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# THE ROLLS BUILDINGS

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Hereford Road, Monmouth



Redcliffe.  
WELCOME HOME





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## WELCOME HOME

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The Rolls Buildings is an exclusive development of 24 one and two bedroom bespoke apartments located close to the centre of the historic town of Monmouth. Designed by renowned Welsh Architects, Powell Dobson, the scheme showcases an exciting blend of modern and traditional features, ideal for those seeking a stylish home in the Town.

Redcliffe.  
WELCOME HOME



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## TAKING IN THE SCENERY

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### Monmouth – where England meets Wales



Situated in an astonishingly beautiful location at the head of the Wye Valley – a designated Area of Outstanding Natural Beauty – and close to the historic Forest of Dean, Monmouth is just two miles from the English border and 36 miles north-east of Cardiff.

With its unique fortified bridge, historic castle remains and twisting, medieval streets, Monmouth has been the Capital of its County since 1536, developing primarily as a market town and agricultural centre. The weekly markets still run but Monmouth is now a thriving centre for tourism and service industries.

Good road communications make for easy access to the West Midlands, South Wales and Bristol. Nearby attractions include majestic Tintern Abbey, spectacular Symonds Yat and a wealth of medieval castles, such as those at Raglan, Chepstow or Usk.

For keen walkers or cyclists both the Black Mountains and the Brecon Beacons are an easy drive away. In addition both the Offa's Dyke Path – a long-distance footpath beginning in Chepstow and finishing in North Wales – and the Wye Valley Walk pass through the town.





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## RURAL TOWN LIVING

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Culture and style in a convenient and vibrant setting



The Rolls Buildings are but a short stroll from Monmouth's town centre, whilst still offering easy access to the countryside and the national road network. A Fairtrade town since 2005, Monmouth has a fascinating variety of shops as well as a tempting selection of pubs, restaurants and cafés.

The Town has long been the focus of educational and cultural activities for the surrounding rural area and has two popular theatres, one of which is believed to be the oldest working theatre in Wales. The excellent schools include Haberdashers' Monmouth Schools, one of the UK's leading independent day and boarding schools for boys and girls aged 3-18 years.

The River Monnow which flows through the town, is the setting for the regular May Regatta, an exciting six-mile autumn charity raft race and frequent canoe and kayak events. Other major events include the Monmouthshire Show, The Monmouth Festival – one of the largest free music festivals in Europe – the Rockfield Country Music Festival and the Monmouth Women's Festival.

Golfers will find many attractive courses nearby, including the superb Rolls of Monmouth course, and there are of course active local sports and cultural clubs to suit all tastes.





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## THE ROLLS BUILDINGS

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Stylish homes in a desirable setting



The Rolls Buildings provide a delightful and stylish combination of intriguing apartments within the renovated Arts & Crafts former cottage hospital, together with a sympathetically designed apartment block, all set within their own landscaped grounds many with far reaching views. The refurbished building offers unique and characterful apartments, all retaining the charm and character for which the building has long been loved, as a local landmark.

Each apartment is unique, offering space, light and character, within a most imposing building, in one of the most soughtafter locations within the town.

Renowned Welsh architects, Powell Dobson, have also crafted a sensitive apartment scheme sitting sympathetically in the communal grounds. With each apartment providing spacious living space, with many having balconies to relax and enjoy the wonderful setting and views. A central lift offers easy access, with each home designed for minimal maintenance, accessibility and efficiency.

All of these delightful homes share a common theme, however, that of comfort and style in a truly unique and glorious landscaped setting. We are confident that Mr Rolls would have approved! **We sincerely hope you agree.**





This is a computer generated image, details may vary.



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## SITE PLAN – REFURBISHED APARTMENTS

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This site plan is for orientation purposes only. All external finishes, colours, landscaping, layouts, boundaries should be checked with the sales advisor at the time of reservation.



This is a computer generated image, details may vary.



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## GROUND FLOOR

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## APARTMENT 1

One bedroom



LOUNGE/DINING  
& KITCHEN

4.8 x 6.1 m (max)  
15'10" x 19'10" (max)

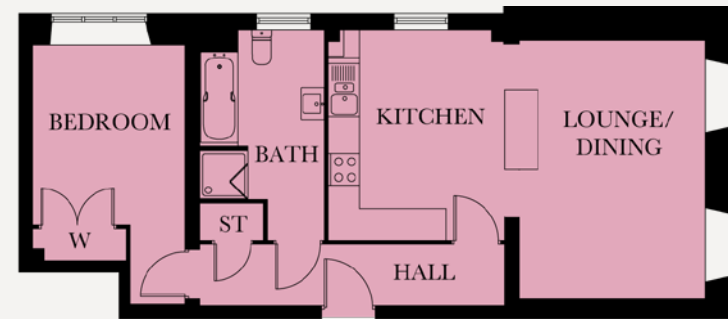
BEDROOM 1

2.7 x 4.8 m  
8'11" x 15'10"

