



ROBIN LODGE

STYLISH ONE & TWO BEDROOM APARTMENTS



A greener place to call home



HARESHILL 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 separate washing machine and condenser dryer 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

- 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 to principal bedroom
- Satin paint finish to all internal joinery
- 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

*Full width above W/C basin subject to window position. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. 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.

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal ensuite*
- Full width mirror to bathroom*
- Walk-in shower with fixed head and hand held shower to principal ensuite
- Bath with shower and screen to bathroom

CONTACT US

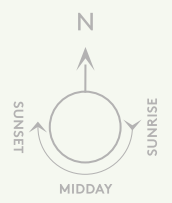
VISIT [HARESHILL-FLEET.CO.UK](https://www.hareshill-fleet.co.uk) OR CALL 01252 233 070
Hareshill, Hitches Lane, Crookham Village, Fleet, Hampshire GU51 5EL

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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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/1123

DISCOVER HARESHILL

ROBIN LODGE APARTMENTS

Robin Lodge at Hareshill offers contemporary apartment living in a unique environment, nestled in the Hampshire countryside.



- KEY:
- Robin Lodge
 - Visitor parking



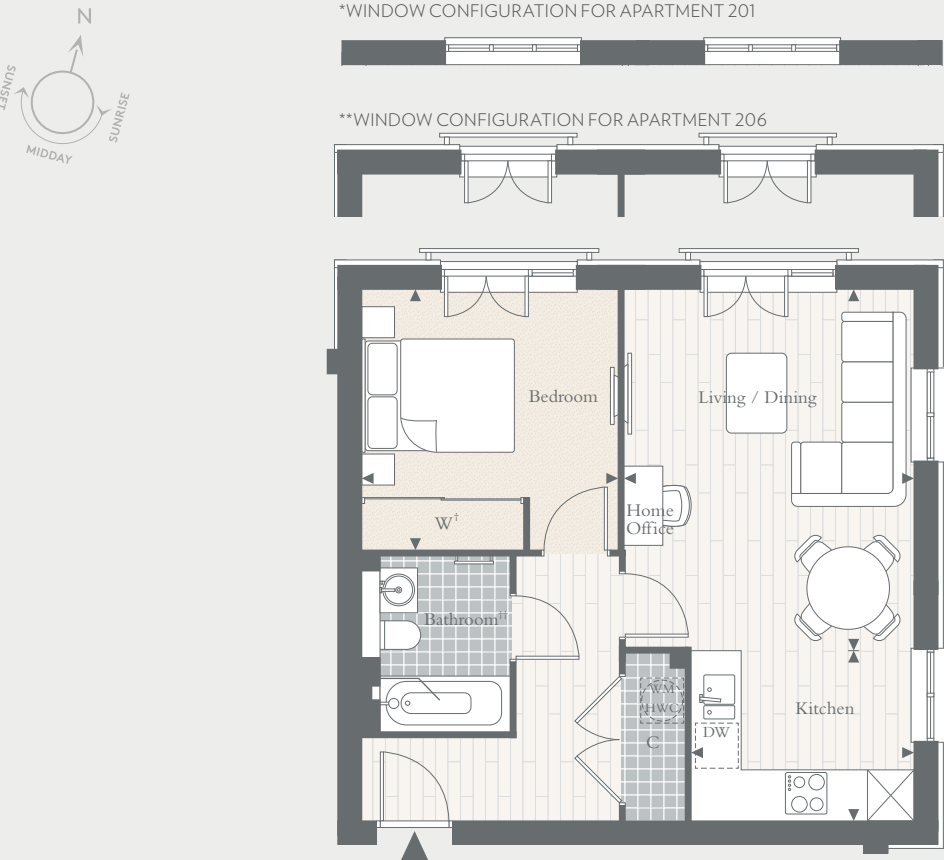
The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



APARTMENTS
201*, 203 & 206**

ONE BEDROOM
Total area: 50.8 sq m 547 sq ft

TOTAL AREA	50.8 SQ M	547 SQ FT
KITCHEN	2.92M X 2.29M	9' 7" X 7' 6"
LIVING / DINING	4.70M X 3.81M	15' 5" X 12' 6"
BEDROOM	3.41M X 3.35M	11' 2" X 11' 0"



