

# MERCHANTS

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# COURT



ressance





# LOFT STYLE LIVING AT THE FOREFRONT OF NEWBURY TOWN CENTRE'S LARGEST REGENERATION.

Newbury is a thriving, energetic town with the countryside at its heart, and all the infrastructure and facilities for modern day living in a traditional environment.

From the picturesque Kennet and Avon Canal to the world class racecourse, Newbury has something for everyone, including fantastic shopping, excellent restaurants, traditional pubs, a seven screen cinema and two theatres. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty and offers stunning walks with breathtaking views.

As the gateway to the Thames Valley and the South West, Newbury also offers great travel connections by road or rail.

## *Newbury - a modern town 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 Donnington Castle, Highclere Castle (Downton Abbey), Shaw House and the Corn Exchange
- A variety of health and fitness clubs
- Great pubs and restaurants





# EMBRACING INDUSTRIAL DESIGN IN A VIBRANT URBAN SETTING.

Merchants Court is an exclusive modern development that embodies the design excellence and unrivalled quality you would expect from a Rissance home. Comprising 28 one and two bedroom apartments, arranged across two buildings, this conversion is the epitome of urban chic.

The modern traditional warehouse design of Merchants Court is interspersed with industrial accents, including exposed brickwork and floor to ceiling windows, creating a cool loft-style vibe. Light and space is optimised in every apartment, with abundant natural daylight accentuating the open-plan living areas and high gloss kitchens.

## *Inspired by modern living*

Stylish lighting and a neutral colour pallet enhance the warehouse character, creating a functional style that is especially well suited to its urban surroundings. Sleek fully-integrated kitchens and bathrooms provide a subtle contrast to natural materials, encapsulating the understated elegance of these exquisite apartments.

## *Convenience on your doorstep*

- A short walk to a number of convenience stores, food outlets and Victoria Park
- Walking distance to the town centre and transport hubs
- Just 600 metres from the Kennet & Avon Canal

# 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)
  - 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
- Space saving pocket sliding doors

## *External Features*

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



### *Energy, Ecology & Acoustics*

- Energy Efficiency Rating: Band C
- Environmental Impact Rating (CO2): Band C
- Acoustic 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
- White oak veneer 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
- Cabled for digital Freeview TV to living room and master bedroom
- BT Infinity high speed broadband available
- Built in sliding mirrored wardrobes
- Visitor entry intercom

### *Interior Design*

- Conversion features such as exposed brickwork
- Stylish lighting to communal areas
- Oak communal staircase

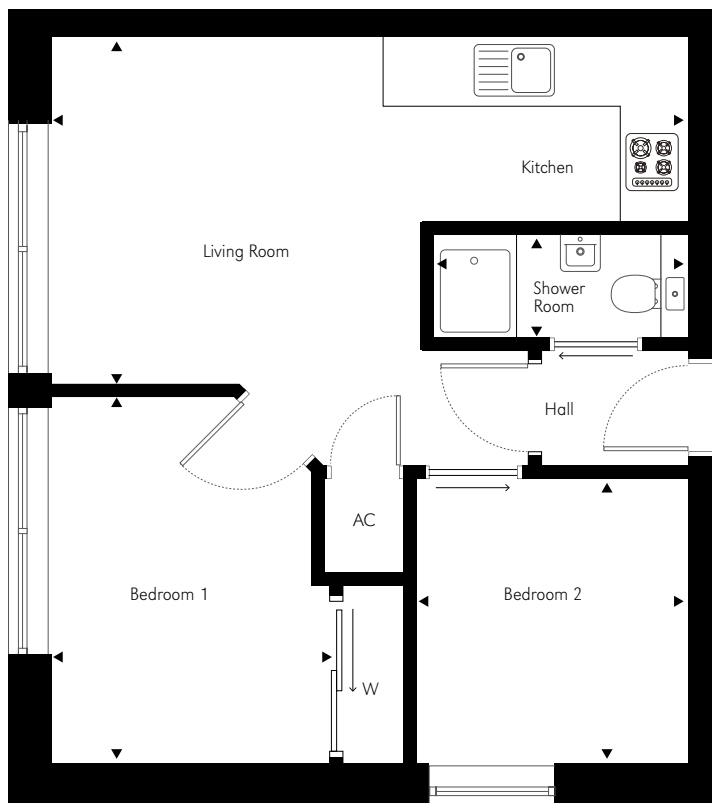
# Site Plan

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● Plot 1 ● Plot 8 ● Plot 16 ● Plot 23



