



Riverside Court



RESSANCE
homes for brighter living





Spacious loft style living

Riverside Court is a brand new contemporary development overlooking the Kennet and Avon Canal. The spacious two and three bedroom apartments benefit from a modern loft style design which connects with the nature of the riverside setting. Each apartment offers a unique layout with large, open plan living areas, sleek integrated kitchens and modern bathrooms with built-in storage.

Riverside Court has many unique features for modern loft style living:

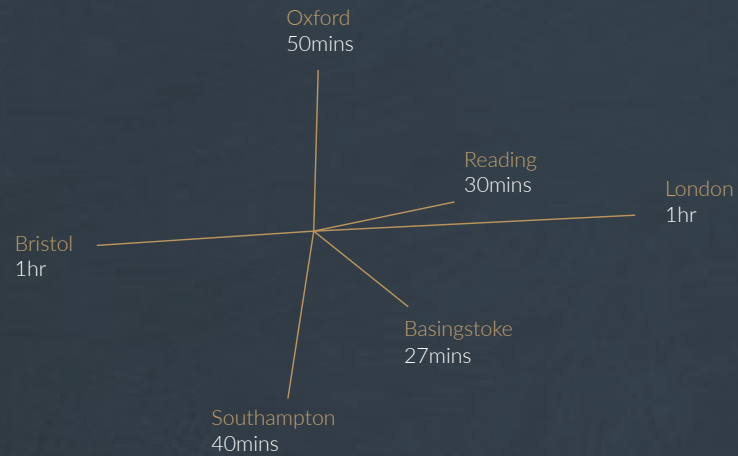
- Feature walls of exposed internal brick work
- Stylish exposed steelwork
- Designer adjustable spotlighting
- Solid floors with under floor heating
- An abundance of storage
- French doors connecting to the riverside setting
- Extensive car parking with infrastructure for future Electric Vehicle (EV) charging points
- Covered, secure cycle storage





Connections

Newbury is located close to the intersection of the A34 and M4 providing quick access to various major towns and cities including Swindon, Oxford, Reading, Southampton, Bristol and London.



Newbury train station offers newly electrified direct links to London Paddington and the South West.





Nature, culture and leisure on your doorstep

Nestled in the heart of the Berkshire countryside, Newbury is a vibrant town steeped in history with excellent transport connections. The town centre is a delightful mix of high street names and boutique shops as well as an array of excellent pubs, restaurants and coffee houses. There is also a seven screen cinema and two popular theatres.

The area around Riverside Court itself also has much to offer;

- Close to many areas of outstanding natural beauty with walking routes along the Kennet and Avon canal to the stunning Thatcham Nature Reserve and Reedbeds.
- Within walking distance of Newbury's Nuffield Gym, which offers a range of fitness activities including swimming, racquet sports and great classes.
- Close to Newbury Racecourse and its outstanding facilities, including train station, cafes and bars and a Nursery.





