

OLD BREWERY LANE



STYLISH 1 & 2 BEDROOM APARTMENTS
IN THE HEART OF SWINDON'S OLD TOWN

Old Brewery Lane | Old Town | Swindon | SN1 3FQ

oldbrewerylane.co.uk



Welcome to **OLD BREWERY LANE**

Richard James are very excited to present to the market, these beautifully designed one and two bedroom apartments in the heart of Swindon's Old Town.

Old Brewery Lane is an exciting new development consisting of 37 apartments, located in a prime position in Old Town. Built by a local developer, the apartments have been considerably planned and constructed with fine attention to detail.

Help to Buy is also available on all plots.*

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*help to buy is subject to terms and conditions.



The Development

Each apartment has been fitted with thoughtful interiors, carefully considered to enhance the space and light throughout.

The kitchens are equipped with a range of soft close units, soft close drawers, granite effect sinks, and many more high-quality finishings. The bathrooms are beautifully finished with sanitaryware by Geberit Twyford, chrome taps, and chrome electric radiator towel rails.

A wide choice of colours and finishings are available for choosing, subject to build stage. Upgrade packages are also available on certain plots.



Specification

Buying a new home has many advantages, including reducing the expense of maintenance repairs and energy bills. The design of your home includes a number of technological innovations to ventilate your home while keeping you comfortable and warm. Each apartment comes with a Build Zone 10-year structural warranty, with the first two-years being a defect repair period.

Kitchens

- Choice of quality modern kitchen units (subject to build stage)
- Soft closing doors and drawers
- Choice of kitchen worktops (subject to build stage)
- Immersion tanks housed in integrated kitchen (2 bedroom apartments only)
- 60cm unswept cooker extractor hood
- 60cm single oven
- 60cm ceramic hob
- Integrated fridge freezer 70/30
- Integrated washing and drying machine
- Integrated dishwasher (available on certain plots)
- Double socket with USB point (kitchen & upgrade package only)
- Granite effect sink
- Single lever tap

Decorations & Flooring

- Crown white paint to bathrooms and ensuites
- Crown white paint to ceilings
- Crown white satinwood matt to woodwork
- Tiled flooring to wet rooms only

Bathrooms & Finishes

- Sanitaryware by GEBERIT Twyford
- Chrome taps
- Thermostatic bath mixer tap with hair rinse (2 bedroom apartments only)
- Electric shower
- Ensuite shower enclosure (2 bedroom apartments only)
- Ensuite thermostatic shower mixer (2 bedroom apartments only)
- Low entry shower tray size (depending on choice of flat)
- Electric radiator towel rail
- Additional tiling available upon request (subject to additional charge)

Communal Site Specification

- Communal satellite and digital TV cabling pre-installed
- Automated gated vehicle access
- Pedestrian gated access (Phillips Lane access pending)
- PIR lighting communal areas
- PIR lighting under cover car parking (selected plots only)
- Electric vehicle (EV) charging points ready (selected plots only)
- Pedestrian lighting (night/day lighting sensors)

External and Security/Safety

- Secured flat entry door
- Secured aluminium front doors ground floor flat non communal
- PVCu double glazed as standard
- PVCu triple glazed (on selected plots only)
- Intercom system
- Site CCTV
- MVHR (mechanical ventilation and heat recovery)
- BT Fibre (300 Mbps) (subject to resident application)
- Smoke alarms in accordance with building regulations
- Solar gain reducing glass on all south facing windows (selected plots only)

Heating

- Electric radiator heating
- Direct unvented immersion hot water tank (2 bedroom apartments only)
- On demand water heaters (1 bedroom apartments only)

