

Lymington Shores

THE CHARLESTON

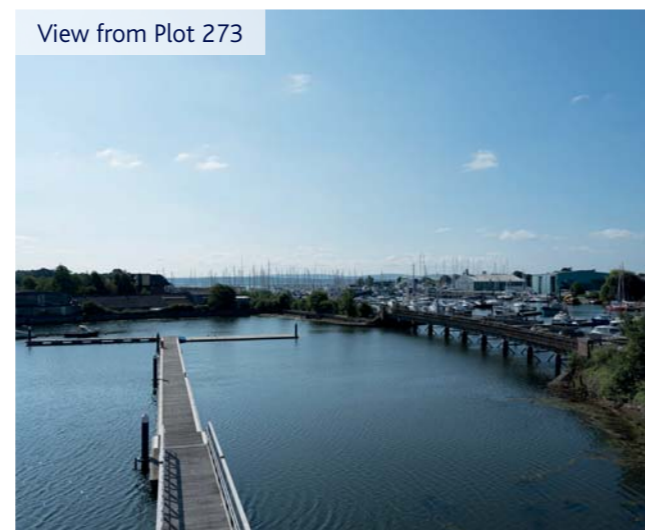
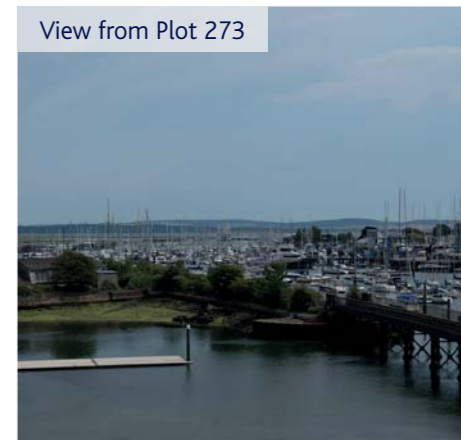
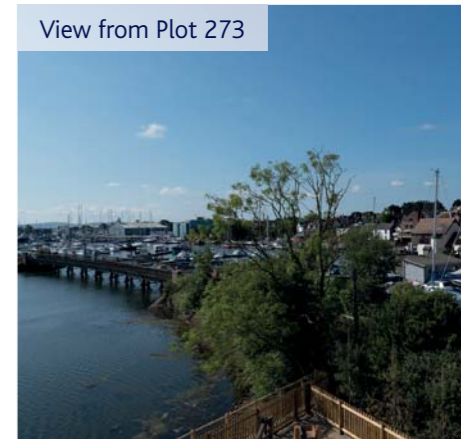
LOCATION

LYMINGTON SHORES THE CHARLESTON

SITUATED RIGHT ON THE WATER'S EDGE, LYMINGTON SHORES BOASTS BREATHTAKING VIEWS OF THE LYMINGTON RIVER AND SURROUNDING COUNTRYSIDE.

From the balconies of these unique and prestigious penthouses and luxury apartments you can look out towards the tranquil twin harbours and across the Solent to the Isle of Wight beyond.

A bustling market town with a wide range of shops and amenities, today's Lymington has maintained much of its historical charm. Take a stroll around the centre's cobbled streets and you'll discover many fine examples of Victorian and Georgian architecture. While just beyond the town lies the stunningly beautiful New Forest National Park.

