



APARTMENTS

Rosebery House

CHELMSFORD • CM2 6JE

APRIL 2017



Step into a world of
brand new stunning value
designer apartments

moments or minutes from
high end fashion, vibrant nightlife
inspired eateries, diverse culture
and direct transport links



Rosebery House

Why you should buy with Galliard

Galliard have a 25 year track record of delivering exceptional levels of quality and value in every apartment scheme they build.

The company is not only London's largest private developer but has been pioneering 'out of town' residential conversions with phenomenal success for nearly two decades.

Galliard are the original, and today still remain the only developer totally committed to getting first time buyers onto the property ladder.

Rosebery House is Galliard's latest luxury 'get on the ladder' or rental investment opportunity and bears all the hallmarks of a success story in a superb location - the catalyst for long term capital growth.



EAST APARTMENTS

WEST APARTMENTS



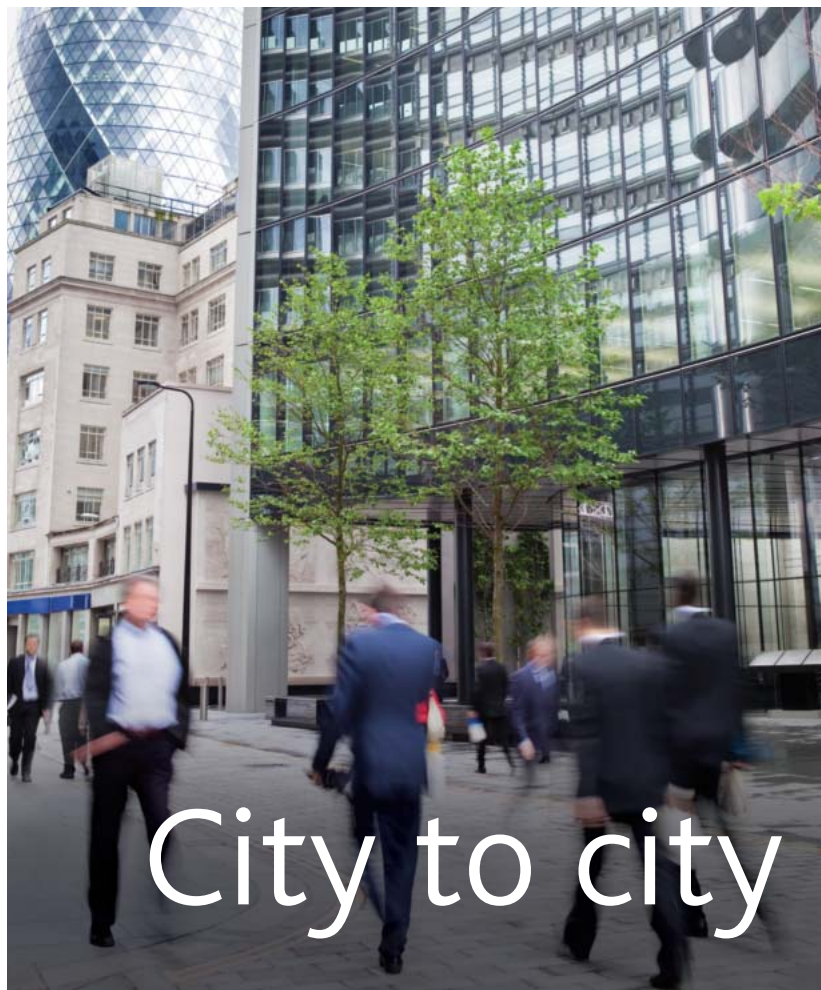
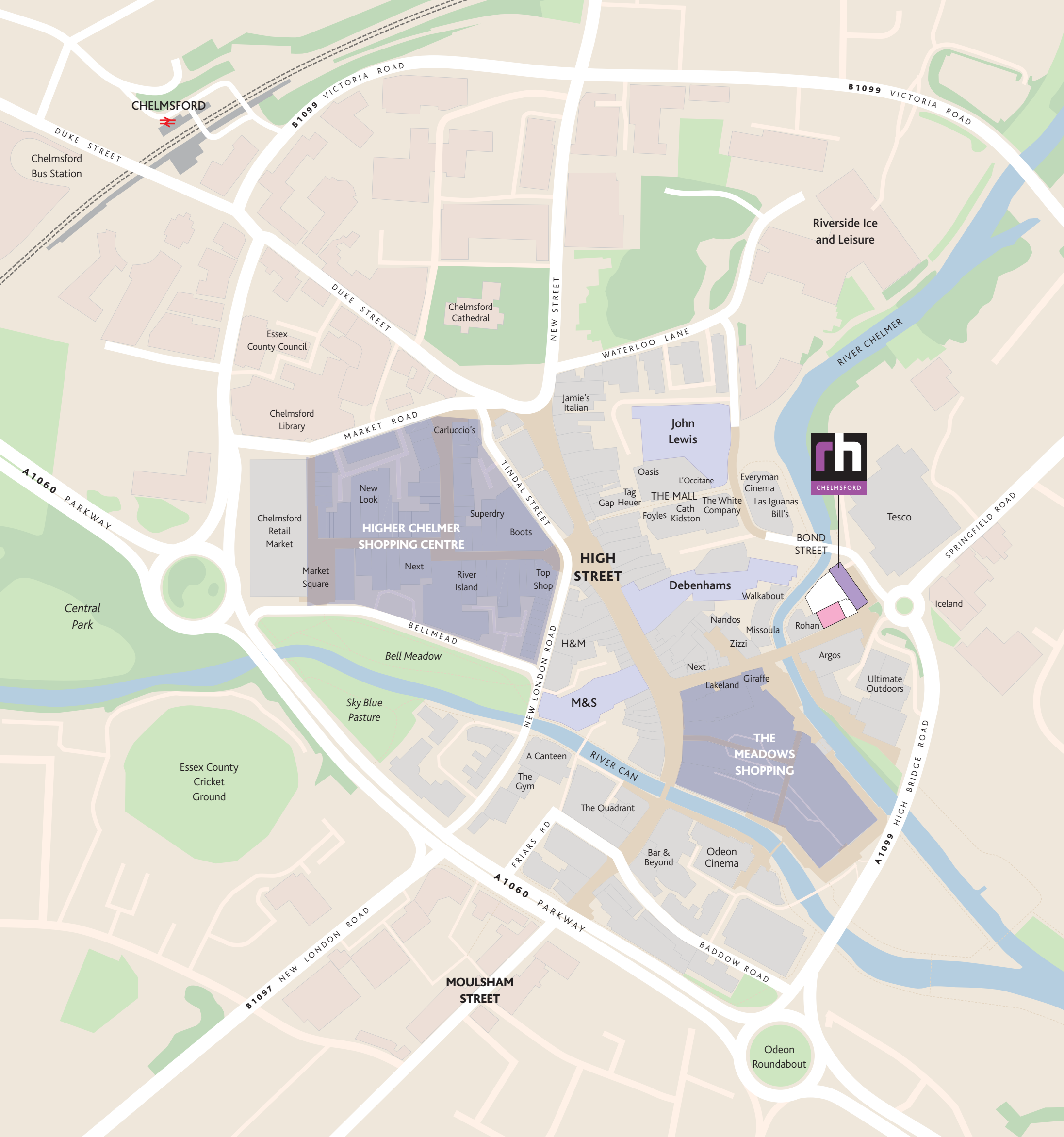
Chelmsford needs little introduction as a former town with a rich history dating back to Roman times - and more recently to being that of the birthplace of Marconi's 'wireless' radio, with the world's first regular wireless broadcasts for entertainment commencing in 1922.

