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H E N W I C K V I E W

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P L O T 1

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# MODERN LIVING IN THE HEART OF BERKSHIRE

Situated between Thatcham and Newbury, Henwick View offers modern standards of living in the heart of Berkshire, with all of the benefits the area has to offer.

Overlooking Henwick Worthy playing fields, this development of 12 apartments is the ideal living space to take advantage of the local countryside, local restaurants and pubs, and the fantastic shopping available in Newbury and Reading.

In addition, as the gateway to the Thames Valley and the South West, Thatcham and Newbury 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

# 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

## *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

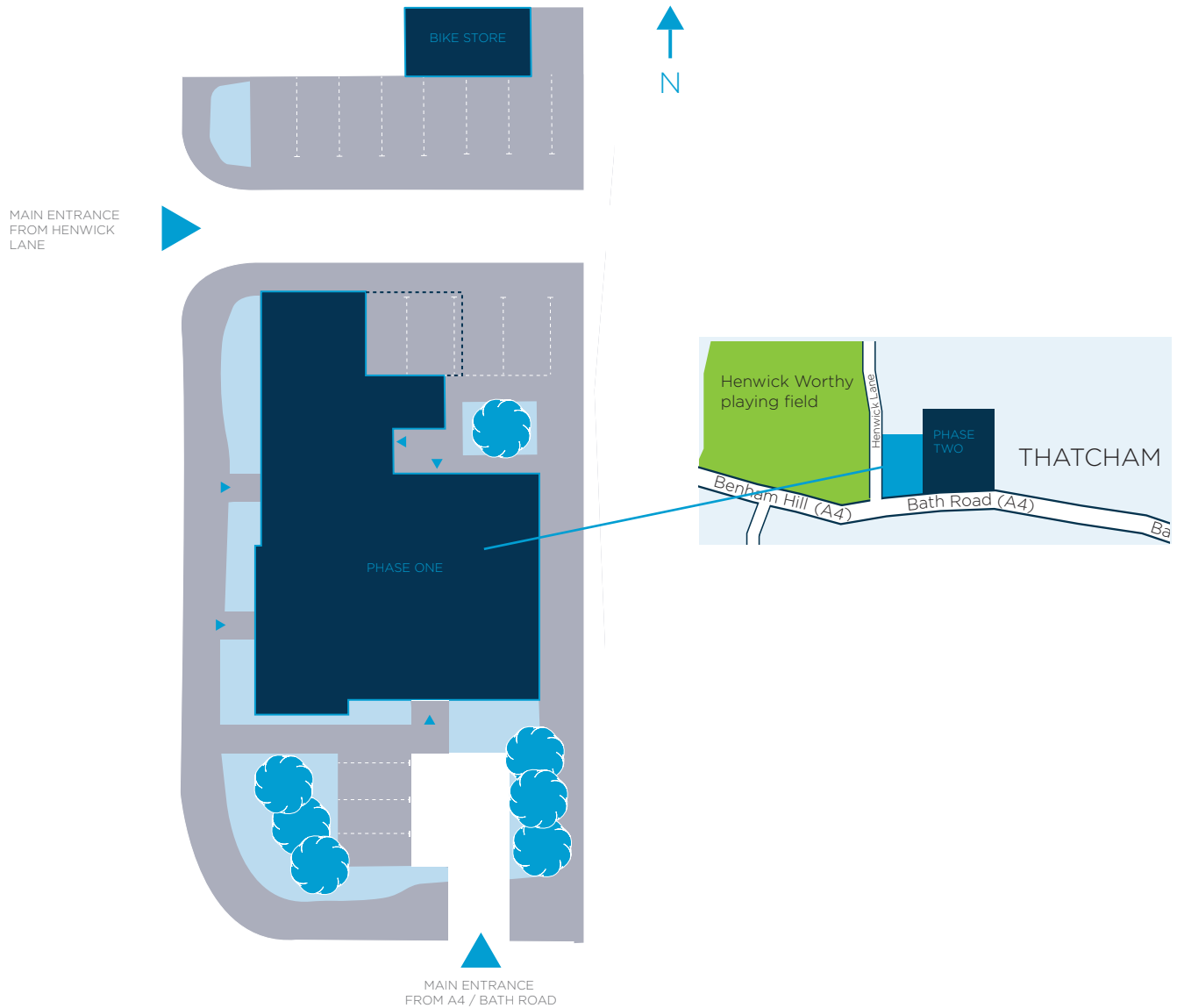
### *Decorative Finishes*

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

### *General*

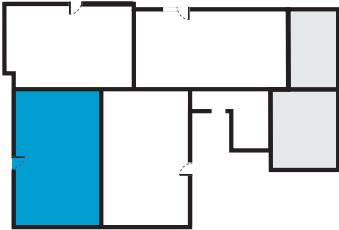
- Zoned underfloor central heating
- Hall cupboard with hot water tank
- Hot water system providing mains pressure to showers and other outlets
- Cabled for digital Freeview TV to living room and master bedroom
- Built in sliding mirrored wardrobes
- Visitor entry intercom

