



LARCH COURT

AT SUNNINGDALE PARK
ROYAL BERKSHIRE



Berkeley
Designed for life

Meticulously designed to be a quiet
observer of the wonderful landscape





The specification has been
thoughtfully considered
in every detail

Berkeley uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every element is beautifully finished.

The bespoke shaker-style kitchens feature fluted glass cabinets, premium Siemens integrated appliances, and elegant composite stone worktops complemented by brushed brass fixtures.

Herringbone wood effect flooring flows seamlessly through the main living spaces*, while satin-painted two-panel internal doors with antique brass hardware add an elegant touch. The bedrooms feature thoughtfully designed bespoke fitted wardrobes and custom dressing rooms in select apartments, creating spaces that are both beautiful and functional.

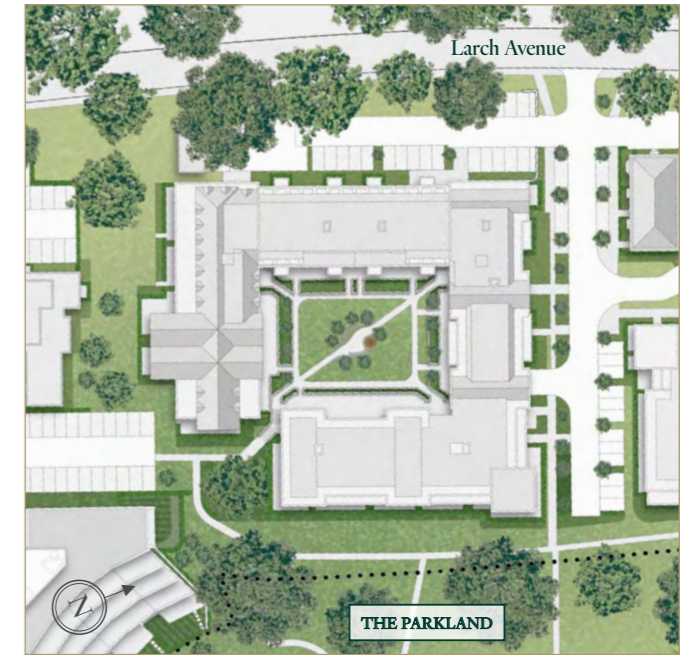




Larch Court

Larch Court takes a privileged position on Chestnut Hill, commanding sweeping views of the parkland. A masterful tribute to traditional English architecture, the design blends classical grandeur with contemporary living. With its distinctive pavilion-style facade, this remarkable residence draws inspiration from the finest examples of period architecture.

Larch Court offers a collection of 1, 2 and 3 bedroom apartments and 3 & 4 bedroom penthouses, with a selection of homes overlooking either the verdant parkland or the meticulously landscaped podium gardens.



Ground Floor

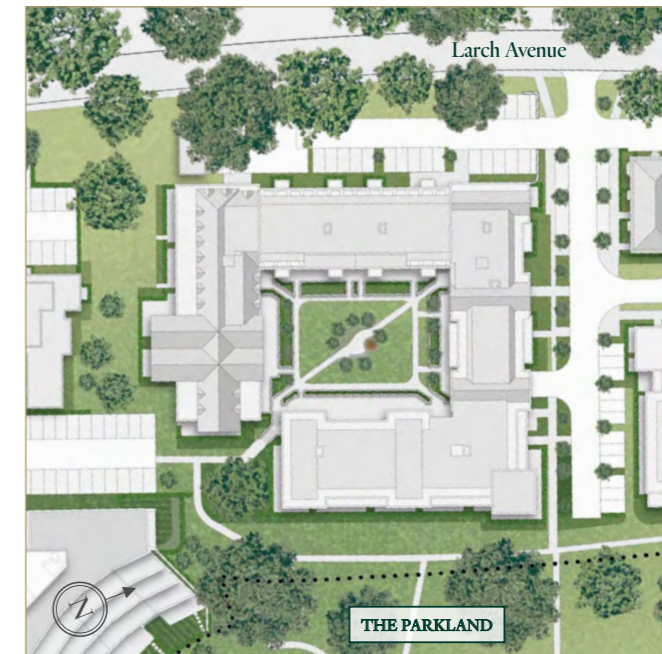


Computer generated image, site map and floorplan, indicative only.



