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H E N W I C K V I E W

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P H A S E O N E

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## H E N W I C K V I E W

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# MODERN LIVING IN THE HEART OF BERKSHIRE

*With the convenience of Newbury and Thatcham on its doorstep, and surrounded by beautiful countryside, Henwick View offers modern standards of living in the heart of Berkshire.*

Overlooking Henwick Worthy playing fields, this development is the perfect place to take advantage of the local countryside, restaurants, pubs and the shopping available in Newbury and Thatcham.

In addition, as the gateway to the Thames Valley and the South West, the area offers fantastic travel connections by road or rail.



### *Thatcham and Newbury - modern towns steeped in history*

- Just minutes from the M4 and A34
- Excellent rail links, only 50 minutes to London
- Surrounded by stunning recreational areas and historical landmarks such as Thatcham Nature Reserve, Donnington Castle, Highclere Castle (Downton Abbey), Shaw House and the Corn Exchange
- A variety of health and fitness clubs
- Great pubs and restaurants





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## H E N W I C K V I E W

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# UNIQUE LIVING WITH CHARACTER AND STYLE

*Phase one of Henwick View features twelve beautifully appointed two bedroom apartments, each designed with unique layouts and their own distinct character.*

As you would expect, each apartment is finished to the exceptional standards of innovation and attention to detail associated with Rissance homes. With distinctive architecture and great views, Henwick View offers the perfect living space in a wonderful location.

The development has been designed with accessibility in mind. Apartments on the first and second floors are accessed via the communal stairwell, while the ground floor apartments benefit from the independence of external front doors. Each apartment has allocated parking (undercroft spaces for plots 10 and 12) and there is ample bike storage for those wishing to take advantage of the extensive cycle network in the area.

### *Each apartment features:*

- Kitchens with high gloss doors, laminate worktops and fully integrated appliances
- Bathrooms with white sanitary ware, high gloss furniture and thermostatically controlled showers
- Energy efficient features such as triple glazing, enhanced insulation and zoned underfloor central heating

# SPECIFICATION



## *Kitchen*

- High gloss kitchen doors
- Laminate worktop & upstand
- Stainless steel splashback
- Soft closers to drawers and cupboards
- Pelmet lights
- Integrated Appliances:
  - Fridge/Freezer (70/30)
  - Slimline Dishwasher
  - Washer/Dryer
- Modern energy efficient lighting
- Mixer tap
- Re-circulating extractor fan
- Integrated hob and oven

## *Bathrooms & En-Suites*

- High quality white sanitary ware with chrome fittings
- High quality thermostatically controlled showers
- High gloss bathroom furniture
- Chrome towel rails
- Satin chrome downlights
- Ceramic wall tiles

## *External Features*

- Stylish lighting
- Parking
- Secure bike storage
- Communal bin store
- Landscaped surroundings

## *Energy, Ecology & Acoustics*

- Triple glazing
- Enhanced acoustic and thermal insulation
- Sustainable materials used in construction
- Sustainable waste management during construction
- Heat recovery ventilation system

## *Windows & Doors*

- High quality full height windows
- Solid internal doors

## *Decorative Finishes*

- White emulsion to all walls
- Off white satin to joinery
- Smooth, brilliant white ceilings

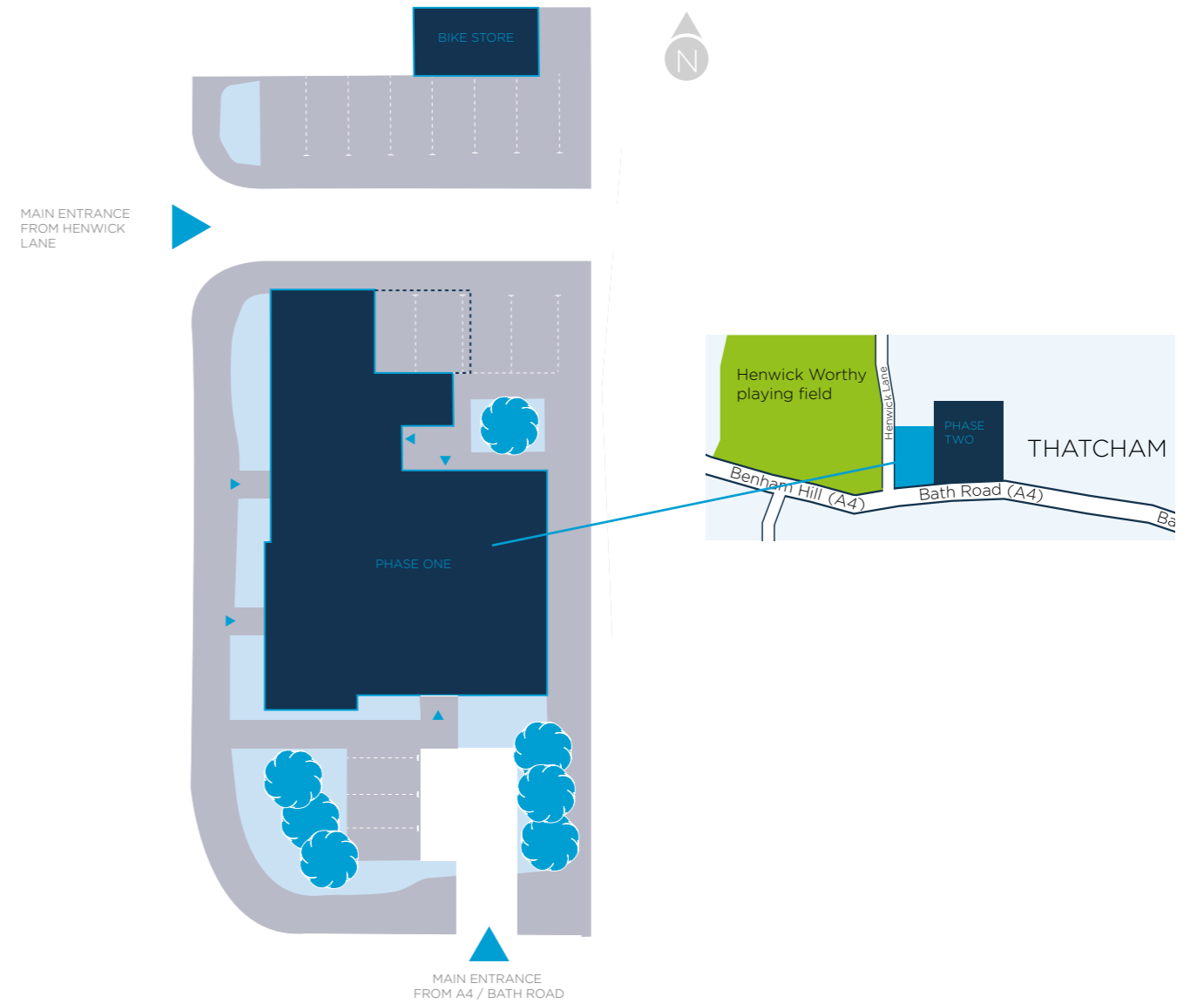
## *General*

- Zoned underfloor central heating
- Hall cupboard with hot water tank
- Hot water system providing mains pressure to showers and other outlets
- TV points to living room and master bedroom
- Built in sliding mirrored wardrobes
- Visitor entry intercom