(685 sq ft)

## APARTMENT 2

One bedroom



LOUNGE/DINING  
& KITCHEN

3.5 x 4.8 m (max)  
11'6" x 15'11" (max)

BEDROOM 1

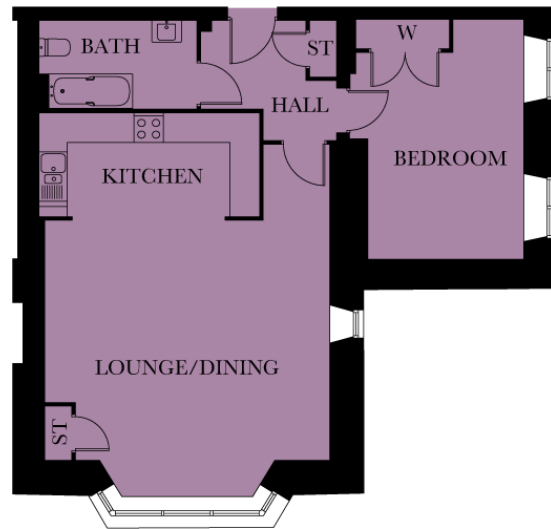
2.9 x 3.4 m  
9'5" x 11'1"

(666 sq ft)



## APARTMENT 3

One bedroom



(792 sq ft)

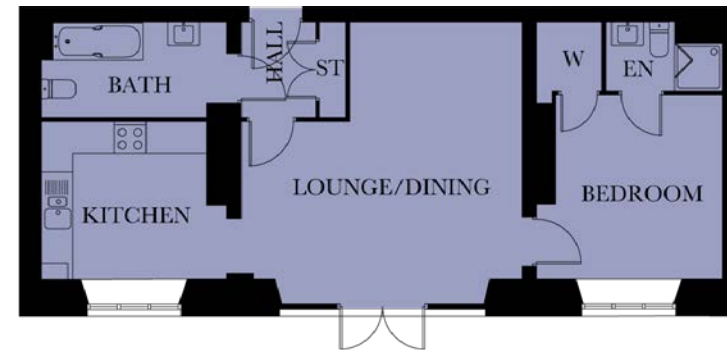


LOUNGE/DINING  
& KITCHEN  
5.8 x 5.6 m (max)  
19'0" x 18'5" (max)

BEDROOM 1  
3.2 x 4.9 m (max)  
10'5" x 15'11" (max)

## APARTMENT 4

One bedroom



(688 sq ft)



LOUNGE/DINING  
3.25/5.3 x 5.3 m  
10'8" / 17'4" x 17'4"

KITCHEN  
3.4 x 2.5 m (max)  
11'2" x 8'2"

BEDROOM 1  
3.1 x 3.5 m  
10'4" x 11'4"



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## APARTMENT 5

Two bedroom

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KITCHEN  
3.6 x 2.7 m  
11'9" x 9'0"

LOUNGE/DINING  
5.8 x 6.1 m (max)  
19'0" x 20'0" (max)

BEDROOM 1  
3.0 x 3.9 m  
9'9" x 12'8"

BEDROOM 2  
2.8 x 4.4 m  
9'2" x 14'6"

(991 sq ft)



## FIRST FLOOR AND MEZZANINE



APARTMENT 6  
Two bedroom apartment

APARTMENT 7  
Two bedroom apartment

APARTMENT 8  
Two bedroom apartment

APARTMENT 9  
Two bedroom apartment

APARTMENT 10  
Two bedroom apartment





## APARTMENT 6

Two bedroom

## APARTMENT 7

Two bedroom



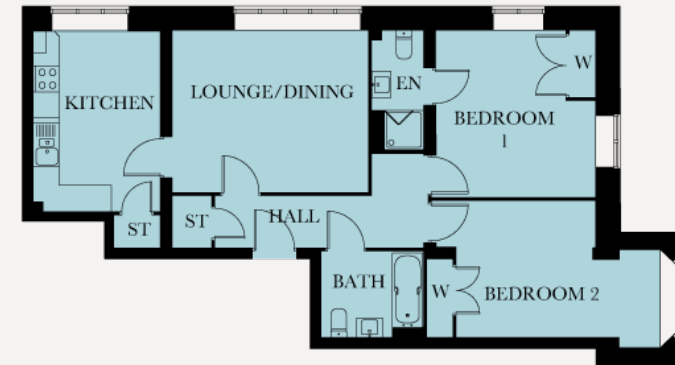
(799 sq ft)