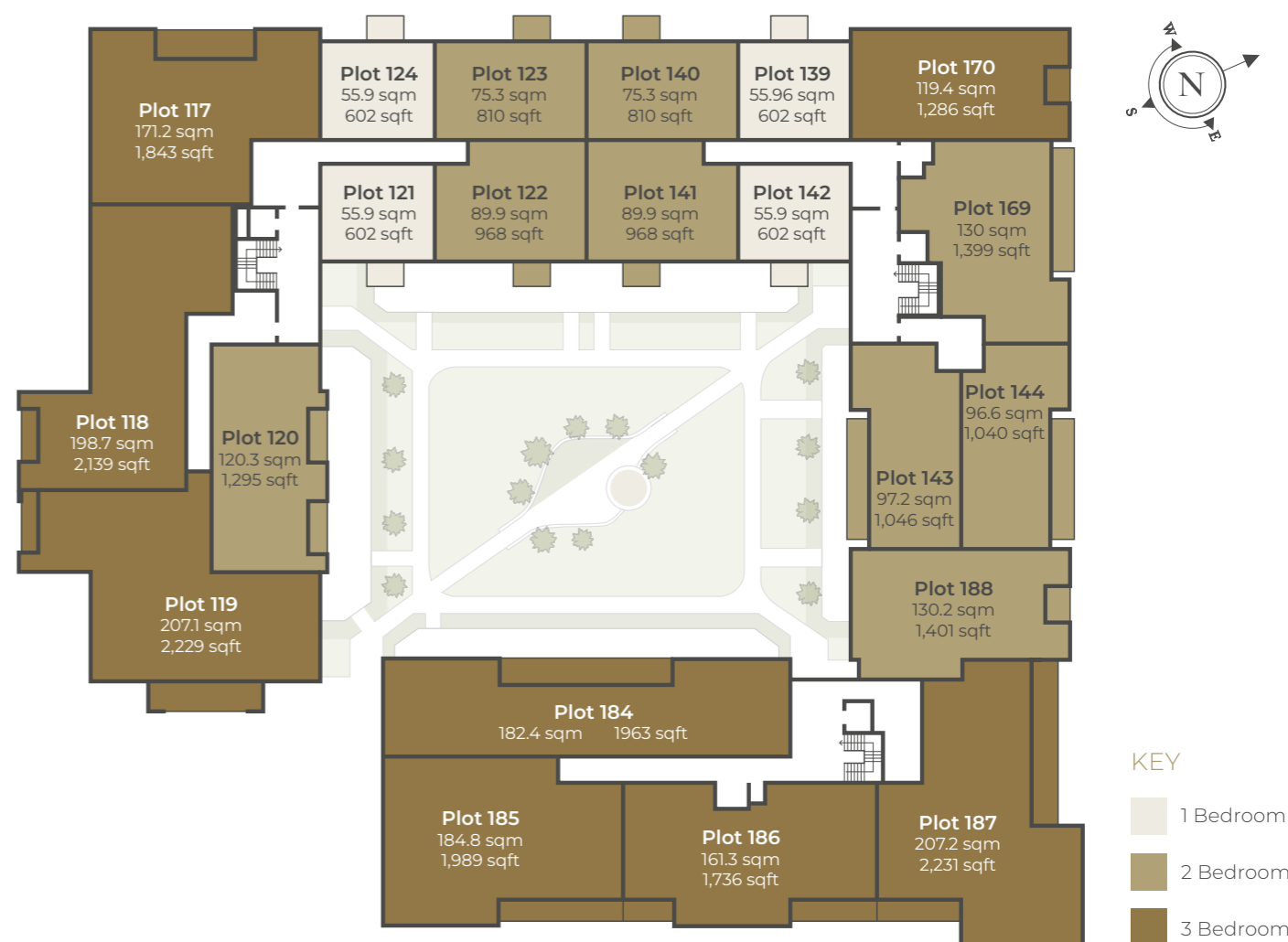


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First Floor

Second Floor





SPECIFICATION

STYLISH KITCHENS

- Bespoke shaker style kitchen furniture
- Individually designed layouts
- 30mm composite stone worktops with matching splashback
- Miele integrated appliances throughout including:
 - Multi-function single oven to 1 & 2 bedroom apartments
 - Multi-function single oven with full steam function to 3 bedroom apartments
 - Combination microwave oven and grill
 - Induction hob
 - Multi-function dishwasher
 - Fridge/freezer to 1 & 2 bedroom apartments
 - Larder fridge and larder freezer to 3 bedroom apartments
- Canopy extractor hood*
- Undermount single composite stone sink with drainer grooves
- Brushed brass pull-out mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant light fitted above island/breakfast bar*
- Brushed brass socket outlets above work surfaces
- Feature wood effect flooring laid in herringbone design

LAUNDRY CUPBOARD*

- Space and plumbing provided for freestanding washer/dryer or washing machine and tumble dryer
- Feature wood effect flooring

UTILITY*

- Space and plumbing provided for freestanding washing machine and tumble dryer with laminate worktop above*
- Space and plumbing provided for freestanding washing machine and tumble dryer, with 20mm composite stone worktops and an inset stainless steel sink and brushed brass tap*
- Feature wood effect flooring

CONTEMPORARY BATHROOMS

ENSUITE 1

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer & handheld shower and tiled bath panel*
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

ENSUITE 2* OR FAMILY BATHROOM*

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower*
- Steel enamel bath with chrome framed glass bath screen*, Dornbracht chrome thermostatic mixer, fixed shower head* & separate handheld shower and tiled bath panel*
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

SECONDARY FAMILY BATHROOM*/ SHOWER ROOM OR ENSUITE

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Fixed mirror over basin within niche
