



ROYAL VICTORIA
COURT

NEWPORT

WELCOME TO



Transforming the former Whiteheads steelworks, Royal Victoria Court is a superb collection of 2, 3 and 4 bedroom homes and 1 and 2 bedroom apartments.

Situated in the desirable city of Newport, this stunning development offers the best of both worlds; all the perks of central city life yet only a stone's throw away from the impressive Victorian Belle Vue Park and a short drive from the beautiful Welsh countryside. Royal Victoria Court is "y lle perffraith i alw adref" - the perfect place to call home!





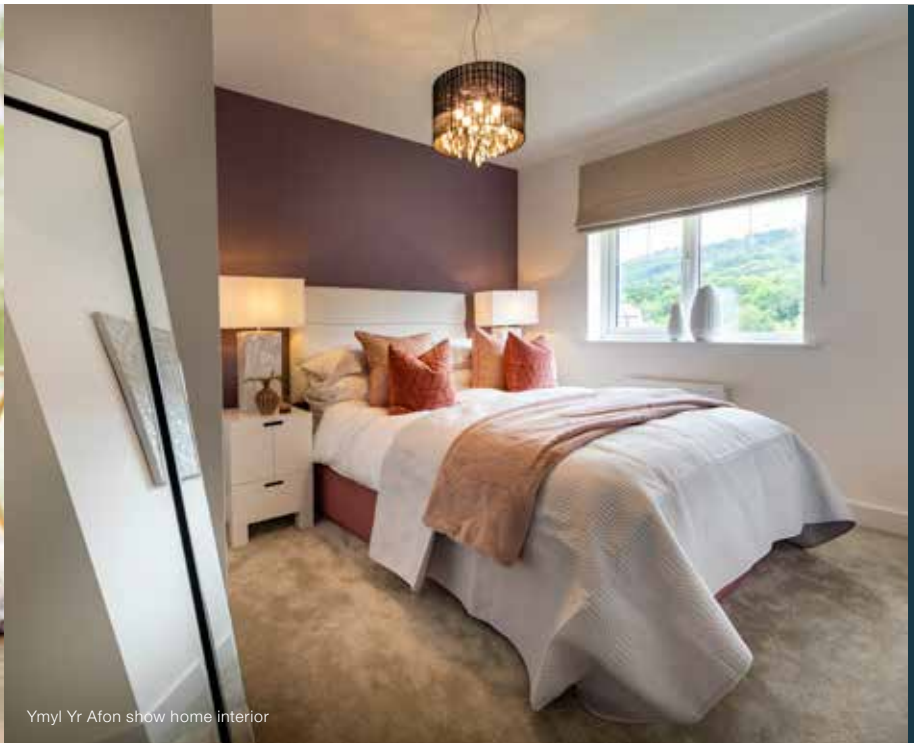
Ymyl Yr Afon show home interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

**Most of all, once you step through the front door,
we want you to know you're home.**




ROYAL VICTORIA
COURT



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.


ROYAL VICTORIA
COURT



LIFE AT ROYAL VICTORIA COURT

Lovell is proud to be working in partnership with Tirion Homes and support from Welsh Government to transform a sought-after city location site, adjacent to the tranquil Belle Vue Park, into the impressive Royal Victoria Court community. Whether you are a young professional, looking to downsize, or are a growing family, our selection of high-quality homes and apartments at Royal Victoria Court offers the perfect living space for everyone, tailored to suit your needs.

Our homes and apartments are excellently located in the bustling city of Newport, which is rich with culture and has a plethora of leisure opportunities and amenities close by, including the excellent Friars Walk Shopping Centre. Transport links are fantastic with Newport Train Station only a five-minute drive away. With city life, the idyllic Welsh coastline and rolling hills right at your doorstep, you will not need to travel far for a day out.

Within a mile of your home, you'll have a retail park, the city centre, a number of local primary and secondary schools, play areas, a medical centre, the Royal Gwent Hospital, a choice of supermarkets, alongside an abundance of pubs, cafes, cinemas and theatres, to name just a few local amenities. Newport benefits from being very well-connected to the capital city, Cardiff, and the popular medieval tourist town of Chepstow, both only a half hour drive away. Royal Victoria Court is equally well-located for access to Bristol - at only 30 miles away, an easy commute with excellent road, rail and bus transport links.





Belle Vue Park



Friars Walk



Newport Bridge

PLACES TO SEE, LOCATIONS TO EXPLORE



Move to Royal Victoria Court and you'll enjoy easy access to vibrant Cardiff, only 15 miles south from your new home. Cardiff Castle, Cardiff Bay, Llandaff Cathedral, National Museum, St David's Shopping Centre and many more attractions await, together with one of the world's top 100 Universities and Cardiff International Airport.

Head East and within around 45 minutes you'll be in buzzing, metropolitan Bristol. From sightseeing to shopping, music to museums, culinary delights to a thriving cultural scene, this lively city offers endless opportunity.

If you want to step away from the hustle and bustle of the city, South Wales has plenty to offer. The spectacular South Wales coastline and the Brecon Beacon National Park are both within easy reach; ideal for fun family days out and with outstanding landscapes, a true walker's paradise. From waterfalls to beaches and quaint towns to castles, not to mention Barry Island, Caerleon and Tredegar House, there's much to discover.

South Wales is a truly one-of-a-kind region. Make it home and you'll find everything from thriving towns and cities, to coastal hikes and the serenity of the Welsh hills. Or why not take a trip back in time at one of the many heritage attractions in the region such as, St Fagan's, rated one of Europe's best open-air museums and Cardiff Castle with over 2000 years' worth of history to learn in one place.



