



THE CAMPION

TWO BEDROOM COACH HOUSE



Computer generated image. Indicative only.



Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

Berkeley
Designed for life

STYLISH AND LUXURIOUS INTERIORS



Photography indicative only.



THE CAMPION

TWO BEDROOM COACH HOUSE

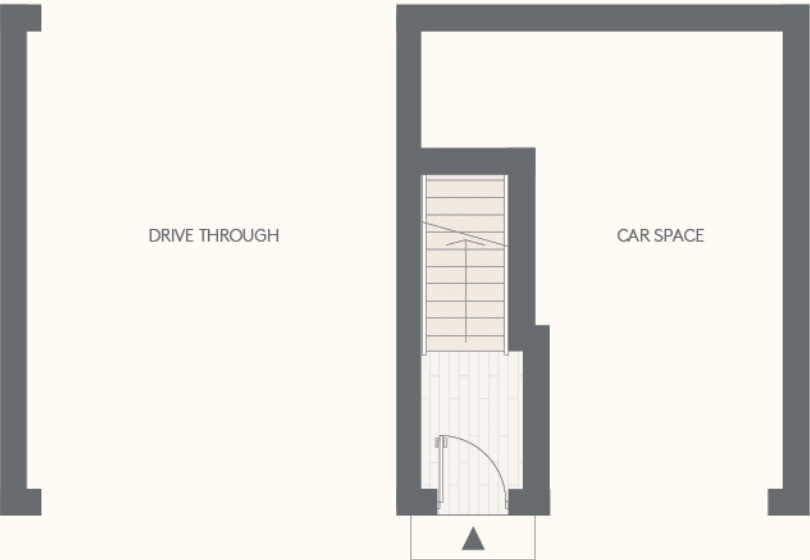
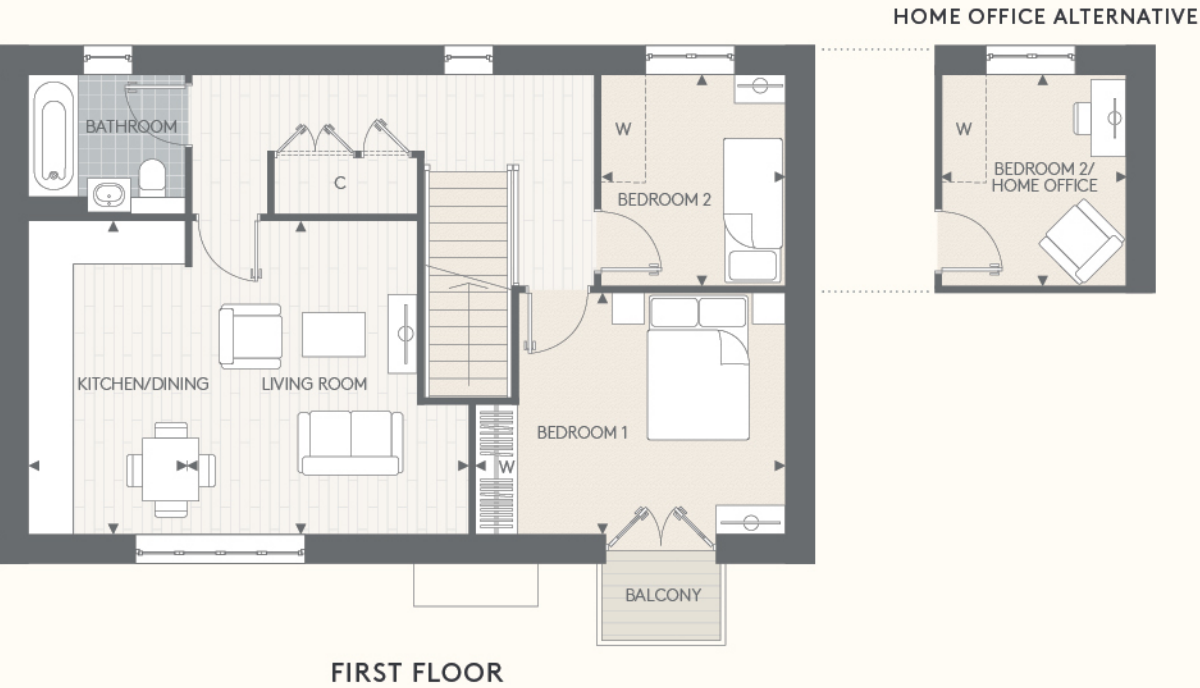
COACH HOUSE NUMBERS 157 & 271