LOUNGE/DINING  
& KITCHEN  
5.2 x 5.0 m (max)  
17'1" x 16'8" (max)

BEDROOM 1  
2.4 x 3.5 m  
7'11" x 11'5"

BEDROOM 2  
2.7 x 3.0 m  
8'10" x 9'10"



(845 sq ft)



KITCHEN  
3.3 x 4.0 m  
10'11" x 13'0"

LOUNGE/DINING  
3.5 x 4.8 m  
11'6" x 15'11"

BEDROOM 1  
3.6 x 3.8 m  
11'11" x 12'6"

BEDROOM 2  
3.1 x 4.7 m  
10'3" x 15'3"

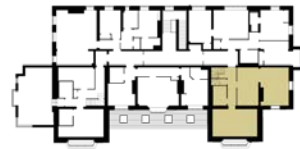


## APARTMENT 8

Two bedroom



FIRST FLOOR  
MEZZANINE



(1,108 sq ft)

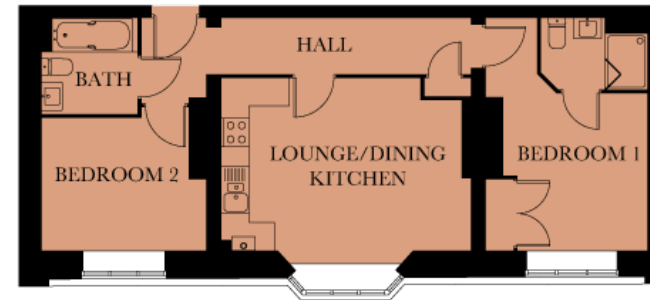
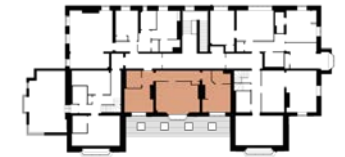
LOUNGE/DINING  
& KITCHEN  
4.5/5.8 x 7.7 m (max)  
14'9"/19'0" x 25'4" (max)

BEDROOM 1  
3.5 x 5.8 m  
11'7" x 19'1"

BEDROOM 2  
4.0 x 5.1 m  
13'1" x 16'8"

## APARTMENT 9

Two bedroom



LOUNGE/DINING  
& KITCHEN  
3.7 x 5.3 m (max)  
12'0" x 17'5" (max)

BEDROOM 1  
3.3 x 3.1 m  
10'11" x 10'1"

BEDROOM 2  
2.8 x 3.5 m  
9'3" x 11'5"

(690 sq ft)