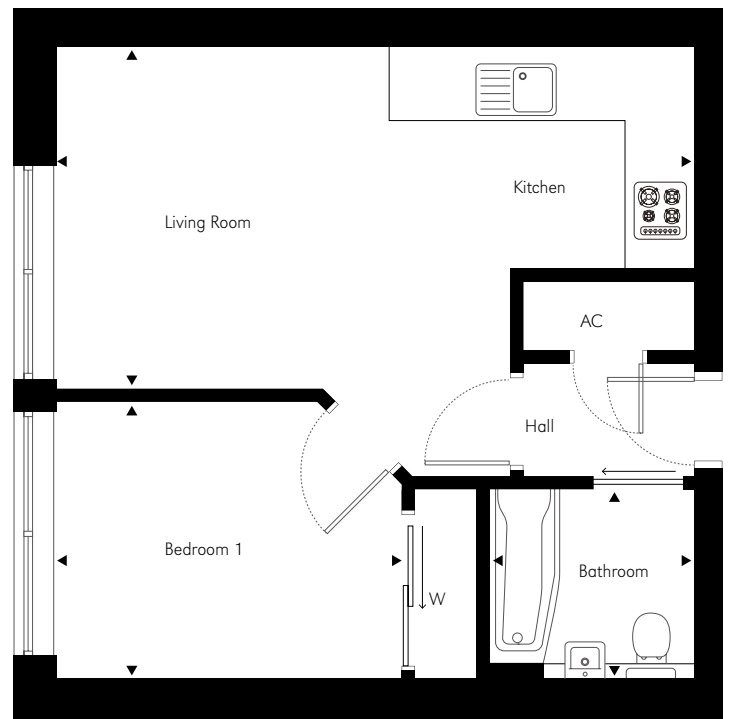
Dimensions	ft	m
Living Room / Kitchen	20'8 x 11'2	6.3 x 3.4
Bedroom 1	9'2 x 11'10	2.8 x 3.6
Bedroom 2	9'2 x 8'10	2.7 x 2.8
Shower Room	8'2 x 3'3	2.5 x 1.0

# Type B

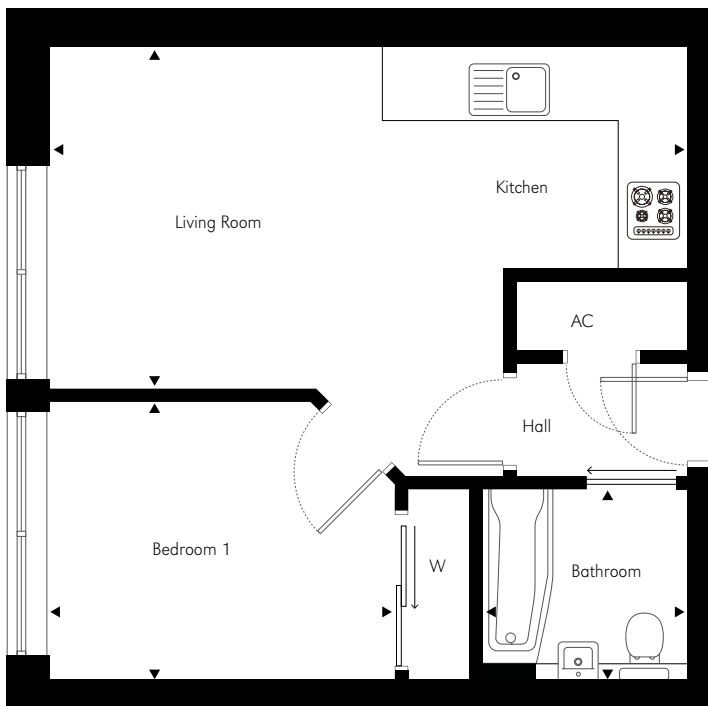
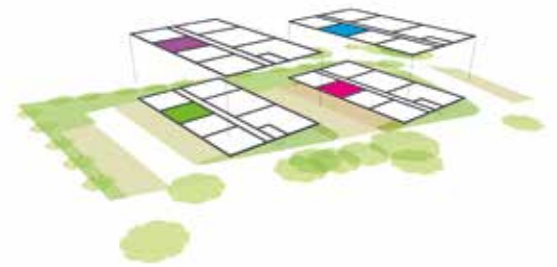
● Plot 2 ● Plot 9 ● Plot 17 ● Plot 24