- Steel enamel bath with chrome framed glass bath screen, Dornbracht chrome thermostatic mixer, fixed shower head & separate handheld shower and tiled bath panel*
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower*
- Tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

CLOAKROOM*

- Duravit basin with 2 drawer vanity and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Fixed mirror
- Porcelain wall tiling to selected areas
- Feature wood effect flooring



SPECIFICATION



ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living area
- Full fibre broadband capability for TV streaming and internet services
- Data points to all bedrooms and study
- Recessed LED downlights to kitchen, drawing room/living/dining, hallway, all bathrooms, dressing room
- Pendant lighting to feature in drawing room/living area, bedrooms and study
- 5 Amp lighting circuits to drawing room/living/dining and all bedrooms
- USB points to kitchen area, living area and bedrooms

HEATING

- Gas fired central heating with mains pressure hot water and cylinder or combination boiler
- Underfloor heating throughout
- Chrome heated towel rail to all bathrooms

INTERIOR FINISHES

- Two panelled satin painted internal doors with antique brass door furniture
- Feature glazed doors to drawing room/living/dining with antique brass door furniture
- Satin painted skirting and architraves to complement internal doors
- Bespoke fitted dressing room to bedroom 1 with satin painted internal door with internal fittings*
- Bespoke fitted wardrobes to bedroom 1 featuring shaker doors with fitted interiors*
- Bedroom 2 will feature a wardrobe with satin painted internal doors and a shelf and hanging rail. Apartments 180 & 185 will feature a bespoke dressing room with internal fittings.
- Wood effect flooring to kitchen/living/dining room, hallway, laundry cupboard/utilities, bathrooms and cloakrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to balcony/terrace
- 10 Year Premier Guarantee issued on build completion