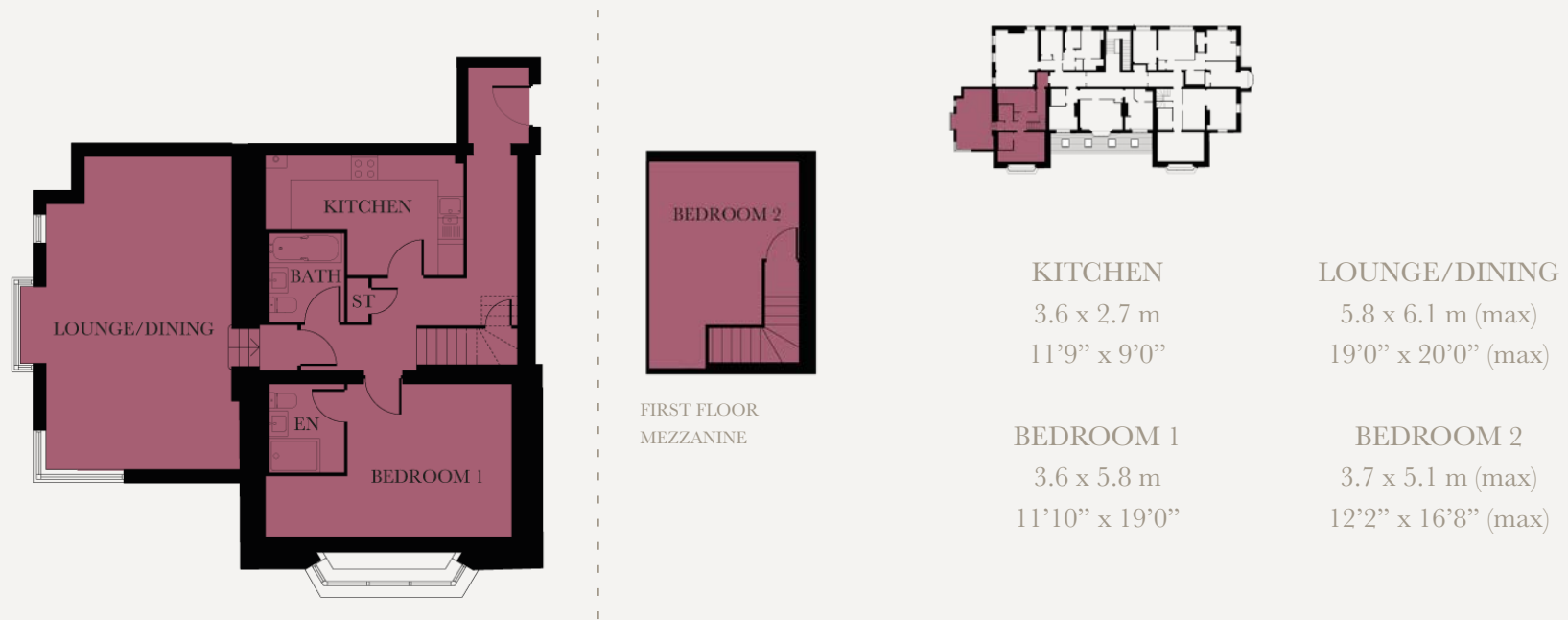


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## APARTMENT 10

Two bedroom

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(1,212 sq ft)



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## SITE PLAN – NEW BUILD APARTMENTS

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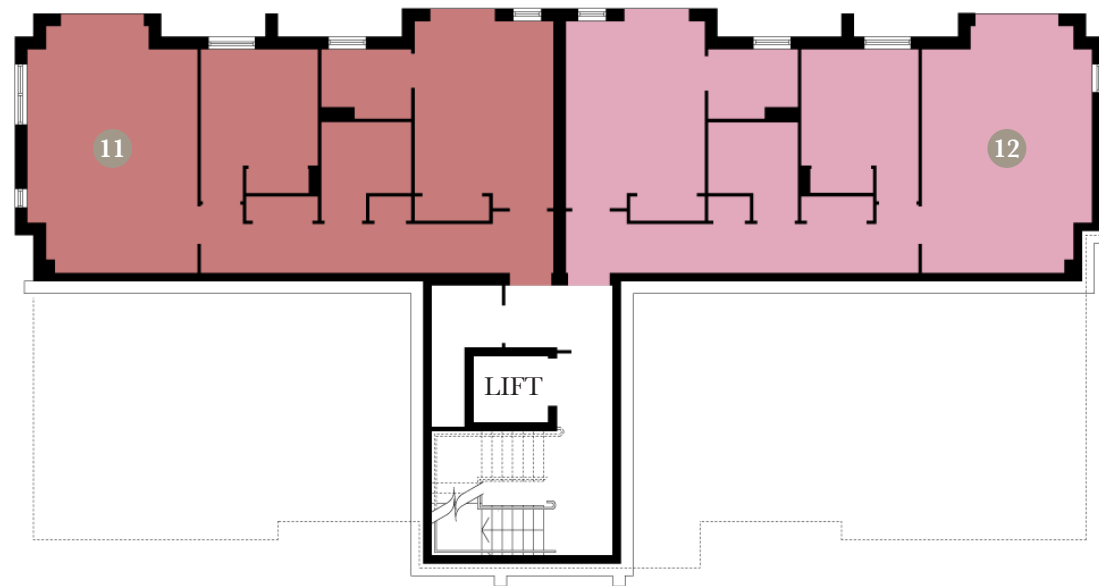
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## LOWER GROUND FLOOR

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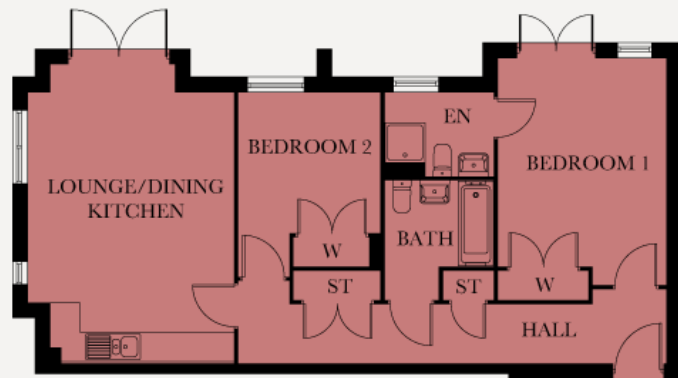
APARTMENT 11  
Two bedroom apartment

APARTMENT 12  
Two bedroom apartment



## APARTMENT 11

Two bedroom



(787 sq ft)