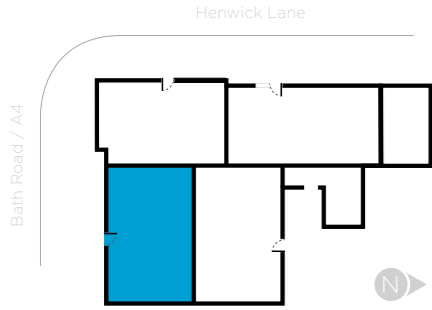




## S I T E P L A N

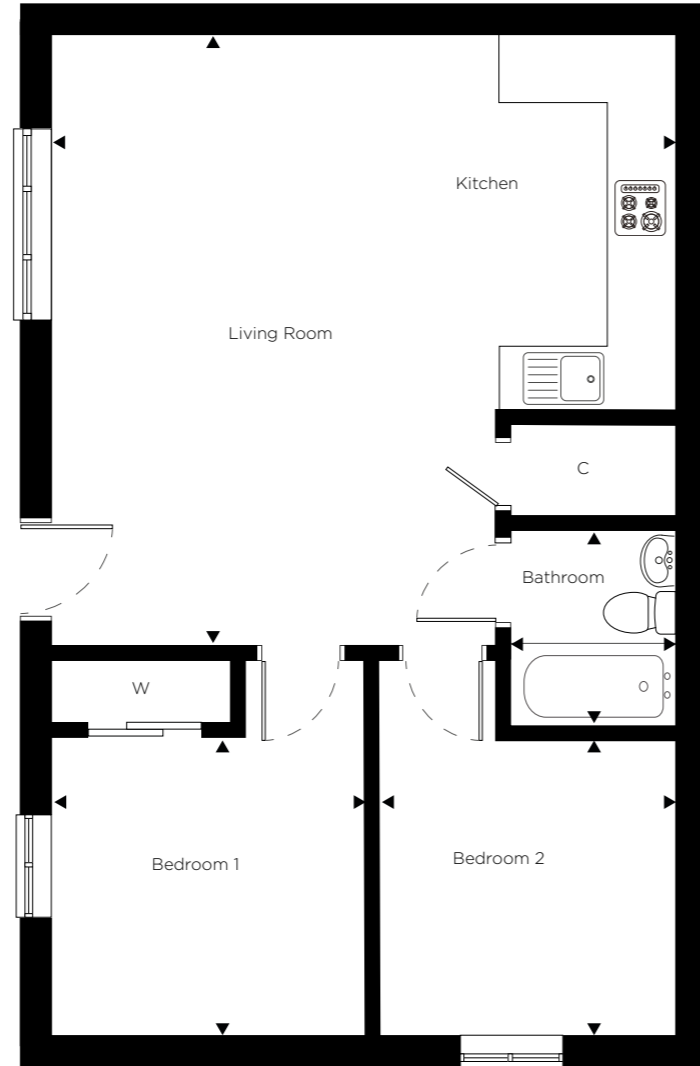


PLOT 1

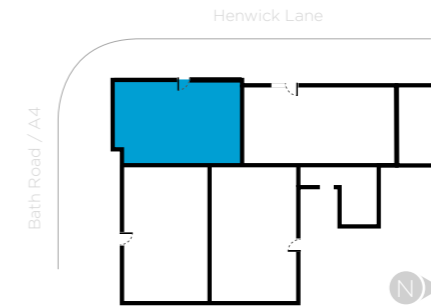
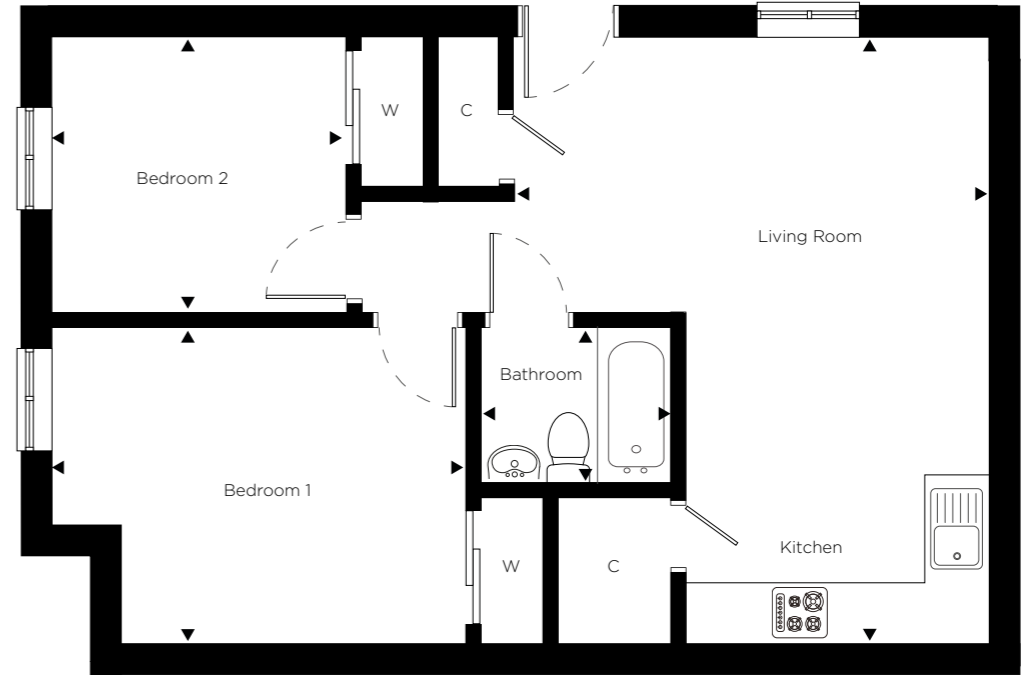


