



  
ROYAL VICTORIA  
COURT

LABURNUM HOUSE  
1 & 2 bedroom apartments

CGIs are indicative, external finishes and features may vary.



  
**ROYAL VICTORIA**  
COURT

**THE  
DEVELOPMENT**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



**GAINSBOROUGH**  
2 bedroom home

**GOVE**  
2 bedroom home

**LAMBOURNE**  
3 bedroom home

**OSBOURNE**  
3 bedroom home with a study

**LANSDOWN**  
3 bedroom home

**STOCKWOOD**  
4 bedroom home

**REDBOURNE**  
4 bedroom home

**MAGNOLIA**  
2 bedroom apartment  
over garage

**ELMTREE HOUSE**  
1&2 bedroom apartments

**CYPRESS HOUSE**  
1&2 bedroom apartments

**LAUREL HOUSE**  
1&2 bedroom apartments

**JUNIPER HOUSE**  
1&2 bedroom apartments

**LABURNUM HOUSE**  
1&2 bedroom apartments

**SYCAMORE HOUSE**  
1&2 bedroom apartments

**ASPEN HOUSE**  
1&2 bedroom apartments

**LOW COST HOME OWNERSHIP  
WITH MELIN HOMES**

**AFFORDABLE HOMES FOR RENT  
WITH TIRION HOMES**

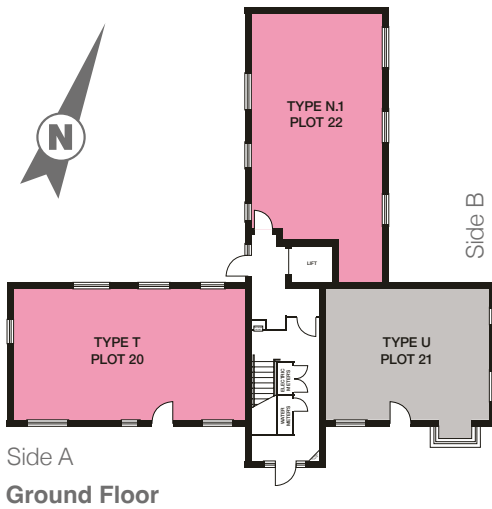
**SHOWHOMES AND VIEW  
APARTMENT**

# LABURNUM HOUSE

## 1 & 2 bedroom apartments

### GROUND FLOOR

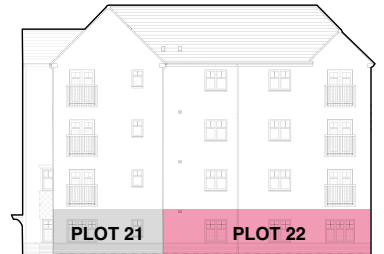
Plots 20, 21 & 22



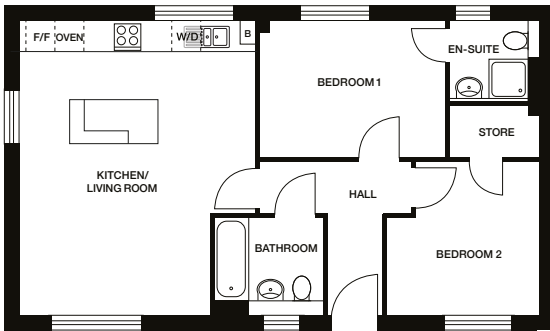
Side A  
Ground Floor



Elevation View A



Elevation View B



### Type T

Plot 20

**Kitchen/Living:** 4803mm x 5993mm 15'9" x 19'8"

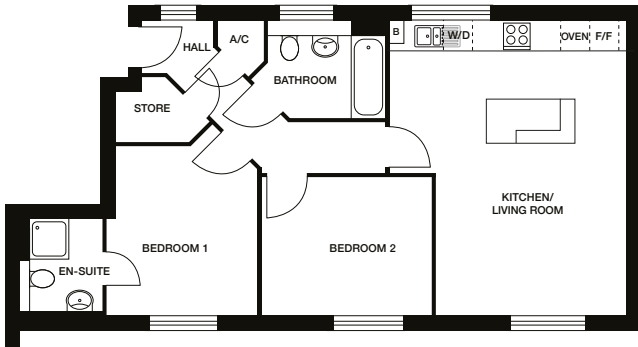
**Bedroom 1:** 3783mm x 2721mm 12'5" x 8'11"

