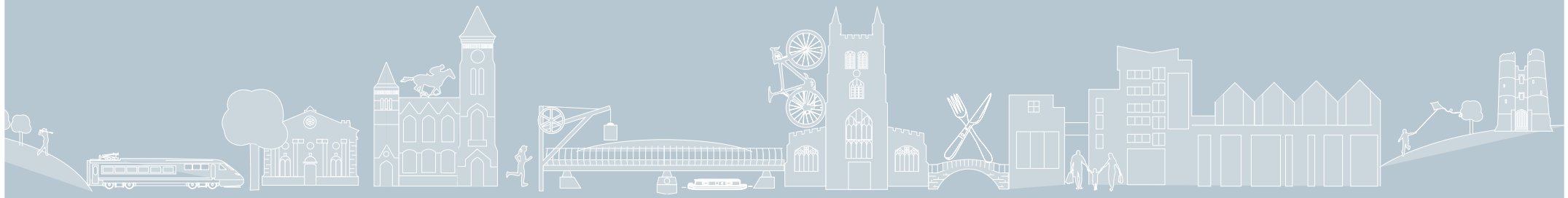


UNION PLACE

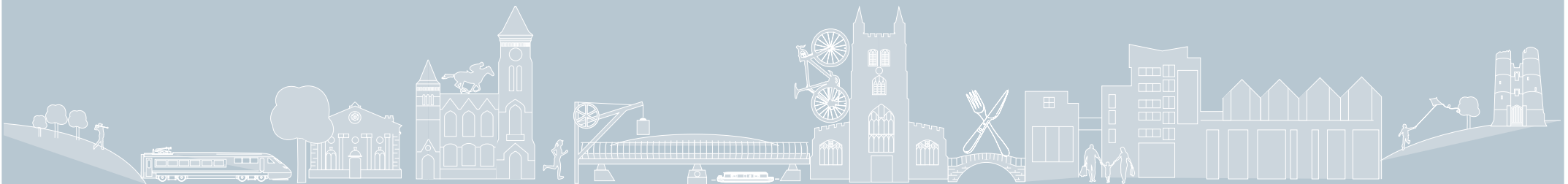
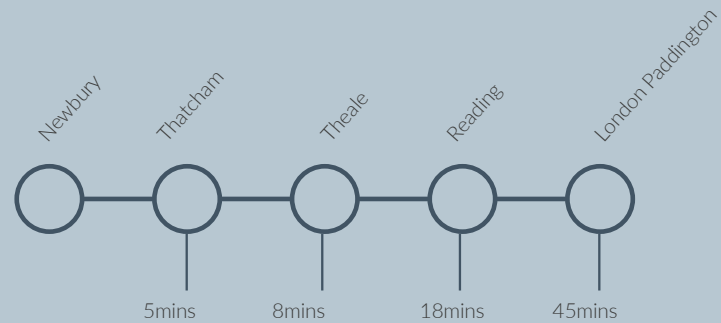
Modern living in the heart of Newbury



RESSANCE
homes for brighter living



Modern living in the heart
of a vibrant town with excellent
travel connections.





Newbury - a modern town steeped in history

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.

- Just minutes from the M4 and A34
- Excellent rail links, only 45 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





Modern design in a vibrant urban setting

Situated in the vibrant heart of Newbury, Union Place is an exclusive modern development that embodies the design excellence and unrivalled quality you would expect from a Resance home.

Comprising 14 two bedroom apartments, Union Place has a functional style that is especially well suited to its urban surroundings. Light and space is optimised in every apartment, with abundant natural daylight and exceptional energy efficiency. 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

Union Place is on the doorstep of all that Newbury has to offer, including the excellent town centre:

- A short walk to great shopping, restaurants, pubs, cafes and other places of culture and heritage
- Close to Newbury's many fantastic green spaces
- Walking distance to train station and other transport hubs
- Just 600 metres from the Kennet & Avon Canal





Specification & finish

Kitchen:

