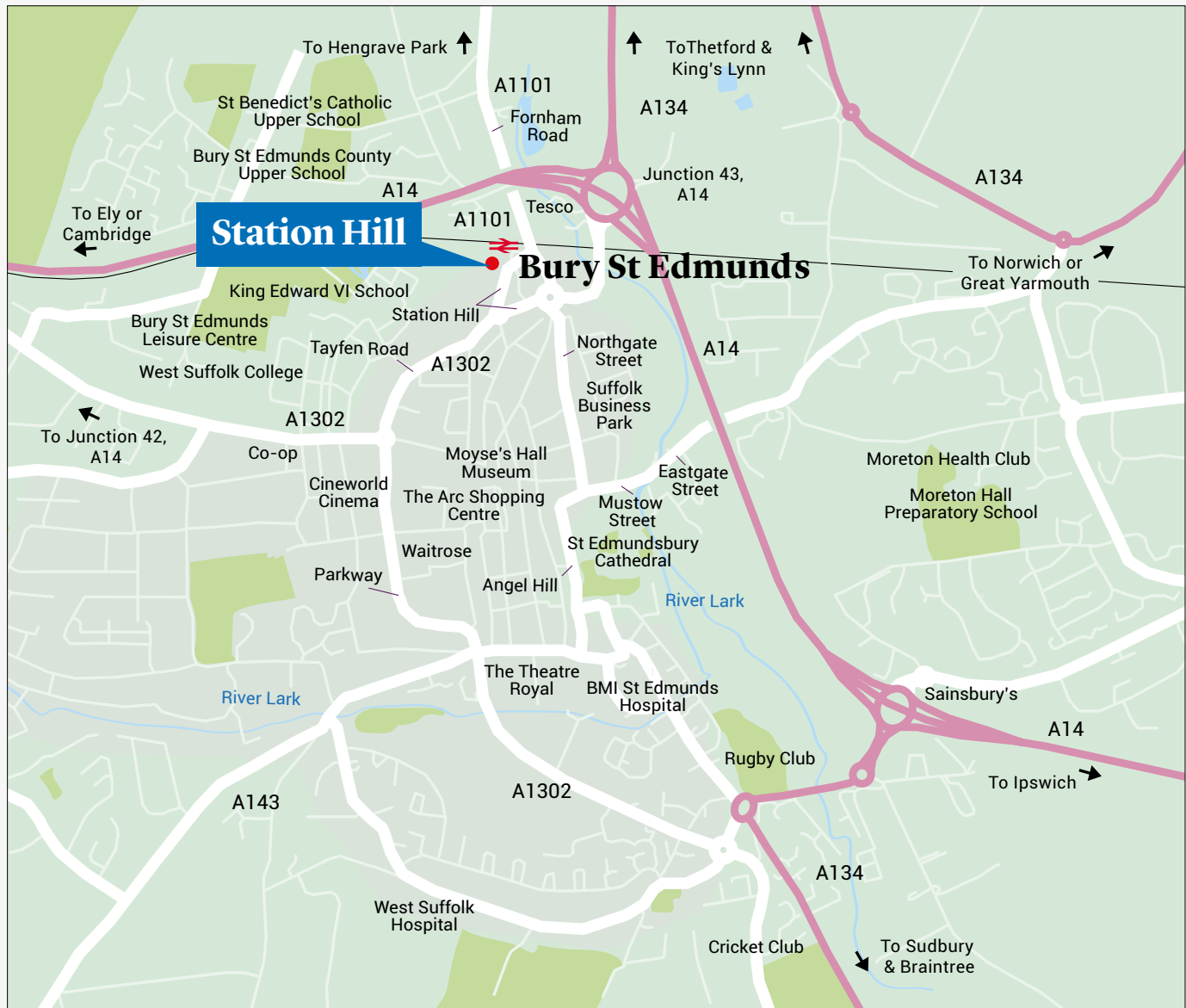
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How to find us



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