Tredegar House



Newport Wetlands

IDEALLY LOCATED

Thoughtfully positioned for everyday life, Royal Victoria Court is just one mile away from the city centre of Newport. If you're looking to head into the centre, it is just a short 5-minute drive or 10-minute walk away.



Newport Train Station



* Distances and times taken from Google Maps.

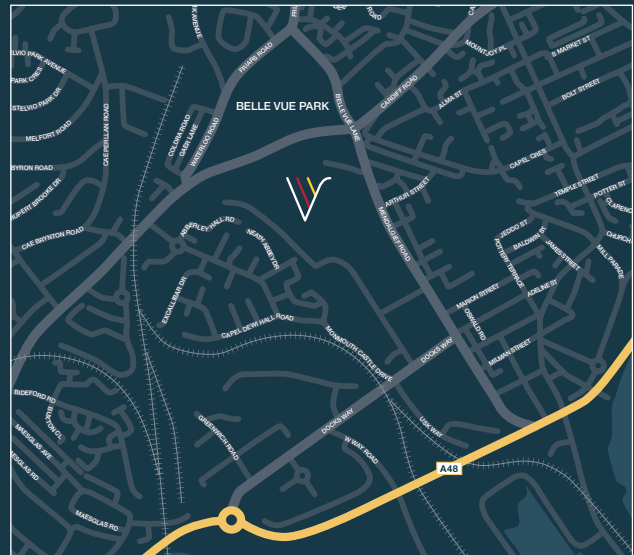
FROM CARDIFF/THE SOUTH

Exit Cardiff following signs to the A470 using the North Rd. At the roundabout, take the Eastern Ave/A48 towards Pen-Y-Lan. Keep right and take A48(M) to the Southern Distributor Rd/A48 in Duffryn. Take the exit 28 from the M4. Continue on the A48 for 2 miles. At the roundabout, take the 1st exit onto B4237/Cardiff Rd. At the next crossroads, turn right onto Mendalgief Rd to reach Royal Victoria Court.



FROM BRISTOL/THE EAST

Head Northeast out of Bristol on the A4044, take the exit onto the A4032 to the M32 in Saint Paul's. Follow the M32 following signs for Frenchhay, continue until you can use the two left lanes to merge onto the M4 towards South Wales. At junction 24, take the A449 exit to A48 East. Follow the B4237/The Coldra to Newport. Turn left onto Wharf Rd/B4237, continue over the River Usk. Finally turn left onto Mendalgief Rd to reach Royal Victoria Court.



FROM MONMOUTH/THE NORTH

Head South West on Monnow St/B4239 towards Nailor's Lane. At the roundabout, take the 2nd exit and stay on B4293. Turn left onto Cinderhill St/B4233/B4293. At the roundabout, take the 2nd exit onto Portal Rd/B4293. Continue to follow B4293 and continue straight onto Mitchel Troy. Take a light left to join the A40 and follow the road for 3.8 miles. Continue onto the A449 for 12.9 miles. At the Coldra Roundabout, take the 4th exit onto The Coldra/B4237. Follow the B4237/The Coldra to Newport. Turn left onto Wharf Rd/B4237, continue over the River Usk. Finally turn left onto Mendalgief Rd to reach Royal Victoria Court.



ROYAL VICTORIA
COURT

THE
DEVELOPMENT



CGIs are indicative, external finishes and features may vary.



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.



ROYAL VICTORIA
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GAINSBOROUGH
2 bedroom home

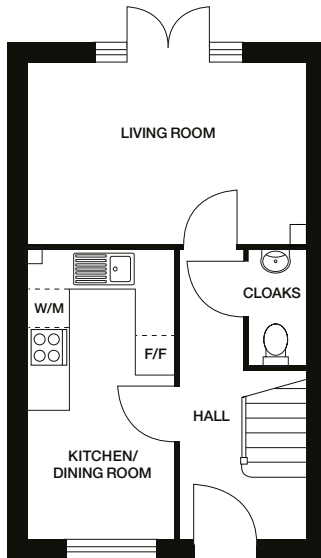


CGIs are indicative, external finishes and features may vary.

GAINSBOROUGH

2 bedroom home

Plots 17, 18, 70, 71, 97, 98, 141, 142, 354, 355, 448, 449, 460 and 461



Ground Floor

Kitchen/Dining Room:

4423mm x 2222mm 14'6" x 7'3"

Living Room:

2762mm x 4236mm 9'1" x 13'11"

Cloaks:

862mm x 1749mm 2'10" x 5'9"

First Floor

Bedroom 1:

2512mm x 4236mm 8'3" x 13'11"

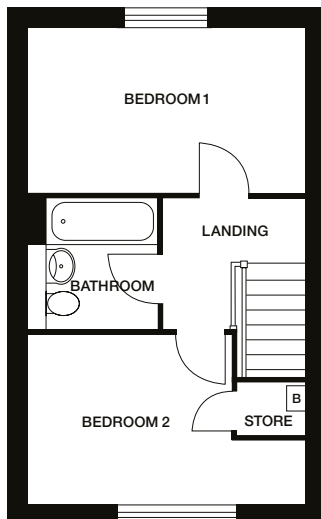
Bedroom 2:

2580mm x 4236mm 8'6" x 13'11"

Bathroom:

2014mm x 1972mm 6'7" x 6'6"

↕ 675 ft²



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.