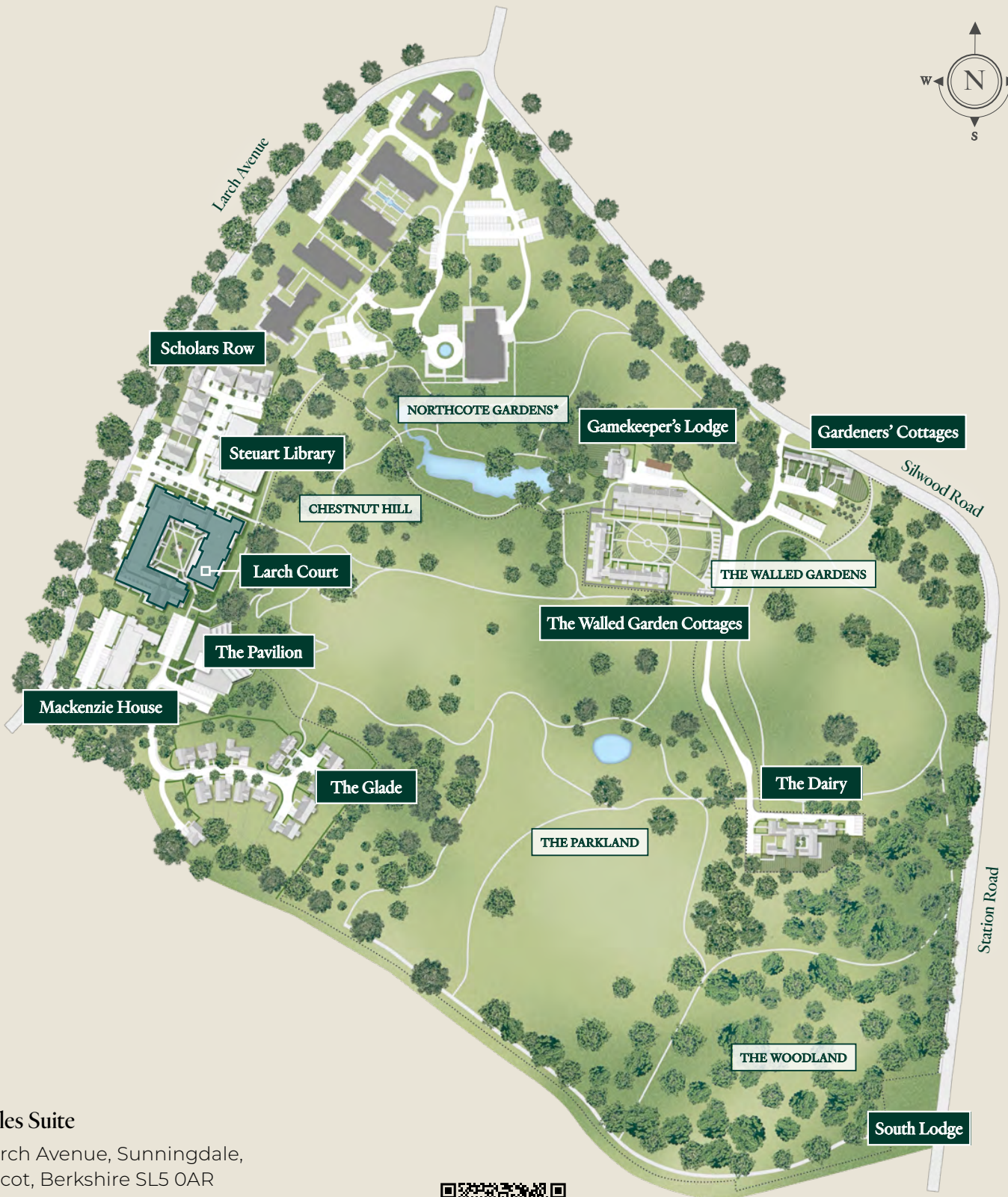
EXTERNAL FEATURES

- Balcony or terrace
- External power supply to balcony/terrace
- External tap to terrace where appropriate
- Infrastructure for future electric vehicle charging to parking spaces

*Each apartment has been individually designed. Please refer to Sales Plans and Sales Consultant for confirmation for fixtures/fittings. Family bathroom specification applies where there is no Ensuite 2. Secondary bathroom specification applies if there is Ensuite 2.

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A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Photography of specification and Showhome images are indicative only and subject to change.



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Directions

Please scan the QR code for
directions to Sunningdale Park.

*Northcote House and Gardens are being undertaken by Audley Retirement Villages

Map is not scale, indicative only. 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 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. Sunningdale Park and Larch Court are marketing names 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. 0417/05CA/0126