Having been granted city status in 2012, Chelmsford is now the administrative centre of Essex, with an ever growing economy seamlessly blending with ever present reminders of its proud historic past.

Today, Chelmsford offers something for everyone and all walks of life - from acres of beautiful parkland to its thriving commercial and retail centres, and from being a principal London commuter belt haven to being a fabulous and energetic environment to live and work in.



Living amid culture & character



Chelmsford has excellent transport links with direct access to the A12, A130 and A414, while being 29 minutes drive from the M11 (J7) and 18 minutes from the M25 (J28).

Rail connections are equally impressive with a 35 minute service into Liverpool Street, and from 2019, a 12 minute hop to Crossrail services from Shenfield - enabling direct travel across central London and beyond.



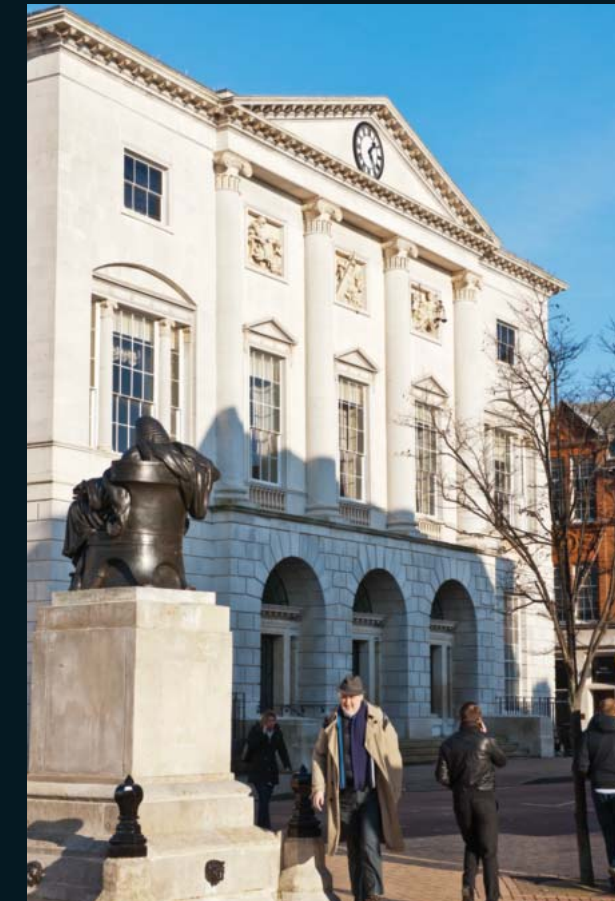
City to city in 35 minutes



‘ Chelmsford has a thriving economy with over 11,000 businesses generating some 80,000 jobs ’



- Chelmsford is the only city in Essex.
- It is the birthplace of Marconi's radio and home to the V Festival at Hylands Park.
- The city has fast and extensive transport connections ensuring its continued growth as a business destination.
- Chelmsford has a large number of City and Docklands commuters attracted by the 30-35 minute rail journey time into central London.
- Chelmsford contributes £3.4 billion to the national economy.
- Major employers include BAE, M&G, EV2, Amlin and The Royal Sun Alliance.
- It has the busiest rail station in the east of England, with over 7 million passengers a year.
- Some of the best performing schools in England and the Anglia Ruskin University are located in Chelmsford.
- Chelmsford's workforce is highly skilled and growing at a faster rate than the national average.
- The city is seeing multi-million expansion in its retail sector, with an ongoing regeneration masterplan anchored by major brands including John Lewis, Tag Heuer and L'Occitane.
- Chelmsford is ranked as one of the best places to live in Britain by the Halifax 'Quality of Life' survey.



Chelmsford going places

- Chelmsford holds the prestigious Purple Flag for excellent management of its city centre at night - further enhancing its vibrant nightlife and evening economy.