Joinery

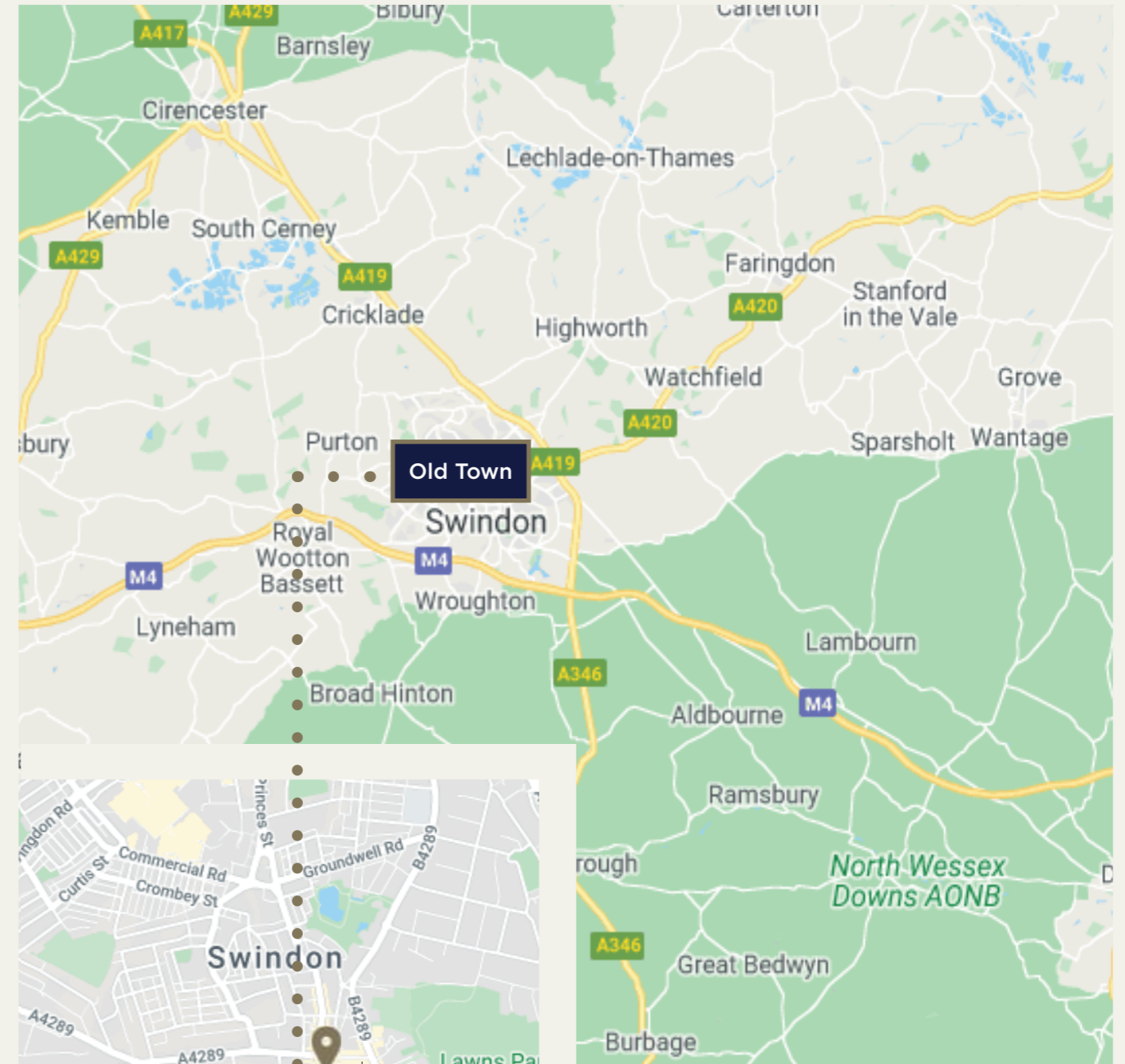
- Chrome effect ironmongery (fire doors as necessary)
- White internal doors
- Contemporary skirting and architrave



Every care has been taken to ensure the accuracy of the specification information, however the content of the specification does not form or constitute a warranty or represent part of any contract. Rupert Mark Homes reserves the right to amend specification of products without notice. Please check the specifications for individual plots with our sales team.

Location

Conveniently located, with the luxuries of neighbouring Wood Street on the doorstep, Old Brewery Lane is a stone's throw away from Old Town's ever-popular restaurants and cafes, cocktail bars, music venues, museums, art galleries, and much more. You will also find a beautiful Victorian park in Town Gardens, which is a short stroll away from the development. With excellent travel links, stylish design, and modern facilities, Old Brewery Lane is a place you'll be proud to call home.



Postcode for sat nav:

SN1 4BB

Old Brewery Lane Address:

Old Brewery Lane, Old Town, Swindon, SN1 3FQ



For more information, call our
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01793 688 708 or visit richardjames.uk



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