

ODDFELLOWS HEIGHTS  
— N E W B U R Y —



ressance





# MODERN LIVING IN THE HEART OF NEWBURY

A delightful, thriving town conveniently located at the gateway to both the Thames Valley and the South West, Newbury offers the infrastructure and facilities for modern day living in a traditional environment.

With the Kennet and Avon Canal at its heart, Newbury has something for everyone including a world class racecourse, the new Park Way shopping centre, a seven-screen cinema, two theatres, a wide choice of restaurants and pubs and fantastic employment opportunities. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty which offers stunning walks with breathtaking views.

## 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
- Excellent state and private schools
- Seven golf courses within a few miles
- A variety of health and fitness clubs
- Great pubs and restaurants
- Historical landmarks such as Donnington Castle, Highclere Castle (Downton Abbey), Shaw House and the Corn Exchange
- Recently refurbished museum



## The best of all worlds

- Fantastic, quiet location in a vibrant town
- Just a few minutes walk to town centre and transport hubs
- Within minutes of open countryside
- Numerous major employers including Vodafone, Bayer & Stryker
- About 50 metres from the Kennet & Avon Canal





# WELCOME TO A HIGHER STANDARD OF LIVING

Oddfellows Heights is an exciting development of fourteen 2-bedroom apartments arranged over five floors, including single-storey and Duplex accommodation and two luxurious Penthouses.

The striking design of the building puts it in a class of its own in Newbury and offers stunning views across the town towards the canal and race course, the upper floors in particular provide an excellent vista.

## Quality from the ground up

The building has been finished to a very high standard with all north facing apartments fitted with triple glazed windows, a green-wall shading the communal stair way and lift access to all floors.

## Designer-Living

Luxury kitchens have been bespoke designed by Ellis Furniture which are equipped with high gloss two colour doors (white and azure), integrated appliances and Maia work surfaces.

Kitchens in the Duplex and Penthouse apartments have been further enhanced with the addition of American walnut and high gloss white doors.

## Comfort and ecology

All apartments are equipped with a Mechanical Ventilation and Heat Recovery system, which automatically uses heat generated in the kitchen, bathroom and en-suite to ecologically heat the apartments, reducing running costs and providing superb ventilated clean-air living.





# SPECIFICATION

## Kitchen

- Ellis Furniture's 'Inspire' kitchen units, gloss white and walnut to penthouses and duplexes, gloss white and gloss azure to all other apartments. Maia work surfaces
- Soft closers to drawers and cupboards
- Pelmet lights
- Integrated Appliances:
  - Fridge/Freezer (70/30)
  - Dishwasher
  - Washer/Dryer
  - Microwave (apartments 1,3,6,9,10,14 & 15)
- Satin chrome downlights
- 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
- Chrome towel rails
- Satin chrome downlights
- Ceramic wall tiles, full height in showers

## External Features

- Stylish lighting
- Allocated parking, some covered
- Secure bike storage
- Communal bin store
- Green Wall

## Energy, Ecology & Acoustics

- Energy Efficiency Rating: Band B average (national average Band D)
- Environmental Impact Rating (CO<sup>2</sup>): Band B
- High standard acoustic and thermal insulation
- Sustainable materials used in construction
- Sustainable waste management during construction
- ECO - Heat recovery system

## Windows & doors

- High quality full height windows
- White oak veneer internal doors with modern detail
- Decorative Finishes:
  - White emulsion to all walls
  - Off white satin to joinery
  - Smooth, brilliant white ceilings