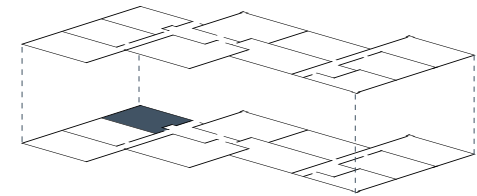
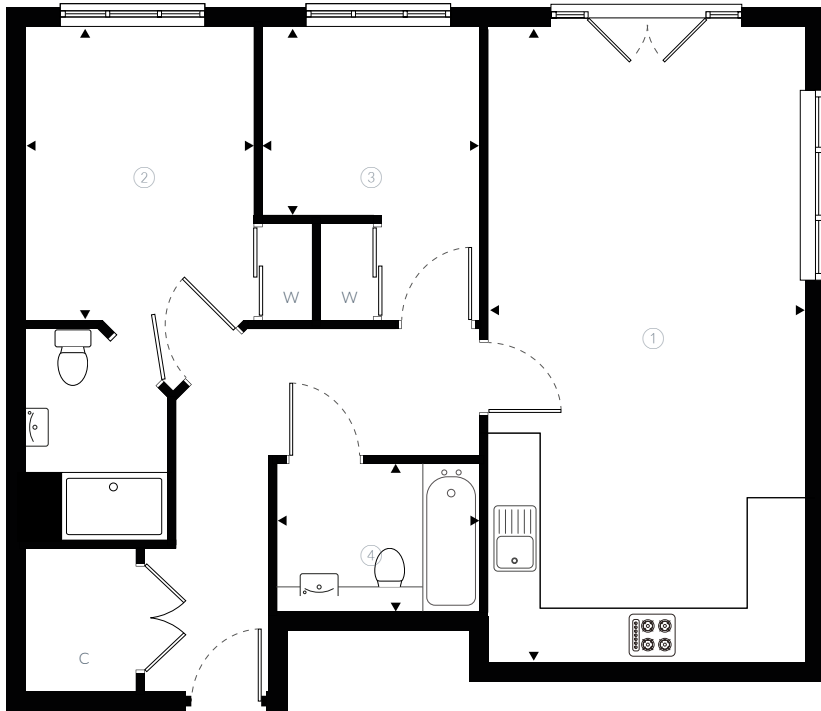
Site plan

- Landscaped grounds
- Allocated resident and visitor parking (EV ready)
- Secure bike storage.





Plot 3



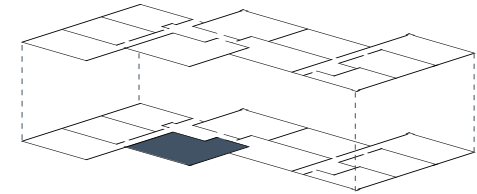
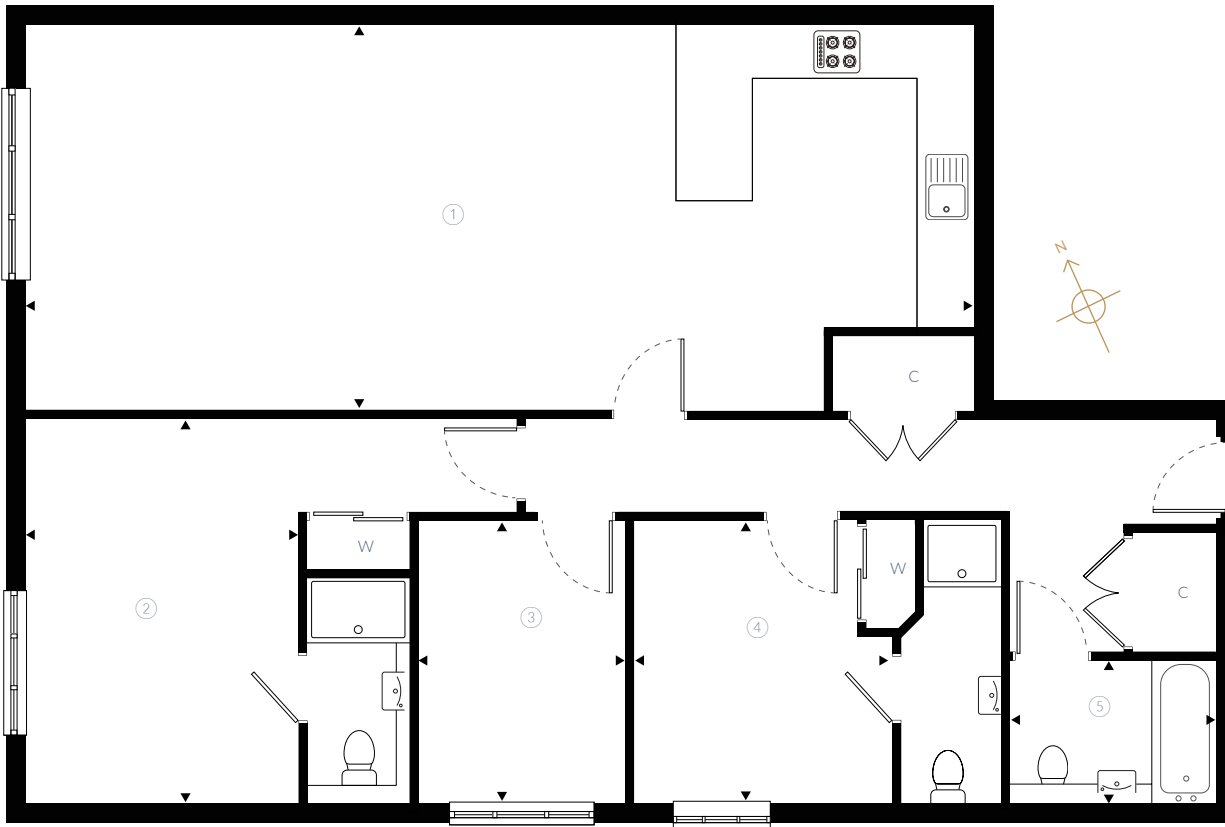
①	Kitchen Living Room	3.75 x 7.50m	12'3" x 24'6"
②	Bedroom 1	2.66 x 3.47m	8'8" x 11'4"
③	Bedroom 2	2.55 x 2.23m	8'4" x 7'3"
④	Bathroom	2.39 x 1.70m	7'8" x 5'6"

