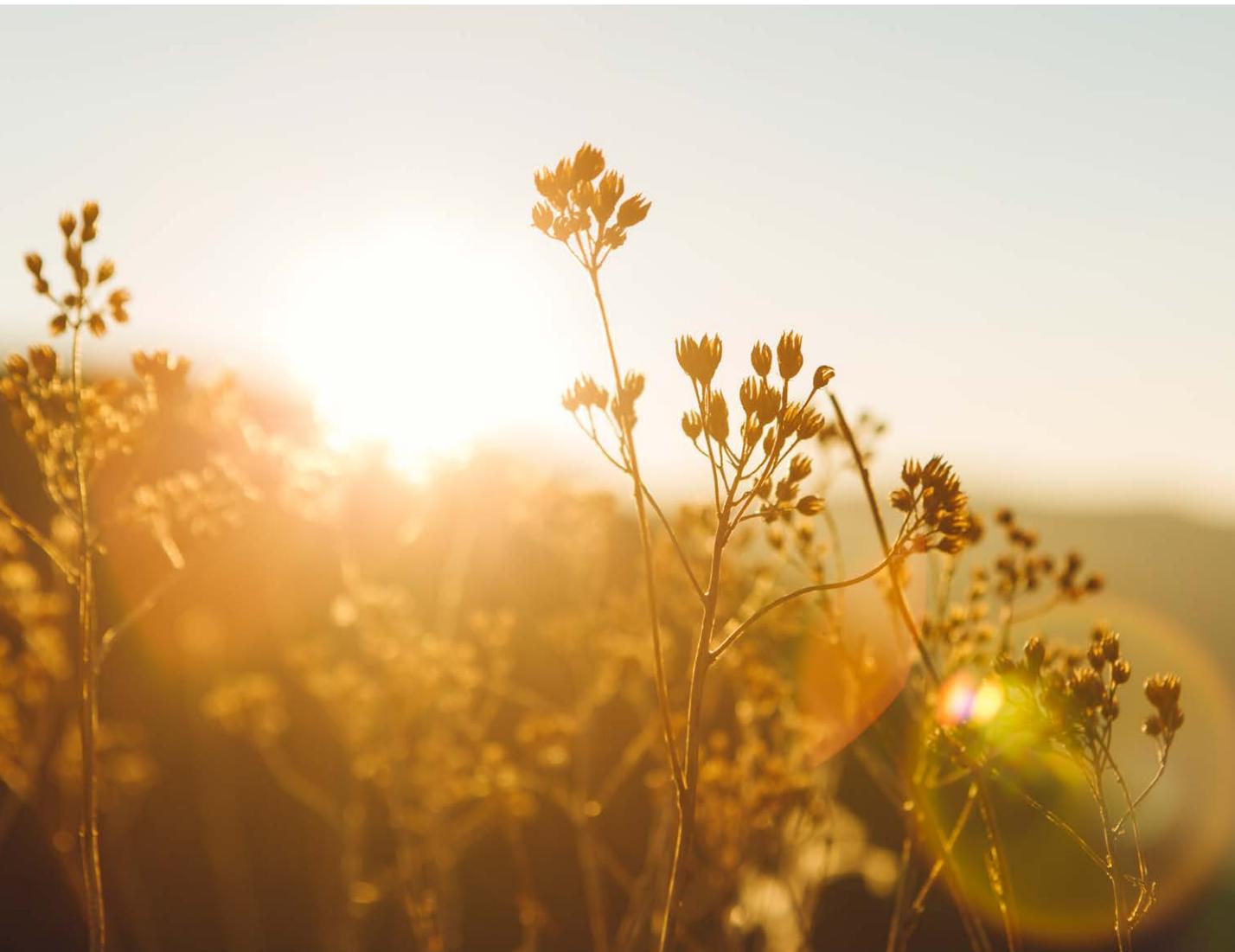




HOLLY LODGE

STYLISH ONE & TWO BEDROOM APARTMENTS



A greener place to call home

Berkeley
Designed for life

CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Apartments

SPECIFICATION

Discover the Berkeley Quality

HARESHILL



Surrounded by rural countryside Hareshill is an attractive new collection of one to five bedroom homes in the picturesque village of Crookham near Fleet in Hampshire.