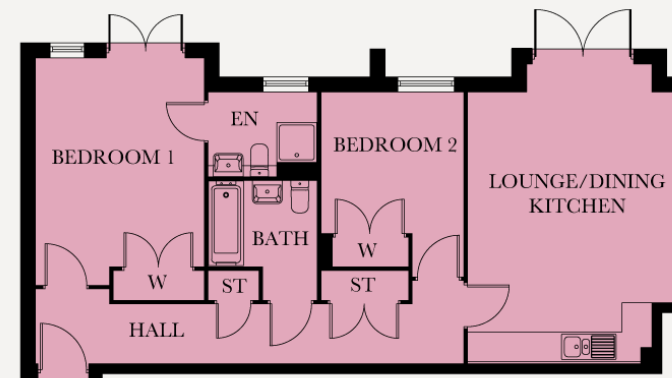
LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m (max)  
13'7" x 19'9" (max)

BEDROOM 1  
3.4 x 4.2 m  
11'1" x 13'9"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"

## APARTMENT 12

Two bedroom



(787 sq ft)



LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m  
13'7" x 19'9"

BEDROOM 1  
3.4 x 4.2 m  
11'11" x 13'9"

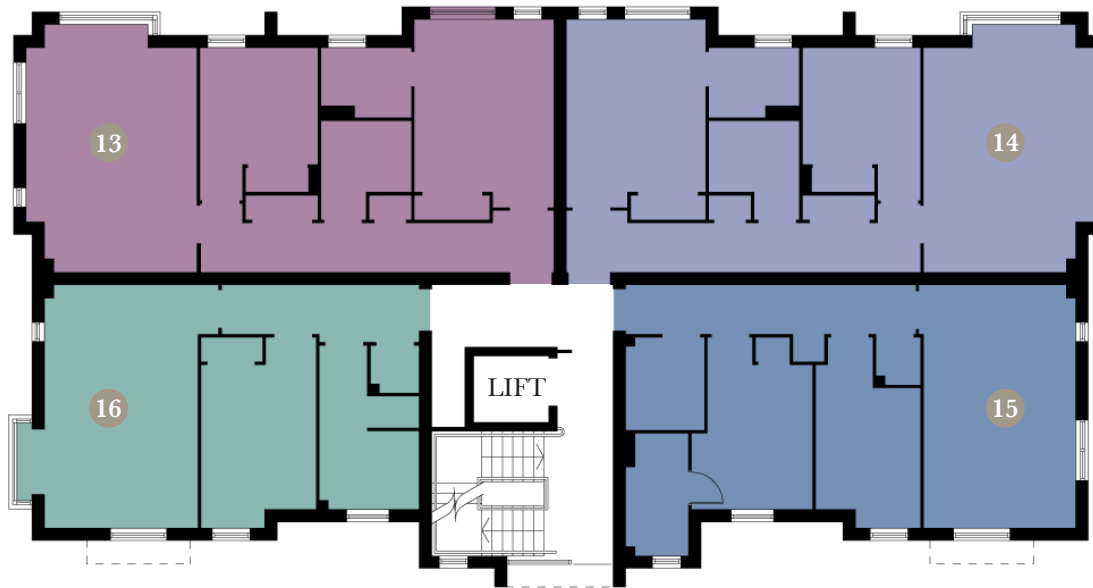
BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"



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## GROUND FLOOR

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APARTMENT 13  
Two bedroom apartment

APARTMENT 14  
Two bedroom apartment

APARTMENT 15  
Two bedroom apartment

APARTMENT 16  
One bedroom apartment





## APARTMENT 13

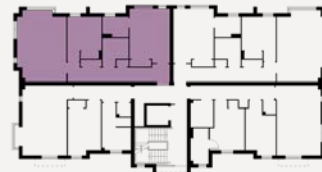
Two bedroom

## APARTMENT 14

Two bedroom



(787 sq ft)



LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m  
13'7" x 19'9"

BEDROOM 1  
3.4 x 4.2 m  
11'1" x 13'9"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"



(787 sq ft)



LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m  
13'7" x 19'9"

BEDROOM 1  
3.4 x 4.2 m  
11'1" x 13'9"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"

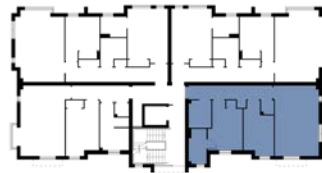


## APARTMENT 15

Two bedroom



(686 sq ft)



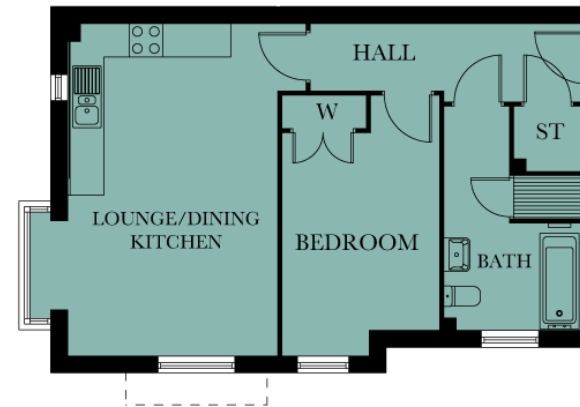
LOUNGE/DINING  
& KITCHEN  
3.7 x 5.9 m  
12'1" x 19'4"