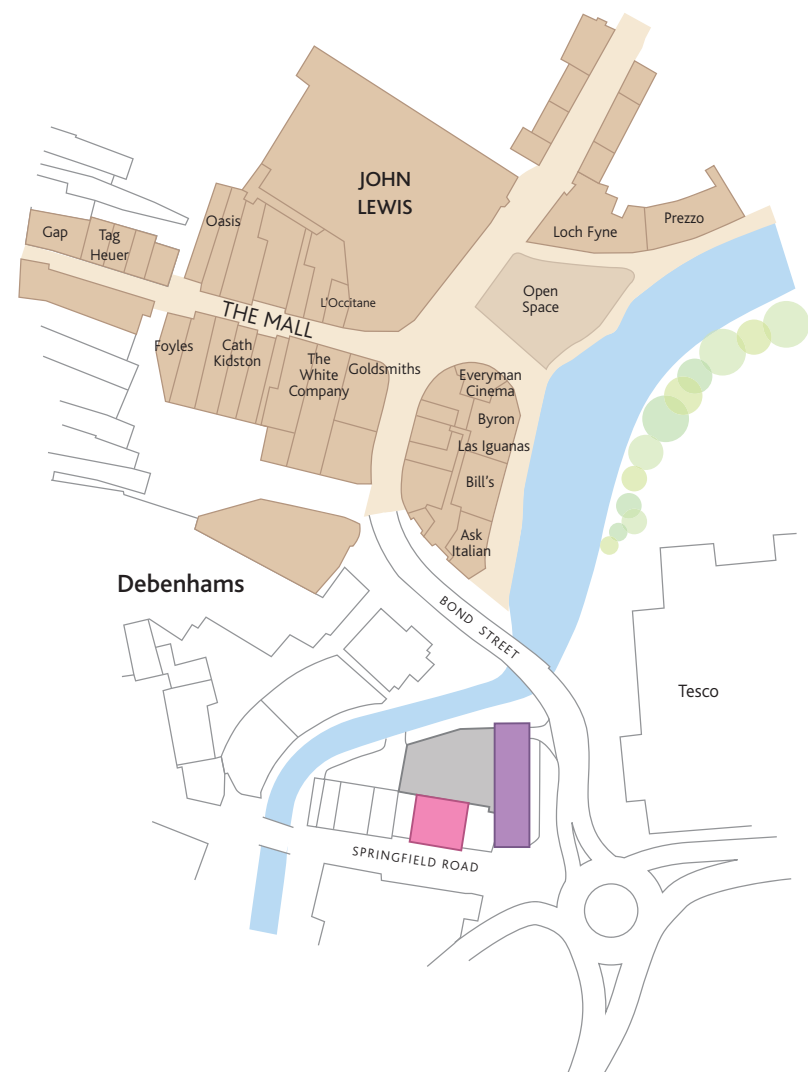


The centre of Essex

A changing cityscape

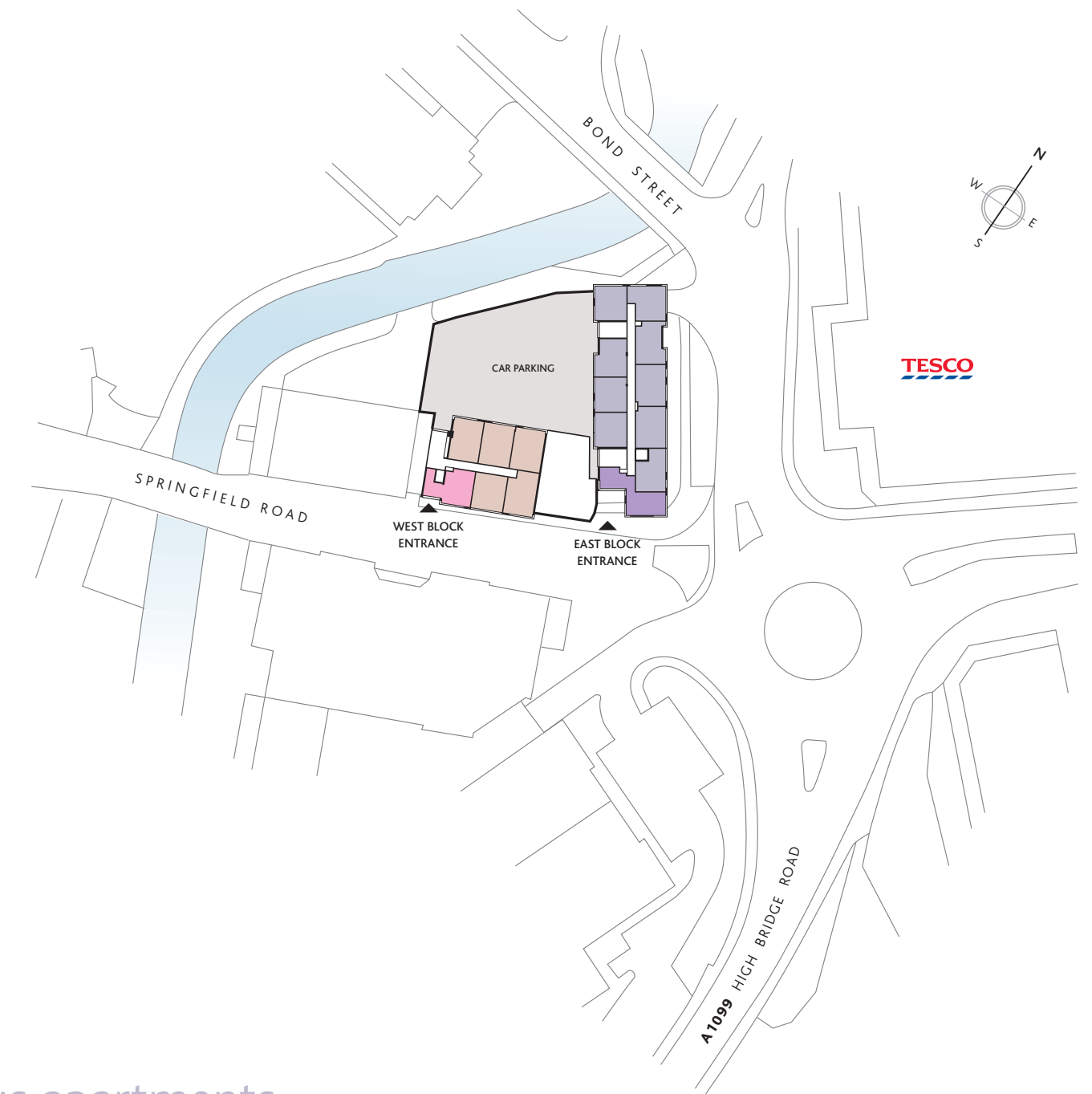
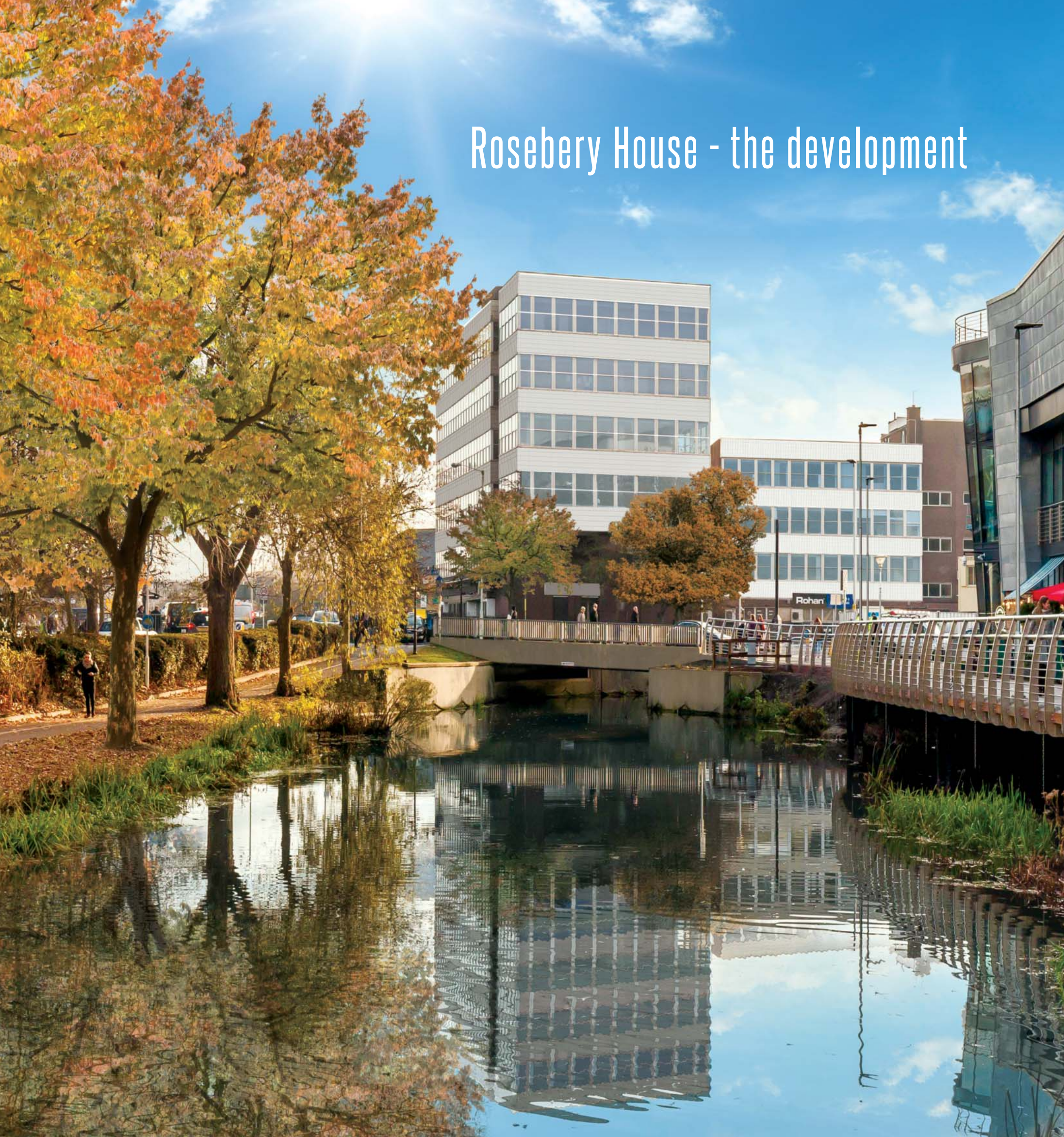
The new £120 million John Lewis and 300,000 sqft Bond Street retail and leisure development are projected to see spending increase by 27% in Chelmsford - elevating the City to a 'premium major centre'.

