

Palmerhouse



Enborne Road | Newbury

Paladyhomes

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Welcome to our new development at Palmer House, Enborne Road. We hope these details will encourage further interest in our development.



As local bespoke developers we build houses and apartments that we are proud of. Our standards of construction are unrivalled, and together with the unique one to one service we provide, we know we can meet your expectations, whatever the reason for purchasing from our company.

We have built a fine portfolio of developments which can be viewed on our website which some are www.paladyhomes.co.uk

Clients looking for something different will very much appreciate Palady Homes attention to detail and with Palmer House we feel we have created a building of style and elegance that reflects its surroundings.

Newbury.....revitalised for the future.

Newbury is currently undergoing an exciting transformation. As a market town, Newbury already enjoys some excellent facilities, but the addition of a new town centre retail development in Parkway will bring 49 new shops to the area - truly making Newbury the business hub of West Berkshire (www.parkwaynewbury.co.uk). The Parkway development is only a mere fifteen minute walk from Palmer House and will be completed by the end of next year; rivalling the schemes of Reading and Basingstoke.

Newbury's superb geographical location has attracted major investors such as Bayer to the area and is also the reason Vodafone chose to build their Headquarters here.

Newbury has some excellent entertainment in and around the town with facilities such as the Famous Newbury Racecourse, National Division Rugby at the Newbury Rugby club, several golf courses and a variety of fitness centres.



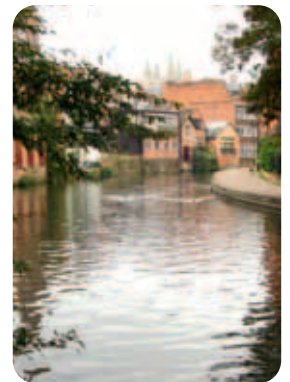
The Parkway development and cinema currently under construction



For nights out, why not treat yourself to an evening of entertainment at the beautiful Watermill Theatre. Over the years it has hosted some truly spectacular performances with some very prestigious actors; Dame Judy Dench and Bill Nighy to name a couple. Alternatively there is the Corn Exchange Theatre - offering a wide range of productions; from Shakespeare plays to the Jongleurs Comedy Club, situated right in the centre of the Market Place and nestled amongst the many popular bars and restaurants, it makes an ideal start to a wonderful night!

For a special occasion, you could experience the Michelin starred Vineyard at Stockcross or the Pot Kiln at Frilsham run by TV chef Michael Robinson (Heaven's Kitchen). Not so far away there is also Marco Pierre White's Yew Tree at Highclere.

Property has always been a long term investment winner, and what better time to buy. With this in mind our new apartments could prove an excellent opportunity for both homeowner and investor.



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Palmer House

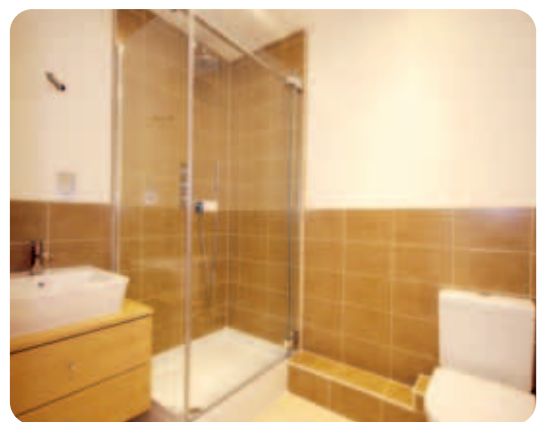
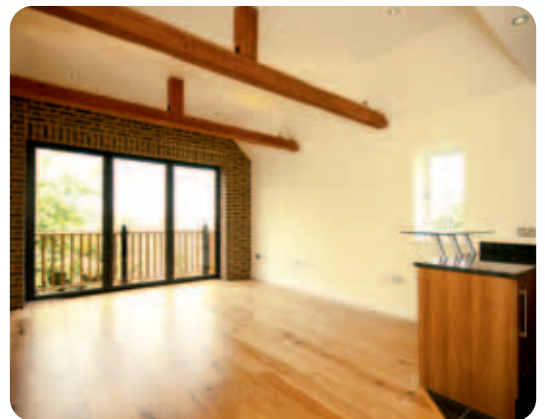
Palmer House is located within a 10 minute walk of the existing town centre and only 15 minutes from the new Parkway scheme. The train station is only a 7 minute walk away with its direct links to Reading and London

