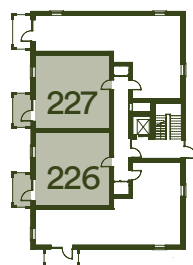
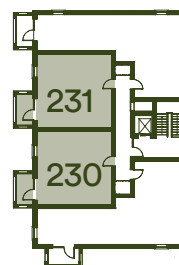


# One bedroom apartment

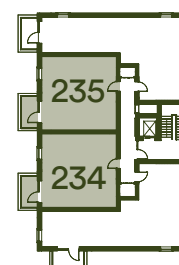
Plots 226, 227, 230, 231, 234, 235



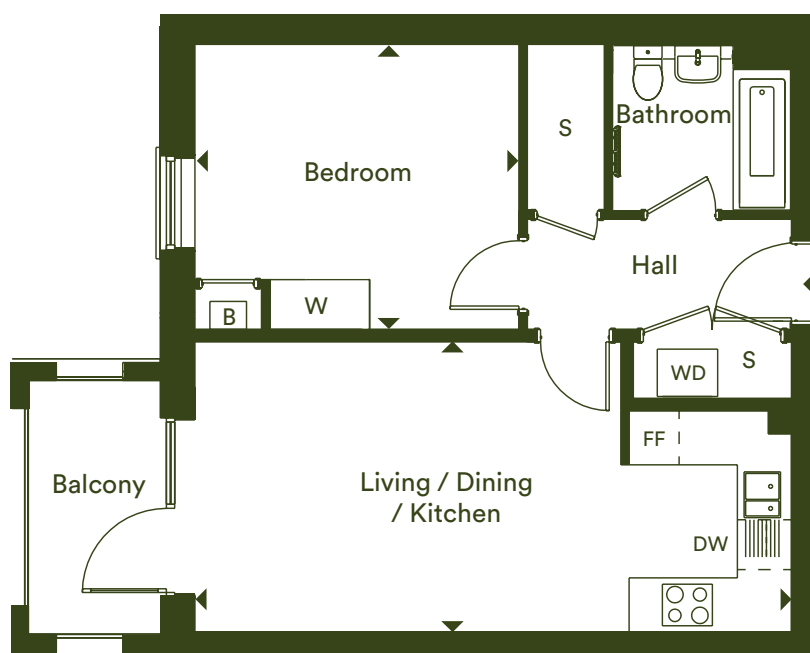
Ground Floor



First Floor



Second Floor



Living / Kitchen / Dining Room	3.49m x 7.17m	11' 5" x 23' 5"
Bedroom 1	3.43m x 3.89m	11' 3" x 12' 9"
<b>Total Internal Area</b>	<b>50.6 m<sup>2</sup></b>	<b>544.6 ft<sup>2</sup></b>
Balcony	4.50 m <sup>2</sup>	48.44 ft <sup>2</sup>

- DW** - Dishwasher
- WD** - Washer Dryer
- W** - Wardrobe
- FF** - Fridge/Freezer
- B** - Boiler
- S** - Store

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

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**Disclaimer**

All information in this document is correct at the time of publication going to print January 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

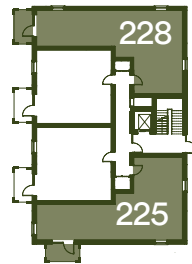
Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517.  
Registered Society 30441R Exempt charity.

# Two bedroom apartment

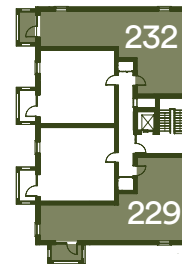
Plots 225, 228\*, 229, 232\*, 233, 236\*