Ground floor

Dimensions	ft	m
Living Room/ Kitchen	18' 10" x 18' 11"	5.74 x 5.77
Bedroom 1	9' 3" x 9' 5"	2.81 x 2.87
Bedroom 2	9' 3" x 9' 1"	2.82 x 2.78
Bathroom	6' x 4' 11"	1.82 x 1.50



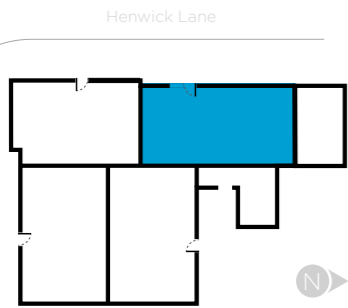
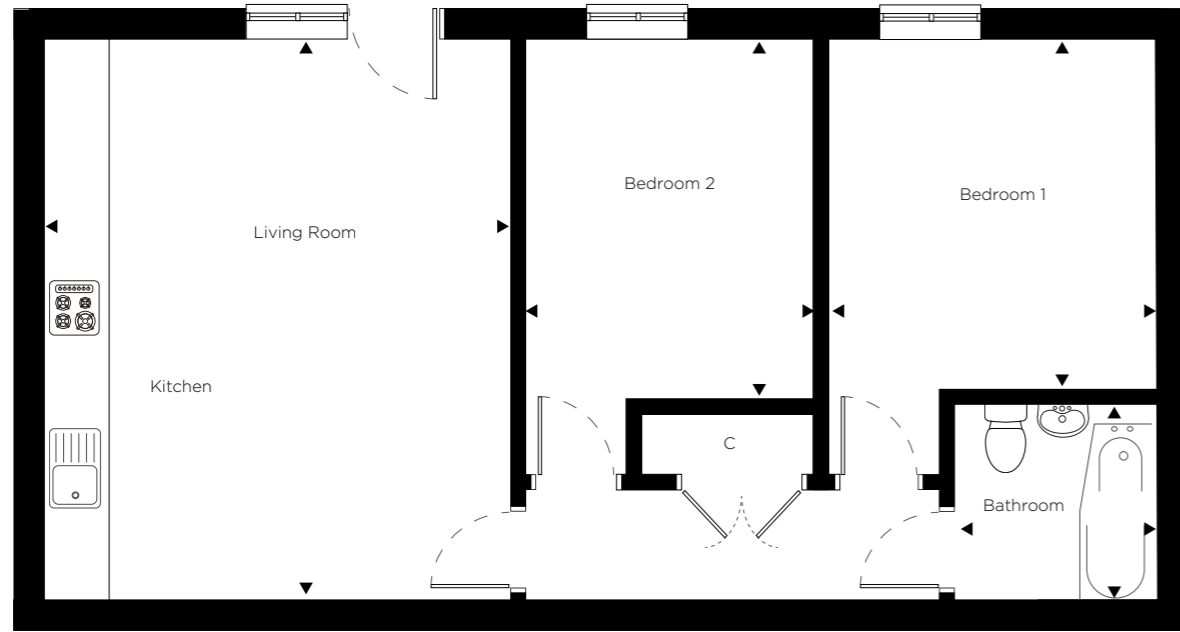
PLOT 2



Ground floor

Dimensions	ft	m
Living Room / Kitchen	18' 10" x 14' 8"	5.74 x 4.48
Bedroom 1	9' 11" x 12' 7"	3.03 x 3.84
Bedroom 2	8' 6" x 8' 11"	2.59 x 2.71
Bathroom	4' 11" x 6'	1.50 x 1.82

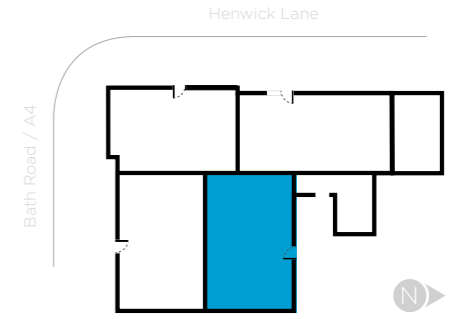
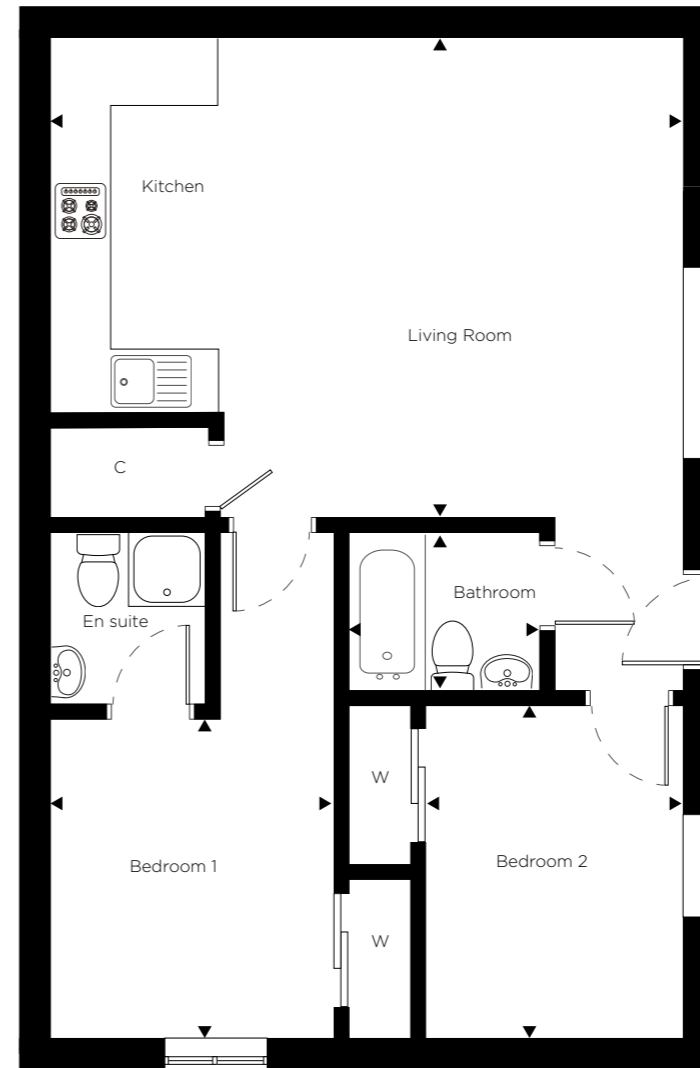
PLOT 3