This plot has an external patio





Plot 4

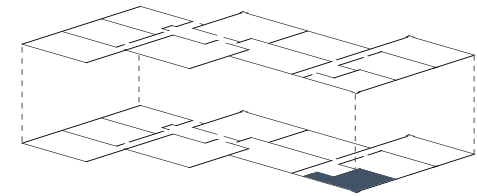
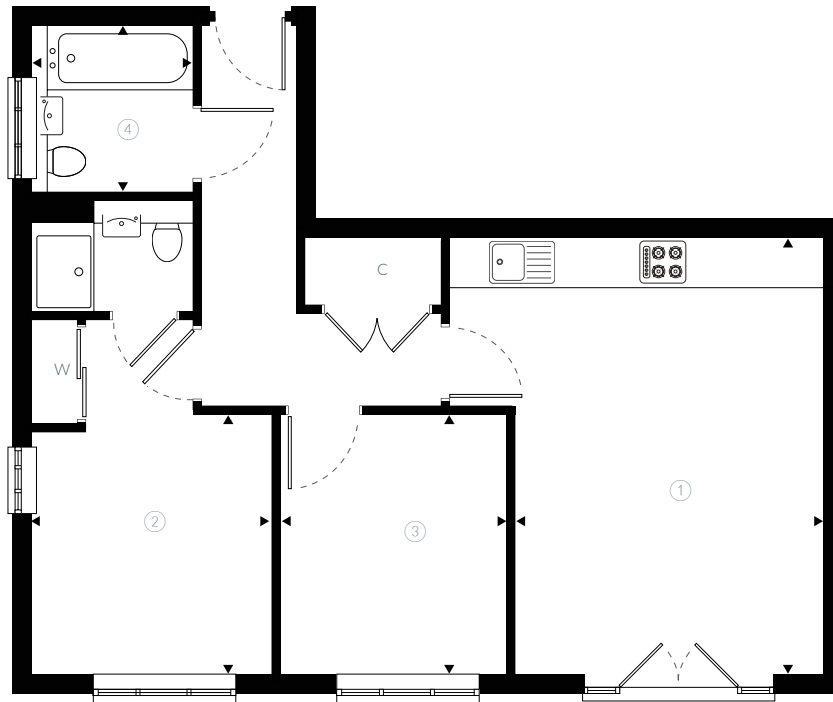


①	Kitchen Living Room	11.23 x 4.53m	36'8" x 14'9"
②	Bedroom 1	3.25 x 4.55m	10'7" x 15'
③	Bedroom 2	3.05 x 3.35m	10' x 11'
④	Bedroom 3	2.44 x 3.35m	8' x 11'
⑤	Bathroom	2.36 x 1.70m	7'7" x 5'6"