BEDROOM 1  
2.9 x 3.5 m  
9'8" x 11'6"

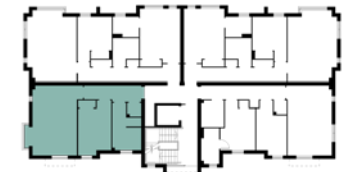
BEDROOM 2  
2.6 x 3.4 m (max)  
8'5" x 11'2" (max)

## APARTMENT 16

One bedroom



(574 sq ft)



LOUNGE/DINING  
& KITCHEN  
3.7 x 4.4 m  
12'3" x 14'5"

BEDROOM 1  
2.8 x 4.0 m  
9'2" x 13'0"



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## FIRST FLOOR

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APARTMENT 17  
Two bedroom apartment

APARTMENT 18  
Two bedroom apartment

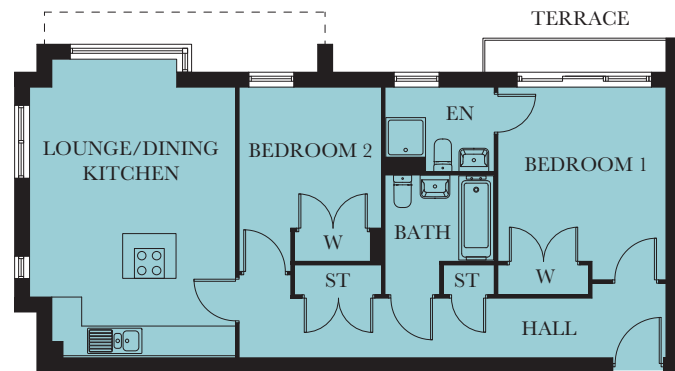
APARTMENT 19  
Two bedroom apartment

APARTMENT 20  
One bedroom apartment

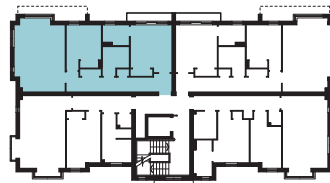


## APARTMENT 17

Two bedroom



(762 sq ft)



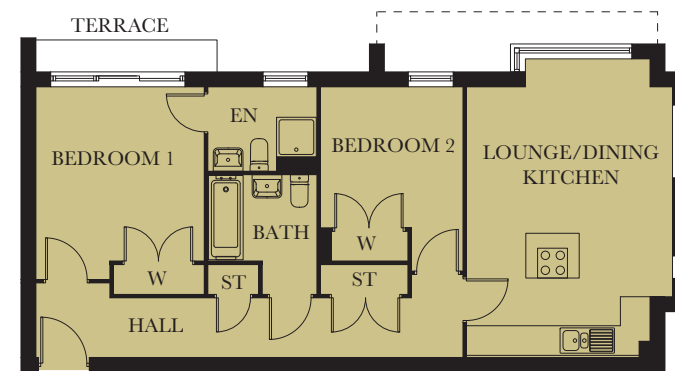
LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m (max)  
13'7" x 19'9" (max)

BEDROOM 1  
3.4 x 3.5 m  
11'1" x 11'6"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"

## APARTMENT 18

Two bedroom



(762 sq ft)



LOUNGE/DINING  
& KITCHEN  
4.2 x 6.0 m (max)  
13'7" x 19'9" (max)

BEDROOM 1  
3.4 x 3.5 m  
11'1" x 11'6"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"



## APARTMENT 19

Two bedroom



(701 sq ft)



LOUNGE/DINING  
& KITCHEN  
3.7 x 6.6 m  
12'1" x 21'7"

BEDROOM 1  
2.9 x 3.5 m (max)  
9'8" x 11'6" (max)

BEDROOM 2  
2.6 x 3.4 m  
8'5" x 11'2"

## APARTMENT 20

One bedroom



(589 sq ft)



LOUNGE/DINING  
& KITCHEN  
3.7 x 4.4 m  
12'3" x 14'5"

BEDROOM 1  
2.8 x 4.0 m  
9'2" x 13'0"



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## SECOND FLOOR

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APARTMENT 21  
Two bedroom apartment