Ground floor

Dimensions	ft	m
Living Room / Kitchen	17' 5" x 14' 9"	5.30 x 4.48
Bedroom 1	10' 9" x 10' 2"	3.28 x 3.11
Bedroom 2	11' 1" x 9' 1"	3.38 x 2.77
Bathroom	6' 3" x 6' 3"	1.90 x 1.91

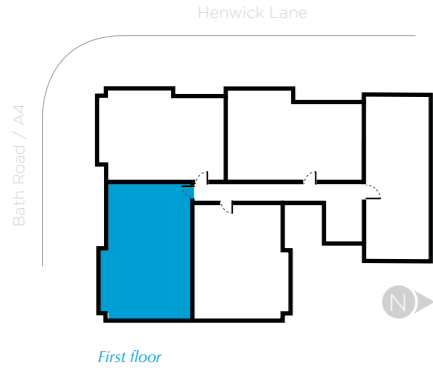
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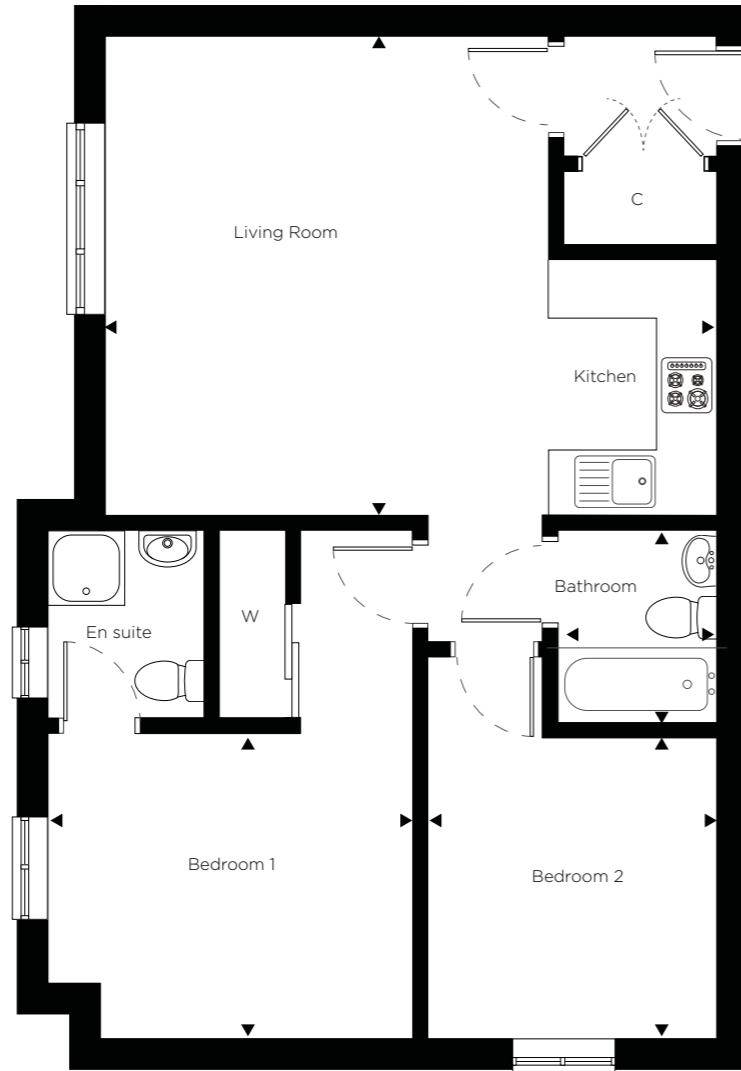
Ground floor

Dimensions	ft	m
Living Room / Kitchen	14' 10" x 19' 8"	4.51 x 6.0
Bedroom 1	9' 10" x 8' 11"	3.01 x 2.73
Bedroom 2	10' 4" x 8'	3.14 x 2.43
Bathroom	4' 11" x 6'	1.50 x 1.82

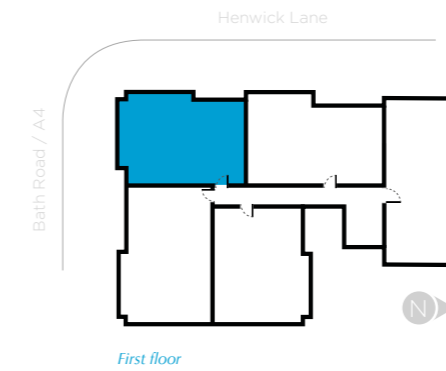
PLOT 5



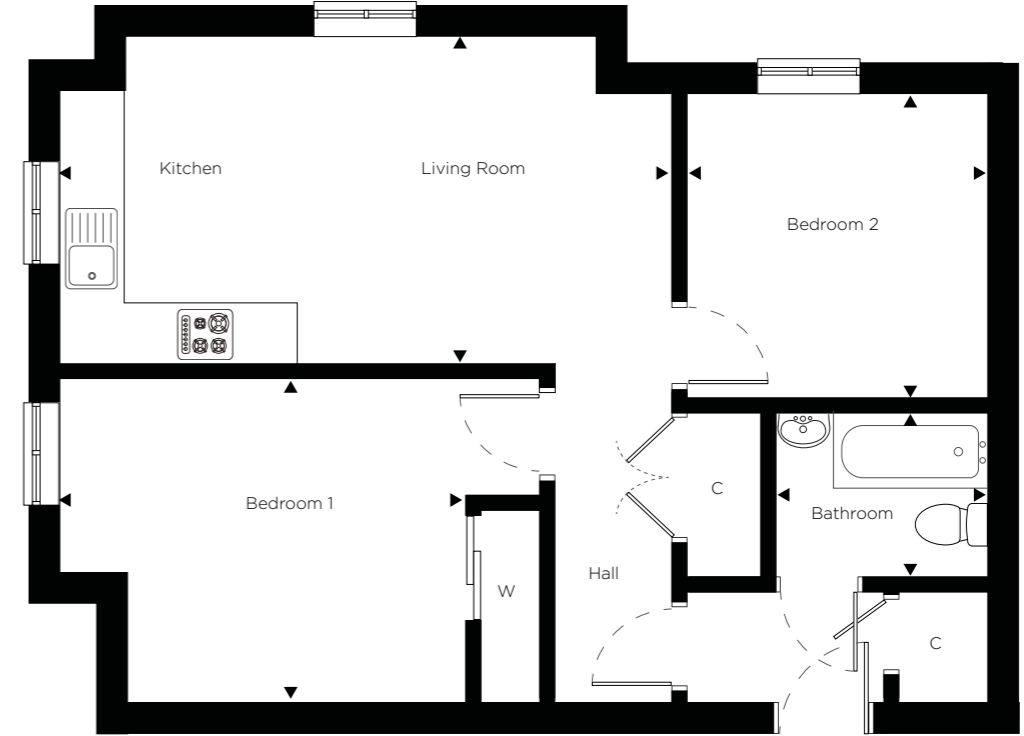
Dimensions	ft	m
Living Room / Kitchen	15' x 18' 11"	4.56 x 5.77
Bedroom 1	9' 3" x 11' 3"	2.81 x 3.43
Bedroom 2	9' 3" x 9' 1"	2.82 x 2.78
Bathroom	6' x 4' 11"	1.82 x 1.50