**Ensuite:** 1632mm x 1565mm 5'4" x 5'2"

**Bedroom 2:** 3187mm x 3123mm 10'5" x 10'3"

**Bathroom:** 2249mm x 1970mm 7'5" x 6'6"

↕ 716 ft<sup>2</sup>



### Type N.1

Plot 22

**Kitchen/Living:** 5993mm x 4813mm 19'8" x 15'10"

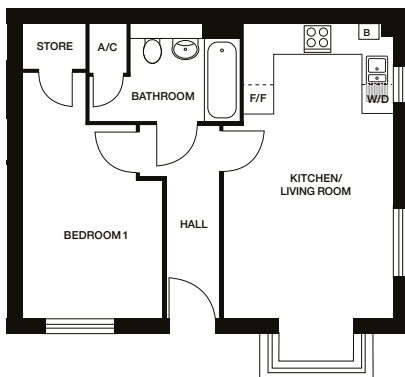
**Bedroom 1:** 3441mm x 3075mm 11'4" x 10'1"

**Ensuite:** 1872mm x 1758mm 6'2" x 5'9"

**Bedroom 2:** 3417mm x 2797mm 11'3" x 9'2"

**Bathroom:** 2425mm x 1970mm 8'0" x 6'6"

↕ 722 ft<sup>2</sup>



### Type U

Plot 21

**Kitchen/Living:** 3397mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 2884mm x 5015mm 9'6" x 16'5"

**Bathroom:** 3057mm x 1970mm 10'0" x 6'6"

↕ 513 ft<sup>2</sup>

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

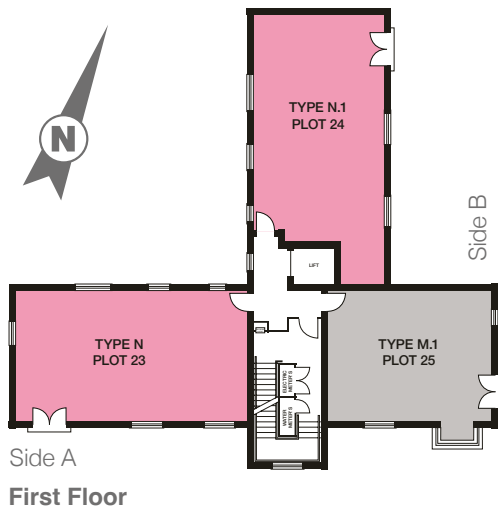
**Please note:** External door and window positions vary. No balconies to ground floor. Boiler position varies dependant on location. Please ask Sales Executives for plot specific details.