The development is self enclosed and will be entered through a set of forged electric gates which will add to its security and private nature. The striking one off design, professionally landscaped gardens and illuminated car park will add to the exclusivity of the development.

Palmer House is a development of 14 apartments which is comprised of a mixture of two bedroom and one bedroom apartments. All of these will be privately owned.

There are allocated parking spaces for each of the fourteen apartments ensuring plenty of parking a rare luxury for a development in a town centre location.

Site Plan



Palmerhouse

Specification

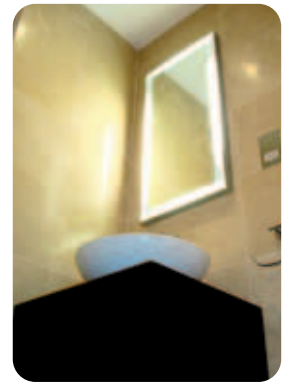
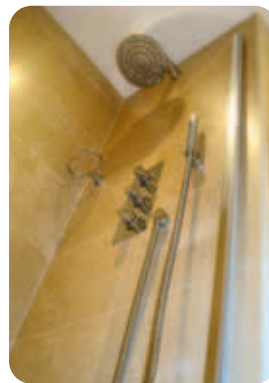


Kitchen

- A range of stainless steel appliances
- A choice of designer kitchen units and worktops - Please consult individual kitchen layout for exact specification

Bathrooms and Ensuites

- Heated towel rail
- Shaver point
- A choice of wall tiling
- Shower to all apartments
- A range of sanitaryware - Please consult individual bathroom plans for exact specification

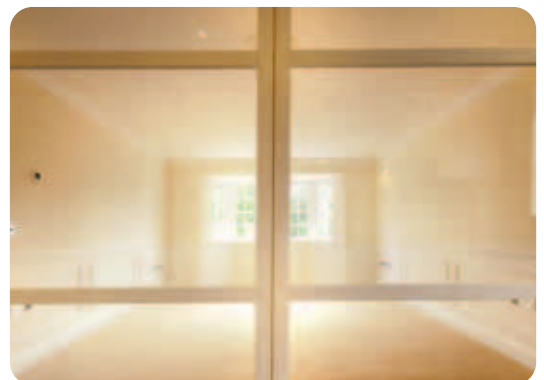


Safety and Security

- Key-fob operated electric vehicle entrance gates
- Intercom entry system with door/gate release facility in each apartment
- Ground floor apartments fitted with alarm system
- Mains operated smoke detectors
- Dusk to dawn lighting to front door and all communal areas

Environmental & Energy Efficiency

- Heat Recovery Systems to selected apartments
- Acoustic ventilation to selected apartments
- Secondary glazing to selected apartments
- High insulation values to all apartments
- High sound insulation to all apartments.

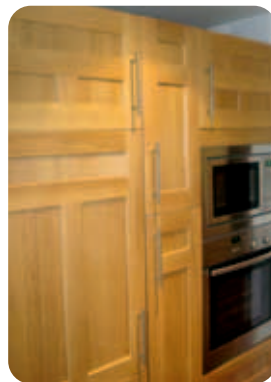
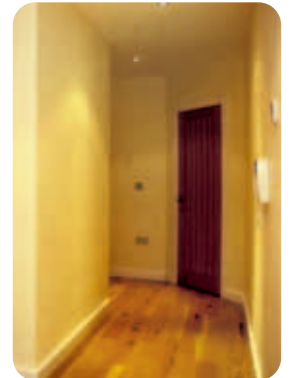


