

Hornchurch

SOPWICH COURT FLOOR PLANS

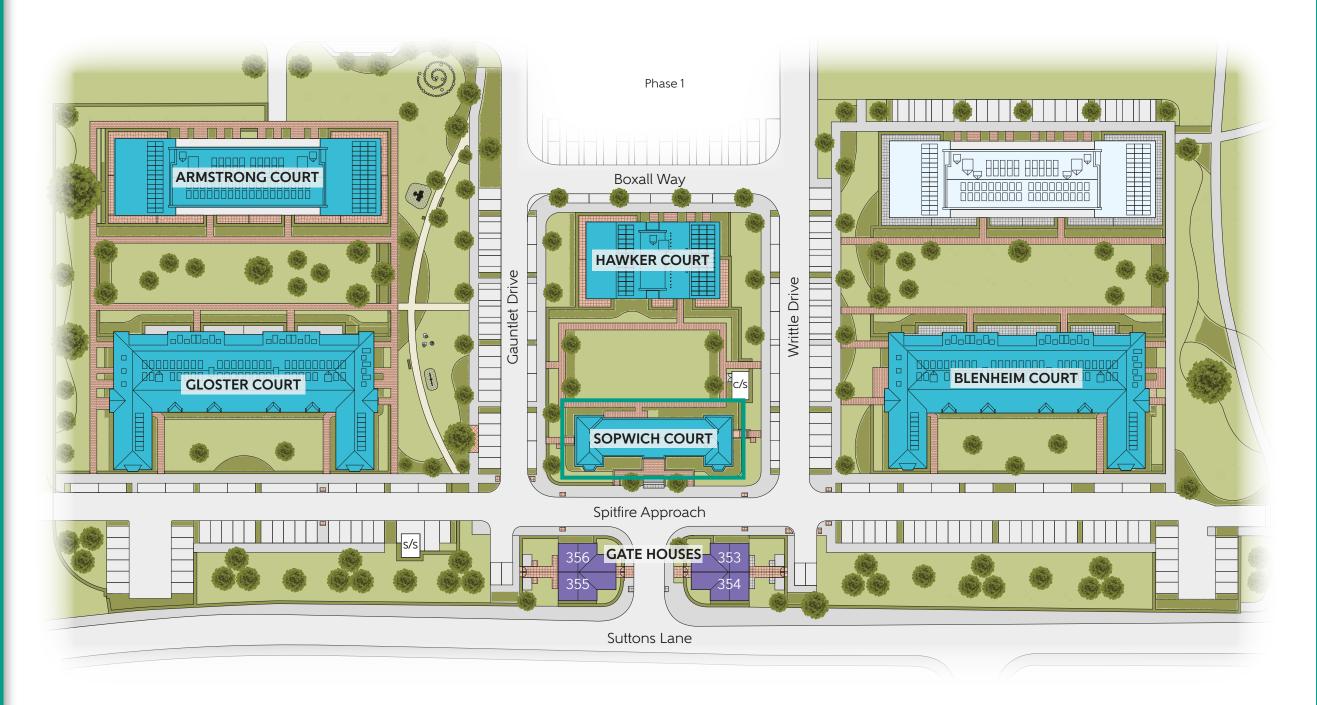
1 AND 2 BEDROOM REFURBISHED APARTMENTS PLOTS 261-268







DEVELOPMENT PLAN



- The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.

- Blenheim Court: 1 & 2 Bedroom Apartments
- Sopwich Court: 1 & 2 Bedroom Apartments (Refurbished) plots 261-268
- Hawker Court: 1 & 2 Bedroom Apartments
- Gloster Court: 1 & 2 Bedroom Apartments
- Armstrong Court: 1 & 2 Bedroom Apartments
- The Gatehouses: 3 Bedroom Homes
- Affordable Homes

SOPWICH COURT

GROUND FLOOR

PLOT 261 THE BUTTERCUP

Kitchen 3.366m x 2.400m 11'1" × 7'10" Living/Dining Room 5.131m x 3.327m 16'10" x 10'11" 16′10" x 9′0" Bedroom 5.139m x 2.753m Total area 53.19 sq.m. 572 sq.ft.

