



# Quincy Court

Brockhall Road | Flore

A Development By **Orbit Homes**



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## EXECUTIVE HOUSES, EASY LIVING AND A THRIVING COMMUNITY

Quincy Court is an elegant, new development of two, three, four and five bedroom executive houses, set in the beautiful canal village of Flore, just west of Northampton.

All the houses have been designed with easy living in mind, and offer functional and versatile layouts combined with neutral décor, so that you can really make your home as unique as yourself. Whether you're a couple looking for your first home together, or a family needing more space for your children, there's a style of house to suit you.

Quincy Court enjoys a semi-rural location surrounded by farmland, but is just over six miles from Northampton and close to the pleasant market town of Towcester. Flore is also in a great location for commuting with excellent road links to the M1 and the A5 and easy access to Northampton's mainline station.

Flore has an extremely active community, which supports various social groups and leisure activities. There are a good selection of schools nearby, a village shop and Post Office for everyday essentials, and a garage/petrol station.

## WELL CONNECTED

Flore's closest railway station is Northampton, which is just over six miles away; from there, a fast service will have you in London Euston in under an hour. There are also frequent trains to the major employment hubs of Watford, Milton Keynes and Birmingham.

For drivers, Flore is directly served by the A45 from which you can connect easily to Junction 16 of the M1, which runs south to London and north to Leeds, as well as the A5 with links south to London and north-west to Holyhead in Wales. Birmingham Airport, East Midlands Airport and Luton Airport are easily accessible via the M1.



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## A SHOPAHOLIC'S PARADISE

Northamptonshire and the surrounding area is truly a shopaholic's paradise, being home to every sort of shop imaginable.

In Towcester, there's a treasure trove of local and family run independent retailers including antique emporiums, butchers and delicatessens and much more. Towcester also hosts a co-operative enterprise selling high quality, homemade goods.

Northampton's Market, based in Market Square, is one of the oldest and largest market squares in England with over 100 retailers throughout the week. Here, you will find absolutely everything from fresh produce to clothing to flowers, and from homemade jams to vintage jewellery.

There are also several shopping centres nearby including Heart of the Shires shopping village with a wide range of products and services.

In Northampton itself, The Grosvenor Shopping Centre is home to many of the big high street shops and a number of independent retailers. Further afield is intu Milton Keynes and Centre MK, both with a vibrant atmosphere and excellent range of retailers that cannot be found elsewhere in the region.

## INSPIRING ATTRACTIONS

For a great day out, try a trip to one of the county's many splendid country homes and gardens, including Althorp, Princess Diana's ancestral home and Boughton House, which is famed for its unchanged beauty and comprehensive collection of art.

Alternatively, take a tour of Bletchley Park, a place of exceptional national importance, being the home of British code breaking during World War II and the birthplace of modern information technology.

## THRILLS AND SPILLS

If you want to experience a few thrills and spills, there's the Nene Whitewater Centre, providing rafting, kayaking and canoeing for complete novices and expert paddlers. Or if you prefer mountains to water, there's Xscape in Milton Keynes, where you can rock-climb, ski, snowboard and sledge.

And last but not least, there's Gulliver's Land theme park, which has over 70 rides, attractions and shows, to keep kids of all ages happy.



## GENERAL SPECIFICATION

### Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Stainless steel oven
- Stainless steel hob
- Stainless steel splashback behind hob
- Stainless steel extractor canopy
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Integrated fridge/freezer

### Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Choice of wall tiles\*

### Plumbing

- Gas-fired with thermostatically controlled radiators

### Windows and Doors

- High performance double glazed windows
- Secured by Design front door with chrome furniture

### Electrical

- Digital TV / Radio points to living room and bedroom one
- Telephone points to living room and bedroom one
- Mains wired smoke detectors
- Carbon monoxide detector

### General

- NHBC warranty

\*Some individual choices are available subject to the stage of construction. Speak to our Sales Consultant for details.



Images shown are from other Orbit Homes developments.

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## ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy-efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.

## ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind.

Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Outright Sale, Shared Ownership and Shared Equity to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us.

Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.

### Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

### Surrounding area

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information, please contact the relevant local planning authority.

### Site plan

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

### Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation.

### Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

### Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

building communities



Computer Generated Image

# Quincy Court

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### Directions and maps

Quincy Court, Brockhall Road, Flore, Northampton NN7 4NP

From Junction 16 of the M1, take the A45 towards Upper Heyford, Flore, Weedon. Continue along the A45 through Upper Heyford on to Flore High Street. Turn second right into Brockhall Road (opposite the post office). Continue along Brockhall Road for approximately 300 metres and you will see the entrance to Quincy Court on your left hand side.

### Head office

Orbit Homes, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU

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Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in September 2016.

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