- ✓ High gloss kitchen doors
- ✓ Laminate worktop & upstand
- ✓ Stainless steel splashback
- ✓ Soft closers to drawers and cupboards
- ✓ Integrated Appliances: - Fridge/Freezer (70/30)
- ✓ Plumbing for dishwasher and washer/dryer
- ✓ Modern energy efficient downlights
- ✓ Mixer tap
- ✓ Re-circulating extractor fan

Bathrooms & En-Suites:

- ✓ High quality white sanitary ware with chrome fittings
- ✓ High quality thermostatically controlled showers
- ✓ Bathroom furniture
- ✓ Chrome towel rails
- ✓ Modern energy efficient downlights
- ✓ Ceramic wall tiles

Decorative Finishes:

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

Windows & Doors:

- ✓ High quality full height triple glazed windows
- ✓ Oak veneer internal doors
- ✓ Contemporary door furniture
- ✓ Sliding mirrored wardrobe doors

External Features:

- ✓ Stylish lighting
- ✓ Secure bike storage
- ✓ Communal bin store
- ✓ Private patio to ground floor apartments
- ✓ Set in historic walls of the old Union Chapel

Energy, Ecology & Acoustics:

- ✓ Energy Efficiency Rating: Band C
- ✓ Environmental Impact Rating (CO2): Band B
- ✓ Sustainable materials used in construction
- ✓ Sustainable waste management during construction
- ✓ Energy efficient centralised whole flat ventilation system
- ✓ Energy efficient water cylinder

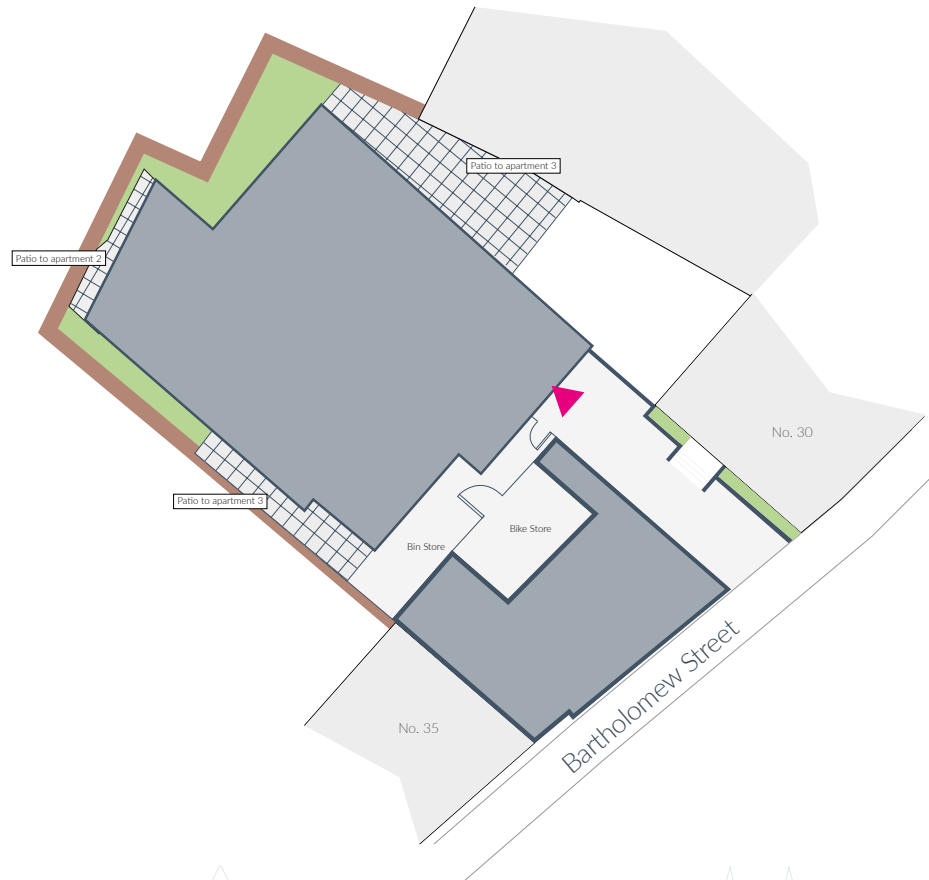
General

- ✓ High ceilings
- ✓ Zoned underfloor central heating
- ✓ Hall cupboard with hot water tank
- ✓ Freeview TV points to living room and bedrooms
- ✓ Satellite TV point to living room
- ✓ USB charge points
- ✓ Superfast fibre broadband available
- ✓ Visitor entry intercom
- ✓ Built-in wardrobes