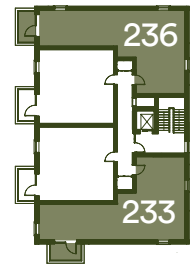
\* Denotes handed plot



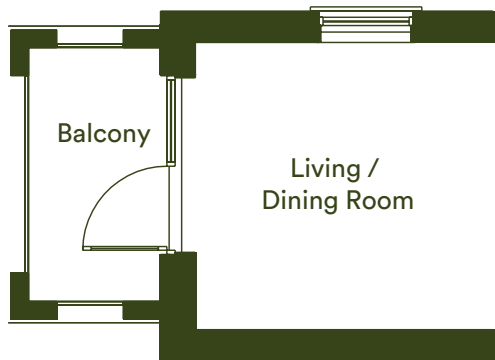
Ground Floor



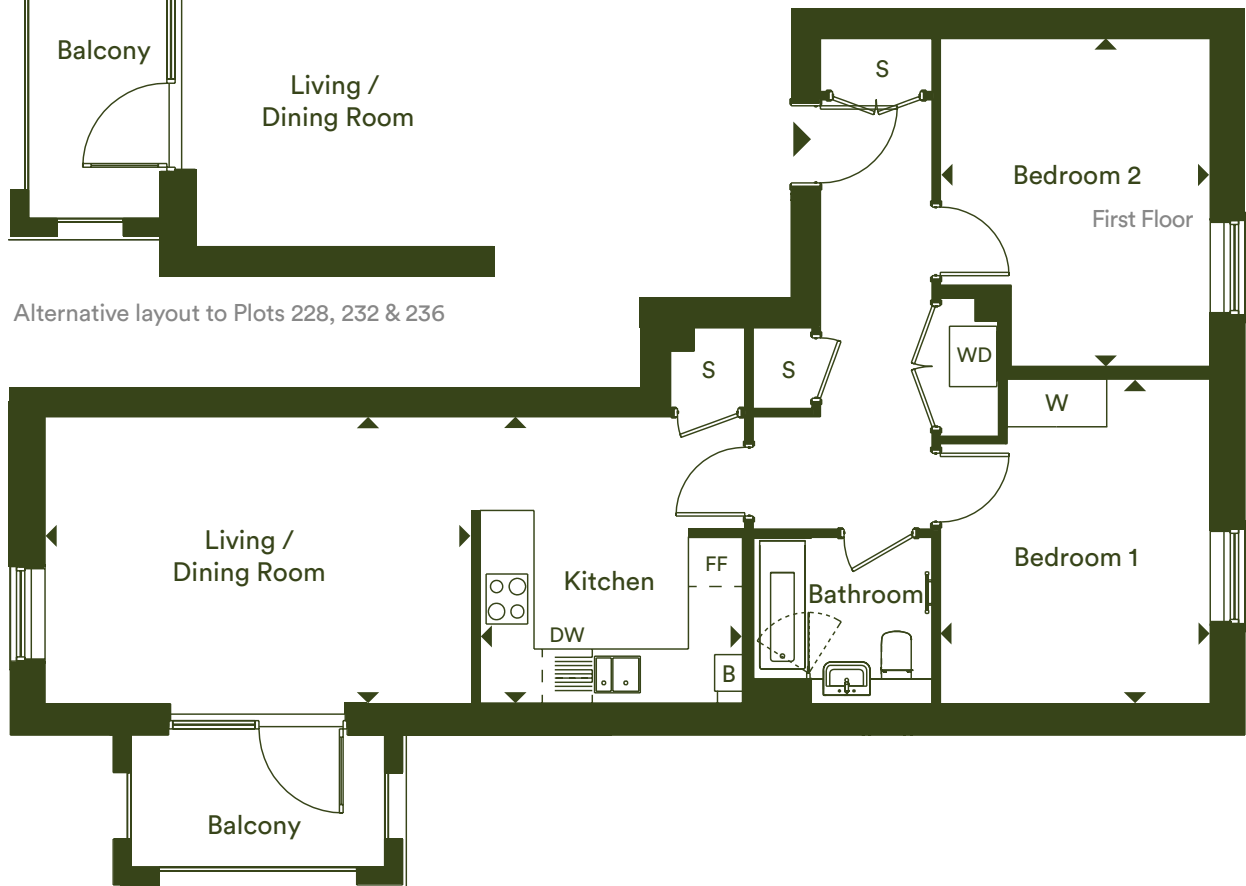
First Floor



Second Floor



Alternative layout to Plots 228, 232 & 236



Living / Dining Room	5.13m x 3.45m	16' 10" x 11' 4"
Kitchen	3.45m x 3.15m	11' 4" x 10' 4"
Bedroom 1	3.90m x 3.24m	12' 10" x 10' 7"
Bedroom 2	3.94m x 3.24m	12' 11" x 10' 7"
<b>Total Internal Area</b>	<b>71.5 m<sup>2</sup></b>	<b>769.6 ft<sup>2</sup></b>
Balcony	4.50 m <sup>2</sup>	48.44 ft <sup>2</sup>

**DW** - Dishwasher  
**WD** - Washer Dryer  
**W** - Wardrobe  
**FF** - Fridge/Freezer  
**B** - Boiler  
**S** - Store

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Registered Society 30441R Exempt charity.

# Specification

All homes located at L&Q at Marleigh have a fully inclusive specification throughout and will be covered by an NHBC warranty. Each apartment will have allocated parking and a private balcony, along with access to landscaped communal gardens.

## Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind the hob
- Under cupboard LED lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer and dishwasher
- Stainless steel extractor

## Heating, Electrical & Heating



- LED downlights to open plan living/kitchen/dining areas, separate kitchens and bathrooms
- Pendant lights to bedrooms and hallways
- Polished chrome switches and sockets to all rooms
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke/heat detector
- Hands-free wall mounted video door entry handset

## Bathroom



- Chrome plated bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Mirror above sink
- Shaver socket
- Neutral ceramic wall tiles
- Neutral ceramic floor tiles

## General



- Neutral emulsion paint to all walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to open-plan living/kitchen/dining areas and hallways
- Neutral fitted carpets to bedrooms
- White ladder internal doors
- Built in mirrored wardrobes to master bedroom with a shelf and hanging rail
- Washer/dryer positioned in utility cupboard