



LINCOLN COURT



WEYBRIDGE

A PRESTIGIOUS COLLECTION OF ONE, TWO & THREE BEDROOM APARTMENTS BY MOUNTWOOD



LINCOLN
COURT
—
WEYBRIDGE

Marrying exquisite design with the finest materials and craftsmanship, the apartments at Lincoln Court have been created for those who seek a superior new home in a first-class location.

Located in one of Weybridge's prime residential areas, at the junction of Old Avenue and Gower Road, just outside the gated private estate of St George's Hill, Lincoln Court is superbly placed for everything Weybridge and the surrounding area has to offer, from high quality retail and restaurants to a host of amenities to fill your leisure time.



Designed to respect and compliment the architectural style of neighbouring properties, Lincoln Court perfectly combines tradition and modernity, culminating in the creation of an elegant building in harmony with its surroundings.



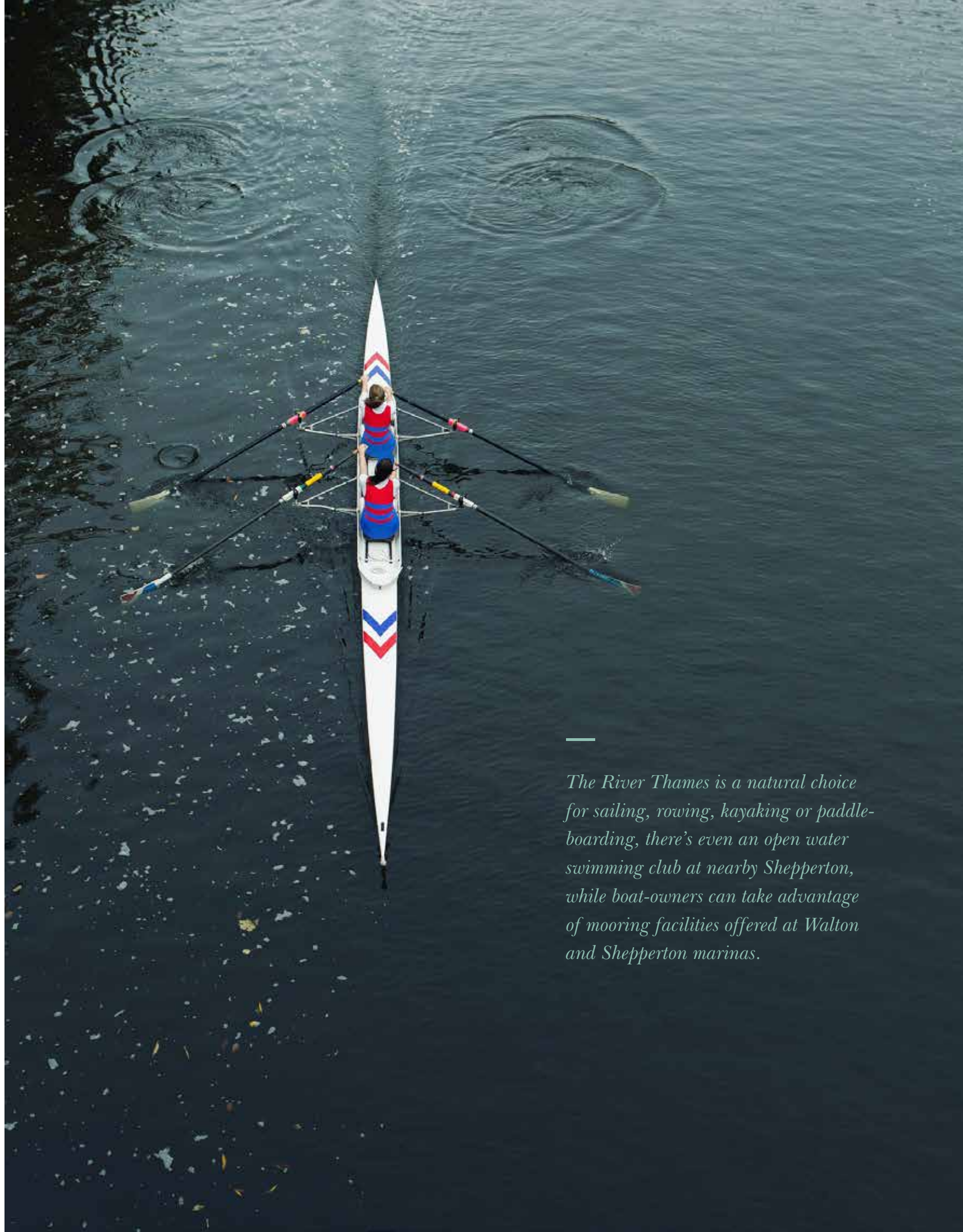
Weybridge life

Weybridge has long been held in high regard as a refined destination offering everything for a fulfilling, high quality lifestyle.

Lincoln Court is located just 0.4 miles from Queens Road, where an eclectic selection of retailers, restaurants and coffee shops can be found. Weybridge town centre lies just half a mile further, where a wider choice of restaurants offer cuisine from all corners of the globe. There's also a Waitrose supermarket and a host of independent retailers covering everything from antiques to fine wines and high fashion.



A myriad of sporting and leisure amenities means you'll be spoilt for choice when it comes to downtime. Weybridge Cricket Club and Esher Rugby Club cater for those who appreciate the excitement of spectator sports, while for those who prefer to get active, local golf clubs include St. George's Hill, Burhill and Silvermere. Tennis players have a choice of St George's Hill or Weybridge Lawn Tennis clubs.



The River Thames is a natural choice for sailing, rowing, kayaking or paddle-boarding, there's even an open water swimming club at nearby Shepperton, while boat-owners can take advantage of mooring facilities offered at Walton and Shepperton marinas.



Race-goers have no less than four courses within close proximity, including Sandown Park, Kempton Park, Epsom and Ascot, while automotive interests are fulfilled by Brooklands Museum and Mercedes Benz World. Brooklands Hotel offers fine dining in the 1907 restaurant, or enjoy pampering treatment in the hotel's spa. Further health and fitness facilities are available at Bannatyne Health Club & Spa and David Lloyd Brooklands.





Well connected

From Lincoln Court you'll enjoy a well-connected lifestyle. Weybridge mainline station is 0.8 miles away, from where trains will whisk you to London Waterloo in as little as 25 minutes. Road links are equally good with easy access to the A3, M25 and M3, putting Heathrow and Gatwick within 17 and 31 miles respectively.

Kingston-upon-Thames (9 miles) and Guildford (13 miles) each offer more comprehensive retail, restaurants and entertainment amenities, including G Live and the Yvonne Arnaud Theatre.