TOTAL AREA: 787.5 SQ FT / 73.17 SQ M



FIRST FLOOR

Living Room	3140mm x 4355mm	10' 3" x 14' 2"
Kitchen/Dining	2270mm x 4355mm	7' 4" x 14' 2"
Bedroom 1	3706mm x 3345mm	12' 1" x 10' 9"
Bedroom 2/Home Office	2562mm x 2940mm	8' 4" x 9' 6"
Balcony	1650mm x 1069mm	5' 4" x 3' 5"



Floorplans shown for Hollyfields 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. For exact details of garden sizing, patio layouts and reduced ceiling heights, please speak to our Sales Consultants.

SPECIFICATION

KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops
- Glass splashback behind hob with laminate upstands elsewhere
- Stainless steel, single bowl inset sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch 4-zone induction hob
- Siemens telescopic extractor
- Built-in fridge freezer
- Bosch fully integrated dishwasher
- Fully integrated washer dryer to kitchen
- Recessed LED strip lighting to underside of wall cabinets

BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood effect laminate flooring to ground floor entrance hall, first floor hallway, hall cupboards, kitchen/dining area and living room
- Luxury carpet fitted to stairs and bedrooms
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living area and bedrooms
- Television point provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- BT high speed broadband connectivity^ is available in every property, with convenient data points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen and bathroom
- Pendant lights to bedrooms and living area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living area
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living area and bedroom 1
- Shaver socket to bathroom

HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)
- Balcony

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- 2-year Berkeley Homes warranty with our dedicated customer service team

CONTACT US

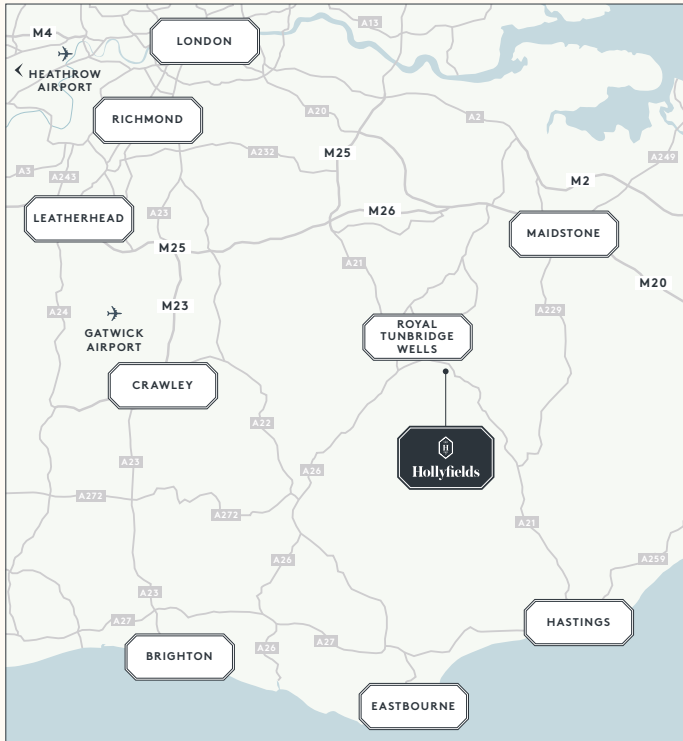
Berkeley
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

For more information please visit our
website or contact our Sales Team:

www.hollyfields-hawkenbury.co.uk
hollyfields@berkeleygroup.co.uk

T: 01892 886 991



Maps not to scale and show approximate positions only.