Dimensions	ft	m
Living Room / Kitchen	20'12 x 10'10	6.4 x 3.3
Bedroom 1	11'6 x 9'2	3.5 x 2.8
Bathroom	6'7 x 6'7	2.0 x 2.0



● Plot 3 ● Plot 10 ● Plot 18 ● Plot 25



Dimensions	ft	m
Living Room / Kitchen	20'8 x 11'2	6.3 x 3.4
Bedroom 1	11'6 x 9'2	3.5 x 2.8
Bathroom	6'7 x 6'7	2.0 x 2.0

# Type D

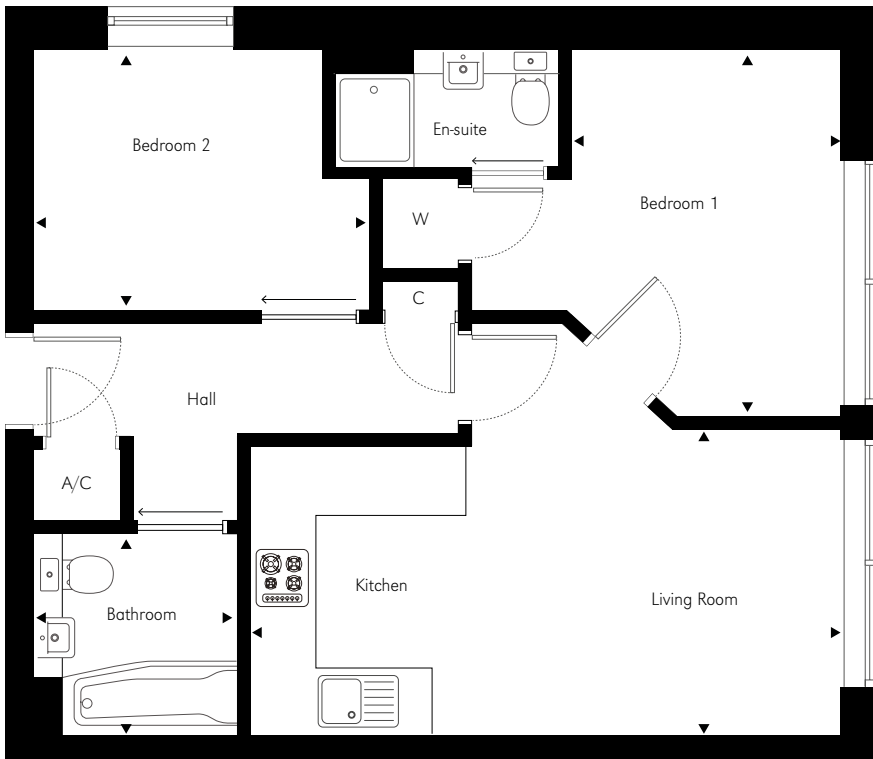
● Plot 4 ● Plot 11 ● Plot 19 ● Plot 26



Dimensions	ft	m
Living Room / Kitchen	19'8 x 11'10	6.0 x 3.6
Bedroom 1	11'6 x 9'2	3.5 x 2.8
Bathroom	6'7 x 6'7	2.0 x 2.0