Retail

- 1 Waitrose
- 2 The Vineking
- 3 Jacu Designer Clothing
- 4 Cook
- 5 The Weybridge Bookshop
- 6 Bachmanns Patisserie

Bars & pubs

- 7 The Minnow
- 8 The Flintgate
- 9 The Waverley Inn
- 10 The Queen's Head
- 11 No. 39 Bar
- 12 The Oatlands Chaser

Restaurants & coffee shops

- 13 Thann Thai
- 14 Mimi's
- 15 Boho tearoom & coffee shop
- 16 No7 Temple
- 17 The Gaylord
- 18 La Casa
- 19 Soya
- 20 Valentina
- 21 El Meson de los Hermanos
- 22 Café Verditer
- 23 Maya Coffee Shop
- 24 Osso Buco
- 25 Giggling Squid
- 26 Meejana
- 27 Lebanese Please
- 28 Gok's Kitchen
- 29 Pearl of China
- 30 Nikki's Coffee Shop
- 31 Cantina 41
- 32 The Great Gurkhas
- 33 Pizza Express



Computer generated illustrations are indicative only

A sense of arrival

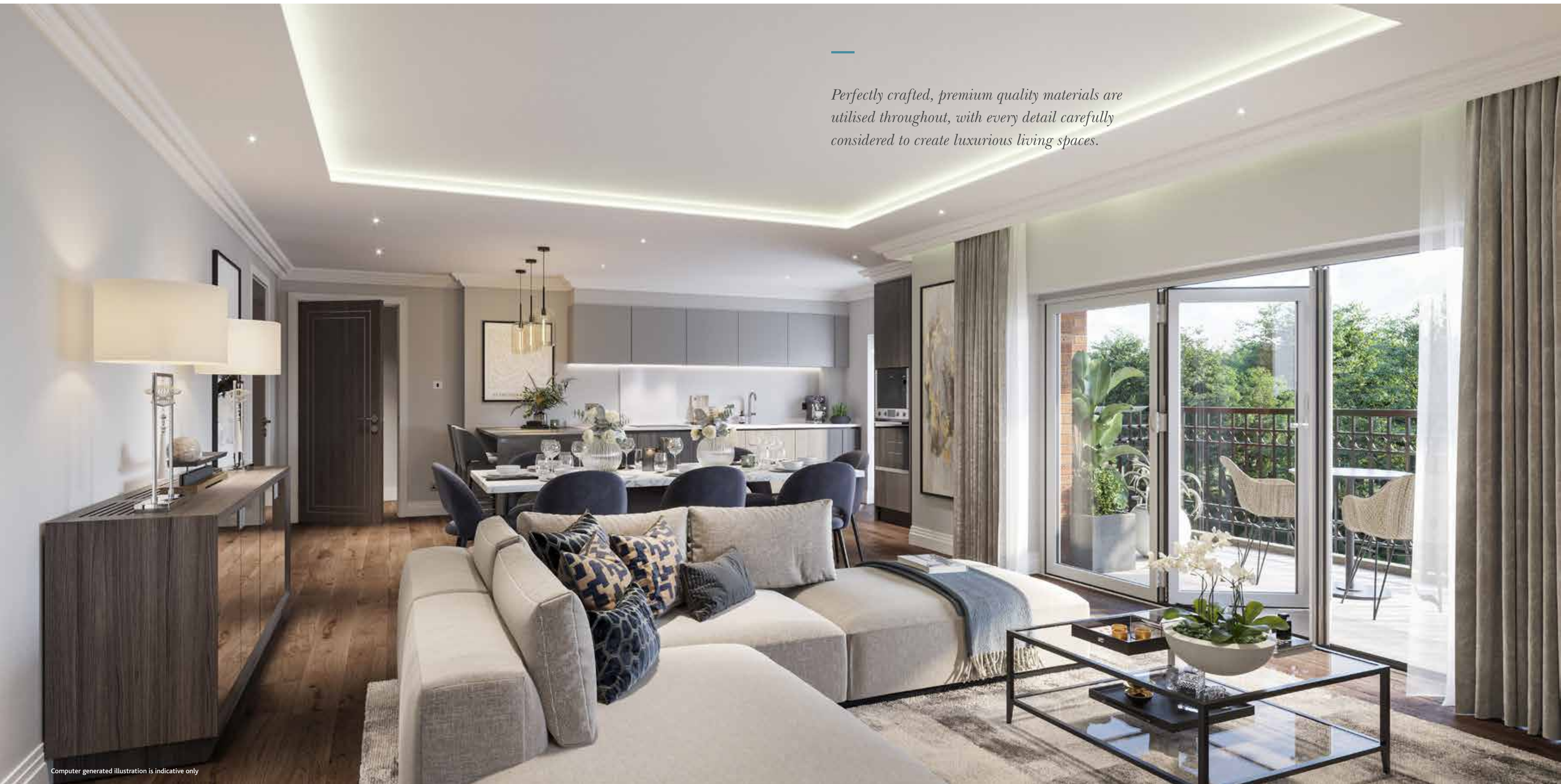
Step into the magnificent entrance lobby of Lincoln Court and the sense of scale and opulence become immediately apparent, setting the tone for the quality of the apartments that lie beyond.

The polished tile finished floor is beautifully complemented by an illuminated coffered ceiling and panelled walls, a theme that is carried through to the grand reception hall.

Residents enjoy the advantage of lift-access to all floors including basements with secure underground parking, individual residents storage and cycle lockers.



Perfectly crafted, premium quality materials are utilised throughout, with every detail carefully considered to create luxurious living spaces.





Computer generated illustration is indicative only

Exquisitely designed Italian kitchens feature a comprehensive range of integrated Siemens appliances, high quality lacquer finished handle-less cabinetry and stone work surfaces.