PLOT 6

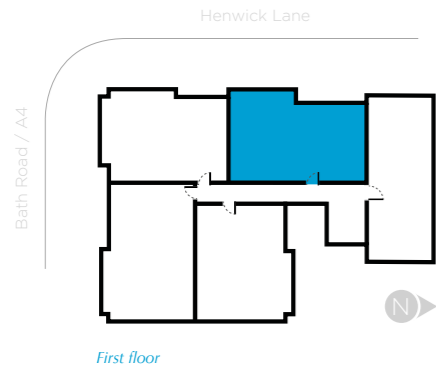
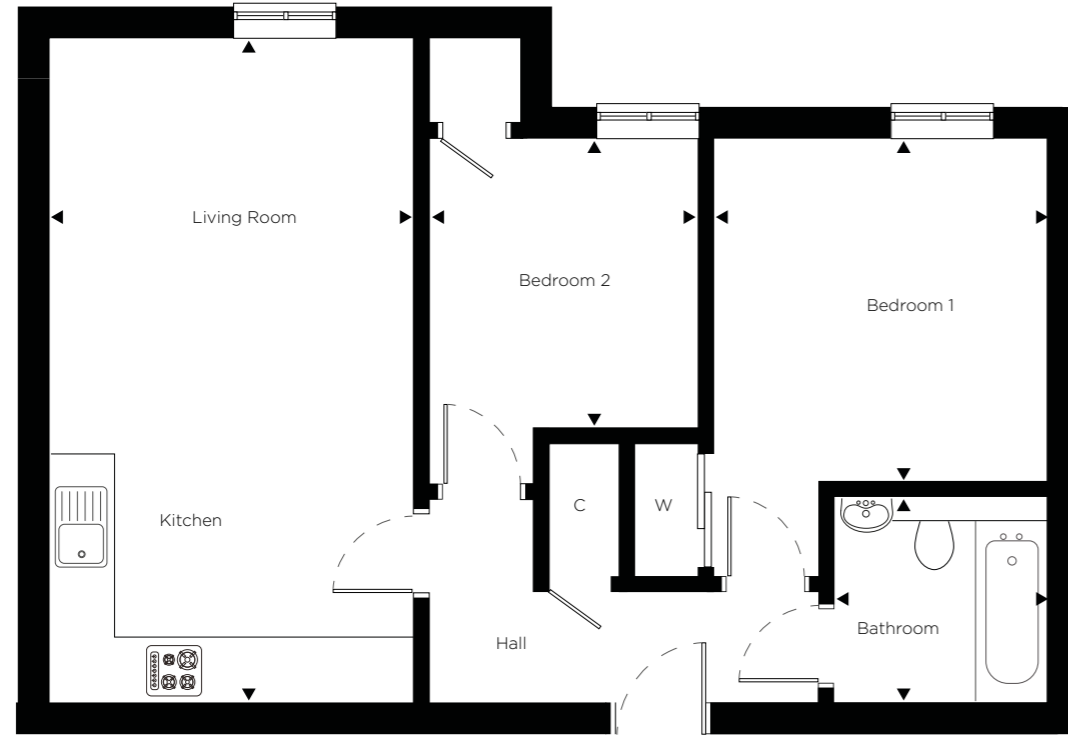


Dimensions	ft	m
Living Room / Kitchen	10' 4" x 18' 11"	3.14 x 5.77
Bedroom 1	9' 11" x 12' 7"	3.03 x 3.85
Bedroom 2	9' 6" x 9' 4"	2.89 x 2.85
Bathroom	5' x 6' 9"	1.52 x 2.06



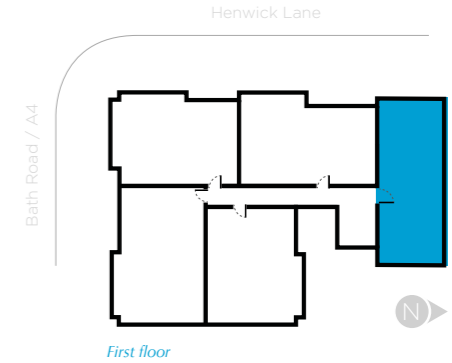
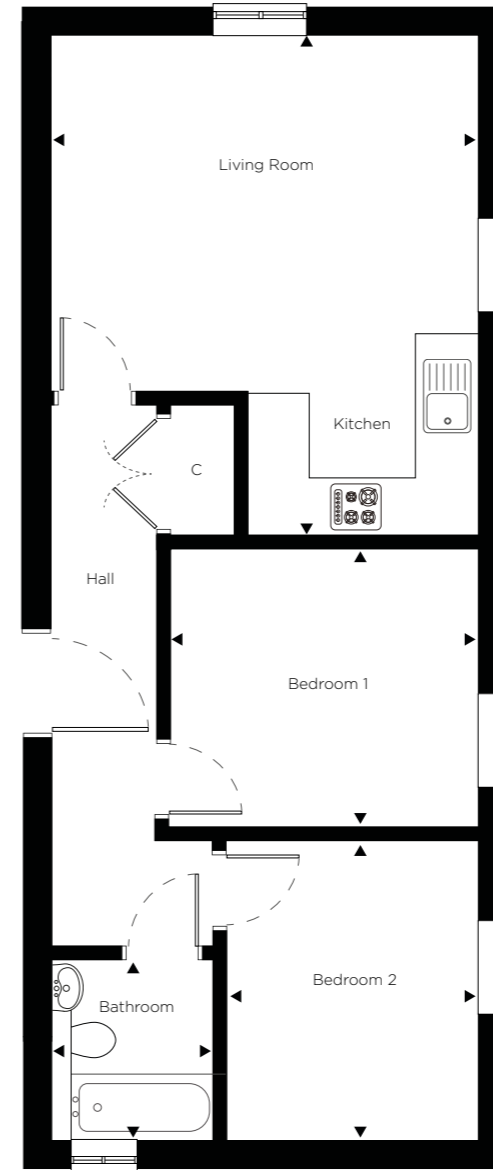