Chelmsford is also set to benefit from a brand new leisure complex with planning submitted for construction of the site of the existing Riverside Ice & Leisure Centre. The new complex would deliver a 10 lane swimming pool with teaching pools and flume, a 120 station gym and health & fitness facilities - all within 10 minutes walk of your luxury apartment at Rosebery House.



Landmark regeneration adjacent to Rosebery House

Rosebery House - the development



66 fabulous apartments arranged in two adjoining buildings, each with a private entrance foyer fronting Springfield pedestrianised shopping walkway.

A choice of 1 & 2 bedroom styles,
each specified for luxurious
contemporary living.

Typical floor plan layout
Level 2 shown



WEST BUILDING

- 15 1 bed apartments
- 3 2 bed apartments

EAST BUILDING

- 43 1 bed apartments
- 5 2 bed apartments



Features & specifications include:

- Choice of 1 & 2 bedroom apartment styles.
- Luxurious specifications throughout, including oak plank effect Amtico (or similar) click flooring to living/dining and hall areas.
- Fully fitted contemporary grey tone carpet to bedrooms.
- Designer kitchens with electric integrated appliances and re-constituted stone worktops.
- Stylishly appointed bath and shower rooms with large format wall and floor tiling and mirrored inset oak lined alcoves with feature LED downlighting.
- Lift servicing all apartment levels.
- Audio/video entryphone security to each apartment.
- Secure courtyard parking (limited and at additional cost).
- Residents' private entrance foyer to each building.