Computer generated illustrations are indicative only

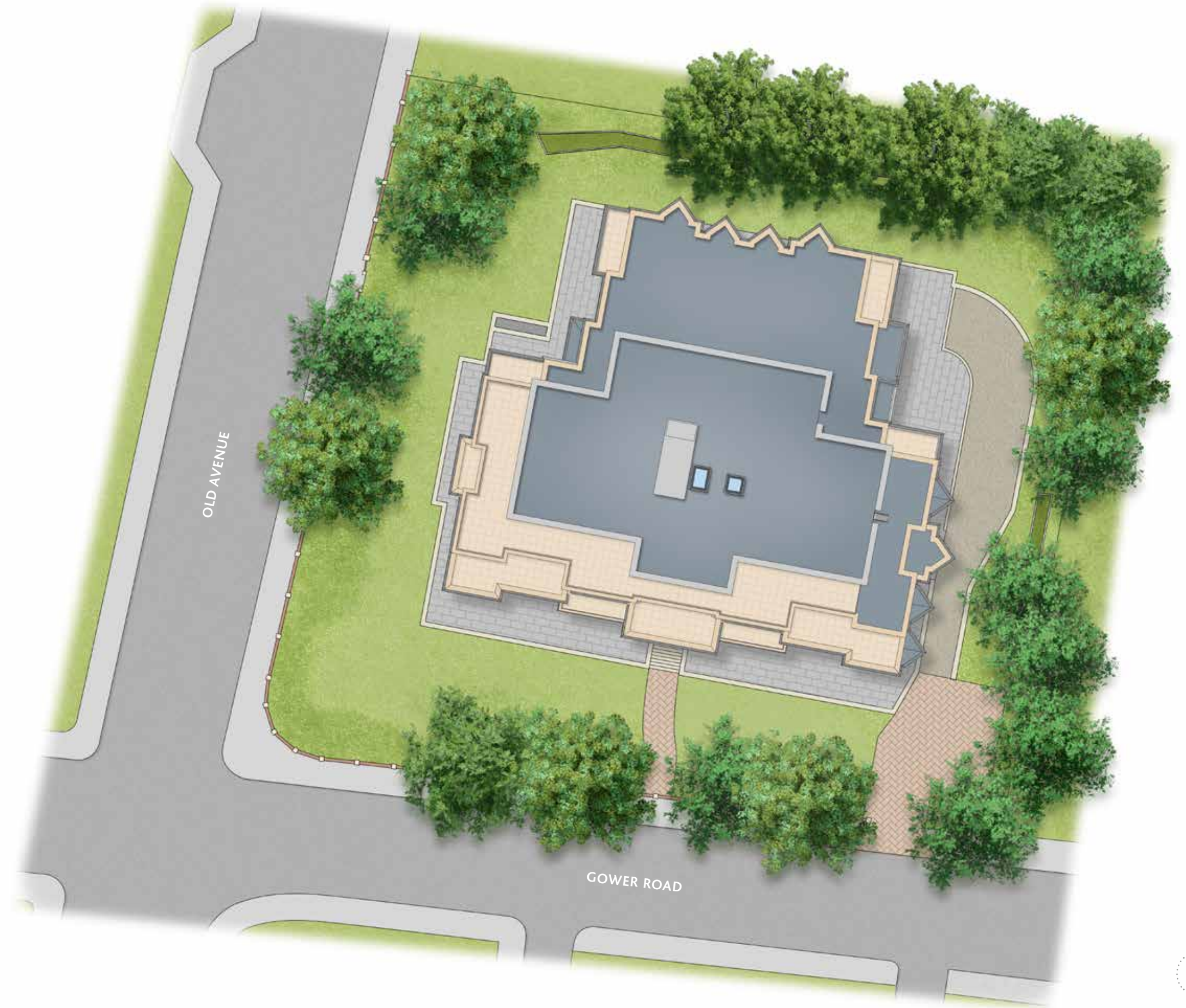
Havens of comfort, bedrooms are fitted with high quality carpet and beautifully designed Italian fitted wardrobes.



Bathrooms and en suites are luxuriously appointed with large format tiling to walls and floors, walk in showers, mirrored cabinets and premium quality sanitaryware and fittings.

Lincoln Court is situated at the junction of Old Avenue and Gower Road, two of Weybridge's finest residential roads.

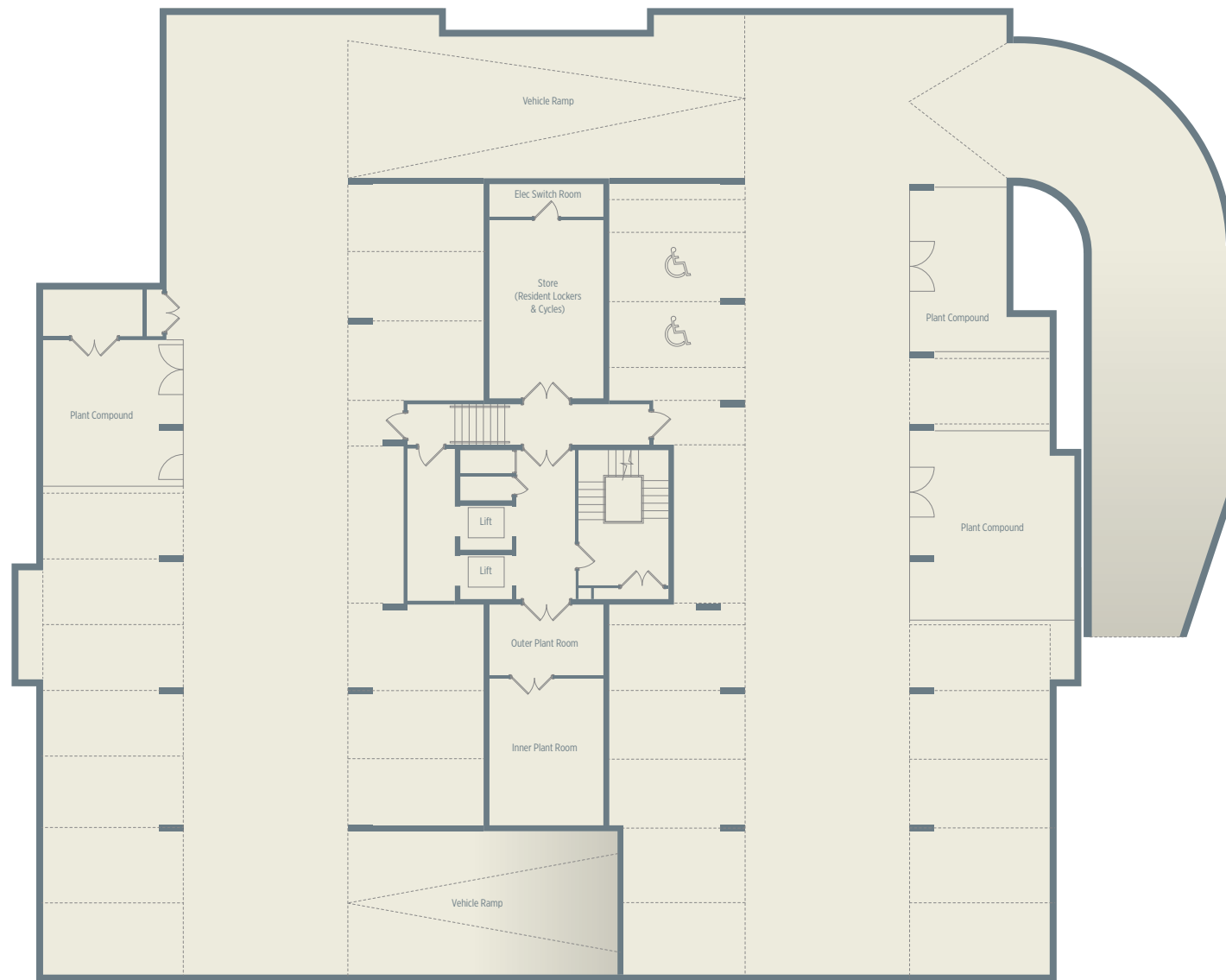
Surrounded by mature trees, Lincoln Court offers its residents privacy and security. Every apartment enjoys the advantage of views over the communal grounds from private terraces or balconies, while remotely controlled gates provide access to the underground parking.



