



ROYAL VICTORIA  
COURT

JUNIPER HOUSE  
1 & 2 bedroom apartments




















  
**ROYAL VICTORIA**  
COURT

**THE  
DEVELOPMENT**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



- |  |  |   |
|--|--|---|
|  GAINSBOROUGH<br>2 bedroom home          |  REDBOURNE<br>4 bedroom home                    |  LABURNUM HOUSE<br>1&2 bedroom apartments       |
|  GOVE<br>2 bedroom home                  |  MAGNOLIA<br>2 bedroom apartment<br>over garage |  SYCAMORE HOUSE<br>1&2 bedroom apartments       |
|  LAMBOURNE<br>3 bedroom home             |  ELMTREE HOUSE<br>1&2 bedroom apartments        |  ASPEN HOUSE<br>1&2 bedroom apartments          |
|  OSBOURNE<br>3 bedroom home with a study |  CYPRESS HOUSE<br>1&2 bedroom apartments        |  LOW COST HOME OWNERSHIP<br>WITH MELIN HOMES    |
|  LANSDOWN<br>3 bedroom home              |  LAUREL HOUSE<br>1&2 bedroom apartments         |  AFFORDABLE HOMES FOR RENT<br>WITH TIRION HOMES |
|  STOCKWOOD<br>4 bedroom home             |  JUNIPER HOUSE<br>1&2 bedroom apartments        |  SHOWHOMES AND VIEW<br>APARTMENT                |

# JUNIPER HOUSE

## 1 & 2 bedroom apartments

### GROUND FLOOR



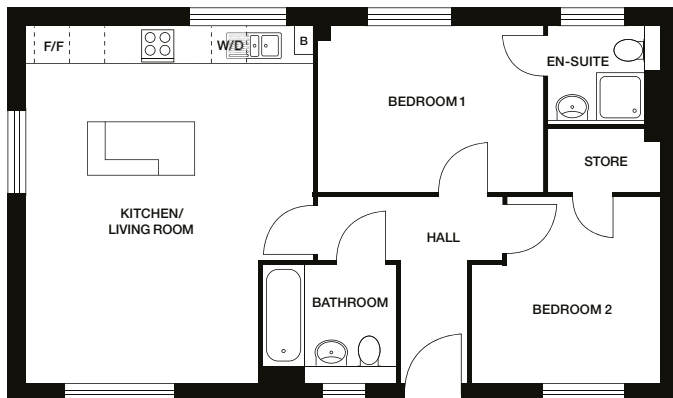
Plots 2, 3, 4 & 5



Elevation View A



Elevation View B



### Type T

Plots 2, 3 and 5\*

**Kitchen/Living:** 4803mm x 5993mm 15'9" x 19'8"

**Bedroom 1:** 3783mm x 2721mm 12'5" x 8'11"

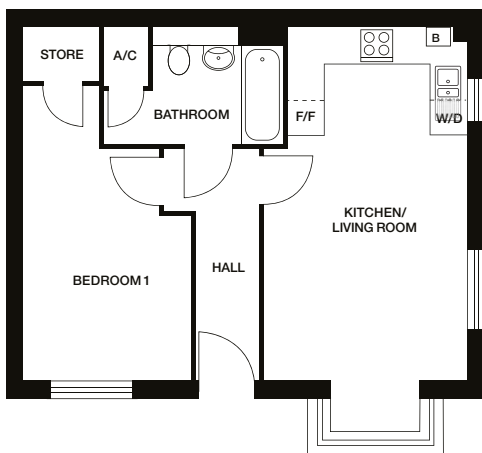
**Ensuite:** 1632mm x 1565mm 5'4" x 5'2"

**Bedroom 2:** 3187mm x 3123mm 10'5" x 10'3"

**Bathroom:** 2249mm x 1970mm 7'5" x 6'6"

↕ 716 ft<sup>2</sup>

\* Plot 5 has opposite handling



### Type U

Plot 4

**Kitchen/Living:** 3397mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 2884mm x 5015mm 9'6" x 16'5"

**Bathroom:** 3057mm x 1970mm 10'0" x 6'6"

↕ 513 ft<sup>2</sup>

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**Please note:** External door and window positions vary. No balconies to ground floor. Boiler position varies dependant on location. Please ask Sales Executives for plot specific details.