Site plan

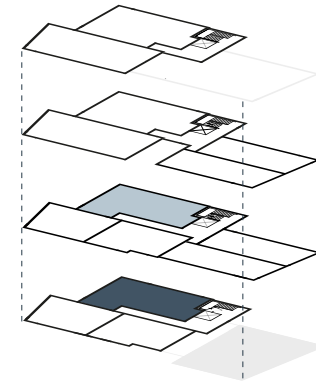
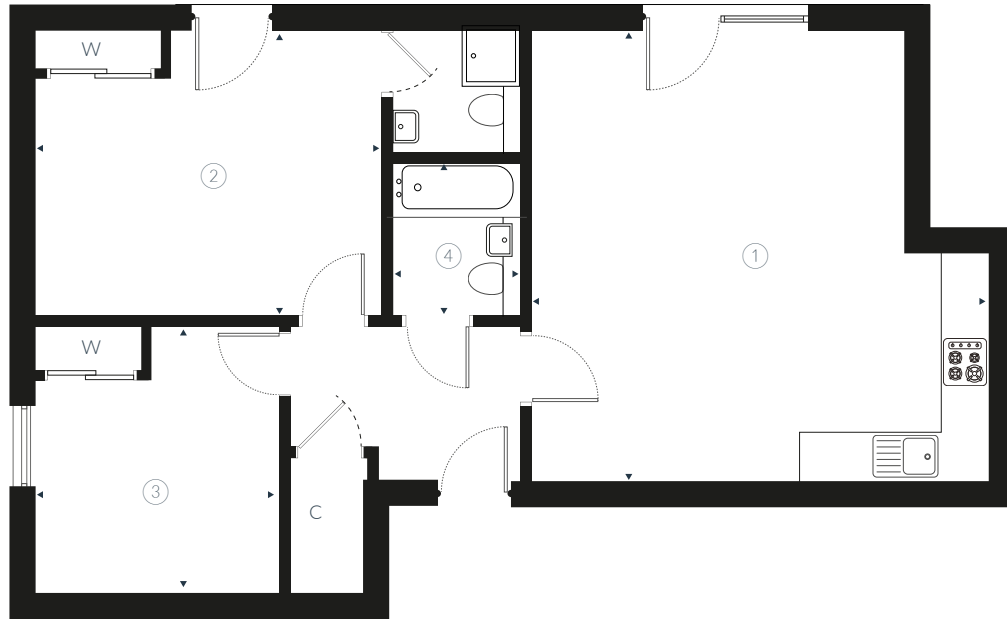


-  Union Place
-  Existing buildings





Apartment type A



- Apartment 3
- Apartment 8

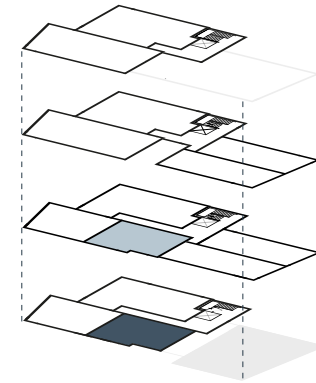
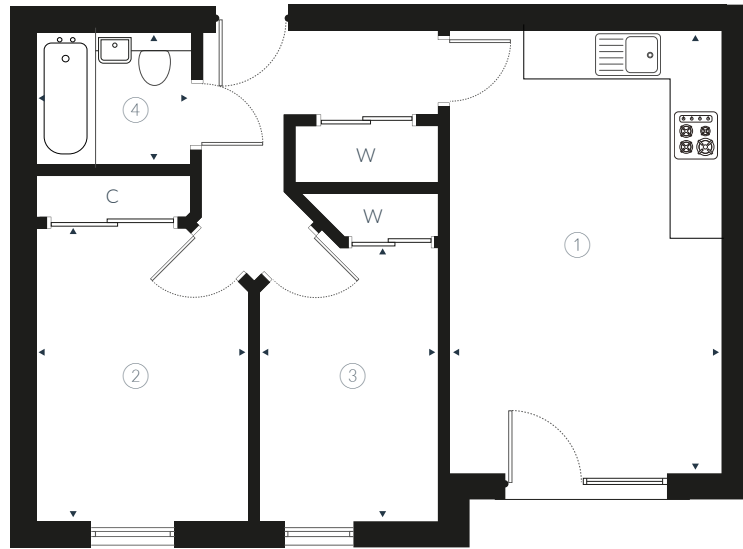
- | | | | |
|---|----------------------|--------------|----------------|
| ① | Kitchen Living Room* | 5.98 x 5.89m | 19' x 19' |
| ② | Bedroom 1* | 4.50 x 3.80m | 14'7" x 12'4" |
| ③ | Bedroom 2 | 3.25 x 3.62m | 10' 4" x 11'8" |
| ④ | Bathroom | 1.73 x 2.30m | 5'6" x 6' 8" |