# S I T E   P L A N

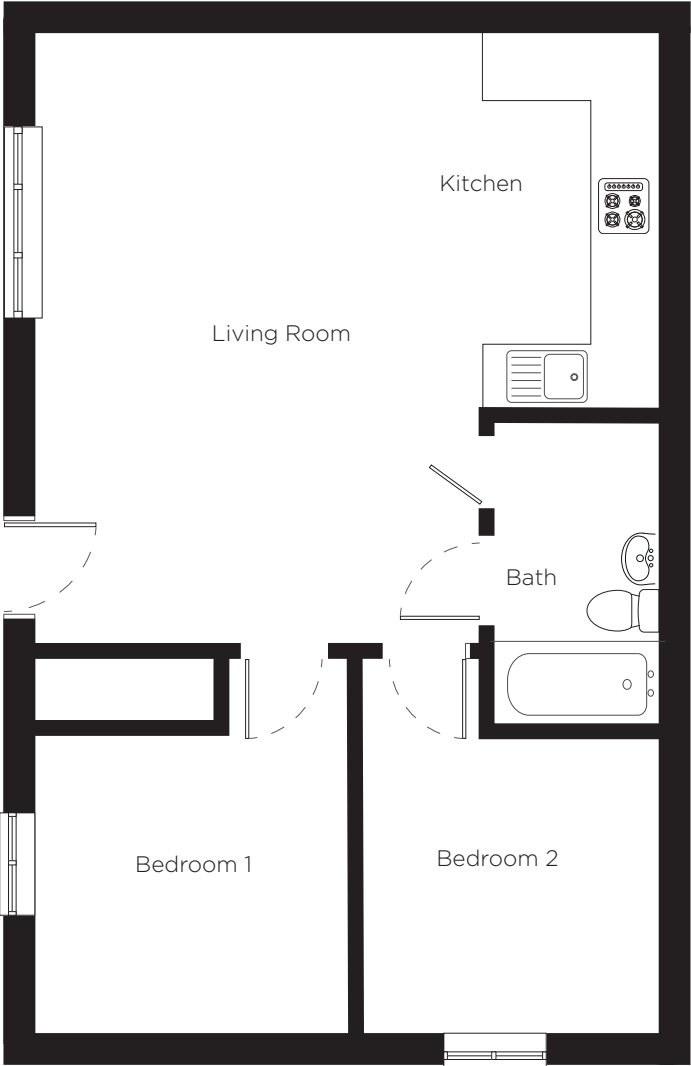


P L O T 1

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 |



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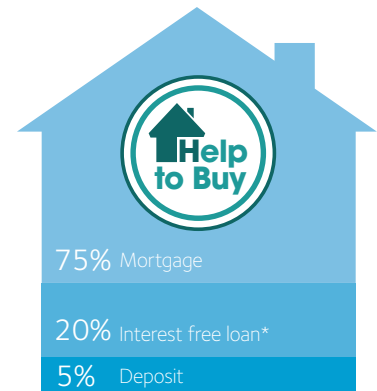
## FINDING YOUR DREAM HOME

*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.help2obuy.gov.uk](http://www.help2obuy.gov.uk).



\* For first five years

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# CONSIDERING 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.

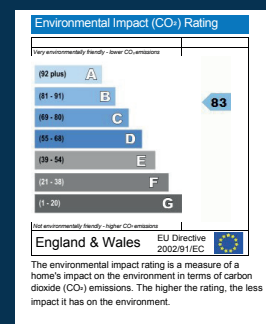
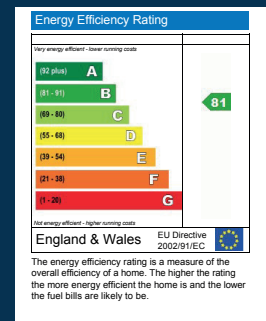
\*Terms and conditions apply



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

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



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Legal notice: Henwick View is comprised of 12 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 an apartment off-plan Ressance 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 Ressance to that effect in writing within fourteen days of receiving details of any changes, Ressance will, at the client's option, either allow the client to transfer their reservation to another apartment at Henwick View (subject to availability) or in the alternative refund the client's reservation deposit.