Rosebery House

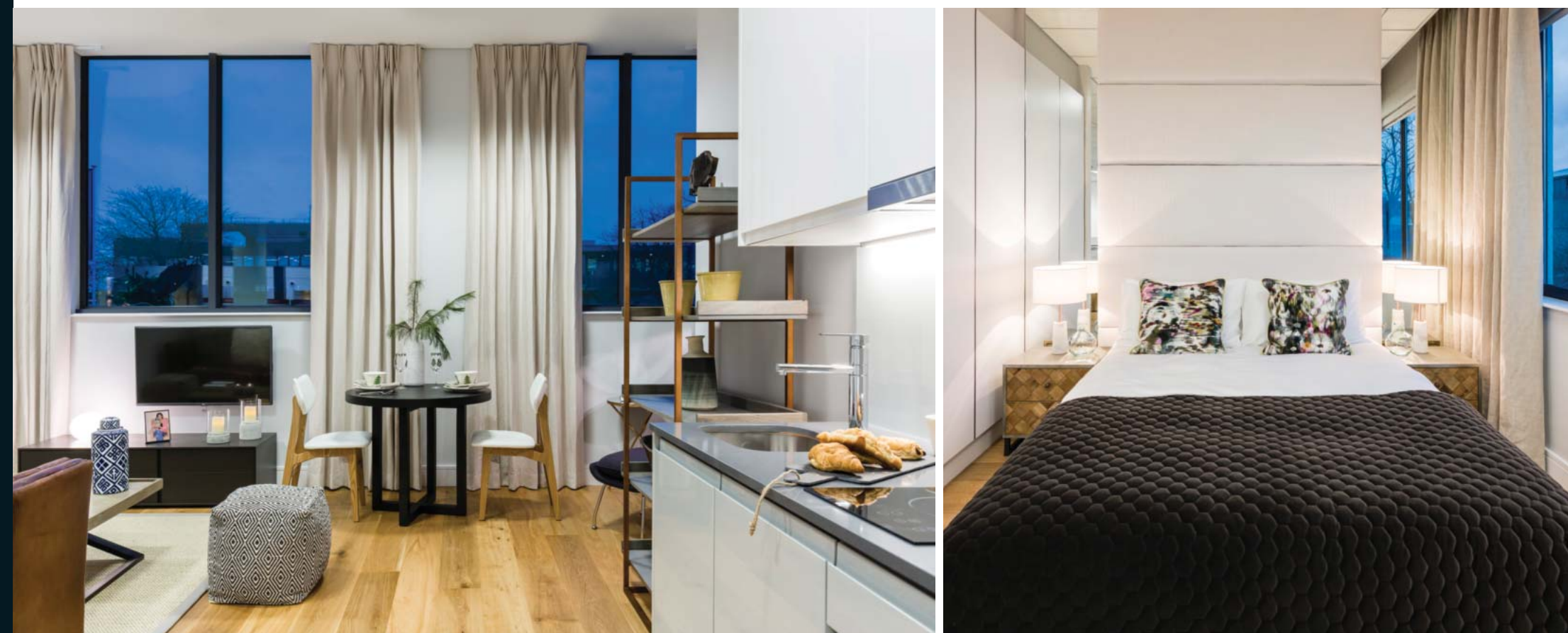
Each apartment
at Rosebery House will
be finished and
furnished to Galliard
Homes' exacting detail
and refined, luxurious
specification.



Images are of a show suite at a
similar Galliard development



Designer kitchens will feature concealed handle units, LED strip underlighting, integrated microwave, ceramic hob, fridge and slimline dishwasher.