# JUNIPER HOUSE

## 1 & 2 bedroom apartments

### FIRST FLOOR

Plots 6, 7, 8 & 9



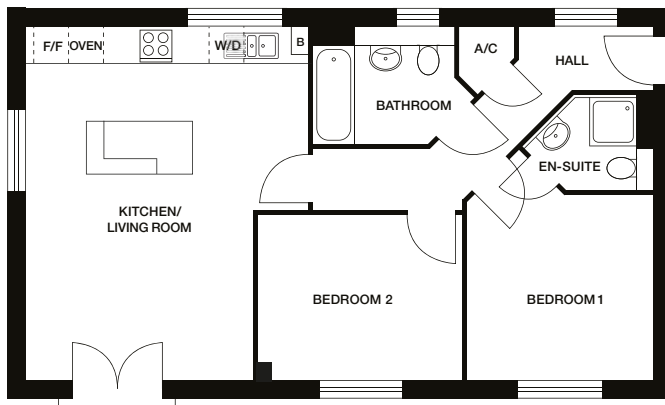
Elevation View A



Elevation View B



Side A



## Type N

Plots 6<sup>†</sup>, 8 and 9\*

**Kitchen/Living:** 4799mm x 5998mm 15'9" x 19'8"

**Bedroom 1:** 3156mm x 3123mm 10'4" x 10'3"

**Ensuite:** 1243mm x 1524mm 4'1" x 5'0"

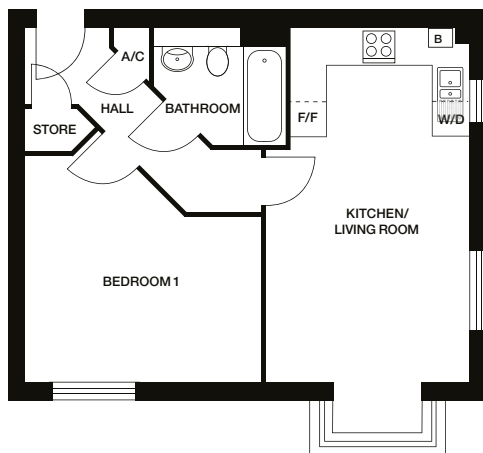
**Bedroom 2:** 3549mm x 2806mm 11'8" x 9'3"

**Bathroom:** 2374mm x 1970mm 7'10" x 6'6"

↕ 682 ft<sup>2</sup>

<sup>†</sup> Please note, Plot 6 includes a ground floor store.  
See ground floor plans for position.

\* Plot 9 has opposite handling



## Type M1

Plot 7

**Kitchen/Living:** 3400mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 4030mm x 3835mm 13'3" x 12'7"

**Bathroom:** 2218mm x 1970mm 7'3" x 6'6"

↕ 513 ft<sup>2</sup>

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

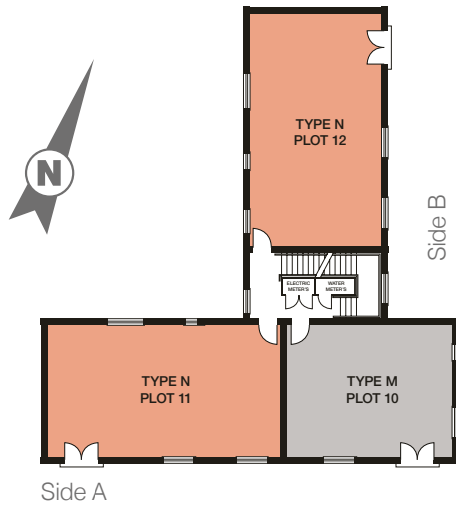
**Please note:** External door and window positions vary. No balconies to ground floor. Boiler position varies dependant on location. Please ask Sales Executives for plot specific details.