APARTMENT 22  
Two bedroom apartment

APARTMENT 23  
Two bedroom apartment

APARTMENT 24  
One bedroom apartment

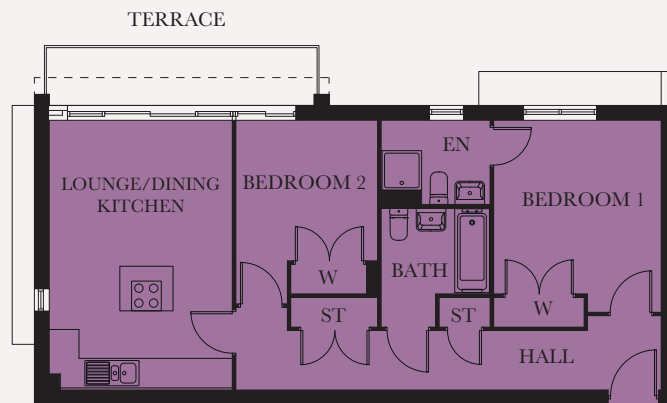


## APARTMENT 21

Two bedroom

## APARTMENT 22

Two bedroom



(726 sq ft)

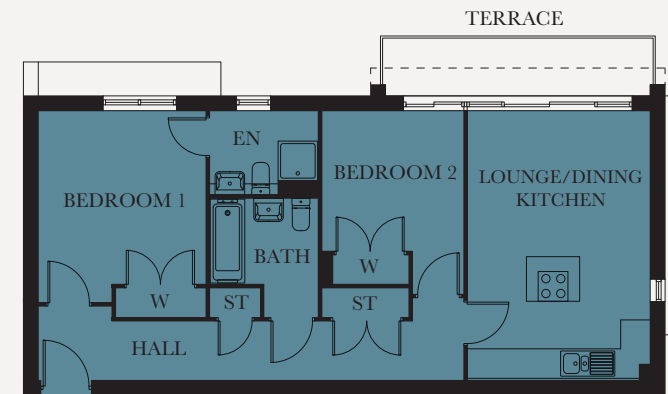


LOUNGE/DINING  
& KITCHEN

3.7 x 5.5 m  
12'2" x 17'11"

BEDROOM 1  
3.4 x 3.5 m  
11'1" x 11'6"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"



(726 sq ft)



LOUNGE/DINING  
& KITCHEN

3.7 x 5.5 m  
12'2" x 17'11"

BEDROOM 1  
3.4 x 3.5 m  
11'1" x 11'6"

BEDROOM 2  
2.9 x 2.8 m  
9'5" x 9'4"

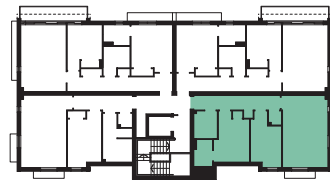


## APARTMENT 23

Two bedroom



(701 sq ft)



LOUNGE/DINING  
& KITCHEN  
3.7 x 5.9 m  
12'1" x 19'4"

BEDROOM 1  
2.9 x 3.5 m (max)  
9'8" x 11'6" (max)

BEDROOM 2  
2.6 x 4.6 m (max)  
8'5" x 11'2" (max)

## APARTMENT 24

One bedroom



(560 sq ft)



LOUNGE/DINING  
& KITCHEN  
3.7 x 5.9 m  
12'3" x 19'4"

BEDROOM 1  
2.8 x 4.0 m  
9'2" x 13'0"





This is a computer generated image, details may vary.



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## IT'S ALL ABOUT THE FINISHES

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An impressive specification



### KITCHEN

- Superb choice of Sigma 3 kitchens with soft close doors and drawers
- Laminate worktops and upstands
- Stainless steel 1½ bowl sink with mixer taps
- Bosch stainless steel electric double fan oven with black ceramic hob
- Bosch stainless steel extractor hood with stainless steel splashback
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer

### BATHROOM & EN-SUITE

- Half height tiling to walls with sanitaryware, full height tiling to shower enclosure
- Hansgrohe taps and showers
- Clothes drying line over bath

### LIGHTING

- Low energy LED chrome downlights to kitchen, bathroom and en-suite
- Under cupboard lighting to kitchen

### ELECTRICS

- Combination boiler with radiators
- Sky+ outlets to lounge
- TV points to all bedrooms, including complete wiring for connection to communal satellite dish
- BT master socket in hallway. Telephone point to lounge and two telephone points to master bedroom for home office use
- Polished chrome plated black insert switch and socket plates to lounge/dining hallway and kitchen
- White switches and power points to all bedrooms
- Shaver points to main bathroom and en-suite

### GENERAL

- Oak veneered inlay internal doors with chrome plated ironmongery
- 10 year premier warranty

Please ask our Sales Advisor for full specification of individual homes. Photographs are used for illustrative purposes only and depict typical interiors from previous Redcliffe Homes developments.



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## INDULGE YOURSELF

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The choice is yours



Every apartment in The Rolls Buildings are individually designed by award-winning architects Powell Dobson and created by our team of experienced builders and skilled craftsmen all with a passion for quality.