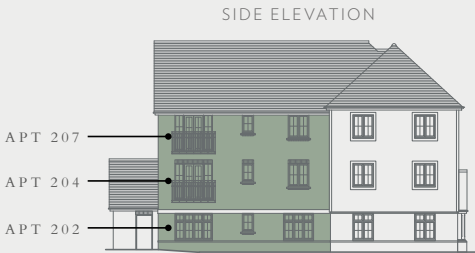
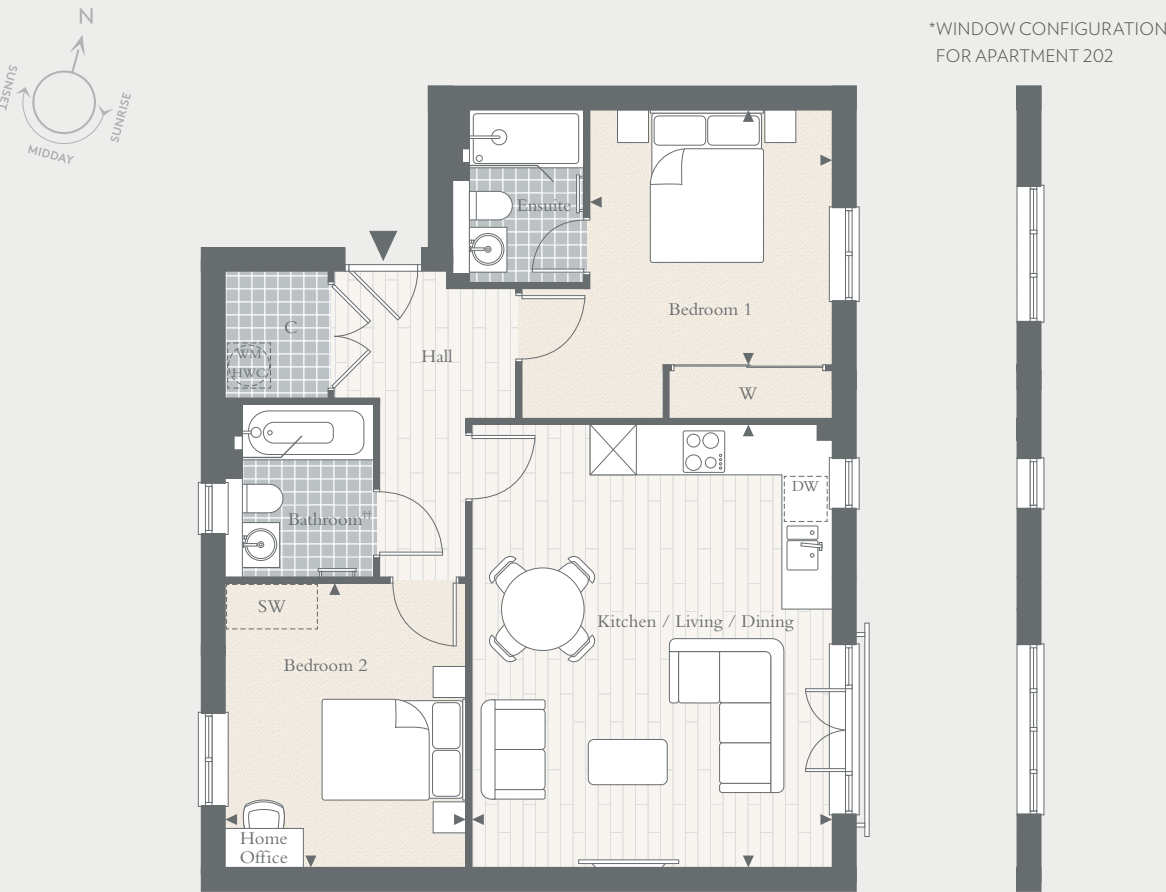
◀ ▶ Measurement points C Cupboard WM Space for Washing Machine W Wardrobe DW Dishwasher HWC Hot Water Cylinder ≡ Television Point

[†]Location of full height wardrobe & TV point in bedroom differs for plot 201. ^{††}Layout of bathroom differs for plot 201, please see sales plan. Floorplans shown for Hareshill 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.

APARTMENTS
202*, 204 & 207

TWO BEDROOMS
Total area: 73.6 sq m 792 sq ft

TOTAL AREA	73.6 SQ M	792 SQ FT
KITCHEN / LIVING / DINING	5.83M X 4.74M	19' 1" X 15' 7"
BEDROOM 1	3.35M X 3.18M	11' 0" X 10' 5"
BEDROOM 2	3.74M X 3.16M	12' 3" X 10' 4"



◀ ▶ Measurement points C Cupboard WM Space for Washing Machine W Wardrobe SW Space for Wardrobe DW Dishwasher HWC Hot Water Cylinder ≡ Television Point

^{††}Layout of bathroom differs for plot 202, please see sales plans. Floorplans shown for Hareshill 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.

APARTMENT 205

ONE BEDROOM
Total area: 54.2 sq m 583 sq ft

TOTAL AREA	54.2 SQ M	583 SQ FT
KITCHEN / LIVING / DINING	6.32M X 4.22M	20' 9" X 13' 10"
BEDROOM	3.56M X 2.96M	11' 8" X 9' 9"



◀ ▶ Measurement points C Cupboard WM Space for Washing Machine W Wardrobe DW Dishwasher HWC Hot Water Cylinder ≡ Television Point

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