## General

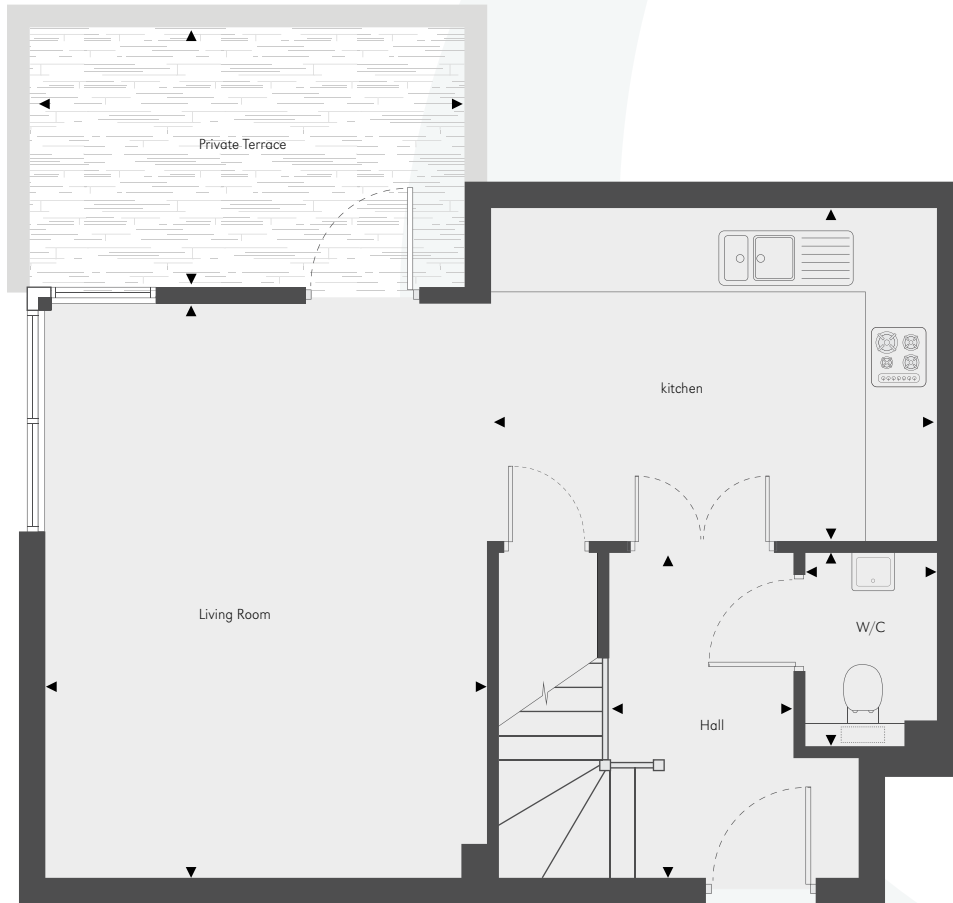
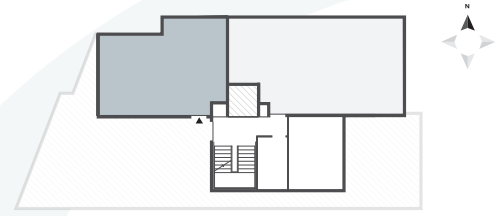
- Lift to service all floors
- Underfloor heating zone controlled central heating throughout with dual tariff meters
- Hall cupboard with hot water tank
- Hot water system providing mains pressure to showers and other outlets
- TV and telephone points to principal rooms. Cabled for Digital Freeview, to living room and master bedroom. BT Infinity ready
- Built in mirrored wardrobe to main bedrooms
- Visitor entry Intercom

## Interior Design

- Stylish lighting to communal areas
- Oak staircases with glazed balustrades

# 1 Duplex | Ground Floor

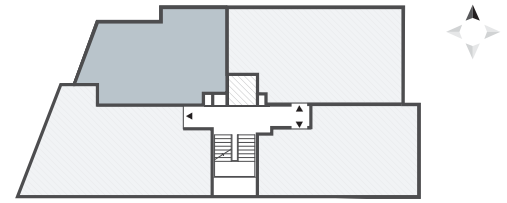
Dimensions	ft	m
Living Room	17'2 x 13'4	5.24 x 4.07
Kitchen	13'7 x 9'11	4.14 x 3.02
Entrance Hall	9'10 x 5'8	3.00 x 1.73
W/C	5'11 x 3'10	1.80 x 1.17
Private Terrace	13'8 x 7'3	4.16 x 2.22