ROYAL VICTORIA
COURT

GOVE
2 bedroom home

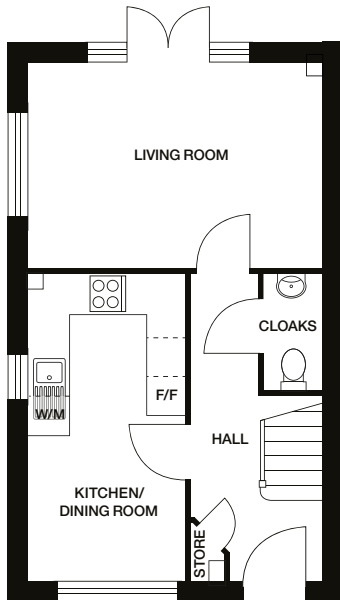


CGIs are indicative, external finishes and features may vary.

GOVE

2 bedroom home

Plots 16, 19, 69, 72, 96, 99, 140, 143, 353, 356, 447, 450, 459 and 462



Ground Floor

Kitchen/Dining Room:
4695mm x 2377mm 15'5" x 7'10"

Living Room:
3163mm x 4461mm 10'4" x 14'8"

Cloaks:
1774mm x 872mm 5'10" x 2'10"

First Floor

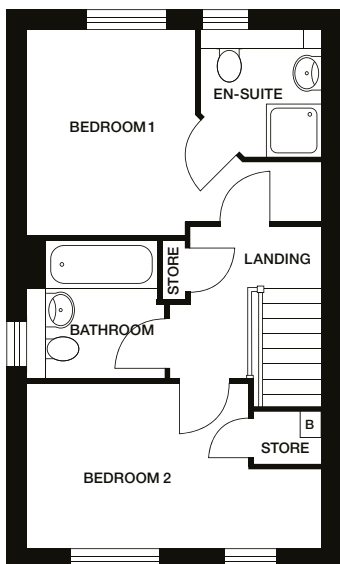
Bedroom 1:
3151mm x 2548mm 10'4" x 8'4"

Ensuite:
1931mm x 1821mm 6'4" x 6'0"

Bedroom 2:
2585mm x 4461mm 8'6" x 14'8"

Bathroom:
2079mm x 1970mm 6'10" x 6'6"

↕ 776 ft²



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ROYAL VICTORIA
COURT

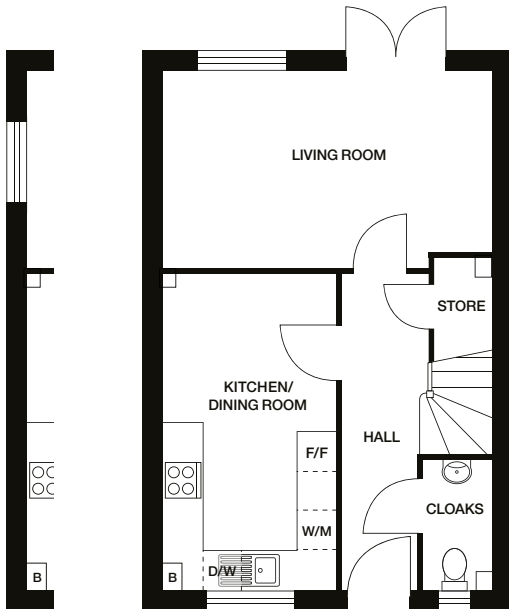
LAMBOURNE
3 bedroom home



LAMBOURNE

3 bedroom home

Plots 14, 15, 35, 36, 51, 52, 54, 55, 56, 57, 104,110, 111, 112, 113, 116, 117, 119, 120, 146, 147, 149, 150, 153, 154, 158, 159, 160, 161, 411, 412, 414, 415, 431, 432, 436, 437, 442, 443, 445, 446, 469, 470, 472, 473, 476, 477, 481, 482, 488, 489, 490 and 491



Ground Floor

Kitchen/Dining Room:

4843mm x 2694mm 15'11" x 8'10"

Living Room:

3011mm x 5023mm 9'10" x 16'6"

Cloaks:

1972mm x 981mm 6'6" x 3'3"

First Floor

Bedroom 1:

3596mm x 2825mm 11'10" x 9'3"

Ensuite:

1220mm x 2825mm 4'0" x 9'3"

Bedroom 2:

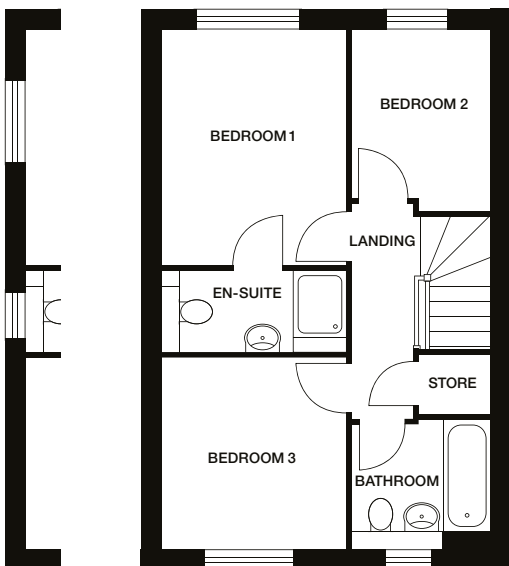
2754mm x 2096mm 9'0" x 6'10"

Bedroom 3:

2928mm x 2864mm 9'7" x 9'5"

Bathroom:

1960mm x 2096mm 6'5" x 6'10"



↕ 873 ft²

*Please note the Dual Aspect floorplan only applies to Plot 158

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LOVELL
HOMES



ROYAL VICTORIA
COURT

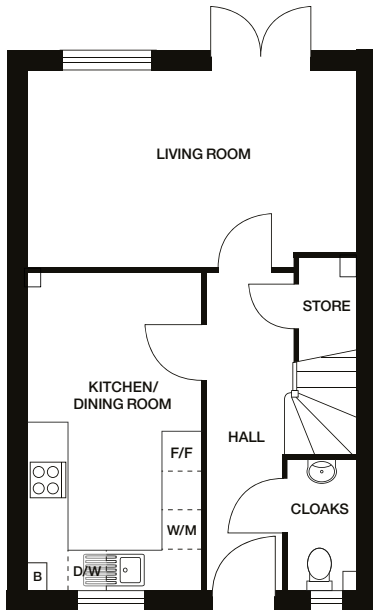
LAMBOURNE
3 bedroom home



LAMBOURNE

3 bedroom home

Plots 497, 498, 503, 504, 507, 508, 509 and 510



Ground Floor

Kitchen/Dining Room:
4843mm x 2694mm 15'11" x 8'10"