PLOT 262 THE CROCUS

Kitchen/Living/

4.850m x 4.658m Dining Room 15'11" x 15'3" Bedroom 1 3.429m x 2.961m 11'3" x 9'9" Bedroom 2 3.649m x 2.203m 12'0" x 7'3" Total area 62.15 sq.m. 668 sq.ft.

PLOT 263 THE DAHLIA

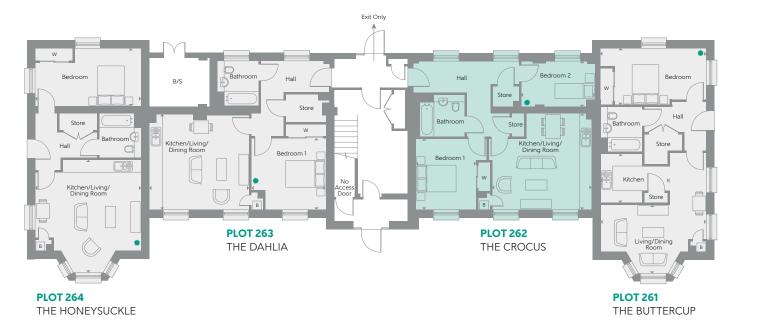
Kitchen/Living/

4.847m x 4.585m 15′11" x 15′1" Dining Room 3.663m x 3.423m Bedroom 12'0" x 11'3" 53.19 sq.m. 572 sq.ft. Total area

PLOT 264 THE HONEYSUCKLE

Kitchen/Living/

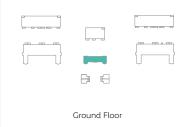
Dining Room 5.492m x 5.122m 18'0" x 16'10" Bedroom 5.139m x 2.815m 16'10" x 9'3" Total area 52.97 sq.m. 570 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Kitchen layouts are subject to change. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as $\frac{1}{2}$ general guidance only and do not constitute a contract, part of a contract or a warranty.











Fitted Wardrobe Boiler

W

Indicates where dimensions are taken from Suggested working from home area with USB socket

SOPWICH COURT

FIRST FLOOR

PLOT 265 THE LILY

Total area	57.44 sa m	618 sa ft
Bedroom	4.027m x 2.870m	13'3" x 9'5"
Living/Dining Room	5.142m x 4.657m	16'10" x 15'3"
Kitchen	3.270m x 1.725m	10'9" x 5'8"

PLOT 266 THE YARROW

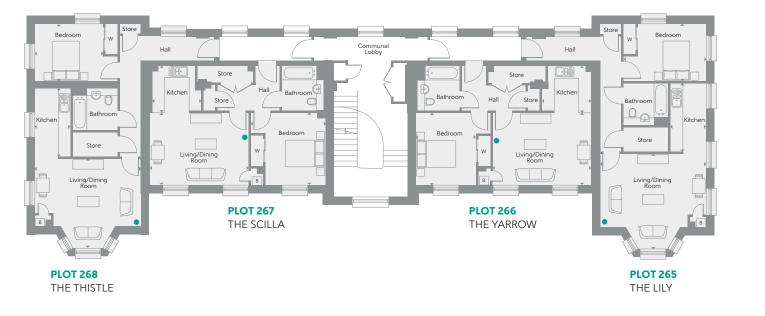
Takal awaa	40.27	F20 #
Bedroom	3.468m x 2.975m	11'5" x 9'9"
Living/Dining Room	4.807m x 3.463m	15'9" x 11'4"
Kitchen	2.400m x 2.200m	7′10" x 7′3"

PLOT 267 THE SCILLA

Total area	49 44 sa m	532 sa ft
Bedroom	3.670m x 3.474m	12'0" x 11'5"
Living/Dining Room	4.836m x 3.477m	15′10" x 11′5
Kitchen	2.400m x 2.200m	7′10″ × 7′3″

PLOT 268 THE THISTLE

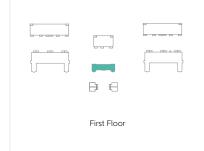
Total area	56.87 sa.m.	612 sa.ft.
Bedroom	3.313m x 2.816m	10'10" x 9'3
Living/Dining Room	5.136m x 4.366m	16′10″ x 14
Kitchen	3.345m x 1.712m	11'0" x 5'7"