* External doors
Apartment 1 only





Apartment type B



- Apartment 1
- Apartment 6

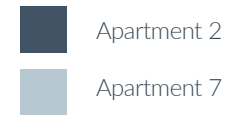
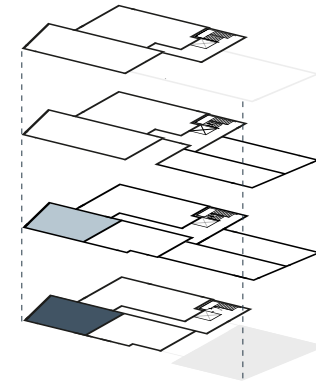
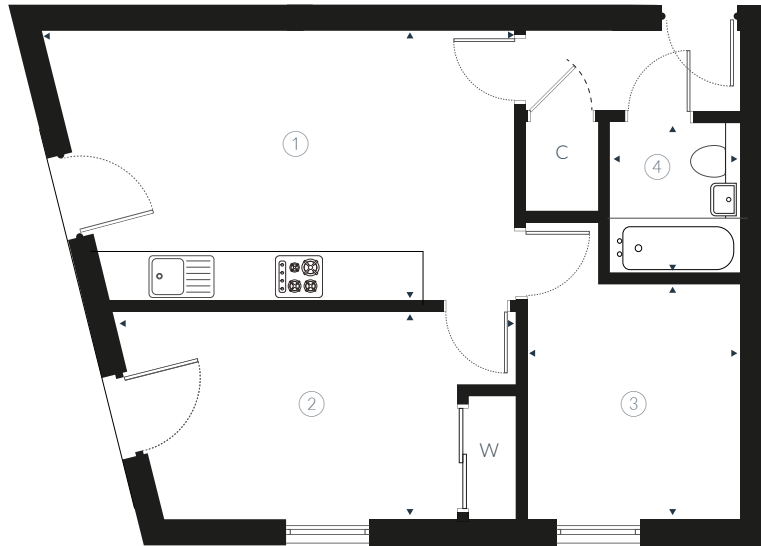
①	Kitchen Living Room*	3.48 x 5.86m	11'5" x 19'3"
②	Bedroom 1	2.80 x 3.93m	9'2" x 12'8"
③	Bedroom 2	2.31 x 3.67m	7'5" x 12'1"
④	Bathroom	2.40 x 1.73m	7'9" x 5'6"