Living Room:
3011mm x 5023mm 9'10" x 16'6"

Cloaks:
1960mm x 981mm 6'5" x 3'3"

First Floor

Bedroom 1:
3596mm x 2825mm 11'10" x 9'3"

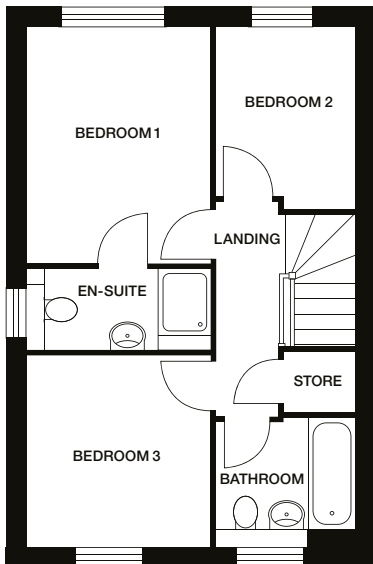
Ensuite:
1220mm x 2825mm 4'0" x 9'3"

Bedroom 2:
2754mm x 2096mm 9'0" x 6'10"

Bedroom 3:
2928mm x 2825mm 9'7" x 9'3"

Bathroom:
1960mm x 2109mm 6'5" x 6'11"

↕ 873 ft²



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LOVELL
HOMES



ROYAL VICTORIA
COURT

LANSDOWN
3 bedroom home

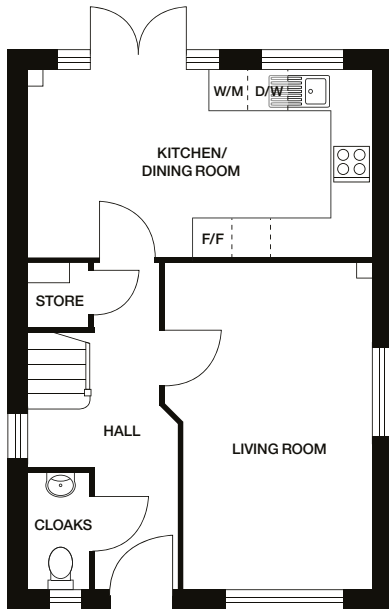


CGIs are indicative, external finishes and features may vary.

LANSDOWN

3 bedroom home

Plots 33, 34, 58, 152, 157, 413, 420, 421, 433, 456, 457, 474, 475, 480, 483, 484, 485 and 487



Ground Floor

Kitchen/Dining Room:

2863mm x 5247mm 9'5" x 17'3"

Living Room:

4995mm x 3145mm 16'5" x 10'4"

Cloaks:

1764mm x 860mm 5'9" x 2'10"

First Floor

Bedroom 1:

3193mm x 3095mm 10'6" x 10'2"

Ensuite:

1104mm x 3095mm 3'7" x 10'2"

Bedroom 2:

3459mm x 3095mm 11'4" x 10'2"

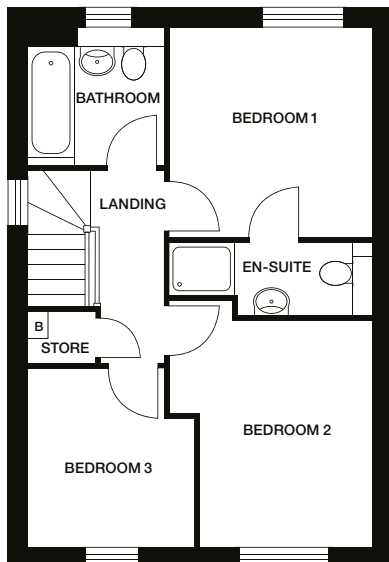
Bedroom 3:

2734mm x 2525mm 8'12" x 8'3"

Bathroom:

2089mm x 2050mm 6'10" x 6'9"

↕ 911 ft²



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ROYAL VICTORIA
COURT

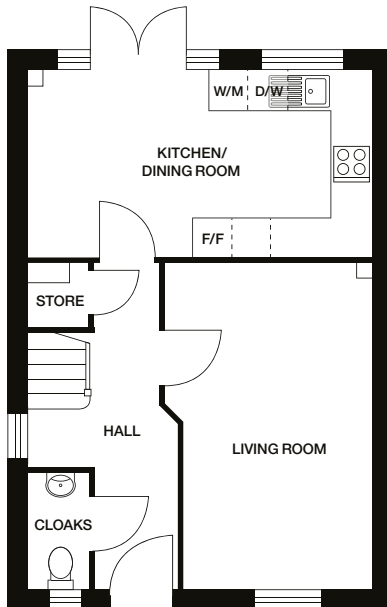
LANSDOWN
3 bedroom home



LANSDOWN

3 bedroom home

Plot 505



Ground Floor

Kitchen/Dining Room:
2863mm x 5247mm 9'5" x 17'3"

Living Room:
4995mm x 3145mm 16'5" x 10'4"

Cloaks:
1764mm x 860mm 5'9" x 2'10"

First Floor

Bedroom 1:
3193mm x 3095mm 10'6" x 10'2"