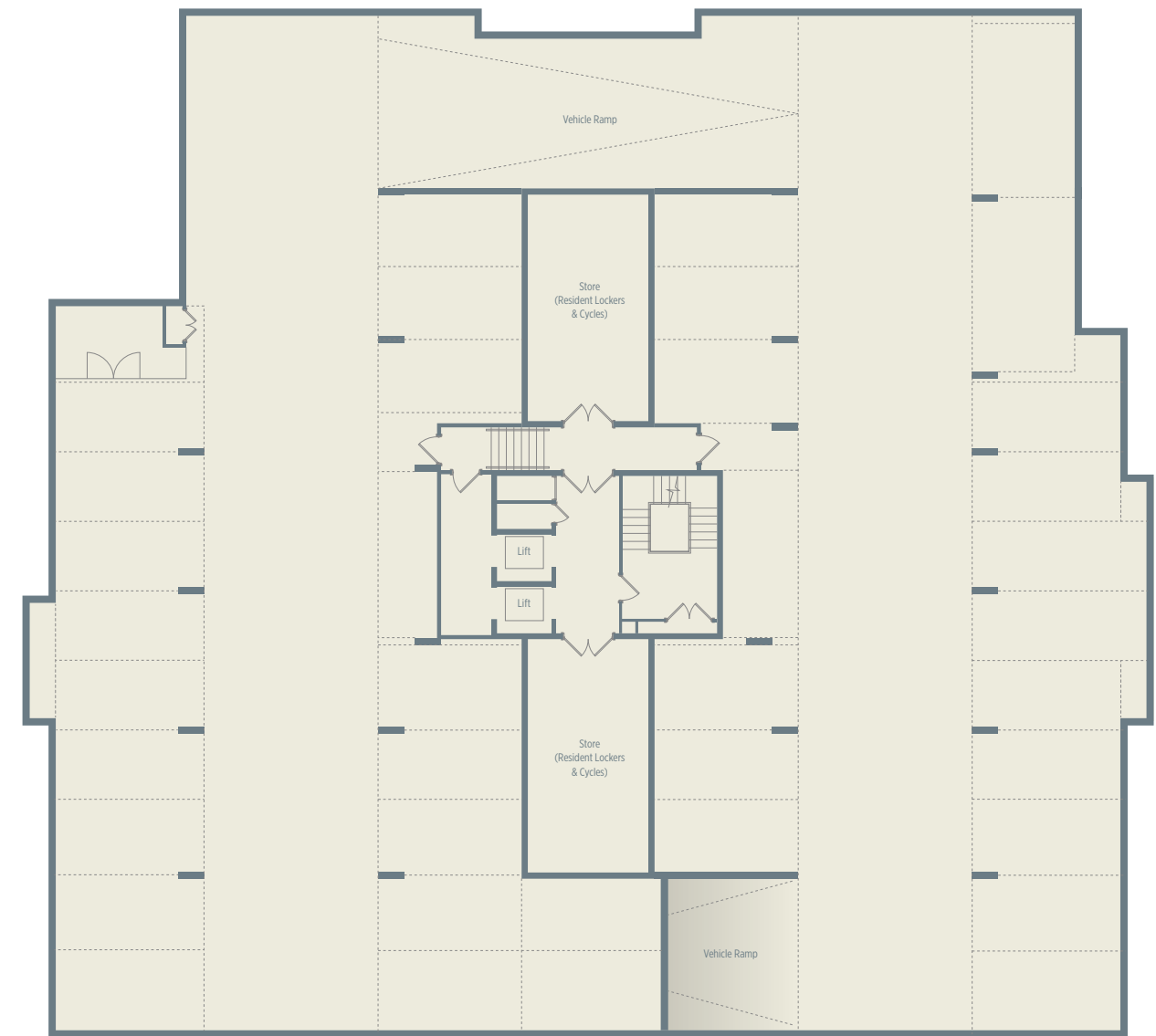
Basement parking

Upper level

Each apartment benefits from private parking spaces, in addition to cycle storage and residents' lockers within the basement, directly accessed by passenger lifts.



Lower level



Apartment 1

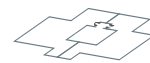


Kitchen/living/dining	9.67m x 6.24m	31'8" x 20'5"
Bedroom 1	5.11m x 3.43m	16'9" x 11'3"
Bedroom 2	3.58m x 3.29m	11'9" x 10'9"
Bedroom 3	3.21m x 3.16m	10'6" x 10'4"
Total area	138.7sqm	1,493sqft

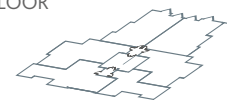
ES – ENSUITE | St – STORE | W – WARDROBE

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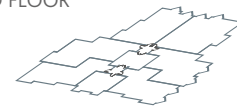
FOURTH FLOOR



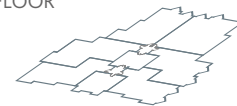
THIRD FLOOR



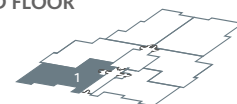
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 2

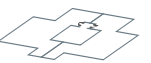


Kitchen/living/dining	10.18m x 5.17m	33'5" x 16'11"
Snug	4.47m x 2.07m	14'8" x 6'9"
Bedroom 1	5.17m x 3.44m	16'11" x 11'3"
Bedroom 2	4.47m x 3.03m	14'8" x 9'11"
Total area	136.7sqm	1,471sqft