Electrical

- A generous supply of sockets and switches
- Wiring for Satellite TV

General

- Internal timber veneered doors
- Built in wardrobes to all bedrooms



Communal

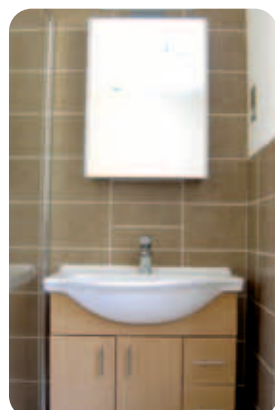
- Allocated parking space
- Outside tap
- Purpose built bin store and cycle store

Warranty

- Apartments to benefit from a 10 year Premier Guarantee

Management

- A management company will be responsible for the communal areas and the maintenance of the grounds



Bespoke service

- Personalise your apartment to your own specification with our unique one to one service subject to stage of build. Please consult with our sales negotiator for details.

Ground Floor Plan



Apartments One

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4920	16'2"	3160	10'4"
Kitchen	1920	6'4"	3160	10'4"
Bedroom 1	3100	10'2"	3913	12'10"
Ensuite	1210	3'11"	2730	8'11"
Bedroom 2	3250	10'8"	2730	8'11"
Bathroom	1770	5'10"	2310	7'7"

Apartments Two

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4950	16'3"	3170	10'5"
Kitchen	1930	6'4"	2850	9'4"
Bedroom 1	4700	15'5"	2775	9'1"
Ensuite	2180	7'2"	1640	5'5"
Bedroom 2	3100	10'2"	2780	9'1"
Bathroom	1920	6'4"	2190	7'2"

Apartments Three

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4930	16'2"	3150	10'4"
Kitchen	1920	6'4"	3150	10'4"
Bedroom 1	2750	9'0"	4620	15'2"
Ensuite	1220	4'0"	2710	8'11"
Bedroom 2	3100	10'2"	3870	12'8"
Bathroom	1770	5'10"	2130	7'0"