* External doors
Apartment 2 only



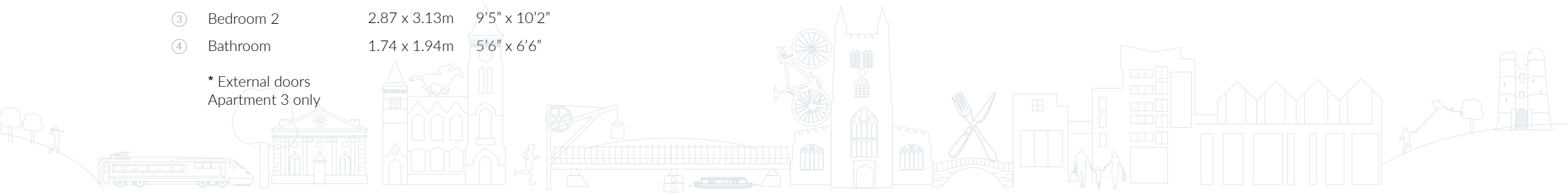


Apartment type C



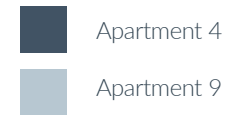
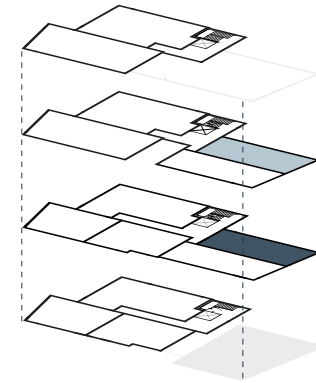
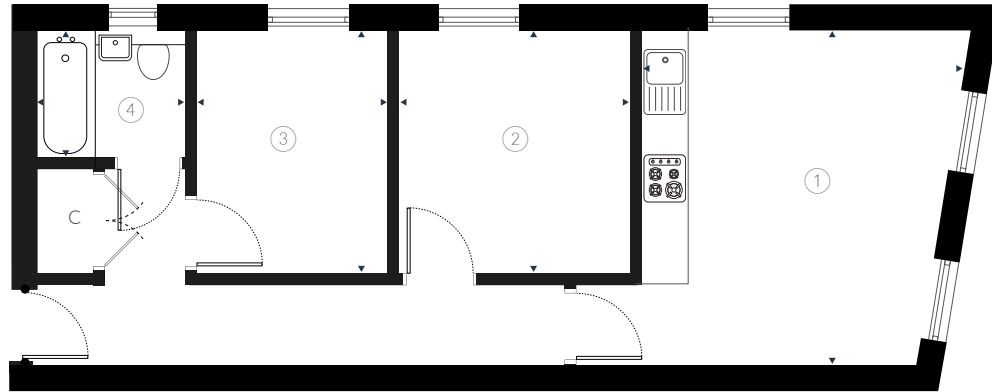
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|---|----------------------|--------------|---------------|
| ① | Kitchen Living Room* | 6.25 x 3.58m | 20'7" x 12'1" |
| ② | Bedroom 1* | 4.57 x 2.77m | 15' x 9'1" |
| ③ | Bedroom 2 | 2.87 x 3.13m | 9'5" x 10'2" |
| ④ | Bathroom | 1.74 x 1.94m | 5'6" x 6'6" |

* External doors
Apartment 3 only





Apartment type D

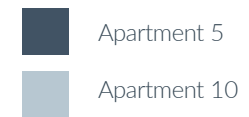
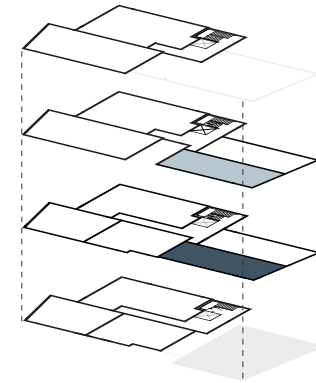
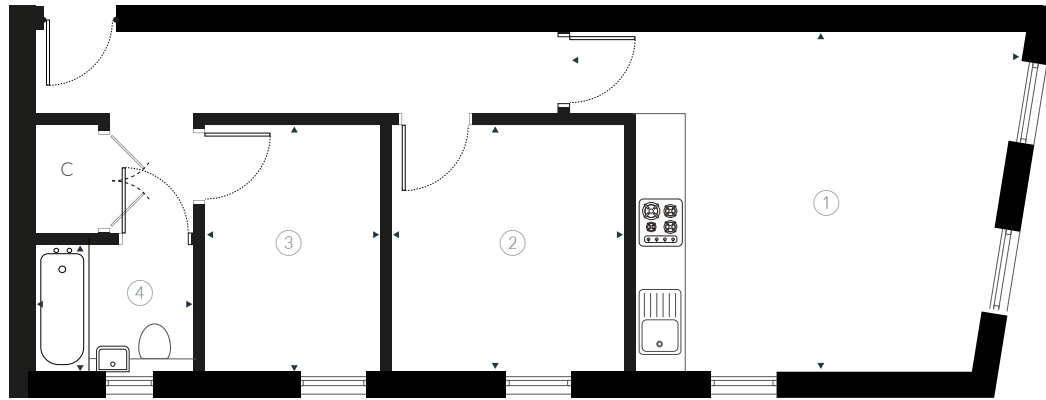