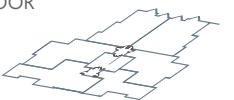
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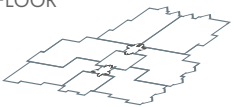
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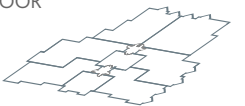
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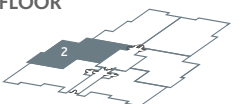
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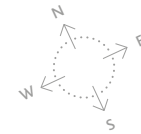
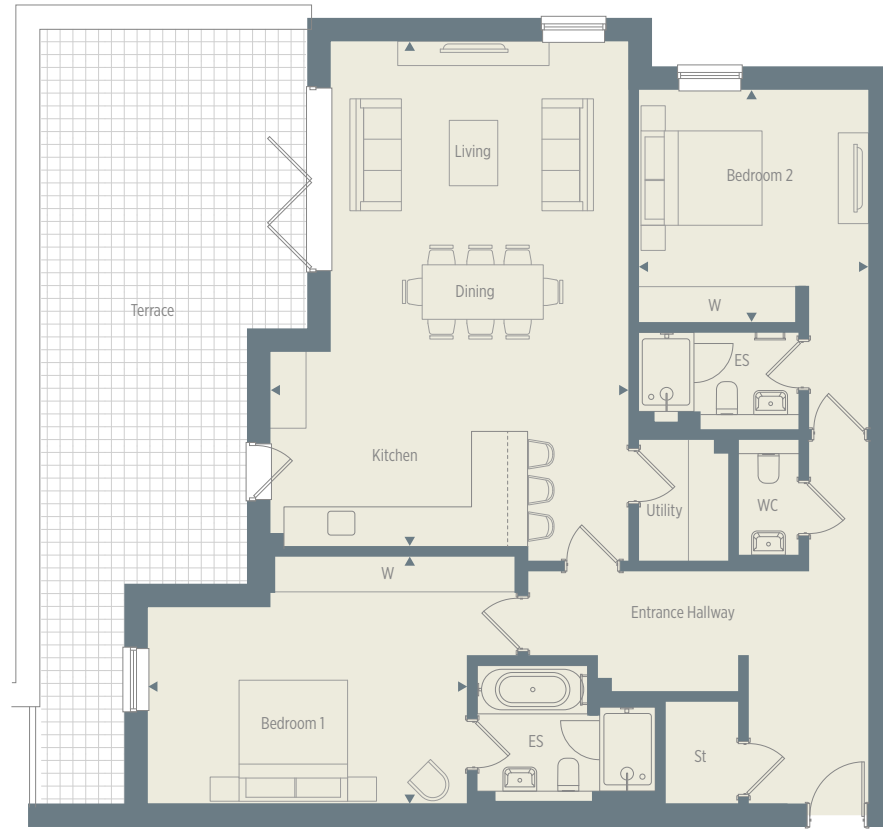
FIRST FLOOR



GROUND FLOOR



Apartment 3

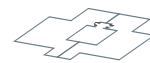


Kitchen/living/dining	8.60m x 5.95m	28'2" x 19'6"
Bedroom 1	5.30m x 4.14m	17'4" x 13'7"
Bedroom 2	3.85m x 3.27m	12'7" x 10'8"
Total area	125.2sqm	1,348sqft

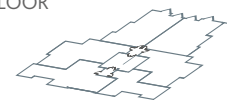
ES – ENSUITE | St – STORE | W – WARDROBE

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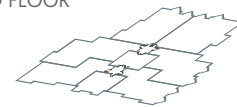
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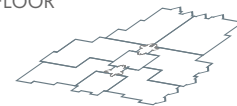
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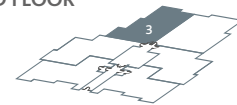
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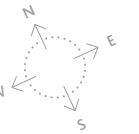
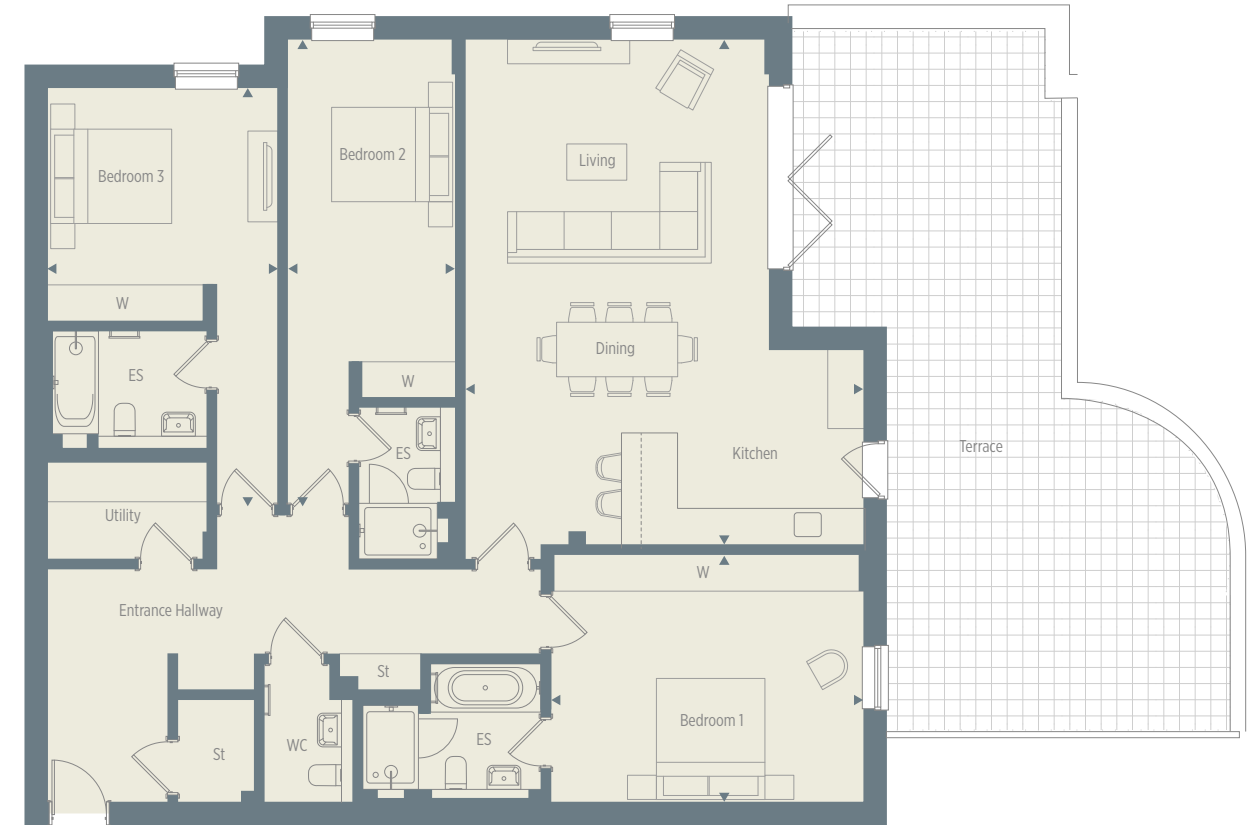
FIRST FLOOR



GROUND FLOOR



Apartment 4

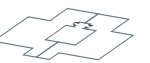


Kitchen/living/dining	8.36m x 6.61m	27'5" x 21'8"
Bedroom 1	5.20m x 4.14m	17'10" x 13'7"
Bedroom 2	7.70m x 2.80m	25'3" x 9'2"
Bedroom 3	6.91m x 3.85m	22'8" x 12'7"
Total area	161.5sqm	1,738sqft

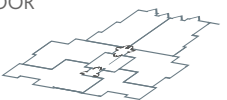
C – CUPBOARD | ES – ENSUITE | St – STORE | W – WARDROBE