PLOT 7



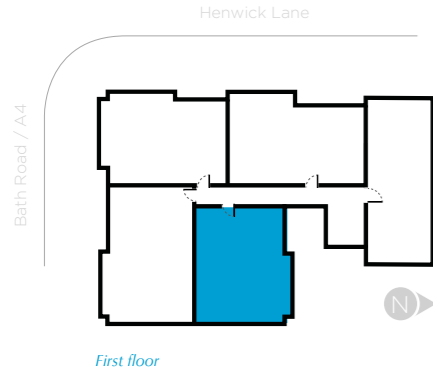
Dimensions	ft	m
Living Room / Kitchen	20' 8" x 11'	6.29 x 3.35
Bedroom 1	10' 9" x 10' 3"	3.28 x 3.12
Bedroom 2	9' x 8' 8"	2.74 x 2.65
Bathroom	6' 5" x 6' 3"	1.97 x 1.89

PLOT 8

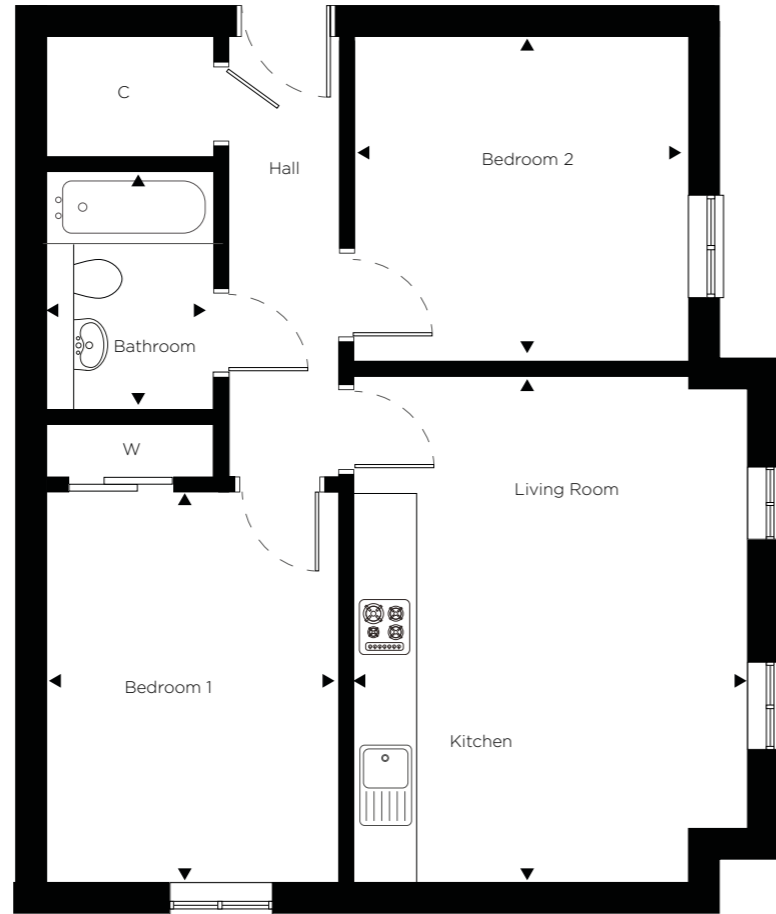


Dimensions	ft	m
Living Room / Kitchen	17' 1" x 14' 6"	5.21 x 4.42
Bedroom 1	9' 8" x 10' 5"	2.94 x 3.19
Bedroom 2	10' 1" x 8' 6"	3.07 x 2.59
Bathroom	6' 2" x 5' 7"	1.88 x 1.71

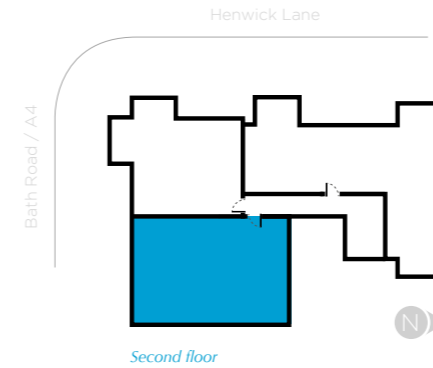
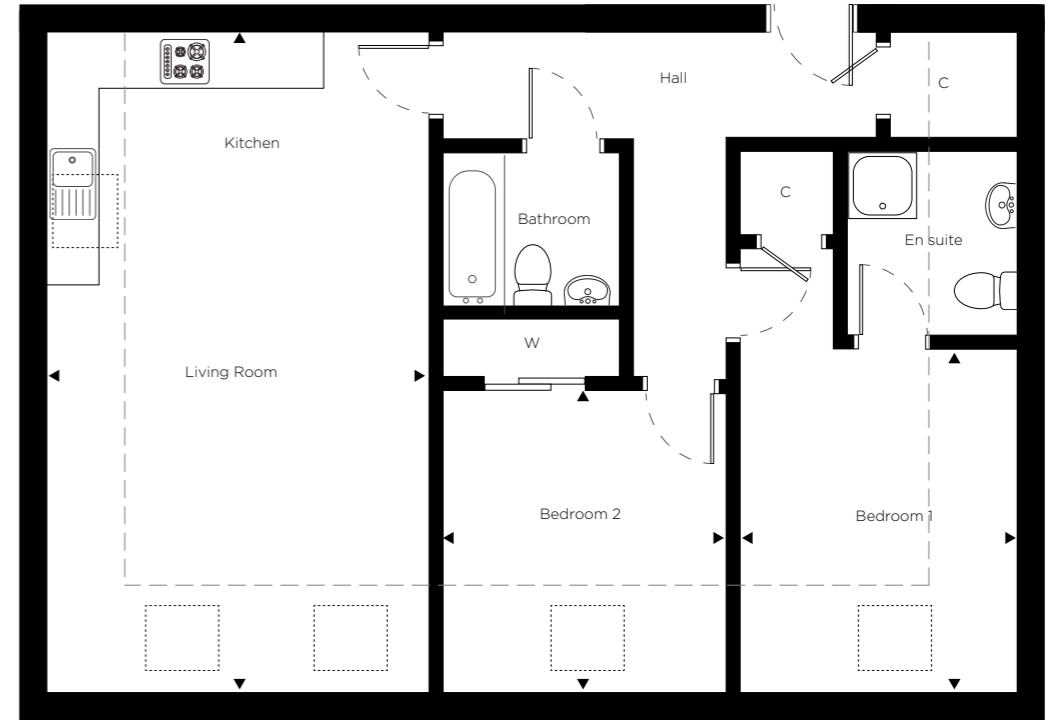
PLOT 9