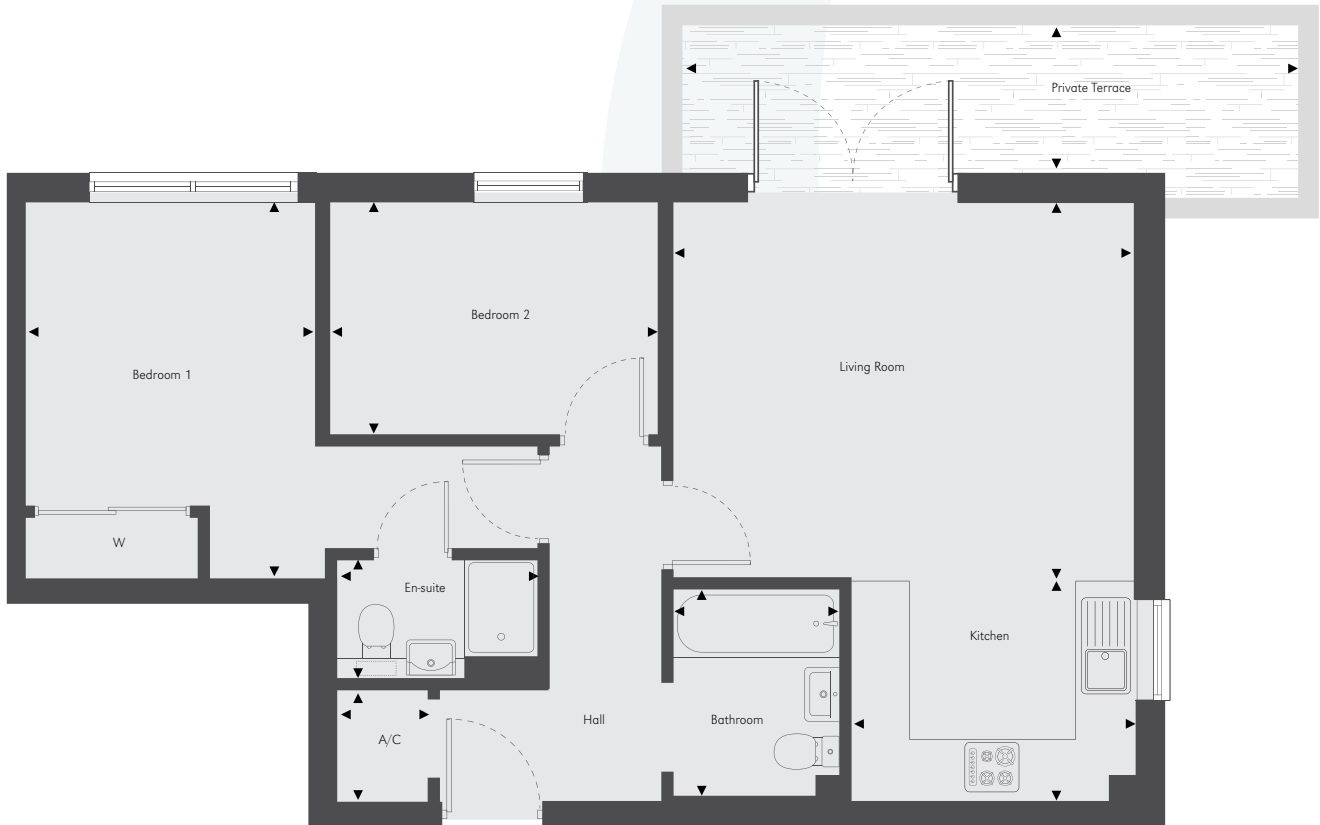
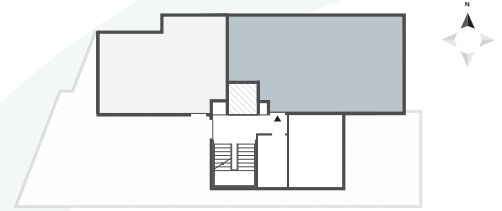
# 1 Duplex | First Floor

Dimensions	ft	m
Bedroom 1	13' 6" x 9' 5"	4.12 x 2.86
En-suite	5' 10" x 7' 4"	1.79 x 2.24
Bedroom 2	16' 4" x 9' 8"	4.99 x 2.95
En-suite	3' 3" x 6' 7"	2.00 x 1.00
A/C	3' 4" x 4' 7"	1.39 x 1.20

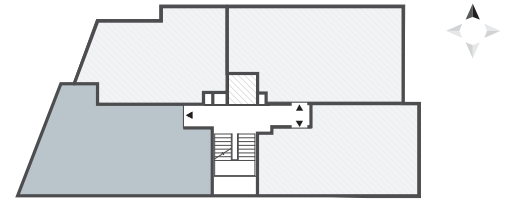


## 2 Ground Floor

Dimensions	ft	m
Living room	15'7 x 12'8	4.75 x 3.86
Kitchen	9'7 x 7'5	2.90 x 2.27
Bathroom	7'0 x 5'7	2.14 x 1.70
Bedroom 1	12'8 x 9'9	3.85 x 2.96
En-suite	6'9 x 4'0	1.23 x 2.60
Bedroom 2	11'1 x 7'10	3.38 x 2.40
A/C	3'9 x 3'2	1.15 x 0.96
Private Terrace	19'8 x 4'4	6.0 x 1.32