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FOURTH FLOOR



THIRD FLOOR



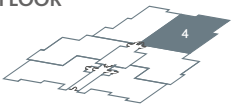
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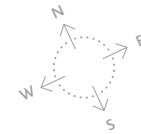
FIRST FLOOR



GROUND FLOOR



Apartment 5

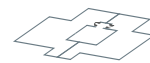


Kitchen/living/dining	8.87m x 5.17m	29'1" x 16'11"
Snug	4.41m x 2.07m	14'5" x 6'9"
Bedroom 1	9.31m x 3.44m	30'6" x 11'3"
Bedroom 2	7.04m x 3.03m	23'1" x 9'11"
Total area	130.7sqm	1,407sqft

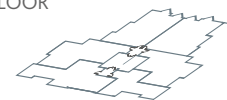
ES – ENSUITE | St – STORE | W – WARDROBE

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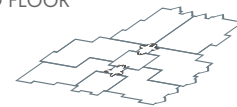
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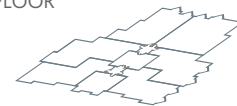
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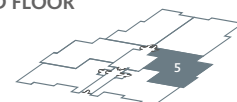
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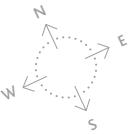
FIRST FLOOR



GROUND FLOOR



Apartment 6

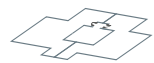


Kitchen/living/dining	9.61m x 6.23m	31'6" x 20'5"
Bedroom 1	5.11m x 3.43m	16'9" x 11'3"
Bedroom 2	3.58m x 3.29m	11'9" x 10'9"
Bedroom 3	3.21m x 3.21m	10'6" x 10'6"
Total area	137.0sqm	1,475sqft

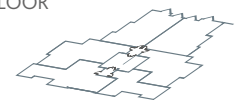
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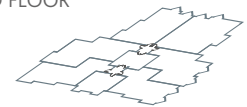
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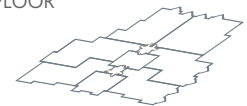
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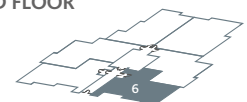
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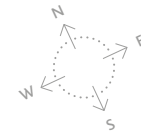
FIRST FLOOR



GROUND FLOOR



Apartments 8^(1st) & 15^(2nd)

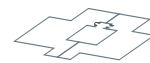


Kitchen/living/dining	7.42m x 5.15m	24'4" x 16'10"
Bedroom	4.48m x 2.79m	14'8" x 9'2"
Total area	57.2sqm	616sqft

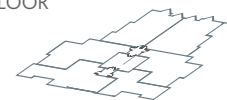
ES – ENSUITE | St – STORE | W – WARDROBE

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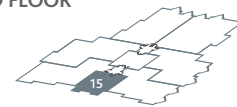
FOURTH FLOOR



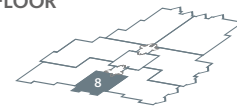
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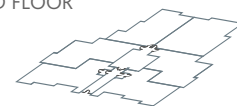
SECOND FLOOR



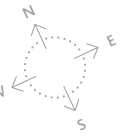
FIRST FLOOR



GROUND FLOOR



Apartments 9^(1st) & 16^(2nd)

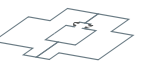


Kitchen/living/dining	7.72m x 6.93m	25'4" x 22'9"
Bedroom 1	3.55m x 3.43m	11'7" x 11'3"
Bedroom 2	3.21m x 3.21m	10'6" x 10'6"
Total area	118.7sqm	1,278sqft

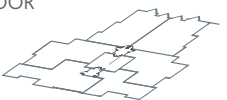
ES – ENSUITE | St – STORE | W – WARDROBE

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FOURTH FLOOR



THIRD FLOOR



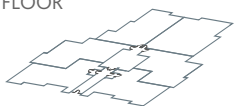
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartments 10(1st) & 17(2nd)

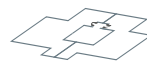


Kitchen/living/dining	10.18m x 5.17m	33'4" x 16'11"
Snug	4.47m x 2.07m	14'8" x 6'9"
Bedroom 1	5.81m x 3.44m	19'0" x 11'3"
Bedroom 2	4.47m x 3.03m	14'8" x 9'11"
Total area	136.7sqm	1,471sqft

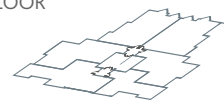
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FOURTH FLOOR



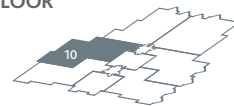
THIRD FLOOR



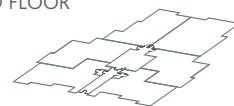
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 11

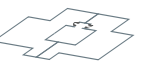


Kitchen/living/dining	9.90m x 5.95m	32'5" x 19'6"
Bedroom 1	6.15m x 4.14m	20'2" x 13'7"
Bedroom 2	5.17m x 3.80m	16'11" x 12'5"
Total area	124.5sqm	1,340sqft

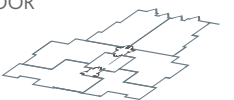
ES – ENSUITE | St – STORE | W – WARDROBE

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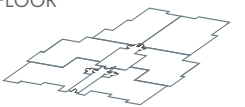
FOURTH FLOOR



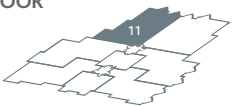
THIRD FLOOR



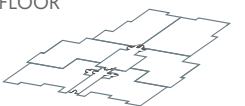
SECOND FLOOR



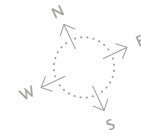
FIRST FLOOR



GROUND FLOOR



Apartment 12

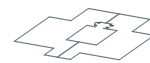


Kitchen/living/dining	8.60m x 6.61m	28'2" x 21'8"
Bedroom 1	5.20m x 4.14m	17'0" x 13'7"
Bedroom 2	5.93m x 2.80m	19'5" x 9'2"
Bedroom 3	5.17m x 3.85m	16'11" x 12'7"
Total area	165.3sqm	1,779sqft

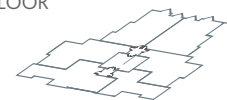
ES – ENSUITE | St – STORE | W – WARDROBE

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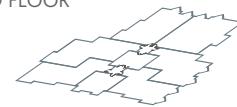
FOURTH FLOOR



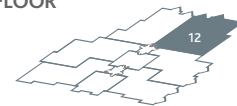
THIRD FLOOR



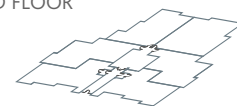
SECOND FLOOR



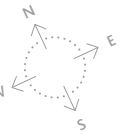
FIRST FLOOR



GROUND FLOOR



Apartments 13_(1st) & 20_(2nd)