# LABURNUM HOUSE

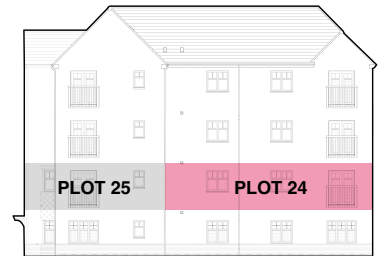
## 1 & 2 bedroom apartments

### FIRST FLOOR

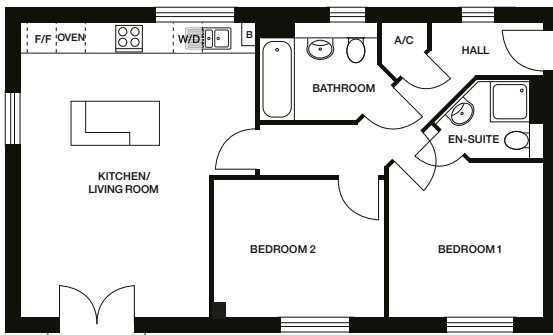
Plots 23, 24 & 25



Elevation View A



Elevation View B



### Type N

Plot 23

**Kitchen/Living:** 4799mm x 5998mm 15'9" x 19'8"

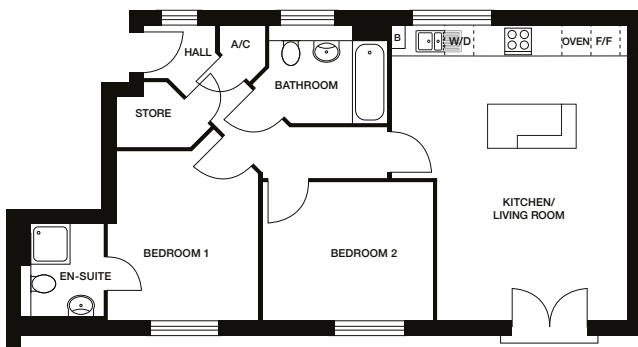
**Bedroom 1:** 3156mm x 3123mm 10'4" x 10'3"

**Ensuite:** 1524mm x 1243mm 5'0" x 4'1"

**Bedroom 2:** 3549mm x 2806mm 11'8" x 9'3"

**Bathroom:** 2374mm x 1970mm 7'10" x 6'6"

↕ 682 ft<sup>2</sup>



### Type N.1

Plot 24

**Kitchen/Living:** 5993mm x 4813mm 19'8" x 15'10"

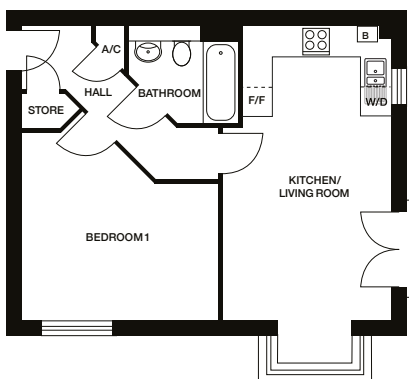
**Bedroom 1:** 3441mm x 3075mm 11'4" x 10'1"

**Ensuite:** 1872mm x 1758mm 6'2" x 5'9"

**Bedroom 2:** 3417mm x 2797mm 11'3" x 9'2"

**Bathroom:** 2425mm x 1970mm 8'0" x 6'6"

↕ 722 ft<sup>2</sup>



### Type M.1

Plot 25

**Kitchen/Living:** 3400mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 4030mm x 3835mm 13'3" x 12'7"

**Bathroom:** 2218mm x 1970mm 7'3" x 6'6"

↕ 513 ft<sup>2</sup>

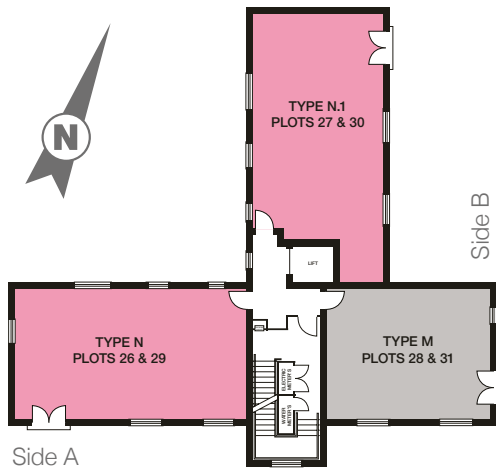
Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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# LABURNUM HOUSE

1 & 2 bedroom apartments

SECOND & THIRD FLOORS



Side A

Second & Third Floor

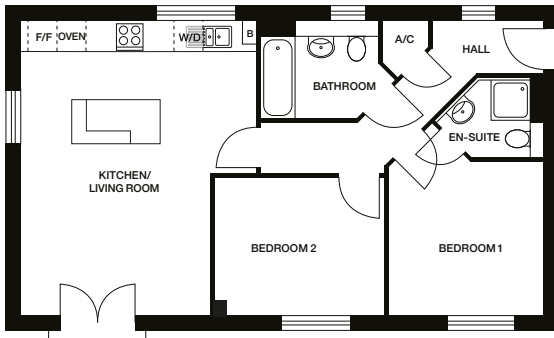
Second floor plots 26, 27 & 28  
Third floor plots 29, 30 & 31