● Plot 5 ● Plot 12 ● Plot 20 ● Plot 27



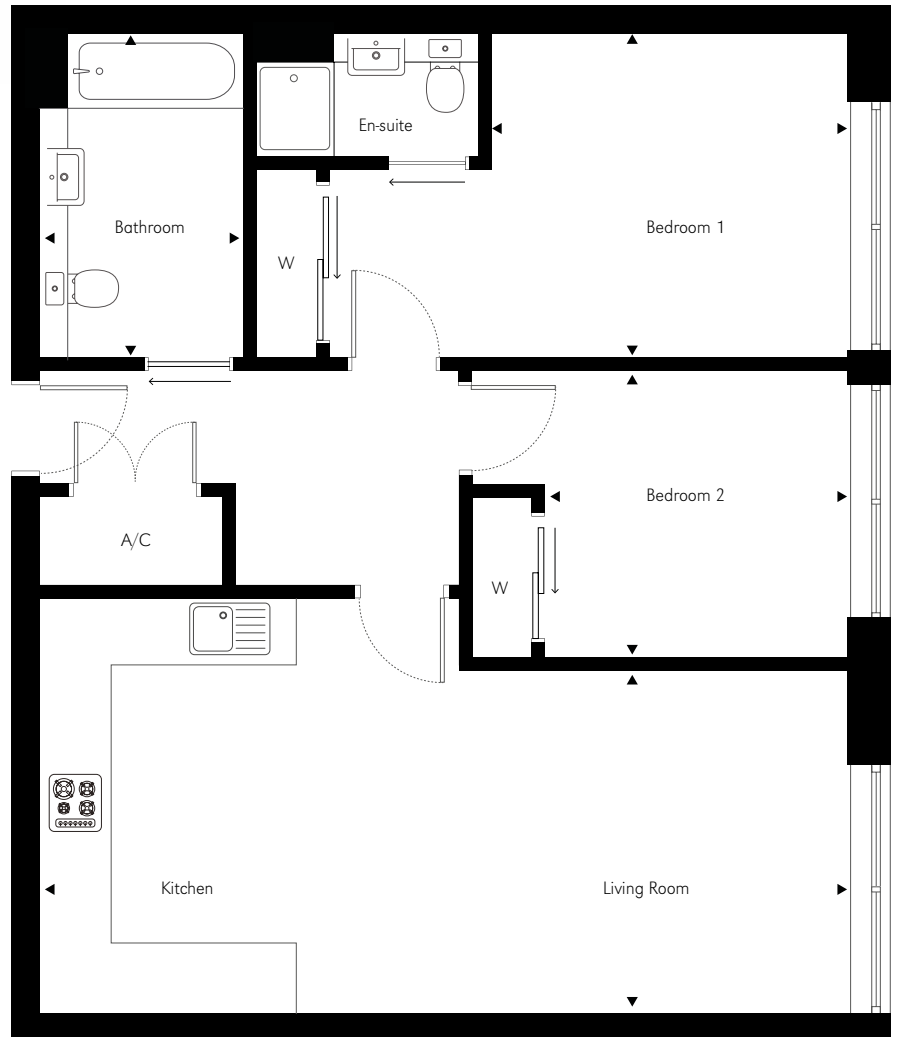
Dimensions	ft	m
Living Room / Kitchen	19'4 x 9'10	5.9 x 3.0
Bedroom 1	12'2 x 11'10	3.7 x 3.6
Bedroom 2	9'2 x 8'6	2.8 x 2.6
Bathroom	6'7 x 6'7	2.0 x 2.0

# Type F

● Plot 6 ● Plot 14 ● Plot 21 ● Plot 28



Dimensions	ft	m
Living Room / Kitchen	25'11 x 10'10	7.9 x 3.3
Bedroom 1	11'2 x 10'2	3.4 x 3.1
Bedroom 2	9'10 x 9'2	3.0 x 2.8
Bathroom	6'7 x 9'10	2.0 x 3.0



● Plot 7 ● Plot 15 ● Plot 22 ● Plot 29



Dimensions	ft	m
Living Room / Kitchen	25'11 x 11'6	7.9 x 3.5
Bedroom 1	13'1 x 11'10	4.0 x 3.6
Bedroom 2	10'10 x 9'2	3.3 x 2.8
Bathroom	7'7 x 6'7	2.3 x 2.0

# GENERAL INFORMATION

## *About Rissance*

Established in 2004, Rissance has earned its 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 West Berkshire.

## *Our Commitment to Customer Care*

We understand that buying a new home is a major decision, so having confidence in the quality of the property 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.