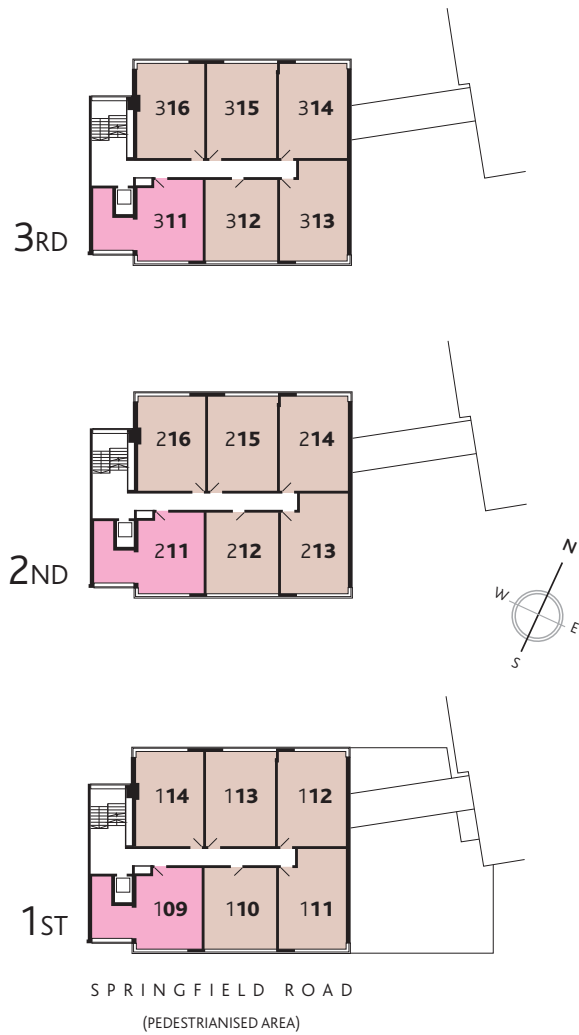


Principal bedrooms will have fully fitted grey tone carpets and built in wardrobe with satin white sliding doors.



Fully furnished designer living space

CHOOSE THE STYLE THAT SUITS YOU



114 216 316 1 BED APARTMENT

| | | |
|--------------|------------|----------------|
| Total area: | 34.5 sq.m. | 371 sq.ft |
| Living area | 5.4 x 2.4m | 17'8" x 7'10" |
| Kitchen area | 2.4 x 1.6m | 7'10" x 5'4" |
| Bedroom | 3.6 x 2.4m | 11'10" x 7'10" |



113 215 315 1 BED APARTMENT

| | | |
|--------------|------------|----------------|
| Total area: | 35.9 sq.m. | 386 sq.ft |
| Living area | 5.4 x 2.5m | 17'8" x 8'2" |
| Kitchen area | 2.4 x 1.6m | 7'10" x 5'4" |
| Bedroom | 3.6 x 2.4m | 11'10" x 7'10" |



112 214 314 1 BED APARTMENT

| | | |
|--------------|------------|----------------|
| Total area: | 35.2 sq.m. | 379 sq.ft |
| Living area | 4.8 x 2.5m | 15'9" x 8'2" |
| Kitchen area | 2.4 x 1.6m | 7'10" x 5'4" |
| Bedroom | 3.6 x 2.4m | 11'10" x 7'10" |



109 211 311 2 BED APARTMENT

| | | |
|----------------|------------|---------------|
| Total area: | 39.6 sq.m. | 426 sq.ft |
| Living area | 2.4 x 4.4m | 7'10" x 14'4" |
| Kitchen area | 2.4 x 1.6m | 7'10" x 5'4" |
| Master Bedroom | 2.9 x 4.0m | 9'6" x 13'0" |
| Bedroom 2 | 2.3 x 2.6m | 7'6" x 8'6" |



110 212 312 1 BED APARTMENT

| | | |
|-------------|------------|--------------|
| Total area: | 31.9 sq.m. | 343 sq.ft |
| Living area | 2.6 x 4.4m | 8'6" x 14'4" |
| Bedroom | 4.8 x 2.5m | 15'9" x 8'2" |



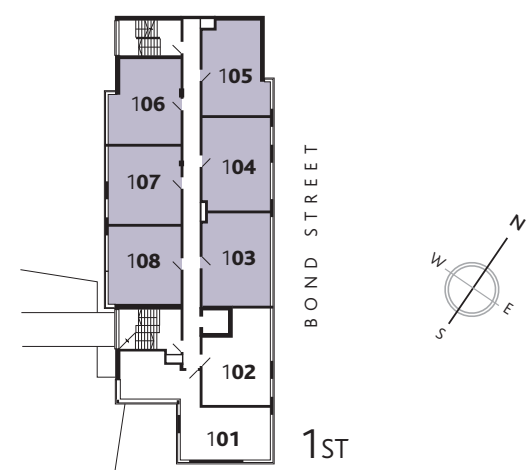
111 213 313 1 BED APARTMENT

| | | |
|-------------|------------|---------------|
| Total area: | 34.9 sq.m. | 376 sq.ft |
| Living area | 2.4 x 5.0m | 7'10" x 16'4" |
| Bedroom | 2.4 x 4.4m | 7'10" x 14'4" |