Edged with native trees and encompassing an ancient copse, the homes are located amongst green pathways, nature and play areas. A new community centre and landscaped central green are perfect for new and old friends to enjoy.

Within walking distance of village pubs, good schools and the Hart Leisure Centre with its multi-sport facilities, Hareshill offers a tranquil and outdoor lifestyle. For the daily commute Winchfield and Fleet stations are equidistant and both offer regular trains into Waterloo.

With beautiful views across the Hampshire countryside, an abundance of nature all around and part of an established English village, these stylish apartments really are the perfect place to find your new home.

A greener place to call home

A TRANQUIL PLACE

IN A QUIET HAMPSHIRE VILLAGE

Holly Lodge offers a beautiful selection of one and two bedroom apartments equipped to the highest standard – ideal for relaxing and working from home.



Computer generated image of Holly Lodge, indicative only and subject to change.

DISCOVER HARESHILL

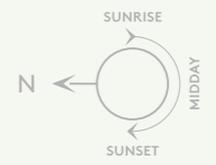
HOLLY LODGE APARTMENTS

Time and attention has been given to create a spacious and open environment with sustainable living in mind.



← FLEET

→ CROOKHAM VILLAGE



- KEY:
- Holly Lodge
 - Visitor parking

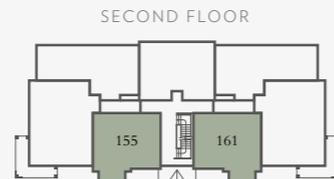
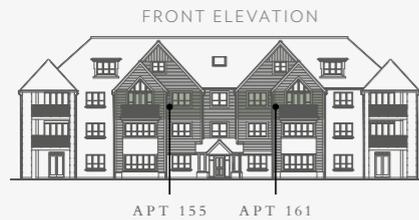
The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

APARTMENTS 155 & 161*

ONE BEDROOM

Total area: 46.4 sq m 500 sq ft

TOTAL AREA	46.4 SQ M	500 SQ FT
KITCHEN	3.08M X 2.20M	10' 1" X 7' 3"
LIVING / DINING	4.13M X 4.05M	13' 6" X 13' 3"
BEDROOM	3.99M X 3.36M	13' 1" X 11' 0"



*Apartment is handed

◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
HWC Hot Water Cylinder TV Television Point PH Panel Heater

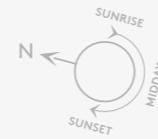
Floorplans shown for Harehill are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. To improve legibility these plans have been sized to fit each page, as a result this plan may not be at the same scale as those on other pages.

APARTMENTS 144, 147*, 148 & 154*

ONE BEDROOM

Total area: 49.3 sq m 531 sq ft

TOTAL AREA	49.3 SQ M	531 SQ FT
KITCHEN	3.08M X 2.20M	10' 1" X 7' 3"
LIVING / DINING	5.25M X 4.05M	17' 3" X 13' 3"
BEDROOM	3.98M X 3.36M	13' 1" X 11' 0"



*Apartments are handed

◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
HWC Hot Water Cylinder TV Television Point PH Panel Heater

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APARTMENTS 145 & 146*

ONE BEDROOM

Total area: 51.3 sq m 553 sq ft

TOTAL AREA	51.3 SQ M	553 SQ FT
KITCHEN	2.66M X 2.20M	8' 9" X 7' 3"
LIVING / DINING	5.01M X 3.45M	16' 6" X 11' 4"
BEDROOM	3.89M X 3.42M	12' 9" X 11' 3"



*Apartment is handed

◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
HWC Hot Water Cylinder ◯ Television Point ◻ Panel Heater