Elevation View A



Elevation View B



## Type N

Plots 26 and 29

**Kitchen/Living:** 4799mm x 5998mm 15'9" x 19'8"

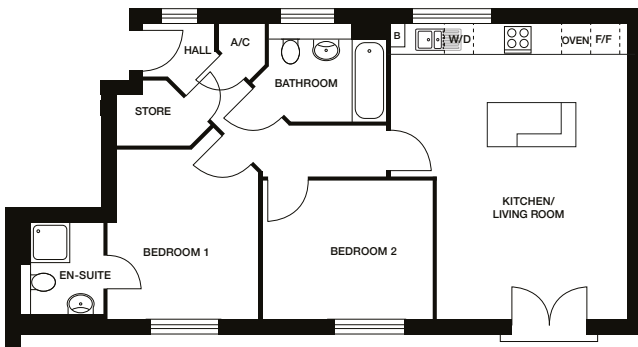
**Bedroom 1:** 3156mm x 3123mm 10'4" x 10'3"

**Ensuite:** 1524mm x 1243mm 5'0" x 4'1"

**Bedroom 2:** 3549mm x 2806mm 11'8" x 9'3"

**Bathroom:** 2374mm x 1970mm 7'10" x 6'6"

↕ 682 ft<sup>2</sup>



## Type N.1

Plots 27 and 30

**Kitchen/Living:** 5993mm x 4813mm 19'8" x 15'10"

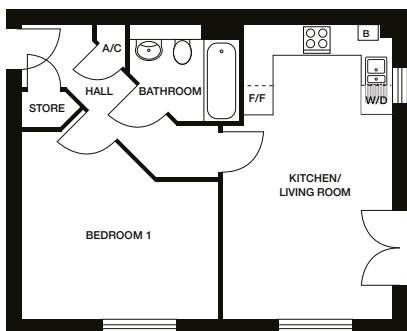
**Bedroom 1:** 3441mm x 3075mm 11'4" x 10'1"

**Ensuite:** 1872mm x 1758mm 6'2" x 5'9"

**Bedroom 2:** 3417mm x 2797mm 11'3" x 9'2"

**Bathroom:** 2425mm x 1970mm 8'0" x 6'6"

↕ 722 ft<sup>2</sup>



## Type M

Plots 28 and 31

**Kitchen/Living:** 3400mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 4030mm x 3835mm 13'3" x 12'7"

**Bathroom:** 2218mm x 1970mm 7'3" x 6'6"

↕ 499 ft<sup>2</sup>

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**Please note:** External door and window positions vary. No balconies to ground floor. Boiler position varies dependant on location. Please ask Sales Executives for plot specific details.



## SPECIFICATION

### All apartments include:

- 10 year NHBC Warranty • 2 Year emergency cover • Gas central heating
  - Symphony fitted kitchen with soft closers to cupboards & drawers
  - Worktop with upstands • Integrated brushed stainless-steel single oven
- Brushed stainless steel electric hob and cooker hood • Stainless steel splashback
  - 1½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
  - Plumbing for washing machine • Free standing washer dryer
- Ideal Standard sanitaryware • Mira shower
- Porcelanosa wall tiles\* to bathrooms, cloakrooms and en-suites • Gas combination boiler
  - Oak veneered internal apartment entrance doors with chrome ironmongery
    - Birtley high performance, low maintenance front door\*\*
  - White UPVC or GRP/steel double-glazed windows and rear doors
    - White internal doors • Brass chrome internal ironmongery
  - White sockets and switches
- TV, BT sockets & chrome downlighters (please ask Sales Executive for details of positioning)
  - Satellite TV/Virgin accessibility • Pendant light fitting to all other rooms
- White emulsion walls and ceilings • White gloss (except oak) finish to woodwork
- Range 1 carpets to bedroom(s) • Amtico Spacia flooring to all other areas
  - Mains-operated smoke detectors

\* Choice of tiles subject to build stage \*\* Where apartments have their own external access