Dimensions	ft	m
Living Room / Kitchen	15' 5" x 12' 2"	4.70 x 3.70
Bedroom 1	11' 9" x 8' 11"	3.57 x 2.73
Bedroom 2	10' x 10' 4"	3.06 x 3.15
Bathroom	7' 4" x 4' 11"	2.24 x 1.50

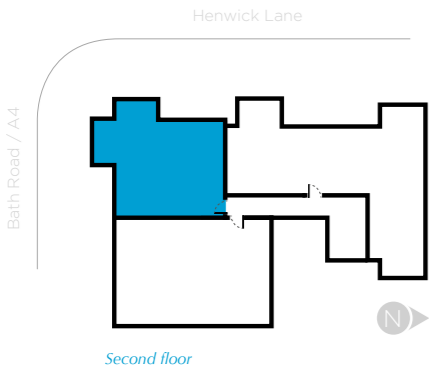
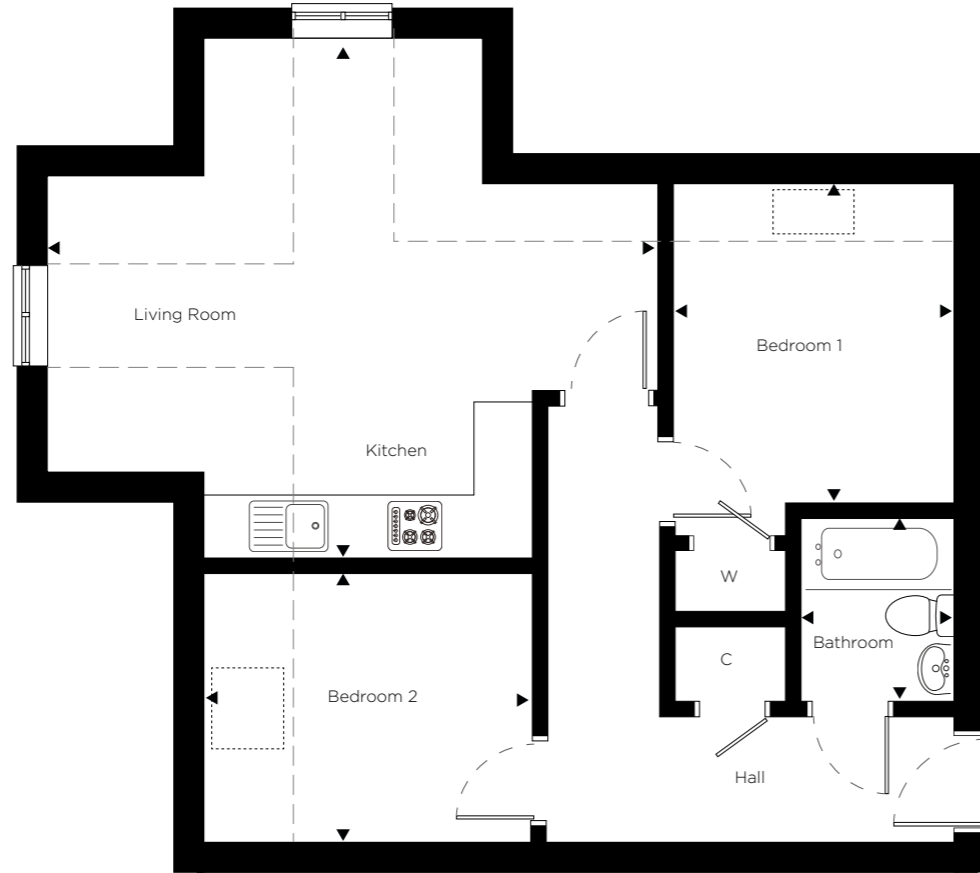