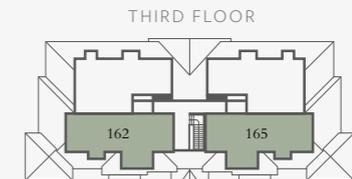
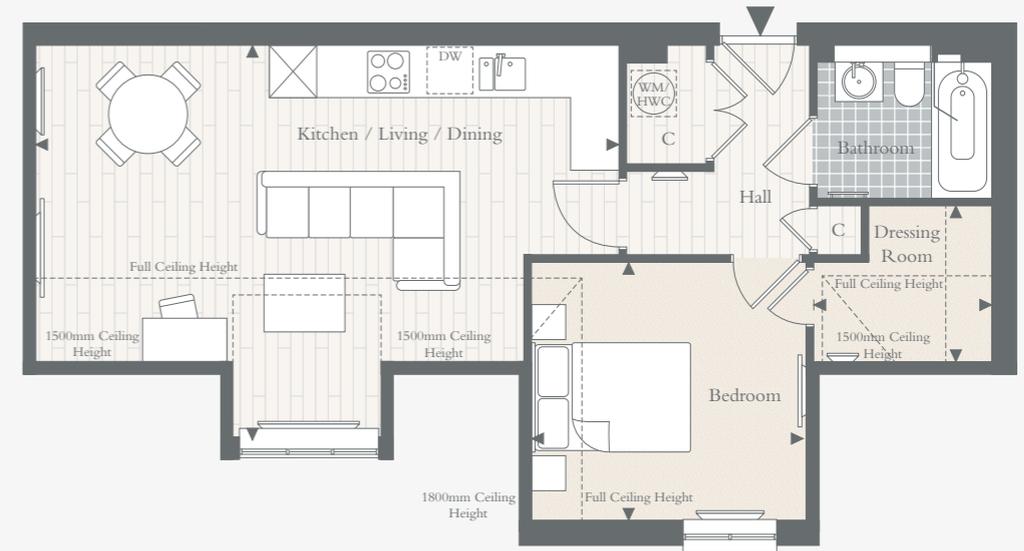
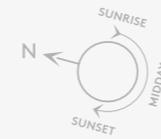
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APARTMENTS 162 & 165*

ONE BEDROOM

Total area: 56.2 sq m 605 sq ft

TOTAL AREA	56.2 SQ M	605 SQ FT
KITCHEN / LIVING / DINING	7.33M X 4.98M	24' 1" X 16' 4"
BEDROOM	3.47M X 3.26M	11' 5" X 10' 8"
DRESSING ROOM	2.25M X 1.92M	7' 4" X 6' 4"



*Apartment is handed

◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
HWC Hot Water Cylinder ◯ Television Point ◻ Panel Heater

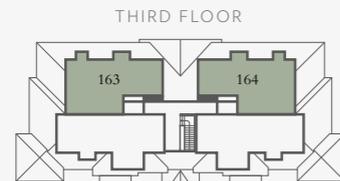
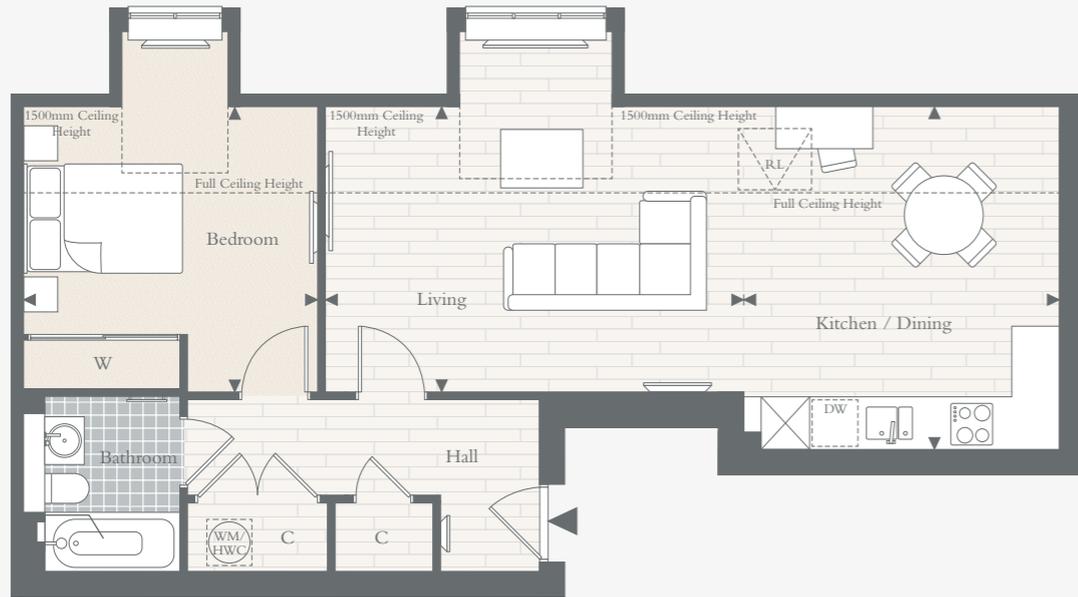
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APARTMENTS 163 & 164*