We finish our homes to the highest standards then assist you in creating your new home which reflects your individuality and taste. Because we want you to have the home of your dreams, we can help you personalise it, selecting the kitchen, tiling and other finishes that perfectly reflect your desires.

We understand that buying a new home is one of the most important decisions you will make, so you can be confident that when purchasing a Redcliffe home you are buying a timeless classic where innovation and tradition combine to create a sustainable, stylish yet practical home.

Redcliffe Homes is a long established independent housebuilding company where every individual is involved to ensure that our homes are of the highest quality.



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## REDCLIFFE CUSTOMER CARE

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Making your move to a Redcliffe Home as smooth as possible



Redcliffe Homes has been synonymous with creating desirable homes for over thirty years and we take great pride in providing you with your dream home. From the first time you visit us to the day you move in, we aim to provide you with a first class service dedicated towards helping you settle into your new home.

We involve our customers at every possible opportunity. You will be invited to a Home Demonstration which provides a valuable opportunity for you to understand the functional aspects of your new home and to ask any questions or resolve any queries you may have.

On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our customer care team will contact you to ensure you are delighted with your new home, and that any 'niggles' are dealt with quickly and without fuss.

A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year Premier warranty provides further peace of mind, part of which Redcliffe offers a 2 year warranty after legal completion.



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## CREATING DESIRABLE HOMES IN SOUGHT AFTER LOCATIONS

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### Welcome Home



We have been building desirable homes in the most sought after locations for over thirty years, and yet our passion remains the same; to build well designed homes of which we can all be proud.

We search out the best locations, engage the most talented architects and employ only experienced and dedicated contractors, who all share our commitment to create unique homes and communities.

From stone built homes in rural villages to Regency style town houses in Bath, we

only use the best of materials and quality fittings all combining to create that elusive uniqueness; homes that are distinctive, desirable and truly individual.

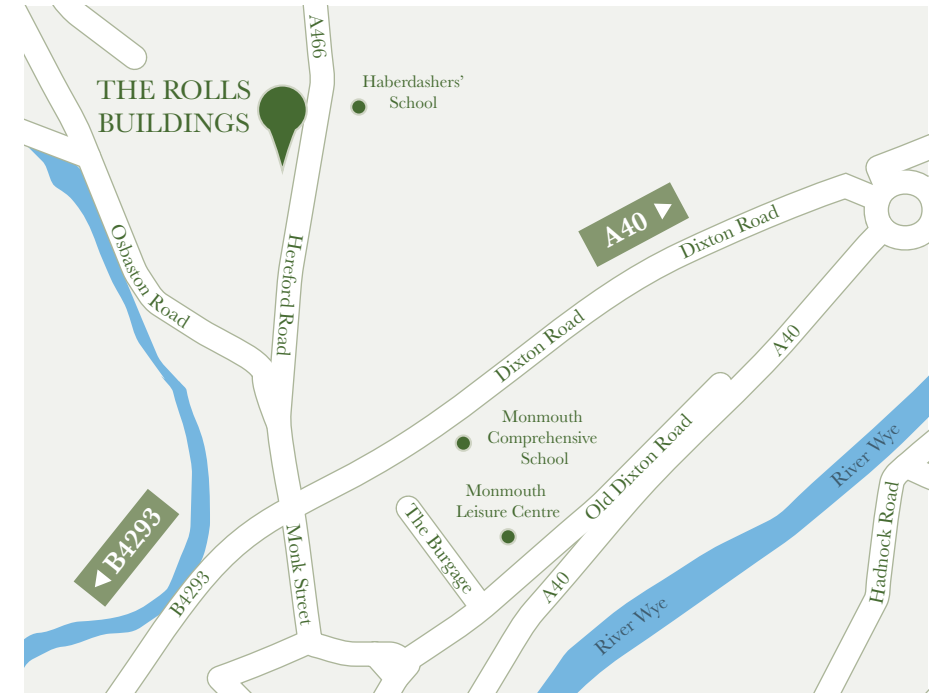
Using tried and tested methods of construction yet with innovative design, we ensure our homes incorporate contemporary features, making the most of energy efficient systems, whilst not compromising on your comfort and enjoyment in your new home.

We hope you will share our passion and truly enjoy your Redcliffe home.



SAT NAV  
NP25 3PE

THE ROLLS  
BUILDINGS  
Hereford Road  
Monmouth



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## CONTACT US FOR FURTHER INFORMATION

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Chipping Sodbury  
Bristol BS37 6AH

[info@redcliffehomes.co.uk](mailto:info@redcliffehomes.co.uk)  
01454 316 633  
[redcliffehomes.co.uk](http://redcliffehomes.co.uk)

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