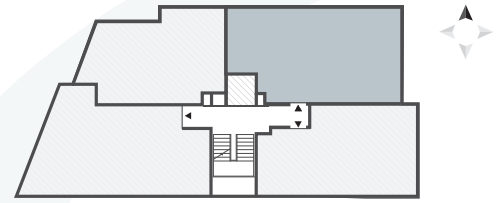
3 First Floor 9 Second Floor 10 Third Floor



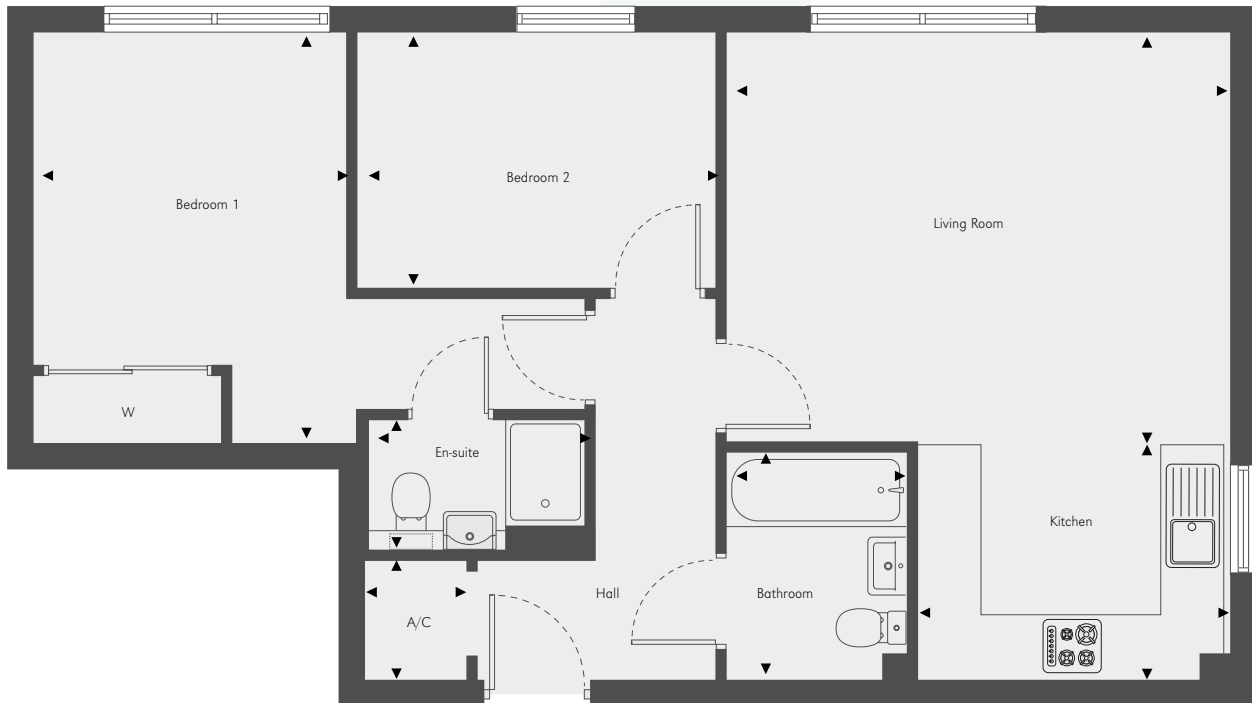
Dimensions	ft	m
Living room	16'8 x 13'3	5.09 x 4.04
Kitchen	11'6 x 10	3.51 x 3.05
Bathroom	8'6 x 4'11	2.58 x 1.5
Bedroom 1	13'3 x 9'10	4.05 x 3
En-suite	7'11 x 3'8	2.42 x 1.13
Bedroom 2	10'5 x 9'7	3.18 x 2.92
A/C	5'1 x 2'9	1.55 x 0.83



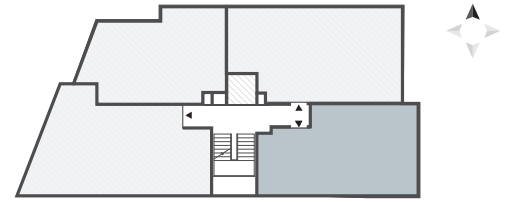
4 First Floor    7 Second Floor    11 Third Floor