ONE BEDROOM

Total area: 66.8 sq m 719 sq ft

TOTAL AREA	66.8 SQ M	719 SQ FT
KITCHEN / DINING	4.28M X 3.99M	14' 1" X 13' 1"
LIVING	5.31M X 3.56M	17' 5" X 11' 8"
BEDROOM	3.67M X 3.56M	12' 1" X 11' 8"



*Apartment is handed

- ◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
- RL Roof Light HWC Hot Water Cylinder ◯ Television Point ◯ Panel Heater

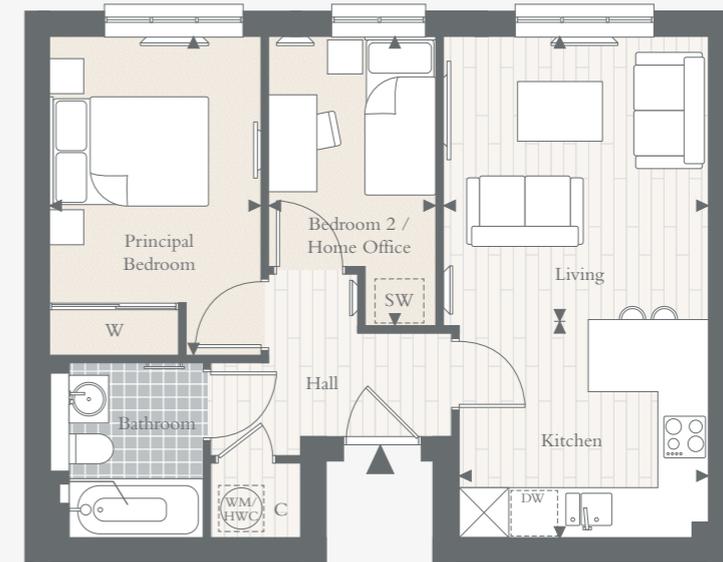
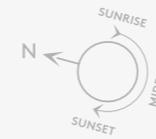
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APARTMENTS 151 & 158

TWO BEDROOMS

Total area: 50.1 sq m 539 sq ft

TOTAL AREA	50.1 SQ M	539 SQ FT
KITCHEN	3.15M X 2.75M	10' 4" X 9' 0"
LIVING	3.59M X 3.33M	11' 9" X 10' 11"
PRINCIPAL BEDROOM	4.03M X 2.66M	13' 3" X 8' 9"
BEDROOM 2 / HOME OFFICE	3.66M X 2.10M	12' 0" X 6' 11"



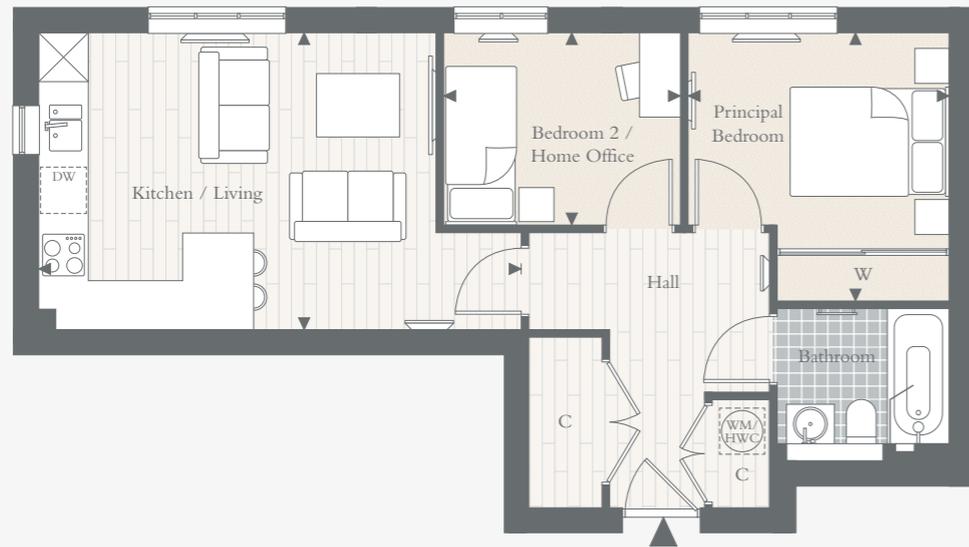
- ◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe SW Space for Wardrobe WM Space for Washing Machine
- DW Dishwasher HWC Hot Water Cylinder ◯ Television Point ◯ Panel Heater