Apartments Four

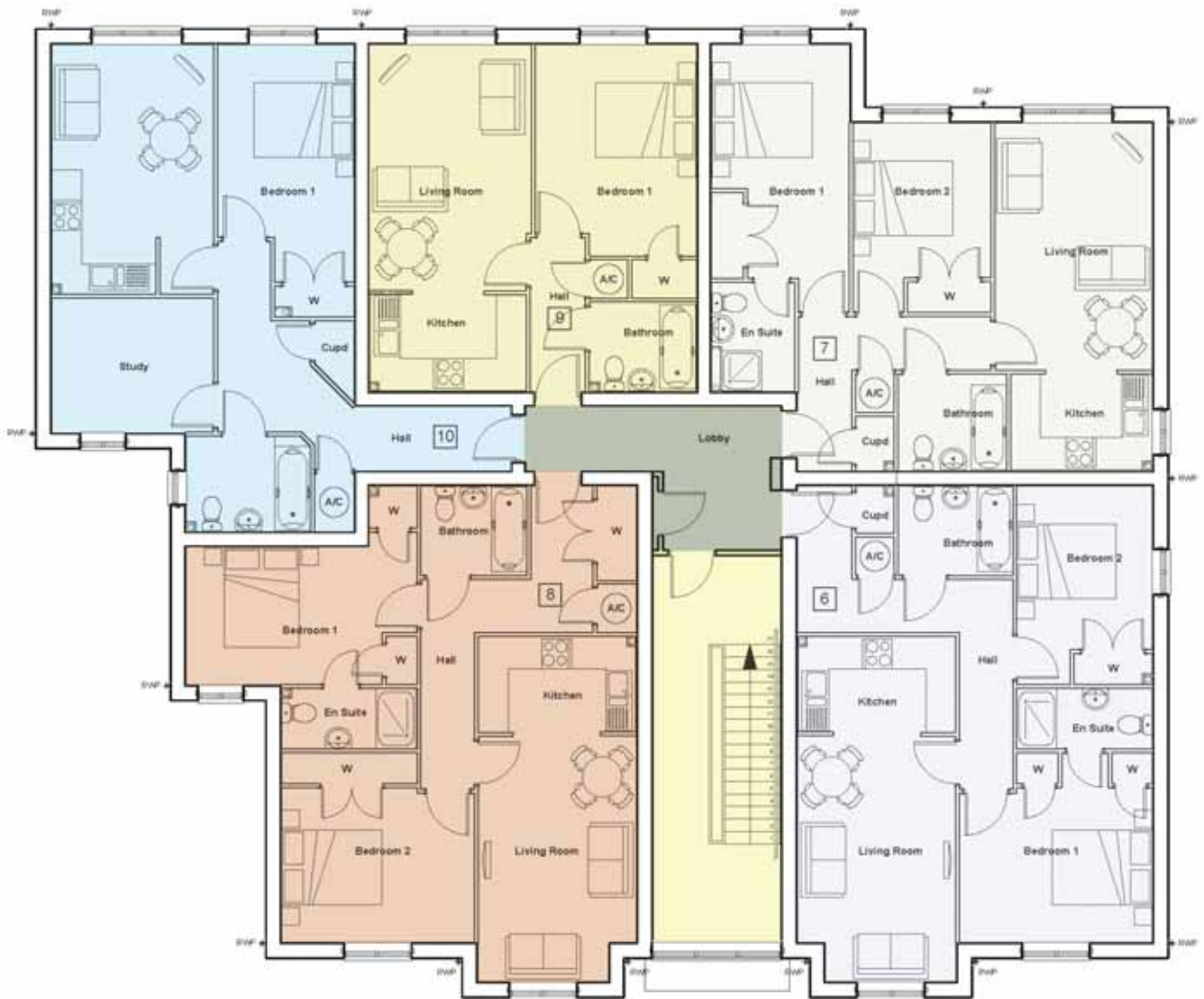
Room	Length		Width	
	mm	ft	mm	ft
Living Room	4940	16'2"	3220	10'7"
Kitchen	1940	6'4"	3120	10'3"
Bedroom 1	4240	13'11"	3220	10'7"
Bathroom	1790	5'10"	2130	7'0"

Apartments Five

Room	Length		Width	
	mm	ft	mm	ft
Living Room/	4920	16'2"	3210	10'6"
Kitchen				
Bedroom 1	4620	15'2"	2720	8'11"
Study	2780	9'1"	2535	8'4"
Bathroom	1900	6'3"	2470	8'1"

NB - Bedroom dimensions do not include wardrobes

First Floor Plan



Apartments Six

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4920	16'2"	3160	10'4"
Kitchen	1920	6'4"	3160	10'4"
Bedroom 1	3100	10'2"	3913	12'10"
Ensuite	1210	3'11"	2730	8'11"
Bedroom 2	3250	10'8"	2730	8'11"
Bathroom	1770	5'10"	2310	7'7"

Apartments Seven

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4950	16'3"	3170	10'5"
Kitchen	1930	6'4"	2850	9'4"
Bedroom 1	4700	15'5"	2775	9'1"
Ensuite	2180	7'2"	1640	5'5"
Bedroom 2	3100	10'2"	2780	9'1"
Bathroom	1920	6'4"	2190	7'2"

Apartments Eight

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4930	16'2"	3150	10'4"
Kitchen	1920	6'4"	3150	10'4"
Bedroom 1	2750	9'0"	4620	15'2"
Ensuite	1220	4'0"	2710	8'11"
Bedroom 2	3100	10'2"	3870	12'8"
Bathroom	1770	5'10"	2130	7'0"