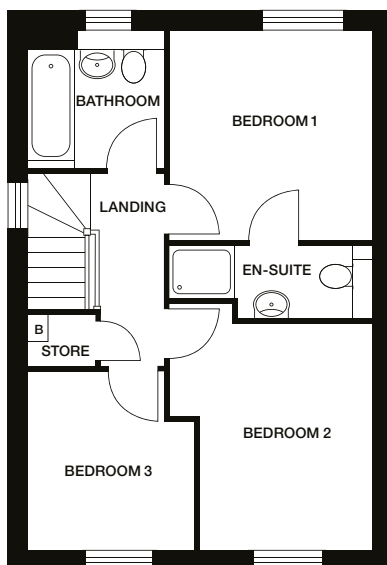
Ensuite:
1117mm x 3095mm 3'8" x 10'2"

Bedroom 2:
3459mm x 3095mm 11'4" x 10'2"

Bedroom 3:
2734mm x 2538mm 8'12" x 8'4"

Bathroom:
2089mm x 2063mm 6'10" x 6'9"

↕ 911 ft²



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LOVELL
HOMES



ROYAL VICTORIA
COURT

OSBOURNE
3 bedroom home

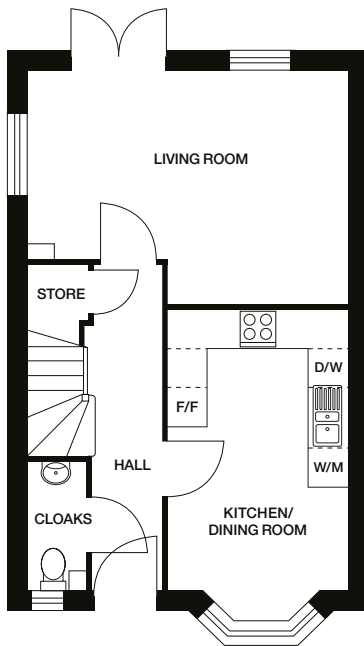


CGIs are indicative, external finishes and features may vary.

OSBOURNE

3 bedroom home

Plots 47, 48, 49, 83, 84, 85, 86, 100, 101, 102, 106, 107, 114, 115, 144, 145, 155, 156, 416, 417, 418, 424, 425, 426, 427, 451, 452, 453, 454, 465, 466, 467 and 468



Ground Floor

Kitchen/Dining Room:

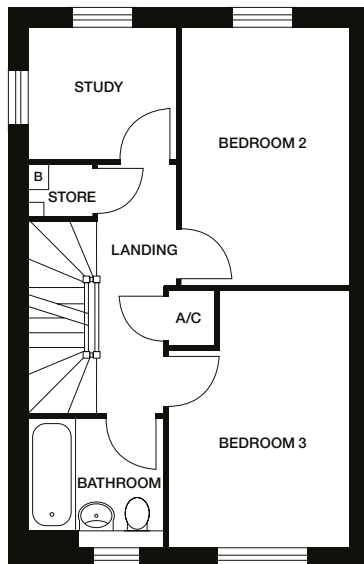
4296mm x 2753mm 14'1" x 9'0"

Living Room:

3563mm x 4911mm 11'8" x 16'1"

Cloaks:

1957mm x 856mm 6'5" x 2'10"



First Floor

Study:

1988mm x 2231mm 6'6" x 7'4"

Bedroom 2:

3944mm x 2578mm 12'11" x 8'5"

Bedroom 3:

3914mm x 2764mm 12'10" x 9'1"

Bathroom:

1944mm x 2045mm 6'4" x 6'8"

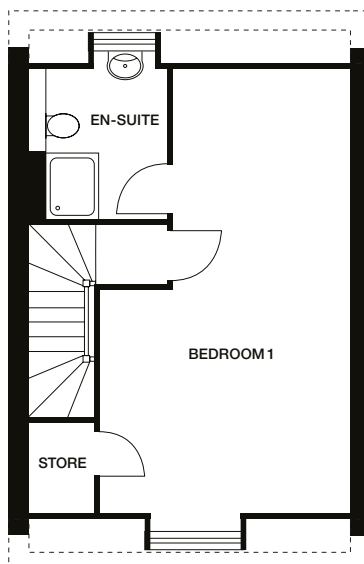
Second Floor

Bedroom 1:

6822mm x 3813mm 22'5" x 12'6"

En-suite:

2290mm x 2120mm 7'6" x 6'11"



↕ 1210 ft²

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LOVELL
HOMES



ROYAL VICTORIA
COURT

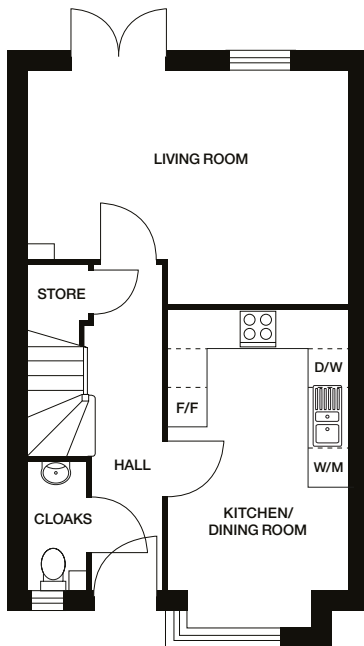
OSBOURNE
3 bedroom home



OSBOURNE

3 bedroom home

Plots 492, 493, 511, 512 and 513



Ground Floor

Kitchen/Dining Room:

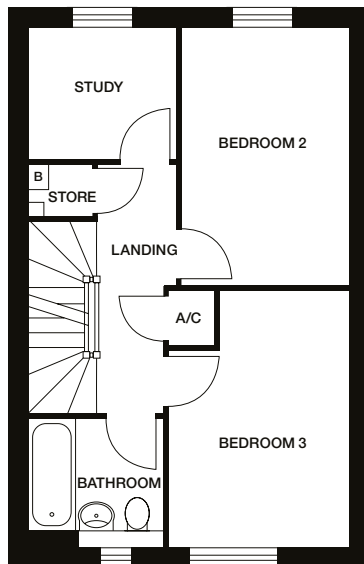
4296mm x 2753mm 14'1" x 9'0"

Living Room:

3563mm x 4911mm 11'8" x 16'1"

Cloaks:

1944mm x 856mm 6'4" x 2'10"



First Floor

Study:

1988mm x 2231mm 6'6" x 7'4"

Bedroom 2:

3931mm x 2578mm 12'11" x 8'5"

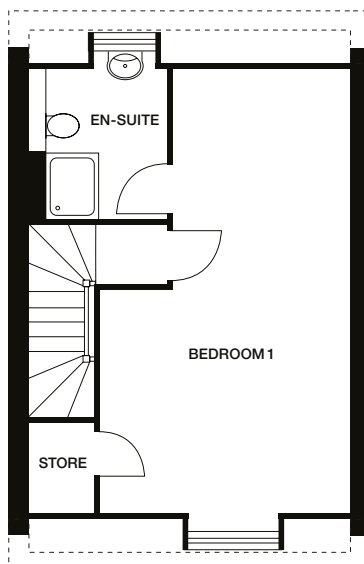
Bedroom 3:

3914mm x 2764mm 12'10" x 9'1"

Bathroom:

1944mm x 2045mm 6'4" x 6'8"

Second Floor



↕ 1210 ft²

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ROYAL VICTORIA
COURT

STOCKWOOD
4 bedroom home

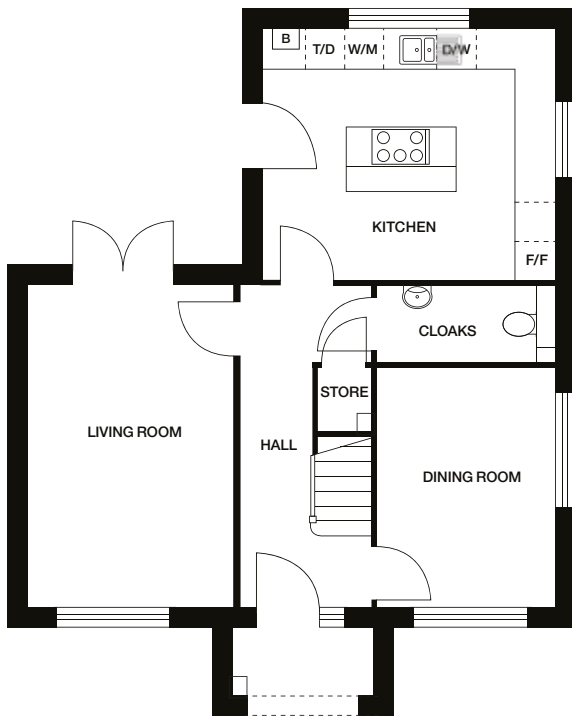


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STOCKWOOD

4 bedroom home

Plots 13, 37, 50, 53, 109, 148, 151, 351, 357,
419, 422, 429, 434, 435, 440, 455, 458,
464 and 471



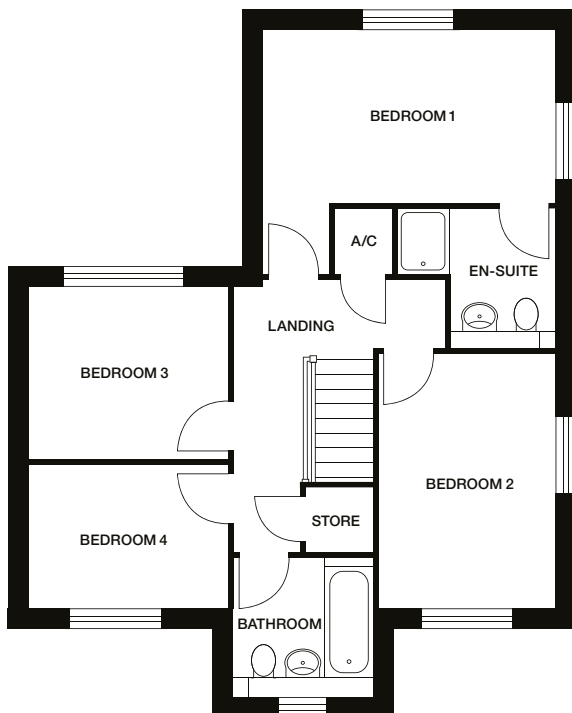
Ground Floor

- Kitchen:**
3849mm x 4459mm 12'7" x 14'7"
- Living Room:**
4909mm x 3112mm 16'1" x 10'2"
- Dining Room:**
3649mm x 2721mm 11'12" x 8'11"
- Cloaks:**
1159mm x 2721mm 3'10" x 8'11"

First Floor

- Bedroom 1:**
2624mm x 4459mm 8'7" x 14'7"
- Ensuite:**
2148mm x 2391mm 7'0" x 7'10"
- Bedroom 2:**
3918 mm x 2724mm 12'10" x 8'11"
- Bedroom 3:**
2621mm x 3061mm 8'7" x 10'0"
- Bedroom 4:**
2186mm x 3061mm 7'2" x 10'0"
- Bathroom:**
2097mm x 2100mm 6'11" x 6'11"