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|---|---------------------|--------------|--------------|
| ① | Kitchen Living Room | 5.12 x 4.45m | 16' x 19'3" |
| ② | Bedroom 1 | 3.06 x 3.25m | 9'8" x 10'6" |
| ③ | Bedroom 2 | 2.51 x 3.25m | 8'2" x 10'5" |
| ④ | Bathroom | 2.15 x 1.73m | 6'9" x 5'6" |





Apartment type E

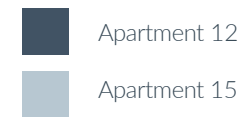
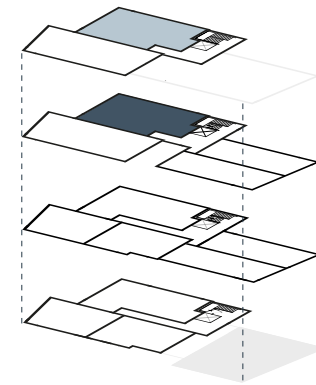
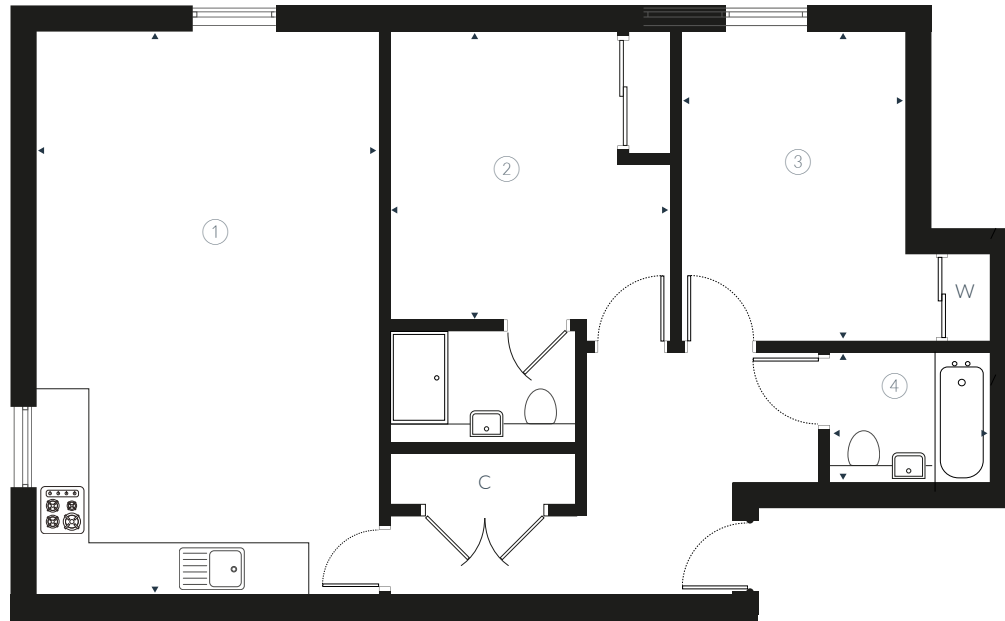


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|---|---------------------|--------------|---------------|
| ① | Kitchen Living Room | 4.38 x 4.64m | 14'4" x 15' |
| ② | Bedroom 1 | 3.06 x 3.30m | 10'2" x 10'8" |
| ③ | Bedroom 2 | 2.34 x 3.30m | 7'5" x 10'8" |
| ④ | Bathroom | 2.09 x 1.74m | 6'9" x 5'6" |