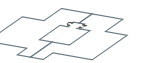


Kitchen/living/dining	8.87m x 5.17m	29'1" x 16'11"
Snug	3.91m x 2.07m	13'0" x 6'9"
Bedroom 1	5.81m x 3.44m	19'0" x 11'3"
Bedroom 2	4.47m x 3.03m	14'8" x 9'11"
Total area	134.5sqm	1,448sqft

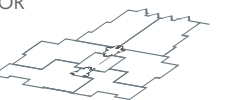
ES – ENSUITE | St – STORE | W – WARDROBE

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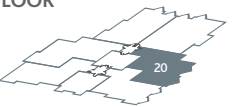
FOURTH FLOOR



THIRD FLOOR



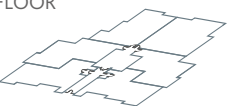
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartments 7^(1st) & 14^(2nd)

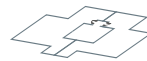


Kitchen/living/dining	7.72m x 6.93m	25'4" x 22'9"
Bedroom 1	4.07m x 3.43m	13'4" x 11'3"
Bedroom 2	3.21m x 3.21m	10'6" x 10'6"
Total area	120.8sqm	1,300sqft

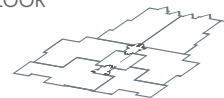
ES – ENSUITE | St – STORE | W – WARDROBE

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FOURTH FLOOR



THIRD FLOOR



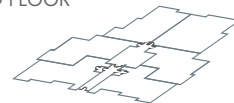
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartments 18^(2nd) & 24^(3rd)

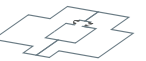


Kitchen/living/dining	9.90m x 5.95m	32'5" x 19'6"
Bedroom 1	4.18m x 4.14m	13'8" x 13'7"
Bedroom 2	5.17m x 3.80m	16'11" x 12'5"
Total area	124.5sqm	1,340sqft

ES – ENSUITE | St – STORE | W – WARDROBE

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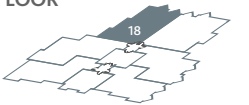
FOURTH FLOOR



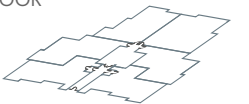
THIRD FLOOR



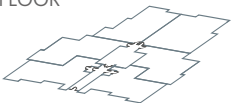
SECOND FLOOR



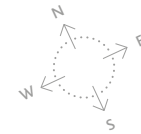
FIRST FLOOR



GROUND FLOOR



Apartment 19

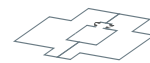


Kitchen/living/dining	8.60m x 6.61m	28'2" x 21'8"
Bedroom 1	4.14m x 3.62m	13'7" x 11'10"
Bedroom 2	5.93m x 2.80m	19'5" x 9'2"
Bedroom 3	5.17m x 3.85m	16'11" x 12'7"
Total area	159.5sqm	1,717sqft

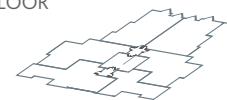
ES – ENSUITE | St – STORE | W – WARDROBE

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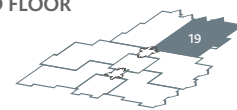
FOURTH FLOOR



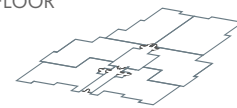
THIRD FLOOR



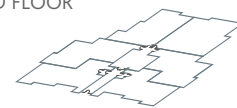
SECOND FLOOR



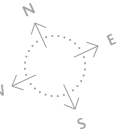
FIRST FLOOR



GROUND FLOOR



Apartment 22

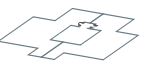


Kitchen/living/dining	8.08m x 5.40m	26'6" x 17'8"
Bedroom 1	4.78m x 3.41m	15'8" x 11'2"
Bedroom 2	3.91m x 2.68m	13'0" x 8'9"
Bedroom 3	3.87m x 2.46m	12'8" x 8'1"
Total area	137.2sqm	1,477sqft

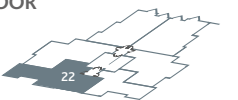
ES – ENSUITE | St – STORE | W – WARDROBE

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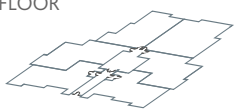
FOURTH FLOOR



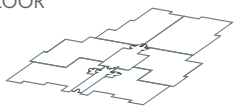
THIRD FLOOR



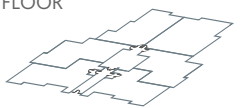
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 23

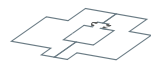


Kitchen/living/dining	10.18m x 5.17m	33'5" x 16'11"
Snug	4.47m x 2.07m	14'8" x 6'9"
Bedroom 1	4.47m x 2.07m	14'8" x 6'9"
Bedroom 2	4.01m x 3.44m	13'2" x 9'11"
Total area	128.9sqm	1,387sqft

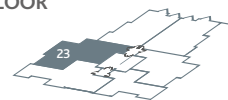
ES – ENSUITE | St – STORE | W – WARDROBE

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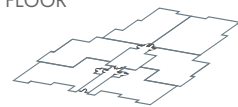
FOURTH FLOOR



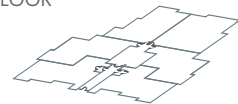
THIRD FLOOR



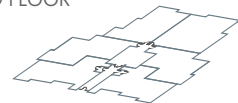
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 25

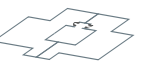


Kitchen/living/dining	8.60m x 4.36m	28'2" x 14'3"
Bedroom 1	4.14m x 3.62m	13'7" x 11'10"
Bedroom 2	7.23m x 2.80m	23'8" x 9'2"
Bedroom 3	5.17m x 3.85m	16'11" x 12'7"
Total area	159.5sqm	1,717sqft

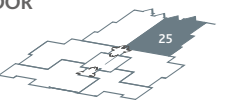
ES – ENSUITE | St – STORE | W – WARDROBE

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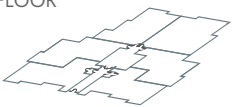
FOURTH FLOOR



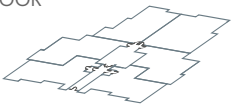
THIRD FLOOR



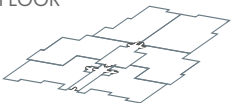
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 26

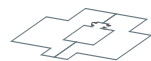


Kitchen/living/dining	8.97m x 5.17m	29'5" x 16'11"
Snug	4.47m x 2.07m	14'8" x 6'9"
Bedroom 1	7.28m x 3.44m	23'10" x 9'11"
Bedroom 2	7.04m x 3.03m	23'1" x 9'11"
Total area	123.2sqm	1,326sqft

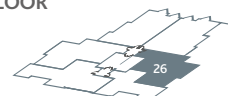
ES – ENSUITE | St – STORE | W – WARDROBE