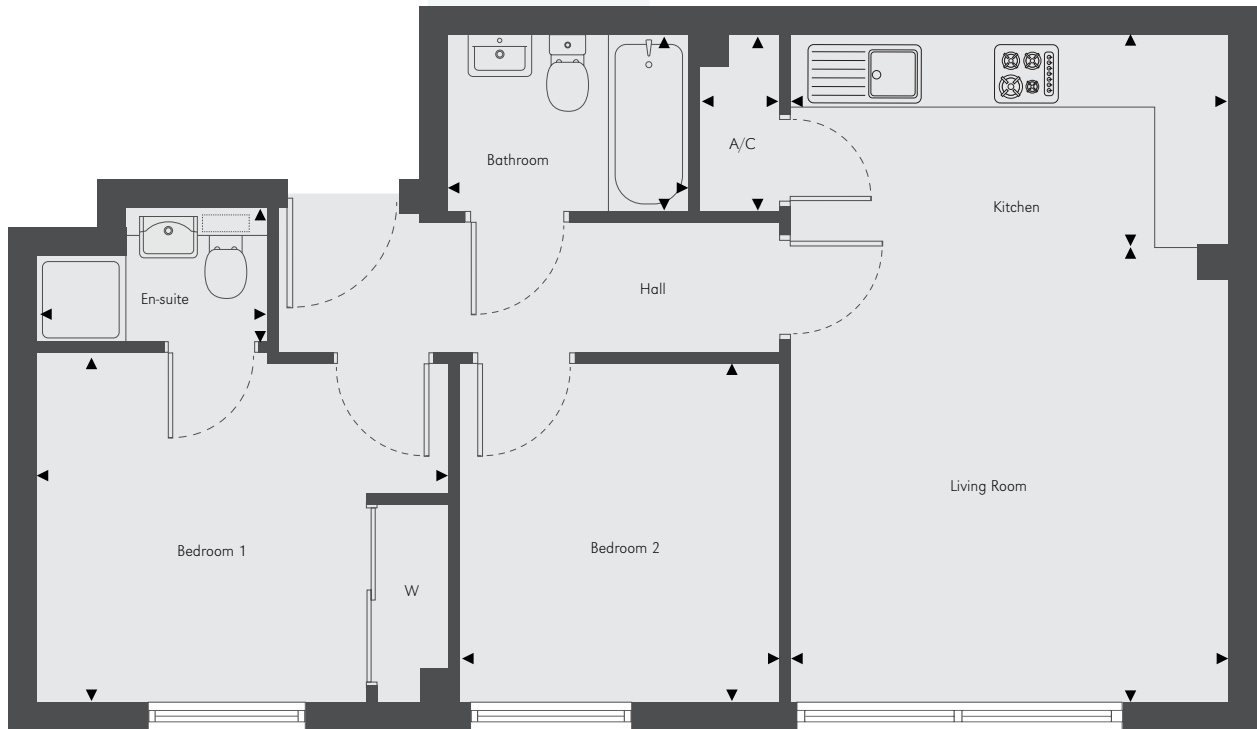
Dimensions	ft	m
Living room	15'8 x 12'8	4.78 x 3.86
Kitchen	7'4 x 9'8	2.24 x 2.95
Bathroom	7'0 x 5'7	2.14 x 1.70
Bedroom 1	12'8 x 9'10	3.87 x 3.00
En-suite	6'9 x 4'0	2.06 x 1.23
Bedroom 2	11'3 x 7'10	3.43 x 2.40
A/C	3'9 x 3'2	1.15 x 0.97