Plot 8



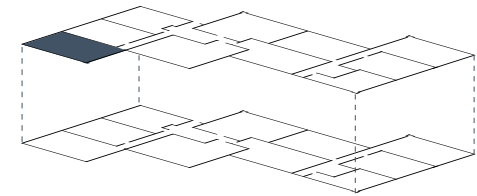
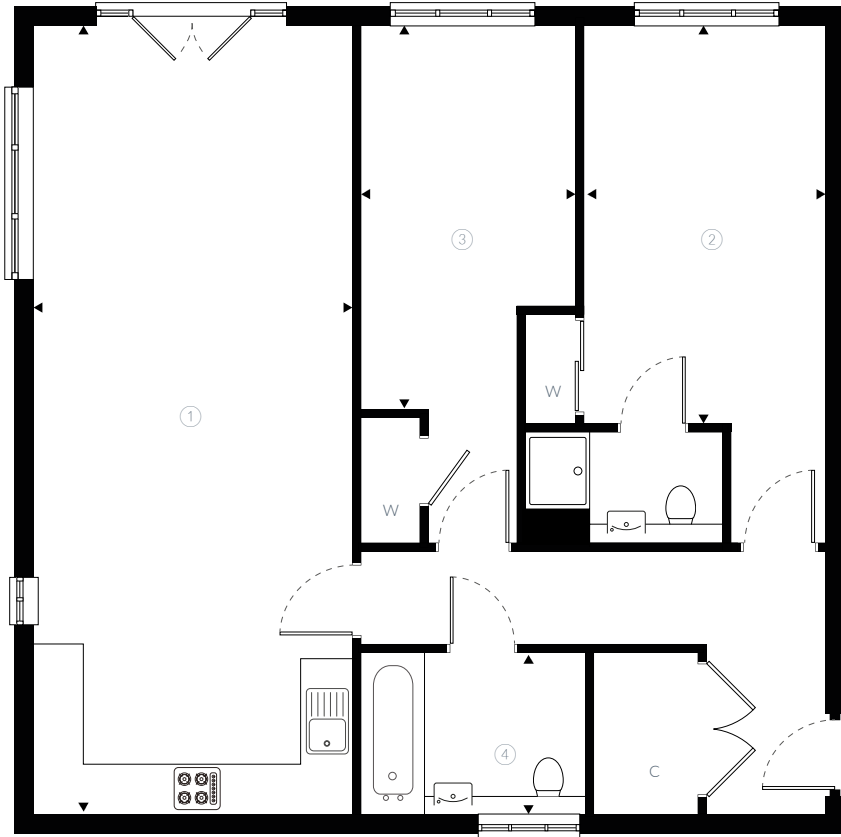
①	Kitchen Living Room	3.60 x 5.14m	11'8" x 16'9"
②	Bedroom 1	3.06 x 2.86m	10' x 9'4"
③	Bedroom 2	3.06 x 2.66m	10' x 8'7"
④	Bathroom	1.92 x 1.93m	6'3" x 6'3"