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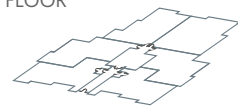
FOURTH FLOOR



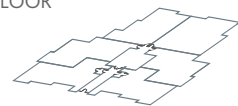
THIRD FLOOR



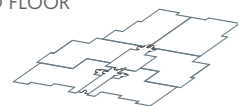
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 21

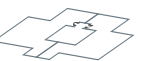


Kitchen/living/dining	9.67m x 5.14m	31'8" x 16'10"
Bedroom 1	4.27m x 2.46m	14'0" x 8'1"
Bedroom 2	3.59m x 2.52m	11'9" x 8'3"
Total area	88.9sqm	957sqft

ES – ENSUITE | St – STORE | W – WARDROBE

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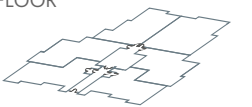
FOURTH FLOOR



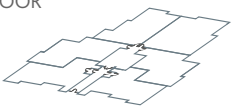
THIRD FLOOR



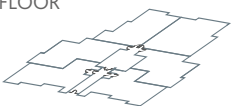
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 27



Kitchen/living/dining	9.61m x 4.33m	31'6" x 14'2"
Bedroom 1	4.90m x 3.41m	16'1" x 11'2"
Bedroom 2	4.01m x 4.66m	13'2" x 15'3"
Bedroom 3	5.85m x 4.50m	19'2" x 14'9"
Total area	160.1sqm	1,723sqft

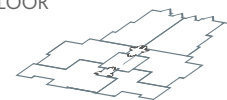
C – CUPBOARD | ES – ENSUITE | St – STORE | W – WARDROBE

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

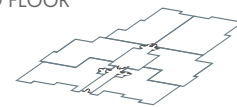
FOURTH FLOOR



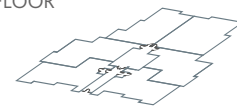
THIRD FLOOR



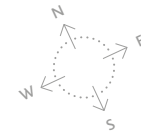
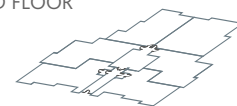
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartment 28



Kitchen/living/dining	7.89m x 5.46m	25'10" x 17'11"
Bedroom 1	4.90m x 3.41m	16'1" x 11'2"
Bedroom 2	3.65m x 3.19m	12'0" x 10'5"
Bedroom 3	4.65m x 3.27m	15'3" x 10'8"
Total area	152.8sqm	1,645sqft

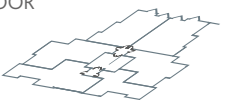
C – CUPBOARD | ES – ENSUITE | St – STORE | W – WARDROBE

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

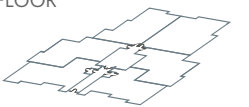
FOURTH FLOOR



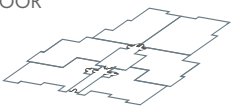
THIRD FLOOR



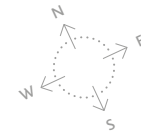
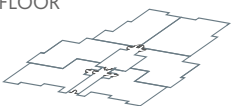
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



A superior specification

Kitchens

- Individually designed layouts
- Stone work surfaces
- Stainless steel single bowl and under mounted sink and stainless steel mixer tap
- Gloss and matt finishes to cabinets with handle-less design
- Pull-out pan and racked storage units to selected apartments where appropriate
- Recessed LED ceiling down-lighters and recessed LED lights to wall cabinets
- Socket outlets above work surfaces
- Wood effect floor finishes or tiled floor to selected apartments where appropriate
- Siemens appliances
- Inset touch control induction hob
- Stainless steel multi-function single oven
- Stainless steel combination microwave
- Integrated multi-function dishwasher
- Integrated fridge/freezer
- Free-standing/integrated washer/dryer where appropriate
- Re-circulating integrated extractor hood

Entrance & Lift Lobby

- Spacious reception lobby with tiled floor and tiled border
- Tiled floors continues through to lifts
- Mirrored/panelled walls inside lift
- Feature lighting

Interior Finishes

- Solid wood veneer main entrance doors
- Solid wood veneer internal doors
- Painted architraves and painted skirtings
- Satin finish antique bronze door furniture
- Fitted wardrobes to all bedrooms; internal fittings include rails, shelves and drawers
- Tiled floor finishes to entrance halls
- Wood effect floors to reception rooms
- Carpets in bedrooms

Balconies & Terraces

- All apartments benefit from private outside amenity space
- Terraces or balconies according to unit type and design





Bathrooms

- Double ended white bath with polished chrome bath filler
- Polished chrome deck mounted taps with shower to selected baths
- Polished chrome concealed thermostatic mixer/diverter, wall mounted showerhead and glass bath screen to selected baths
- MV extract ventilation to outside
- Polished chrome concealed thermostatic mixer/diverter, wall mounted showerhead and complete hand shower set to shower areas of bathrooms/shower rooms in selected apartments
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels to suit selected apartments
- Mirrored cabinets with shelving and shaver sockets above vanity units in most apartments
- White wall mounted WC pan with soft close seat/cover and concealed cistern with dual-flush plate
- Niches with lighting to bathrooms/shower rooms where appropriate
- Polished chrome finish ladder style thermostatically controlled heated tower rail to bathrooms/shower rooms
- Combination of large format tile wall finishes to selected walls of bathrooms/shower rooms

- Large format tiled wall finishes to selected walls of cloakrooms
- Large format tile floor finishes
- Recessed LED downlights to bathrooms/shower rooms/cloakrooms

Electrical Fittings

- Feature ceiling coffer to reception rooms where appropriate
- Recessed LED downlighters throughout
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Wall sockets and switch plates in polished chrome/white where appropriate

Heating/Cooling

- Heating and hot water in all apartments
- Under floor heating to all principal rooms
- Electric underfloor heating to wet rooms

Security

- Video entry system viewed by individual apartment handset/screen
- All apartments provided with mains supply smoke detectors

Parking

- Underground basement parking, allocated spaces per apartment and lift access to all floors

Peace of mind

- 999 year lease
- All apartments benefit from a 10 year new build insurance warranty

Two Lifts

- Passenger lifts serve all levels from basement parking floors to fourth floor

Creating homes of distinctive style

To meet the demands of our exacting clientele, every Mountwood home features the highest quality specifications.

Materials, chosen for their robustness and attractive appearance, are resourced from carefully selected suppliers. Interior layouts are planned to perfection, culminating in living spaces that flow effortlessly from one to another.

Outside, our landscape designers create verdant environments, maximising the use of existing planting and complementing this with beautiful specimen trees, shrubs and landscape features. The result is a whole that is greater than the sum of the parts, a magnificent new home that will more than stand the rigours of time.





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