5 First Floor    8 Second Floor    12 Third Floor



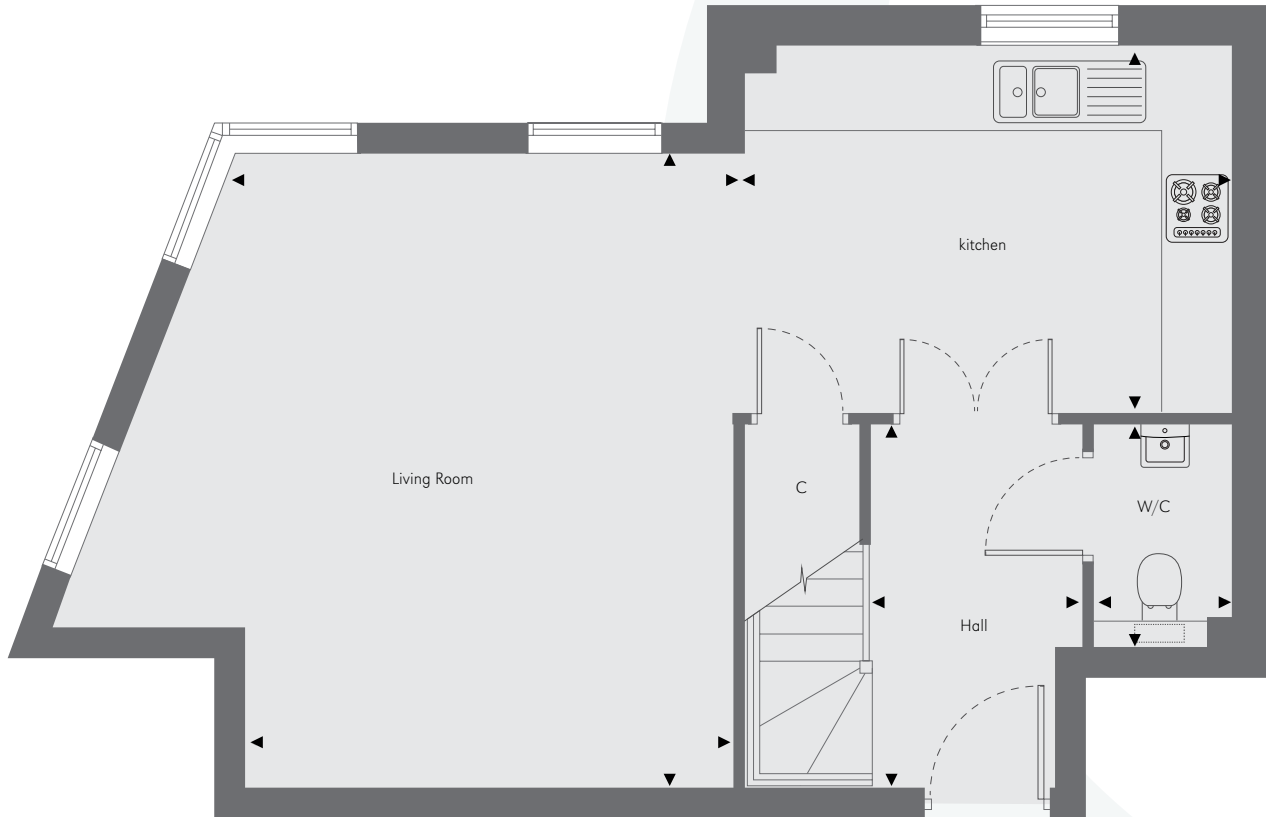
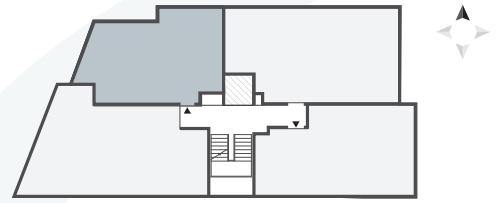
Dimensions	ft	m
Living room	12'10 x 12'6	3.92 x 3.81
Kitchen	12'6 x 6'0	3.81 x 1.82
Bathroom	6'11 x 4'11	2.11 x 1.50
Bedroom 1	11'9 x 9'10	3.59 x 3.00
En-suite	6'6 x 3'8	1.98 x 1.13
Bedroom 2	9'7 x 9'2	2.92 x 2.79
A/C	5'1 x 2'3	1.55 x 0.69





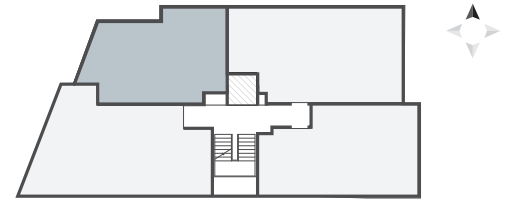
## 6 Duplex | Second Floor

Dimensions	ft	m
Living room	17'2 x 13'6	5.24 x 4.12
Kitchen	13'6 x 9'11	4.12 x 3.02
W/C	5'11 x 3'9	1.82 x 1.15
Entrance Hall	9'10 x 5'9	3.00 x 1.74