↕ 1279 ft²



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ROYAL VICTORIA
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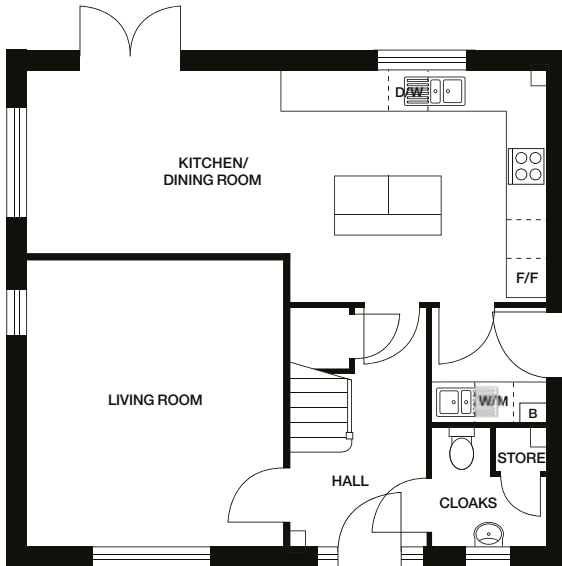
REDBOURNE
4 bedroom home



REDBOURNE

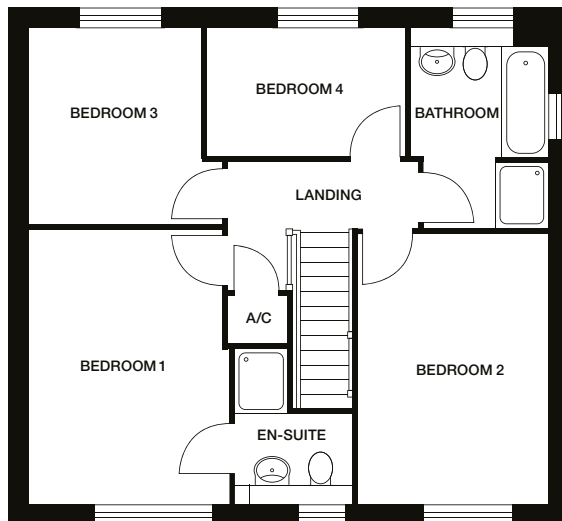
4 bedroom home

Plots 82, 103, 108, 118, 352, 358, 359, 360,
423, 428, 430, 438, 439, 441, 444, 478,
479 and 486



Ground Floor

- Kitchen:**
3554mm x 4062mm 11'8" x 13'4"
- Utility:**
1731mm x 1749mm 5'8" x 5'9"
- Living Room:**
3894mm x 4353mm 12'9" x 14'3"
- Dining Room:**
3885mm x 2769mm 12'9" x 9'1"
- Cloaks:**
1810mm x 1749mm 5'11" x 5'9"



First Floor

- Bedroom 1:**
4193mm x 3066mm 13'9" x 10'0"
- Ensuite:**
1364mm x 1781mm 4'6" x 5'10"
- Bedroom 2:**
4124mm x 2909mm 13'6" x 9'6"
- Bedroom 3:**
2990mm x 2631mm 9'10" x 8'8"
- Bedroom 4:**
1936mm x 3036mm 6'4" x 9'11"
- Bathroom:**
3046mm x 2089mm 10'0" x 6'10"

↔ 1260 ft²

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ROYAL VICTORIA
COURT

REDBOURNE
4 bedroom home

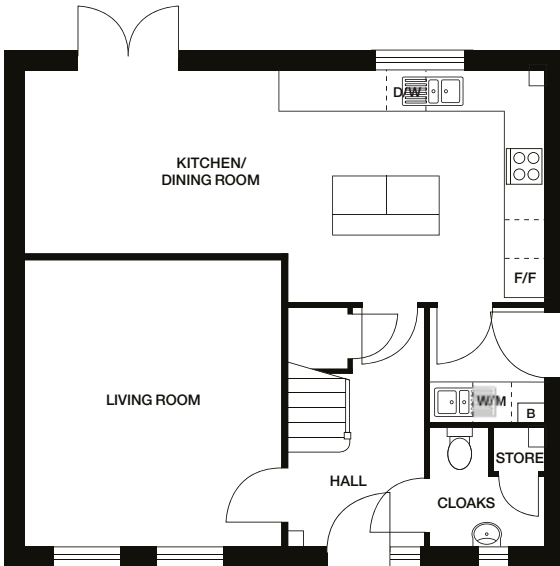


CGIs are indicative, external finishes and features may vary.

REDBOURNE

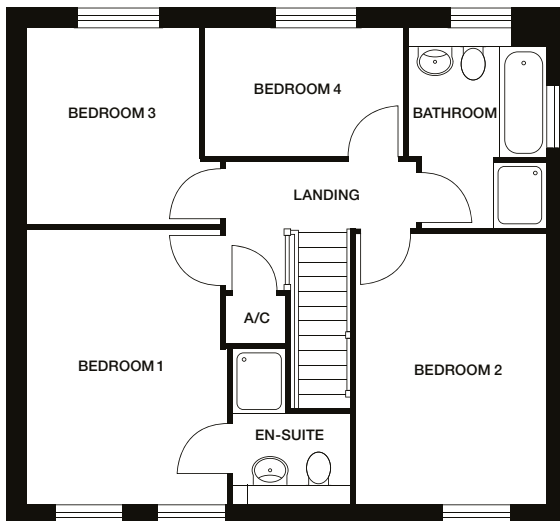
4 bedroom home

Plots 494, 495, 496 and 506



Ground Floor

- Kitchen:**
3554mm x 4062mm 11'8" x 13'4"
- Utility:**
1731mm x 1749mm 5'8" x 5'9"
- Living Room:**
3894mm x 4353mm 12'9" x 14'3"
- Dining Room:**
3885mm x 2769mm 12'9" x 9'1"
- Cloaks:**
1810mm x 1749mm 5'11" x 5'9"



First Floor

- Bedroom 1:**
4193mm x 3066mm 13'9" x 10'0"
- Ensuite:**
1364mm x 1781mm 4'6" x 5'10"
- Bedroom 2:**
4124mm x 2909mm 13'6" x 9'6"
- Bedroom 3:**
2990mm x 2631mm 9'10" x 8'8"
- Bedroom 4:**
1936mm x 3023mm 6'4" x 9'11"
- Bathroom:**
3059mm x 2089mm 10'0" x 6'10"

↔ 1260 ft²

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.