# JUNIPER HOUSE

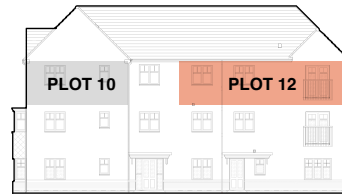
## 1 & 2 bedroom apartments

### SECOND FLOOR

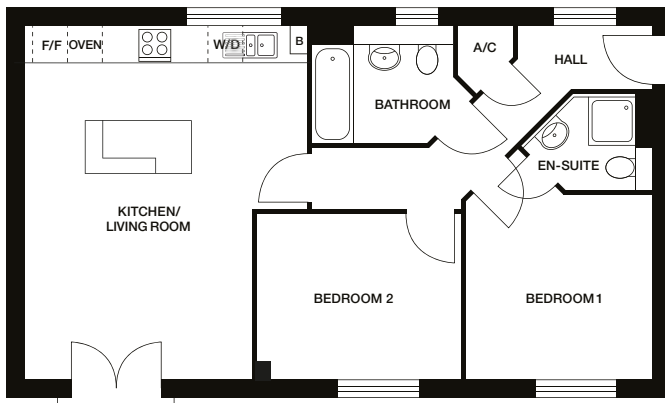
Plots 10, 11 & 12



Elevation View A



Elevation View B



### Type N

Plots 11\* and 12\*\*

**Kitchen/Living:** 4799mm x 5998mm 15'9" x 19'8"

**Bedroom 1:** 3156mm x 3123mm 10'4" x 10'3"

**Ensuite:** 1243mm x 1524mm 4'1" x 5'0"

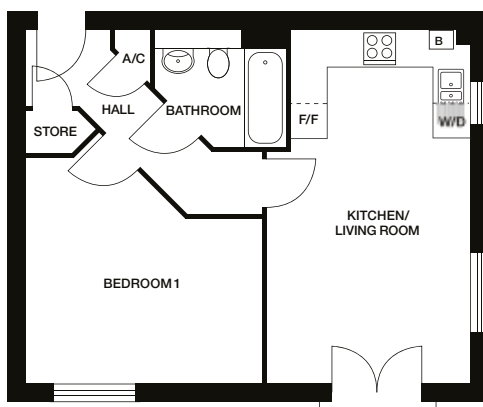
**Bedroom 2:** 3549mm x 2806mm 11'8" x 9'3"

**Bathroom:** 2374mm x 1970mm 7'10" x 6'6"

↕ 682 ft<sup>2</sup>

\* No Hall window and alternative entrance layout to Plot 11

\*\* Plot 12 has opposite handling



### Type M

Plot 10

**Kitchen/Living:** 3400mm x 5993mm 11'2" x 19'8"

**Bedroom 1:** 4030mm x 3835mm 13'3" x 12'7"

**Bathroom:** 2218mm x 1970mm 7'3" x 6'6"

↕ 499 ft<sup>2</sup>

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**Please note:** External door and window positions vary. No balconies to ground floor. Boiler position varies dependant on location. Please ask Sales Executives for plot specific details.



## SPECIFICATION

### All apartments include:

- 10 year NHBC Warranty • 2 Year emergency cover • Gas central heating
  - Symphony fitted kitchen with soft closers to cupboards & drawers
  - Worktop with upstands • Integrated brushed stainless-steel single oven
- Brushed stainless steel electric hob and cooker hood • Stainless steel splashback
  - 1½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
  - Plumbing for washing machine • Free standing washer dryer
- Ideal Standard sanitaryware • Mira shower
- Porcelanosa wall tiles\* to bathrooms, cloakrooms and en-suites • Gas combination boiler
- Oak veneered internal apartment entrance doors with chrome ironmongery
  - Birtley high performance, low maintenance front door\*\*
  - White UPVC or GRP/steel double-glazed windows and rear doors
  - White internal doors • Brass chrome internal ironmongery
- White sockets and switches
- TV, BT sockets & chrome downlighters (please ask Sales Executive for details of positioning)
  - Satellite TV/Virgin accessibility • Pendant light fitting to all other rooms
- White emulsion walls and ceilings • White gloss (except oak) finish to woodwork
- Range 1 carpets to bedroom(s) • Amtico Spacia flooring to all other areas
- Mains-operated smoke detectors

\* Choice of tiles subject to build stage \*\* Where apartments have their own external access