## 6 Duplex | Third Floor

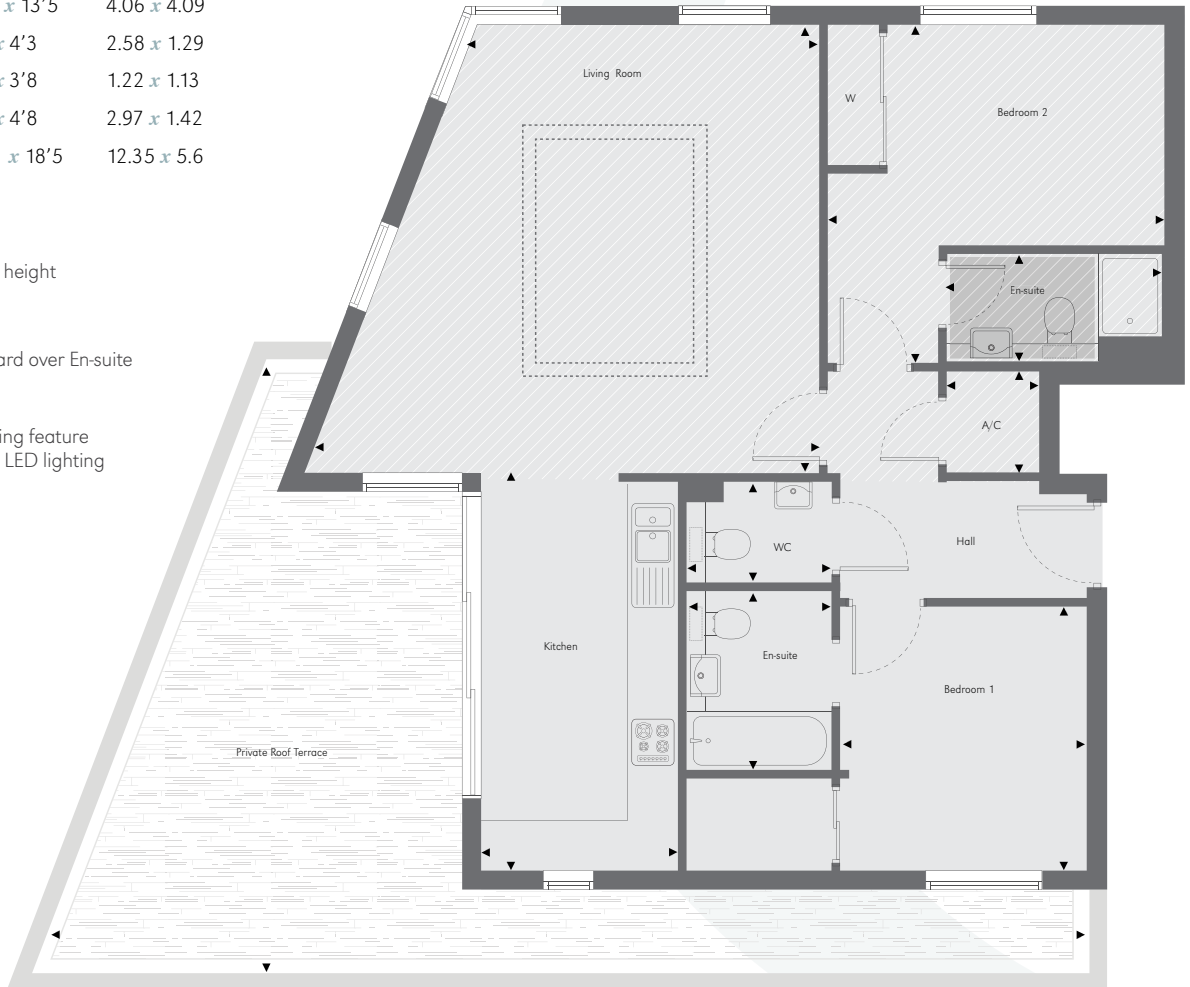
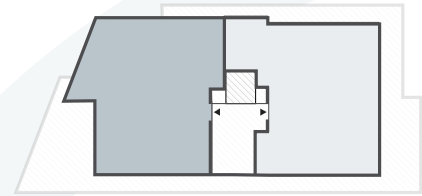
Dimensions	ft	m
Bedroom 1	13'6 x 9'5	4.12 x 2.86
En-suite	7'4 x 5'10	2.24 x 1.78
Bedroom 2	16'4 x 9'8	4.99 x 2.95
En-suite	6'7 x 3'3	2.00 x 1.00
A/C	4'7 x 3'4	1.39 x 1.02



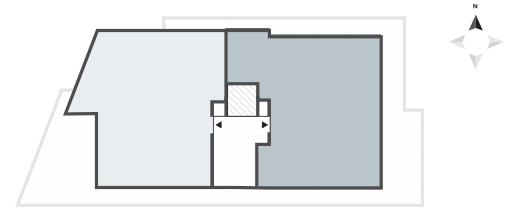
# 14 Fourth Floor


Dimensions	ft	m
Living room	20'4 x 17'8	6.19 x 5.40
Kitchen	15'8 x 7'9	4.77 x 2.37
W/C	5'8 x 3'11	1.73 x 1.20
Bedroom 1	10'5 x 9'9	3.18 x 2.97
En-suite	7'1 x 5'8	2.15 x 1.73
Bedroom 2	13'4 x 13'5	4.06 x 4.09
En-suite	8'6 x 4'3	2.58 x 1.29
A/C	4'0 x 3'8	1.22 x 1.13
Entrance Hall	9'9 x 4'8	2.97 x 1.42
Private Terrace	41'0 x 18'5	12.35 x 5.6