Apartment type F

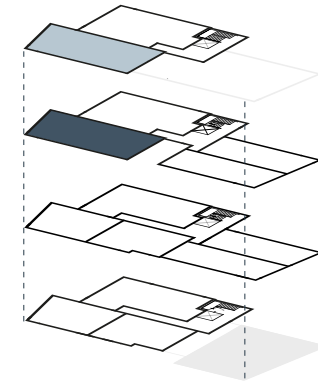
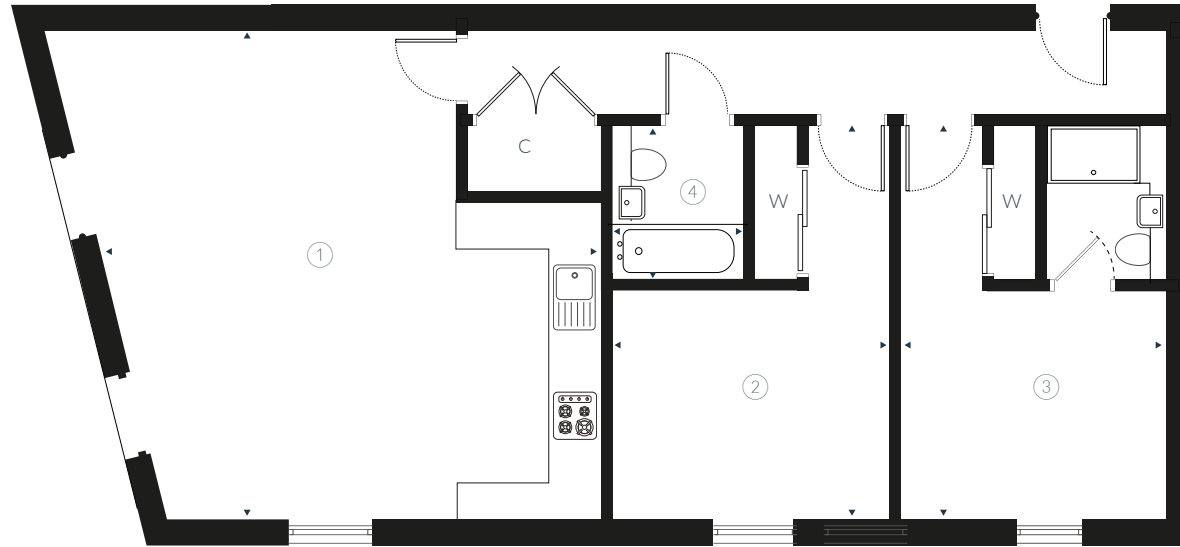


- | | | | |
|---|---------------------|--------------|---------------|
| ① | Kitchen Living Room | 4.50 x 7.40m | 13'4" x 24'3" |
| ② | Bedroom 1 | 3.68 x 4.06m | 12'1" x 12'5" |
| ③ | Bedroom 2 | 3.00 x 4.06m | 9'8" x 13'4" |
| ④ | Bathroom | 2.12 x 1.73m | 6'9" x 5'6" |





Apartment type G



- ① Kitchen Living Room 7.38 x 6.45m 18'7" x 21'
- ② Bedroom 1 3.47 x 5.16m 11'5" x 10'8"
- ③ Bedroom 2 3.62 x 5.16m 11'9" x 10'2"
- ④ Bathroom 1.73 x 2.03m 5'6" x 6'6"





How to find Union Place

Union Place is conveniently located in Newbury Town Centre -from Market Place turn left onto Bridge Street and keep going on Bartholomew Street(for around 3 minutes) and Union Place is on your right, just after the Kennet Centre. From Newbury Station (platform 1), follow the signs to the town centre via Cheap Street. At the cinema turn left and continue along Market Street. Union Place can be found opposite the junction of Market Street and Bartholomew Street.

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 Newbury town centre (A339). At the roundabout take the 4th exit onto Bear Lane and follow the road towards the Kennet Centre.

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 Newbury town centre (A339). At the roundabout take the 4th exit onto Bear Lane and follow the road towards the Kennet Centre.

Post Code RG14 5LL. Google Maps: 51.39925472891009, -1.32595999179752



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



Legal notice: Union Place 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. 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 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 Union Place (subject to availability) or in the alternative refund the client's reservation deposit.