This plot has an external patio





Plot 11



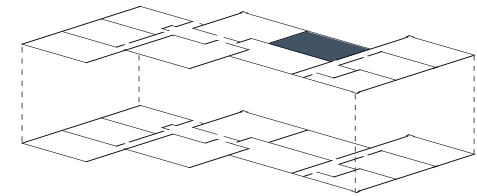
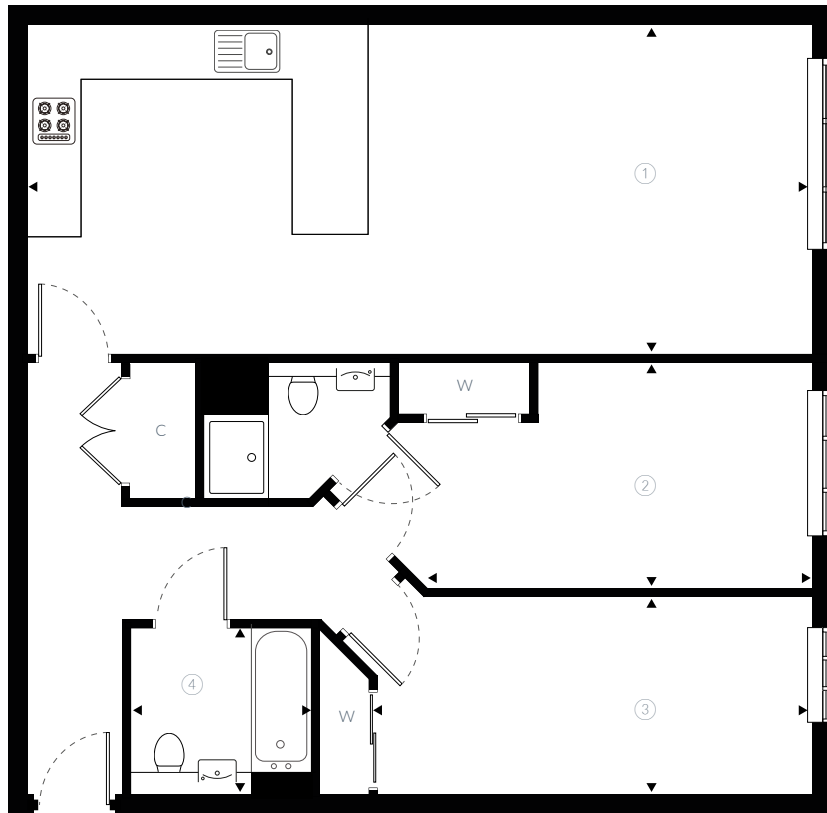
①	Kitchen Living Room	3.77 x 9.35m	12'4" x 30'7"
②	Bedroom 1	2.82 x 4.71m	9'3" x 15'5"
③	Bedroom 2	2.52 x 4.55m	8' 3" x 14'9"
④	Bathroom	2.64 x 1.91m	8'7" x 6' 3"

This plot has additional loft storage





Plot 17



①	Kitchen Living Room	9.25 x 3.86m	30'3" x 12'7"
②	Bedroom 1	4.53 x 2.65m	14'9" x 8'7"
③	Bedroom 2	5.14 x 2.29m	16'9" x 7'5"
④	Bathroom	2.12 x 1.93m	6'9" x 6'3"

This plot has additional loft storage





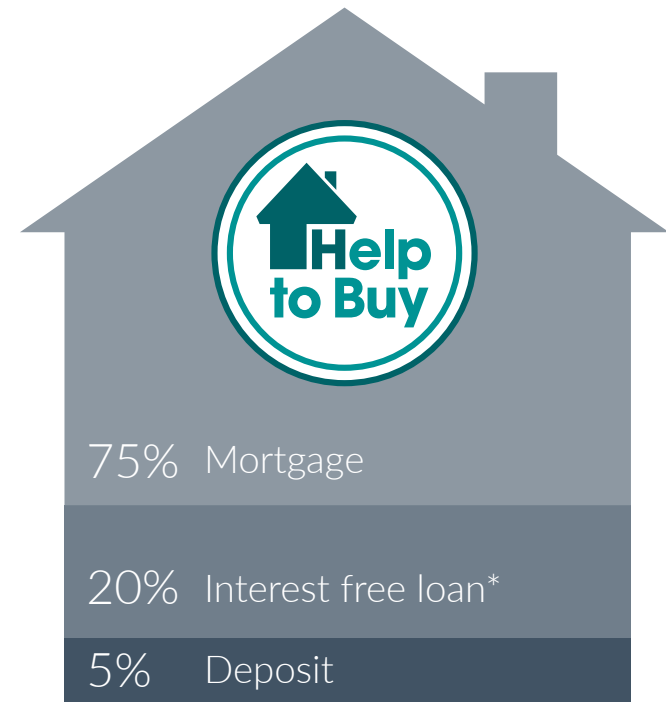
Helping you buy your dream home

Through the Government backed Help to Buy scheme, we helping customers to find their dream home. Help to Buy is a government backed scheme to help hard working people buy a new home up to a value of £600,000. The government provides a loan of up to 20% of the cost of your new 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 brand new homes, subject to Help to Buy T&C's. For more information about Help to Buy, visit www.helptobuy.gov.uk.