1 & 2 BEDROOM APARTMENTS

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



1 BEDROOM APARTMENTS

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| 107 | 209 | 309 | 409 | 509 | 1 BED APARTMENT |
|-------------|-----|------------|---------------|-----|-----------------|
| 108 | 210 | 310 | 410 | 510 | |
| | | | | | |
| Total area: | | 30.6 sq.m. | 329 sq.ft | | |
| Living area | | 3.1 x 4.3m | 10'1" x 14'0" | | |
| Bedroom | | 3.7 x 2.5m | 12'1" x 8'2" | | |



| 103 | 203 | 303 | 403 | 503 | 1 BED APARTMENT |
|-------------|-----|-----|------------|-----|----------------------------|
| Total area: | | | 34.1 sq.m. | | 367 sq.ft |
| | | | | | |
| 104 | 204 | 304 | 404 | 504 | (2' with mirrored layouts) |
| Total area: | | | 34.2 sq.m. | | 368 sq.ft |
| | | | | | |
| Living area | | | 4.3 x 4.6m | | 14'0" x 15'0" |
| Bedroom | | | 2.5 x 3.4m | | 8'2" x 11'2" |



| 207 | 307 | 407 | 507 | 1 BED APARTMENT |
|-------------|-----|------------|--------------|-----------------|
| Total area: | | 30.7 sq.m. | 330 sq.ft | |
| Living area | | 2.5 x 5.2m | 8'2" x 17'0" | |
| Bedroom | | 3.1 x 2.9m | 10'1" x 9'6" | |



| 106 | 208 | 308 | 408 | 508 | 1 BED APARTMENT |
|-------------|-----|------------|---------------|-----|-----------------|
| Total area: | | 31.2 sq.m. | 336 sq.ft | | |
| Living area | | 3.7 x 3.7m | 12'1" x 12'1" | | |
| Bedroom | | 2.5 x 3.3m | 8'2" x 10'0" | | |

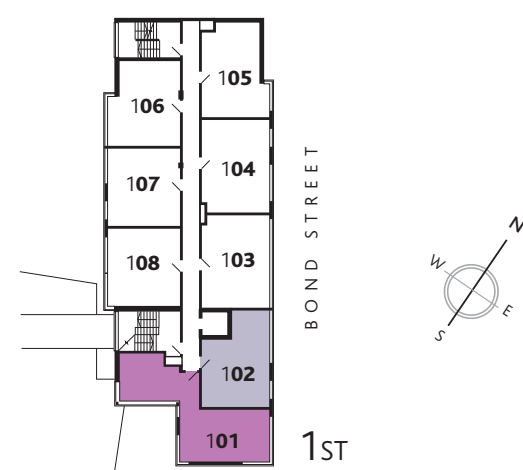


| 206 | 306 | 406 | 506 | 1 BED APARTMENT |
|-------------|-----|------------|---------------|-----------------|
| Total area: | | 33.3 sq.m. | 358 sq.ft | |
| Living area | | 5.8 x 3.1m | 19'0" x 10'1" | |
| Bedroom | | 2.8 x 3.1m | 9'2" x 10'1" | |



Please note:
Apartment 105 does not benefit from a corner window and has a reduced total area of 31.0 sq.m. (334 sq.ft.)

| 105 | 205 | 305 | 405 | 505 | 1 BED APARTMENT |
|-------------|-----|------------|---------------|-----|-----------------|
| Total area: | | 31.8 sq.m. | 342 sq.ft | | |
| Living area | | 4.2 x 3.4m | 13'8" x 11'2" | | |
| Bedroom | | 2.8 x 3.2m | 9'2" x 10'6" | | |



1 & 2 BEDROOM APARTMENTS

102 202 302 402 502 1 BED APARTMENT

| | | |
|-------------|------------|---------------|
| Total area: | 30.8 sq.m. | 332 sq.ft |
| Living area | 4.5 x 3.5m | 14'8" x 11'5" |
| Bedroom | 3.4 x 2.5m | 11'2" x 8'2" |



101 201 301 401 501 2 BED APARTMENT

| | | |
|----------------|------------|---------------|
| Total area: | 44.2 sq.m. | 476 sq.ft |
| Living area | 3.8 x 3.1m | 12'5" x 10'1" |
| Master Bedroom | 3.5 x 3.2m | 11'5" x 10'6" |
| Bedroom 2 | 2.7 x 1.8m | 8'10" x 6'0" |



Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.

Images are of a show suite at a similar Galliard development

GENERAL

- Walls paint finish in light grey matt.
- Ceilings paint finish in white matt.
- Satin white door linings, skirtings & architraves.
- Oak plank-effect click flooring (Amtico or similar) to living/dining, kitchen and hall areas.
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.
- Video entryphone system to each apartment.

KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:

Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and separate hand shower.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.



BEDROOMS

- Fully fitted grey carpets to all bedrooms.
- Built in wardrobe to master bedrooms with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- Low energy wall lighting.
- Secure cycle store.



Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

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Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk
+44(0) 208 896 9990



Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com
+44(0) 208 502 3308



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