-  3 metre ceiling height
-  Storage cupboard over En-suite
-  Suspended ceiling feature with concealed LED lighting



# 15 Fourth Floor



 3metre ceiling height

Dimensions	ft	m
Living room	16'3 x 15'11	4.95 x 4.85
Kitchen	10'5 x 9'6	3.17 x 2.90
Bathroom	8'12 x 5'7	2.74 x 1.70
Bedroom 1	12'8 x 10'	3.86 x 3.05
En-suite	8'7 x 4'7	2.61 x 1.40
Bedroom 2	13'11 x 9'9	4.23 x 2.97
Utility	3'6 x 2'5	1.06 x 0.74
A/C	3'6 x 2'5	1.06 x 0.74
Entrance Hall	11'11 x 5'11	3.62 x 1.79

# GENERAL INFORMATION

## About Rissance

Based in Newbury, West Berkshire, we have a solid reputation for developing high quality new homes. We understand that buying a new property as a home or a buy to let investment is a major decision, which is why our emphasis is on achieving maximum client satisfaction.

## A trusted developer

By delivering over 130 high quality residential properties to discerning owners across West Berkshire, we are renowned for quality, design and after sales service. Apartments at Oddfellows Heights are sold with a Rissance 2 year Warranty and a 10 year Premier structural warranty.

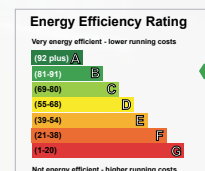
## Leasehold details

The luxury apartments at Oddfellows Heights are sold with a 999 year lease and there is an annual ground rent. A service charge (details are available on request) 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, lift, window cleaning and maintenance of grounds, hard-surfaced areas and any bin stores/cycle stores.

## Energy Efficiency

The apartments at Oddfellows Heights have an average energy efficiency rating of B, which is about 40% better than the national average. This means that the running costs of your new home will be less than older properties and it's great for the environment.







# BUYING IS EASY WITH HELP

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 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.

## Investor Package

For Investors Rissance offer a 2 year Assured Rental Package which guarantees 5.5% gross yield\*\*.

So no need to worry about finding tenants, repair bills or rental voids. Rissance does it all, it could not be simpler!

\*\* Excluding 10% management fee.



\* For first five years



# FINDING ODDFELLOWS HEIGHTS

**Oddfellows Heights is located in Newbury town centre, Post Code: RG14 5AF.**

## From the North

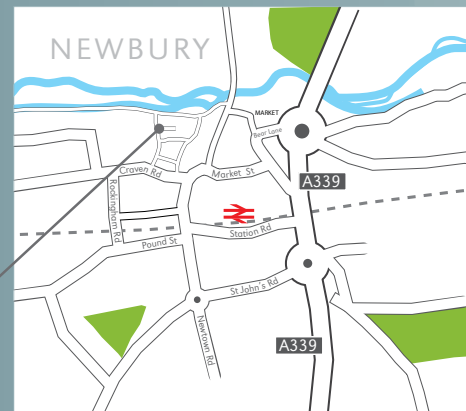
From the M4 J13 follow the signs to Newbury. On approaching the urban area take the A339 dual carriageway south. At the next roundabout (Sainsbury's) turn right (Bear Lane) into the town. Follow this road round to the left through the first set of traffic lights then round a bend to the right, over a pedestrian crossing and the next mini-roundabout to a set of lights. Bear left into Bartholomew Street and turn right at a mini roundabout into Craven Road then take the first right onto Oddfellows Road, Oddfellows Heights can be found approximately 100m along on the right hand side.

From the A4 take the A339 south (from the Robin Hood roundabout) and follow the directions as above.

## From the South

From the South take A339 to "Burger King" roundabout and take the first exit (St John's Road). At the next roundabout take the third exit (Newtown Road) then after about 700m at the next mini roundabout, take the first exit (Craven Road) followed by the first right into Oddfellows Road, Oddfellows Heights can be found on the right hand side.

For further information,  
visit [www.ressance.co.uk](http://www.ressance.co.uk)  
or call 01635 521133



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Legal notice: Oddfellows Heights comprises of 14 apartments. The elevations, floor plans specification and Site Plan in this brochure are for illustrative purposes only and may be subject to change. 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 Oddfellows Heights (subject to availability) or in the alternative refund the client's reservation deposit.