Our friendly team of experts is on hand to give you one-to-one advice and we will do all we can to ensure that buying a new home is easy and hassle free.

Call our team at Rissance today on 01635 277699 and take the first step to owning your unique, brand new home.



* For first five years





Specifications

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
- Infrastructure for future EV charging
- Communal bin store
- Landscaped surroundings

Energy, Ecology & Acoustics

- Energy Efficiency Rating: Band D
- Environmental Impact Rating (CO2): Band D
- Sustainable materials used in construction
- Sustainable waste management during construction
- Centralised whole flat ventilation system

Windows & Doors

- High quality full height windows
- 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
- Freeview TV points to living room and bedrooms
- Satellite TV points to living room and master bedroom
- BT Infinity ultra fast fibre available
- Built in sliding mirrored wardrobes*
- Visitor entry intercom

Interior Design

- Design features such as exposed brickwork and steel columns
- Stylish track lighting to kitchen/living areas
- Oak communal staircase

* See apartment floor plans for locations





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.

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.





How to find Riverside Court

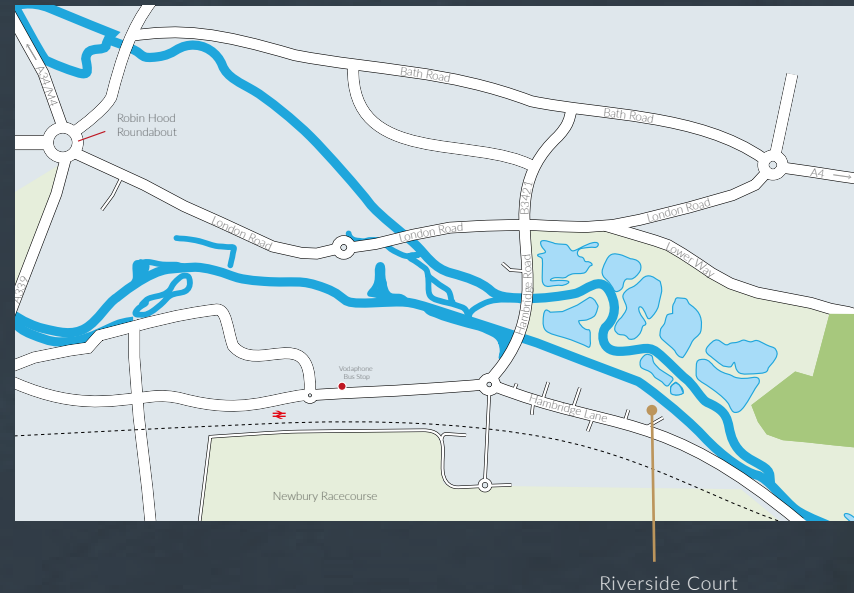
Riverside Court is located close to the Newbury Racecourse - RG14 5TN

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 onto London Road heading towards Thatcham (A4). Continue past the BP garage on your left and go straight across the roundabout. Filter into the right hand lane at the junction and turn right onto Hampbridge Lane. Follow the road down to the mini roundabout and take the first exit. Riverside Court can be found around 400 yards down the road on your left.

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 follow the signs towards Thatcham (A4). Continue past the BP garage on your left and go straight across the roundabout. Filter into the right hand lane at the junction and turn right onto Hampbridge Lane. Follow the road down to the mini roundabout and take the first exit. Riverside Court can be found around 400 yards down the road on your left.



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For further information, call 01635 277699
or visit www.ressance.co.uk

Legal notice: Riverside Court is a joint venture development by Silverton Votec Ltd (the developer) and Rissance Ltd (the agent). Riverside Court comprises of 29 apartments. The elevations, floor plans, specification and Site Plan in this brochure are for illustrative purposes only and may be subject to change. 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 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 Riverside Court (subject to availability) or in the alternative refund the client's reservation deposit.