PLOT 10



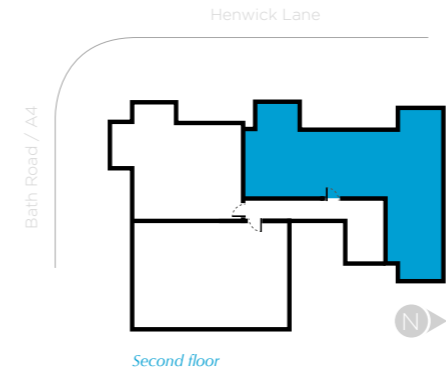
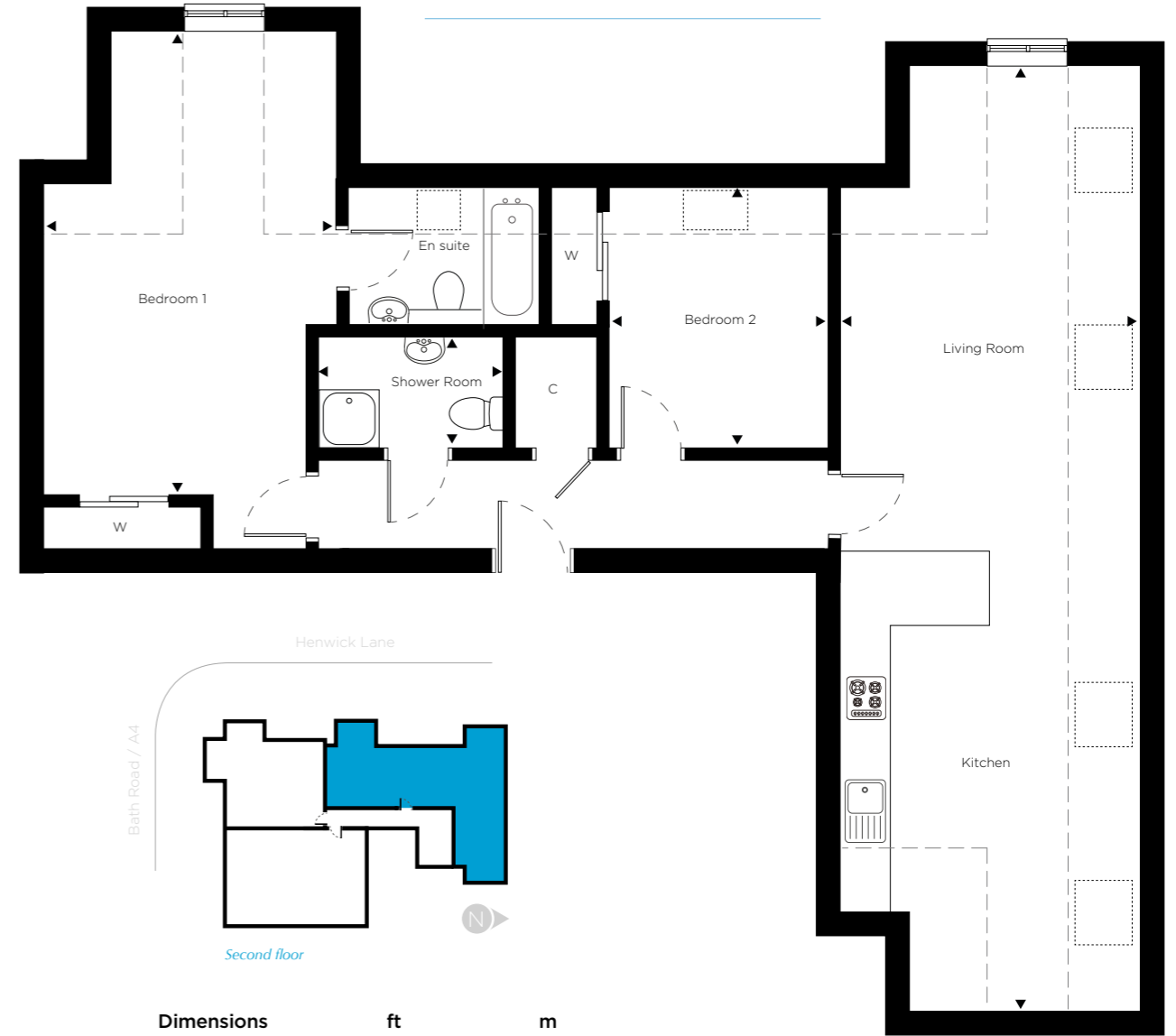
Dimensions	ft	m
Living Room / Kitchen	23' 2" x 13' 7"	7.05 x 4.14
Bedroom 1	12' 1" x 9' 9"	3.69 x 2.97
Bedroom 2	10' 8" x 10' 1"	3.25 x 3.07
Bathroom	5' 7" x 6' 2"	1.69 x 1.88

PLOT 11



Dimensions	ft	m
Living Room / Kitchen	16' 7" x 19' 5"	5.07 x 5.92
Bedroom 1	10' 2" x 8' 11"	3.10 x 2.71
Bedroom 2	8' 7" x 10' 8"	2.61 x 3.25
Bathroom	5' 11" x 4' 11"	1.80 x 1.50

PLOT 12



Dimensions	ft	m
Living Room / Kitchen	37' 7" x 11' 9"	11.46 x 3.58
Bedroom 1	18' 4" x 11' 9"	5.58 x 3.59
Bedroom 2	10' 6" x 8' 10"	3.19 x 2.70
Shower Room	4' 6" x 7' 7"	1.38 x 2.30



## FINDING YOUR DREAM HOME

Through the Government backed *Help to Buy* scheme, Rissance is helping customers to find their dream home.

### *Help to Buy*

Help to Buy is a government backed scheme to help hard working people buy a new home. The government provides a loan of up to 20% of the cost of your new Rissance home (interest free for the first 5 years) so you only need to find a 5% deposit and obtain a 75% mortgage from a lender - it's that simple!

Help to Buy loans are available to both first-time buyers and home movers wishing to buy Rissance brand new homes, subject to Help to Buy T&C's. For more information about Help to Buy, visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk).



\* For first five years

## INVESTING IN PROPERTY?

### *Investor Package*

With the Rissance Assured Rental Package, investing in property could not be easier. We guarantee a competitive gross yield\* for 2 years and manage your property for you. From finding tenants, to covering rental voids and repair bills, Rissance takes care of everything.

For more information on our simple, stress-free investment packages, please call 01635 277699.

\*Terms and conditions apply



## HOMES FOR BRIGHTER LIVING

### *About Rissance*

Established in 2004, Rissance has earned a reputation for excellence by delivering distinctively designed homes of exceptional quality. Our passion for innovative design and attention to detail is reflected in all of the beautifully appointed new homes we have delivered to our discerning customers across the south.

### *Our Commitment to Customer Care*

We understand that buying a new home is a major decision, so having confidence in the build quality of your new home and the service you receive is essential. With every Rissance home comes a commitment to customer satisfaction. Our comprehensive after-sales service delivers complete peace of mind, allowing you to relax and enjoy your new home.

*Our dedicated customer service team will assist you every step of the way, making it even easier to buy your new Rissance home.*



# How to find Henwick View

Henwick View is conveniently located just 6 miles from the M4 Junction 13, only 4 miles from the A34 and less than half a mile from Thatcham Town Centre.

## From Newbury

- At the Robin Hood roundabout take the second exit towards Thatcham (A4/London Road). Continue on the A4 up to Benham Hill roundabout and take the third exit onto Bath Road. You will see the Henwick Worthy playing fields on your left. Henwick View is on the corner at the first set of traffic lights.

## From Thatcham High Street

- Take the A4 west bound towards Newbury and continue through first set of traffic lights and past Subway. Henwick View is on the right just before the next set of traffic lights, Henwick Lane and Henwick Worthy playing fields.

For further information, visit [www.ressance.co.uk](http://www.ressance.co.uk) or call 01635 277699