## *Modern Solutions for Sustainable Living*

Sustainability is at the forefront of our thinking. We encourage the use of sustainable materials and use recognised construction methods to help protect the wider environment and reduce your living costs.

The new homes at Merchants Court have a higher than average energy efficiency rating and combine a variety of eco-friendly elements for a comfortable sustainable lifestyle, including:

- Heat recovery ventilation systems, providing extra warmth in winter and filtered fresh air all year round
- 100% low energy lighting
- High standard of thermal insulation
- Acoustic glazing

## *Leasehold Details*

Merchants Court apartments are sold with a 999 year lease and there is an annual ground rent. A service charge will be levied on a fair apportionment basis, which is payable in advance on 1st January and 1st July.

The service charge covers administration and management costs, buildings insurance, maintenance of internal and external lighting, maintenance of intercom systems, window cleaning and maintenance of grounds, hard-surfaced areas and any bin stores /cycle stores.

Further details are available on request.





# WELCOME TO YOUR DREAM HOME

Through the Government backed *Help to Buy* scheme, Rissance is helping people across West Berkshire find their dream home.

## *Help to Buy*

Help to Buy is a government backed scheme to help working people buy a new home. The government provides an equity 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 equity 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

## CONSIDERING INVESTING IN PROPERTY?

### *Investor Package*

With the Rissance Assured Rental Package, investing in property could not be easier. We guarantee a 5.5% 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

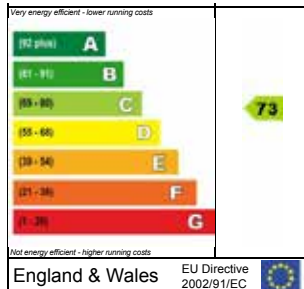


# BE PART OF THE CHANGING FACE OF NEWBURY

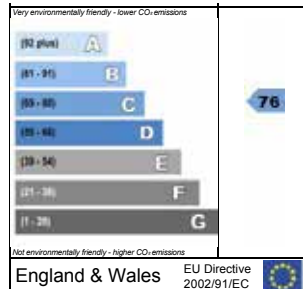
The Newbury Vision 2026 sets out the long term aspiration for the Town Centre. The Vision includes an exciting project to regenerate the London Road Industrial Estate, transforming it into a dynamic, visually stimulating mixed-use quarter with a new road junction linking Fleming Road to the A339.

## ENERGY PERFORMANCE CERTIFICATE

The certificate shown is the average performance of the units. The performance of each plot is available on request.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.





# How to find Merchants Court

Merchants Court is conveniently located just 4 miles from the M4 Junction 13, only 2 miles from the A34 and less than half a mile from Newbury Town Centre.

## From the North

- From A34 North /M4 Junction 13, follow the signs to Newbury and take the A339 dual carriageway towards Newbury. At the Robin Hood roundabout take the second exit towards Thatcham (A4/London Road). On the A4, take the first right into Faraday Road. Take the next right onto Kelvin Road and Merchants Court can be found at the end of the road.

## From the South

- From A34 Hungerford/Newbury junction follow the signs to Newbury (A4/Bath Road). Stay on the A4 for approximately 1.5 miles. At the Robin Hood roundabout take the second exit towards Thatcham (A4/London Road). On the A4, take the first right into Faraday Road. Take the next right onto Kelvin Road and Merchants Court can be found at the end of the road.

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



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Legal notice: Merchants Court comprises of 28 apartments. The elevations, floor plans, specification and Site Plan in this brochure are for illustrative purposes only and may be subject to change. The blocks at Merchants Court are conversions so all dimensions shown are approximate. Photographs and images are for illustrative purposes only and are not necessarily of this development. Images may have been created, manipulated and/or enhanced by computer. In the event that a client reserves a apartment off-plan Rissance will provide details of any changes to the design including elevations, floor plans, specification and the Site Plan that materially affect the size and type of accommodation. In any such circumstances, if the client no longer wants to retain their reservation and notifies Rissance to that effect in writing within fourteen days of receiving details of any changes, Rissance will, at the client's option, either allow the client to transfer their reservation to another apartment at Merchants Court (subject to availability) or in the alternative refund the client's reservation deposit.