



# Pennington Wharf

LEIGH, GREATER MANCHESTER

A stunning collection of 12, 2 bedroom apartments situated close to Leigh, with the beautiful Leeds and Liverpool canal running alongside.

**Taylor**  
**Wimpey**

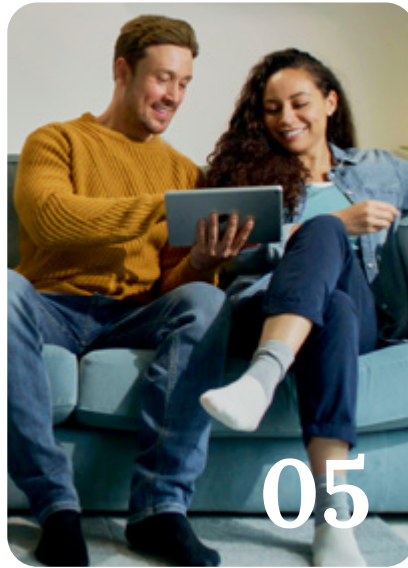
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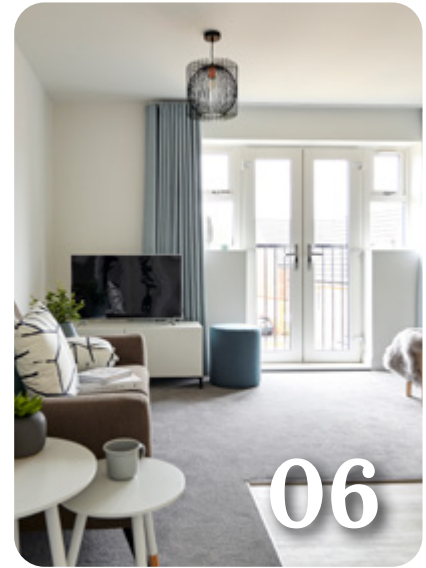
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# Welcome to Pennington Wharf

Located just 6 minutes drive from Leigh centre, Pennington Wharf is already a well-established development. With a modern finish and Juliet balcony's, these apartments are suitable to modern day living.



[View the site plan](#)

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# The perfect location

You'll find beautiful scenery within walking distance including the Leeds and Liverpool Canal & Pennington Waterside Marina. Excellent transport links by road or rail make it ideal for commuters and the nearby town of Leigh provides all the amenities for daily life along with a choice of schools, range of leisure facilities and the state of the art Leigh Sports Village.

Pennington Flash Country Park



Leigh canal



Manchester city centre



# Personalise your apartment

A new Taylor Wimpey apartment is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



**Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our apartments is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our apartments are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your apartment below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Internal doors

Modern, Newark-style doors, complete with polished chrome handles give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.



## Electrics

An intercom system will finish the exterior of your apartment, while inside you can choose if your plug sockets come with or without USB ports. Optical heat and smoke alarms will also be fitted.



All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# Specification of our apartments

Kitchens	
Symphony Freestanding Kitchen with a choice of Soft Close Standard Door Fronts*	✓
1.5 Bowl and Drainer with Mixer Tap	✓
Stainless steel built under single oven	✓
Stainless Steel Gas Hob	✓
Stainless Steel Splash-Back	✓
Integrated hood	✓
Plumbing for Dishwasher	✓
Space for Fridge/Freezer	✓
Washer/Dryer	✓
Internal Finishes	
Flat White Finish to Ceilings	✓
White Emulsion to Walls	✓
White Gloss Paint to Woodwork	✓
White Newark Doors with Chrome Lever Furniture	✓
Electrical	
A selection of power points are located throughout our new homes. Please speak to our sales team for our house type design specific locations	✓
TV Point as per electrical drawings	✓
Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout	✓
USB Double Socket Charging point located to the Kitchen	✓
Data point in lounge for router with cabling as per electrical drawings	✓
Electrical accessory products in white finish throughout*	✓
Security, Safety & Warranty	
Mains operated smoke alarms as per electrical drawings	✓
CO <sup>2</sup> alarm	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our apartments