Apartments Nine

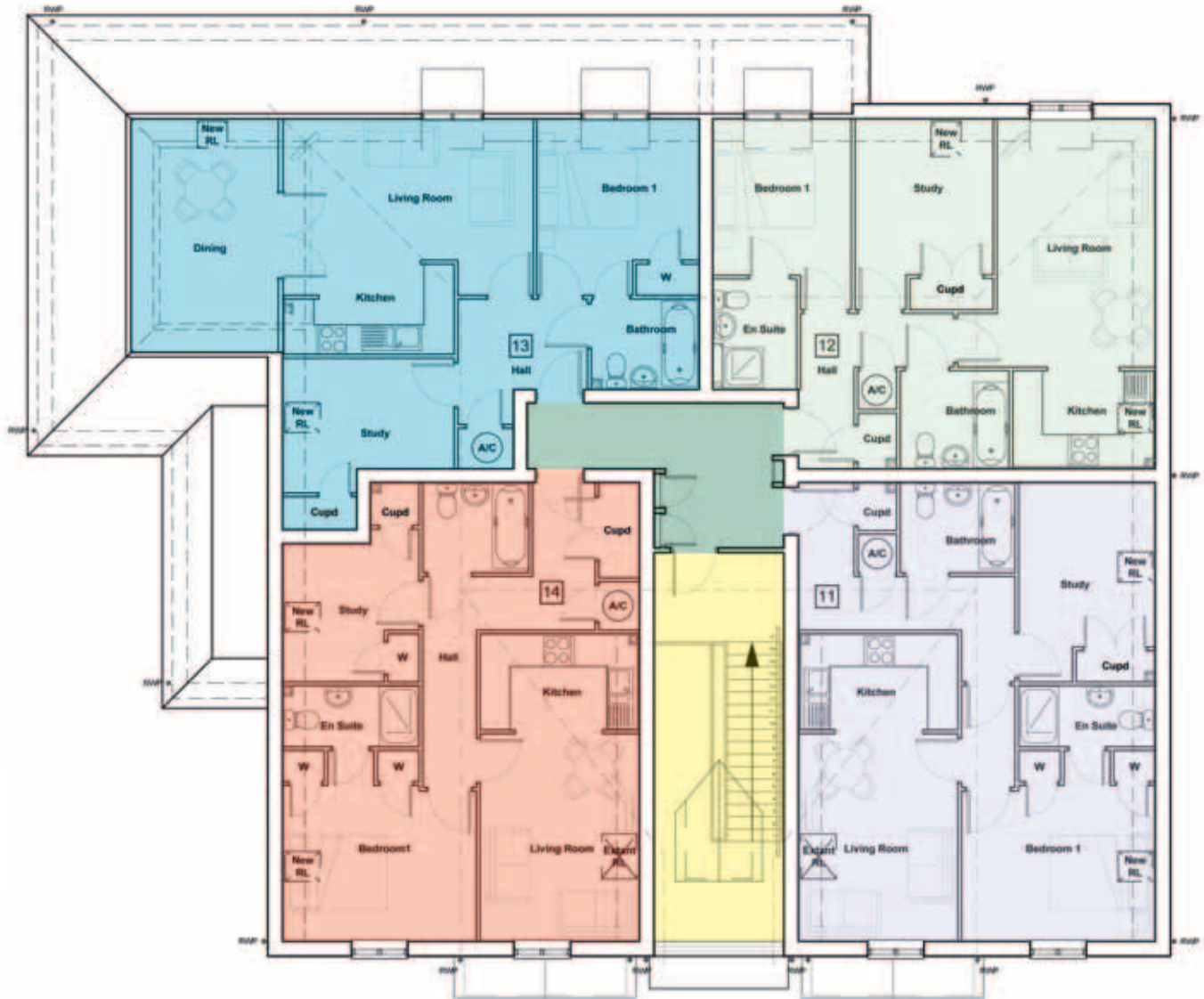
Room	Length		Width	
	mm	ft	mm	ft
Living Room	4940	16'2"	3220	10'7"
Kitchen	1940	6'4"	3120	10'3"
Bedroom 1	4240	13'11"	3220	10'7"
Bathroom	1790	5'10"	2130	7'0"