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APARTMENTS 150, 152*, 157 & 159*

TWO BEDROOMS
Total area: 53.6 sq m 577 sq ft

TOTAL AREA	53.6 SQ M	577 SQ FT
KITCHEN / LIVING	6.13M X 3.73M	20' 1" X 12' 3"
PRINCIPAL BEDROOM	3.30M X 3.38M	10' 10" X 11' 1"
BEDROOM 2 / HOME OFFICE	2.96M X 2.42M	9' 8" X 7' 11"



*Apartments are handed

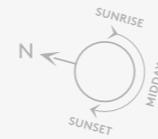
◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe WM Space for Washing Machine DW Dishwasher
HWC Hot Water Cylinder Television Point Panel Heater

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APARTMENTS 149, 153*, 156 & 160*

TWO BEDROOMS
Total area: 66.6 sq m 717 sq ft

TOTAL AREA	66.6 SQ M	717 SQ FT
KITCHEN	2.83M X 2.00M	9' 3" X 6' 7"
LIVING / DINING / HOME OFFICE	4.96M X 3.87M	16' 3" X 12' 8"
PRINCIPAL BEDROOM	4.86M X 2.75M	15' 11" X 9' 0"
BEDROOM 2	3.58M X 2.63M	11' 9" X 8' 7"



*Apartments are handed

◀ ▶ Measurement Points C Cupboard W Fitted Wardrobe SW Space for Wardrobe WM Space for Washing Machine
DW Dishwasher HWC Hot Water Cylinder Television Point Panel Heater

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SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY DESIGNED KITCHEN

- Modern kitchens incorporating a choice of coloured door fronts with Mistral worktop and tiled back splash
- Bosch multifunctional fan-assisted oven (Energy Rated A)
- Bosch induction hob with touch controls and canopy extractor hood
- Bosch integrated fridge/freezer (Energy Rated A)
- Bosch integrated dishwasher (Energy Rated AAA)
- Space and plumbing for washing machine within utility cupboard/room
- Inset one-and-a-half stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to bathroom
- Full width mirror to bathroom and inset mirrored cabinet to principal ensuite to plots 149, 153, 156 & 160 only
- Walk-in shower with fixed head and hand held shower to principal ensuite

- Bath with shower and screen to bathroom
- WC with chrome flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL & LIGHTING

- Electric panel radiators with individual thermostat and timer control
- Centralised mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- LED downlights to kitchen/living/dining area, hall and bathrooms
- Shaver sockets provided to bathroom and ensuite(s)

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area and all bedrooms
- Wired for Sky Q to living area
- Communal digital TV aerial/satellite dish and distribution system provided
- Telephone points to living area and principal bedroom
- Cat 6 pre-wired home network points provided to living area and all bedrooms
- USB charging points provided to living area and all bedrooms

INTERIOR FINISHES

- Shaker 2-panel painted internal doors with chrome finish door furniture
- Full height wardrobe with painted sliding doors and inset handles to principal bedroom
- Satin paint finish to all internal joinery
- Cork wood-effect flooring provided to hall, kitchen/dining/living area
- Tiled floors to bathrooms and utility cupboards
- Fitted carpets to bedrooms

SECURITY & PEACE OF MIND

- High security apartment entrance door with multi-point locking system
- Audio entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10-Year Premier Warranty Buildmark Scheme

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



CONTACT US

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Fleet, Hampshire GU51 5EL



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Hareshill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission. S891/05CA/0322