Heating, Water and Insulation	
Fully Programmable Gas Central Heating	✓
White Thermostatic Radiators	✓
Ideal Logic Combi E35	✓
Cloakrooms, Bathrooms and En-suites	
Chrome Taps and Fittings*	✓
Half Height tiling around the bath and behind toilet and basin	✓
Choice of Splash Back Tiling from selected Porcelanosa Range*	✓
Modern White Roca Sanitaryware*	✓
Shaver unit to bathroom as indicated on the electrical layout	✓
External Features	
Front door	✓
Low maintenance PVCu Windows and French doors	✓
Driveways and Parking Bays finished in Tarmac.	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

 [Find out more](#)

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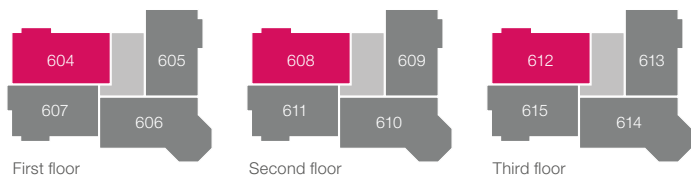


# Pennington Wharf

2 BEDROOM APARTMENTS

**THE SEVILLE, TOTAL 645 sq ft / 60m<sup>2</sup>**

**THE CLEMENTINE, TOTAL 567 sq ft / 52.7m<sup>2</sup>**



## PLOT 604, 608 & 612

### Kitchen/Dining/Lounge

5.94m max. × 3.84m      19' 6" max. × 12' 7"

### Bedroom 1

3.23m × 2.51m      10' 7" × 8' 3"

### Bedroom 2

2.78m × 2.47m      9' 1" × 8' 1"

## PLOTS 605, 609 & 613

### Kitchen/Dining/Lounge

4.38m × 5.92m max.      14' 5" × 19' 5" max.

### Bedroom 1

4.20m max. × 2.52m      13' 10" max. × 8' 3"

### Bedroom 2

2.43m × 2.25m      7' 11" × 7' 5"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 77578 TWMA / September 2023.

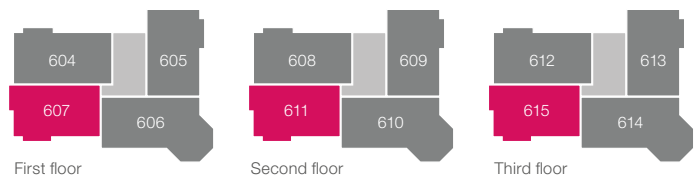
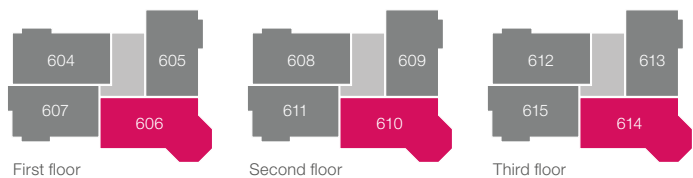


# Pennington Wharf

2 BEDROOM APARTMENTS

**THE VALENCIA, TOTAL 713 sq ft / 66.3m<sup>2</sup>**

**THE MANDARIN, TOTAL 580 sq ft / 53.9m<sup>2</sup>**



## PLOTS 606, 610 & 614

### Kitchen/Dining/Lounge

6.84m max. × 5.27m max.      22' 5" max. × 17' 3" max.

### Bedroom 1

3.28m × 2.46m      10' 9" × 8' 0"

### Bedroom 2

2.81m × 2.40m      9' 3" × 7' 10"

## PLOTS 607, 611 & 615

### Kitchen/Dining/Lounge

5.99m max. × 4.38m      19' 7" max. × 14' 4"

### Bedroom 1

4.23m max. × 2.49m      13' 0" max. × 8' 2"

### Bedroom 2

2.43m × 2.25m      7' 11" × 7' 5"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of every property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 77578 TWMA / September 2023.

# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01942 366 415**.



Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**PENNINGTON WHARF** Plank Lane, Leigh, Greater Manchester, WN7 4BB

**CONTACT US ON 01942 366 415**

# Taylor Wimpey