Apartments Ten

Room	Length		Width	
	mm	ft	mm	ft
Living Room/	4920	16'2"	3210	10'6"
Kitchen				
Bedroom 1	4620	15'2"	2720	8'11"
Study	2780	9'1"	2535	8'4"
Bathroom	1900	6'3"	2470	8'1"

NB - Bedroom dimensions do not include wardrobes

Second Floor Plan



Apartment Eleven

Room	Length		Width	
	mm	ft	mm	ft
Living Room	6750	22'2"	3850	12'8"
Kitchen	2320	7'7"	3850	12'8"
Bedroom 1	4050	13'3"	3150	10'4"
Bathroom	2330	7'8"	1820	6'0"

Apartment Twelve

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4950	16'3"	5320	17'6"
Kitchen	1920	6'4"	2850	9'4"
Bedroom 1	3120	10'3"	3450	11'4"
Dressing Room	2190	7'2"	1650	5'5"
Bathroom	1920	6'4"	2200	7'3"

Apartment Thirteen

Room	Length		Width	
	mm	ft	mm	ft
Living Room	4700	15'5"	5010	16'5"
Kitchen	3400 _(max)	11'2"	3400	11'2"
Study	4620	15'2"	2920	9'7"
Bedroom 1	3510	11'6"	3220	10'7"
Bathroom	1790	5'10"	2130	7'0"

Apartment Fourteen

Room	Length		Width	
	mm	ft	mm	ft
Living Room	6250	20'6"	3850	12'8"
Kitchen	2800	9'2"	3850	12'8"
Bedroom 1	4050	13'3"	3150	10'4"
Bathroom	2330	7'8"	1820	6'0"

NB - Bedroom dimensions do not include wardrobes

Paladyhomes

.....Why?

The need for better quality homes within the industry was an important factor in the eventual decision to create Palady developments Ltd.

The focus of the company is to create developments with an increased emphasis on providing a creative, flexible and functional home more unique than the somewhat standardised product offered by our competitors.

The company has striven to achieve this by providing thoughtfully designed homes with an emphasis on ensuring they provide for the individuality of each of our customers.

The location of the developments are as important as the homes themselves. Ensuring the environment provides for the client in as many ways as possible adding to the desirability of the final product.

A standardised product does not cater for today's individual client. Therefore we ensure that specifications cater for the current requirements for contemporary homes and living. The creation of a home requires immense thought for all types of client. Palady homes are designed for flexible living and are easily adapted to meet the changing needs of each individual's requirements.

Each home is a synthesis of ideas from architect, developer, estate agent, interior designer and client and we are therefore proud that each of our homes matches the individual needs of each client. We are continually striving to provide the very best home in the market.

Palmerhouse

How to get to Palmerhouse



Directions to Palmer House, Enborne Road, Newbury, Berkshire RG14 6AD

From the South or the North follow the A339 to the Queens Road Roundabout (Burger King and Halfords is clearly visible) then turn west along the St Johns Road (A343).

At the next roundabout take the third exit towards the town centre.

At the first set of traffic lights turn left into Pound Street.

Continue along this road passing Jewsons and you will come to the OISE language school on your right hand side.

Palmer House is the next building past this school.

Waiver

The information in this document is indicative and intended to act as a guide. Accordingly the finished product may vary from the information provided. The information provided within this document should not constitute a warranty. The dimensions given on the plans are not intended for carpet sizes, appliance sizes or items of furniture. Purchasers should be aware that dimensions and square footage/meterage are within 5% tolerance. Palmer House is the marketing name and will not necessarily form part of the postal address. All images in this document are of previous developments and therefore are indicative and may not be part of the final scheme.

Danger Clause

Important note. Building sites are potentially dangerous. The law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the site manager or sales negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site.

New Homes Project Management Construction Services Land Acquisition Property Investment

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