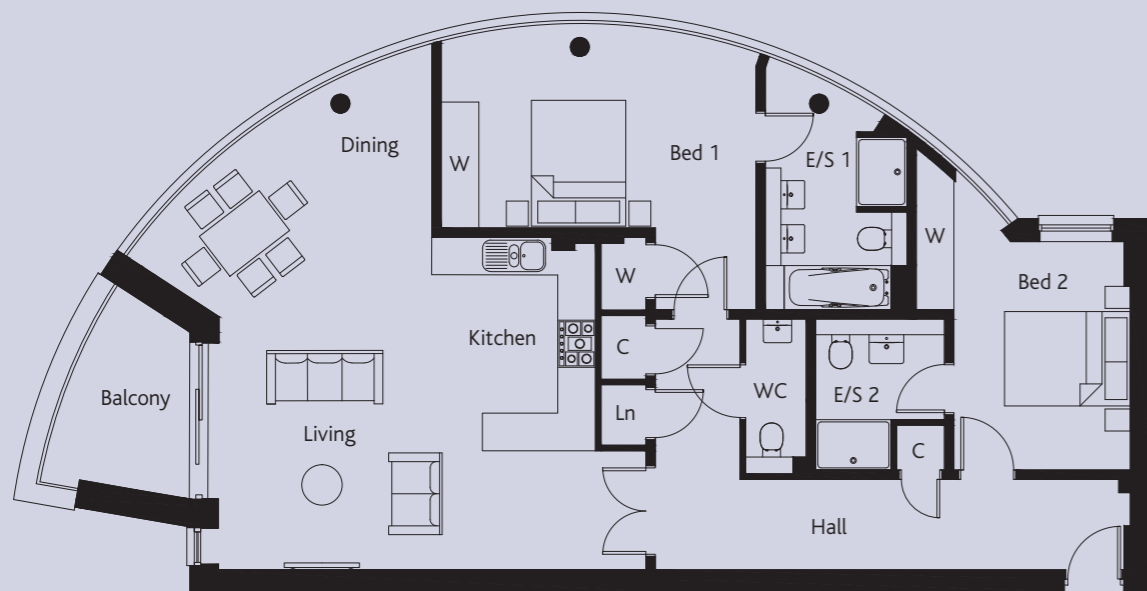


FLOORPLAN

THE CHARLESTON

WITH A WALL OF GLASS SURROUNDING THE OPEN PLAN LIVING ROOM YOU CAN ENJOY STUNNING SIGHTS OF THE LYMINGTON MARINA AND FROM THE DELIGHTFUL BALCONY, AND THOSE CONTINUE THROUGHOUT THIS SUPERB APARTMENT, AS THE GLASS WALL STRETCHES RIGHT AROUND THE MASTER BEDROOM.

With a high quality designer kitchen, including the most modern integrated appliances, and quality bathrooms. This is designer living at its most luxurious, created with outstanding architecture that makes the very most of this enviable location.



MAX. ROOM DIMENSIONS:

Living/Dining/Kitchen	7.08m x 5.29m	23'3" x 17'4"
Bedroom 1	5.01m x 3.21m	16'5" x 10'6"
Bedroom 2	2.8m x 3.63m	9'2" x 11'11"

PLOTS NUMBERS:

273 & 282

KEY:

E/S: En-suite
Ln: Linen cupboard
C: Cupboard
W: Wardrobe

All areas and dimensions included have been taken from architect's plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

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SPECIFICATION

THE CHARLESTON

CHOOSE THE CHARLESTON AT LYMINGTON SHORES AS YOUR NEW ADDRESS AND INSIDE AND OUT, YOU'LL FIND THAT THIS STUNNING LUXURY APARTMENT HAS BEEN BUILT AND EQUIPPED TO THE MOST EXCEPTIONAL STANDARDS.

From designer kitchens to luxury bathrooms all finished with the finest quality fixtures and fittings, your stunning new home is ready and waiting for you to move in to and really make your own.

KITCHEN

- Fully fitted contemporary Nolte kitchen units
- Silestone worktop - (to penthouse/luxe/villas only)
- Siemens stainless steel single oven
- Siemens steam oven (to penthouse/luxe/villas only)
- Glass chimney hood or Elica island extractor fan refer to kitchen layouts
- Siemens microwave
- Siemens induction hob
- Siemens integrated dishwasher and fridge freezer
- Siemens warming drawer and coffee machine
- Quooker boiling water tap
- Freestanding wine cooler
- LED lights below wall units

BATHROOM

- Villeroy & Boch bath with Aqualisa HiQu bath fill
- Villeroy & Boch basin featuring Vado Elements mono basin mixer tap
- Villeroy & Boch vanity unit
- Villeroy & Boch wall mounted WC
- Ideal Standard shower enclosure and tray
- Aqualisa shower valve and digital remote control
- Shower valve and screen provided above bath where no separate shower enclosure included
- Curved chrome ladder-style heated towel rail
- Heated mirror
- Shaver socket
- High quality ceramic tiles to floors, with half height to walls and full height to showering areas

INTERIOR FINISHES

- Oak veneer doors
- LED downlights to living areas, kitchens and bathrooms
- Ceramic floor tiles to utility and bathrooms
- Fitted wardrobes to all bedrooms

ELECTRICAL FITTINGS

- Light switches with stainless steel sockets

HEATING

- Underfloor heating

SECURITY

- Video entry system (to all apartments with communal entrance and villas)
- Alarm system with PIR sensors to selected plots
- Automatic gates to all parking areas

TELECOMMUNICATIONS

- TV and telephone points to all units
- Wiring for Sky compatible satellite

EXTERNAL FINISHES

- White aluminium patio and French doors

COMMUNAL AREAS

- Carpets on ground floor, stairs and floors above
- Ceiling and walls painted in neutral colours

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in this specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required. Kitchen choices are subject to build stage.

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