ROYAL VICTORIA
COURT

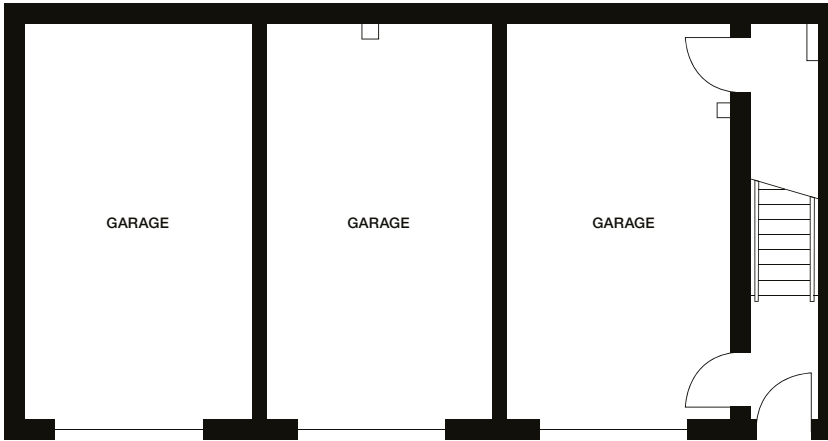
MAGNOLIA
2 bedroom apartment
over garage



MAGNOLIA

2 bedroom apartment over garage

Plots 32, 59, 105, 121 and 463



First Floor

Kitchen/Living Room:
6025mm x 4800mm 19'9" x 15'9"

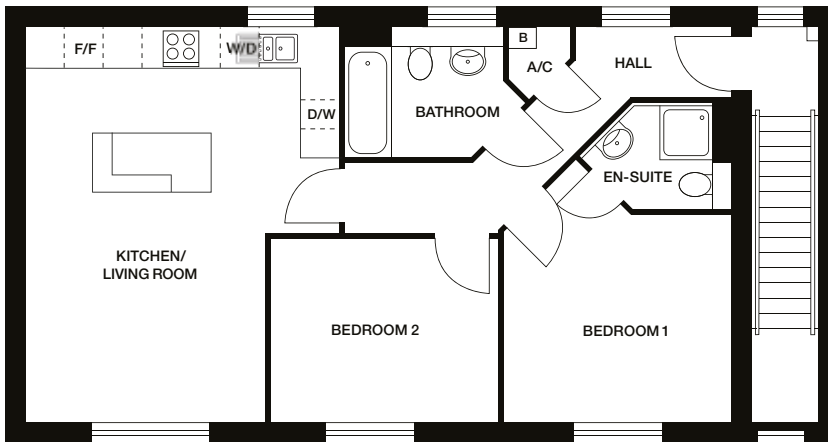
Bedroom 1:
3167mm x 3481mm 10'5" x 11'5"

Ensuite:
1567mm x 1477mm 5'2" x 4'10"

Bedroom 2:
2800mm x 3457mm 9'2" x 11'4"

Bathroom:
1970mm x 2425mm 6'6" x 7'11"

↕ 863.87 ft²



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.

LOVELL
HOMES



ROYAL VICTORIA
COURT

THE SPECIFICATION





SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Gas central heating
 - Symphony fitted kitchen with soft closers to cupboards & drawers
 - Worktop with upstands • Fan assisted oven in brushed steel
 - Brushed steel gas hob with cooker hood • Stainless steel splashback
 - 1½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
 - Plumbing for washing machine
 - Ideal Standard sanitaryware • Mira shower
 - Porcelanosa wall tiles* to bathrooms, cloakrooms and en-suites**
 - Birtley high performance, low maintenance front door**
- White UPVC or GRP/steel double-glazed windows and rear doors (grey to transition areas***)
 - White internal doors • Chrome internal ironmongery
 - White sockets and switches
- TV, BT sockets & chrome downlighters (please ask Sales Executive for details of positioning)
 - Pendant light fitting to all other rooms • Chrome doorbell
- White emulsion walls and ceilings • White gloss (except oak) finish to woodwork
 - Mains-operated smoke detectors to all floors
- Timber 1800mm close board fence on timber posts**** • Paving slabs to patio area****
 - Turf to front and rear garden • PIR light to front door

* Choice of tiles subject to build stage ** Please check with Sales Executive for details of specific housetype

*** Grey windows and doors to some plots; please check with Sales Executive **** Refer to landscaping and boundary treatment plan

HOW TO PURCHASE

**Buying a new Lovell home couldn't be easier.
Follow our guide and you'll be home in no time!**



REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. Computer generated images are not intended to convey an accurate representation of a property, its description, its setting nor its immediate surroundings. Such images are created from an imaginary viewpoint in an area of clean, open space and have been created in a way that is designed to give an impression of the individual design of a particular house or may be used to convey a typical street scene. We do not guarantee that any particular home or development will look exactly like any of the computer generated images. Images are for illustrative purposes and final elevations and materials may differ. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Royal Victoria Court is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



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Off Cardiff Road, Newport, Gwent NP20 2NT

Tel. 01633 928 781



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