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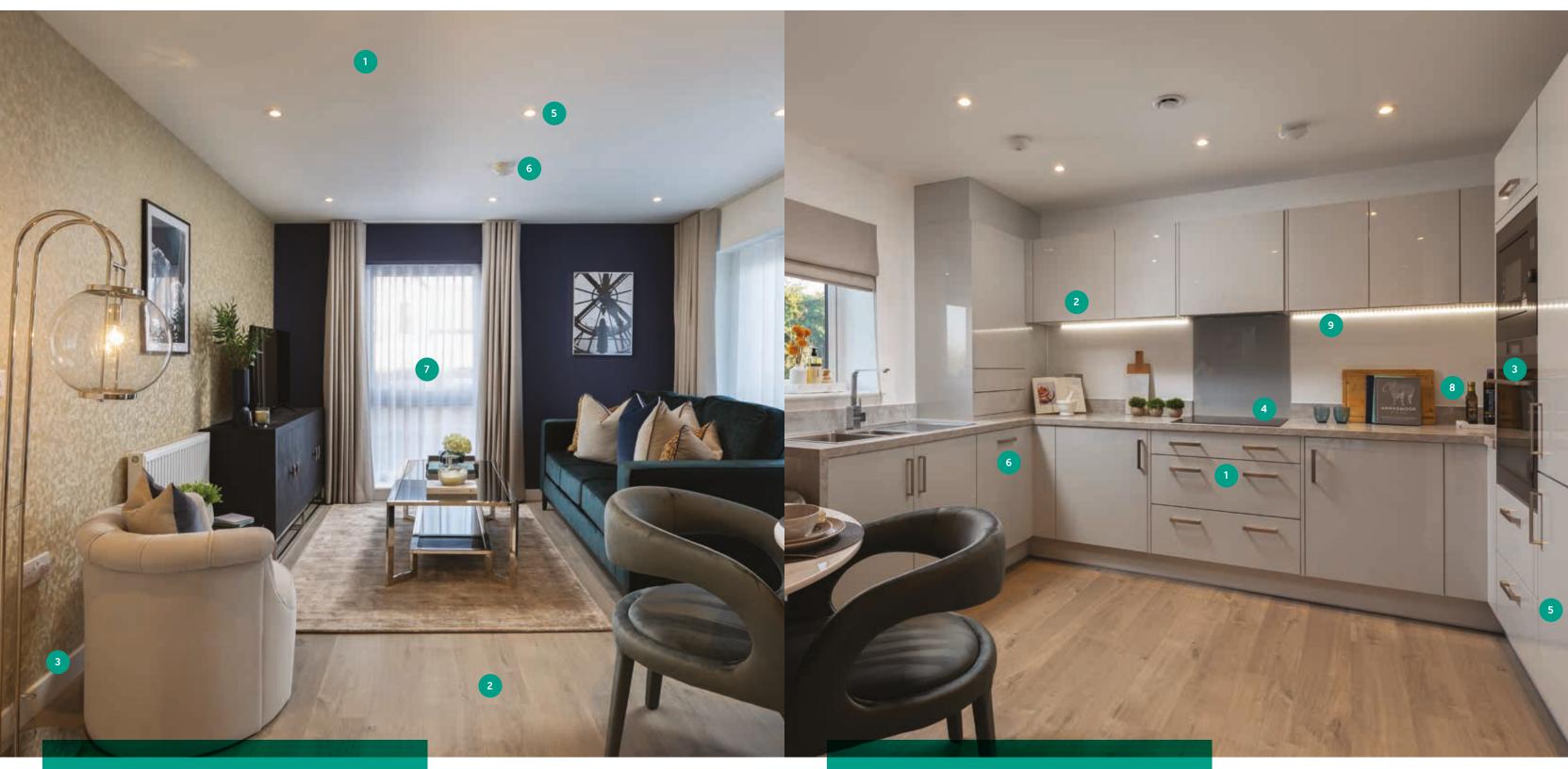




☐ 1 Bedroom

Fitted Wardrobe

Boiler
Indicates where dimensions
are taken from
Suggested working from home
area with USB socket



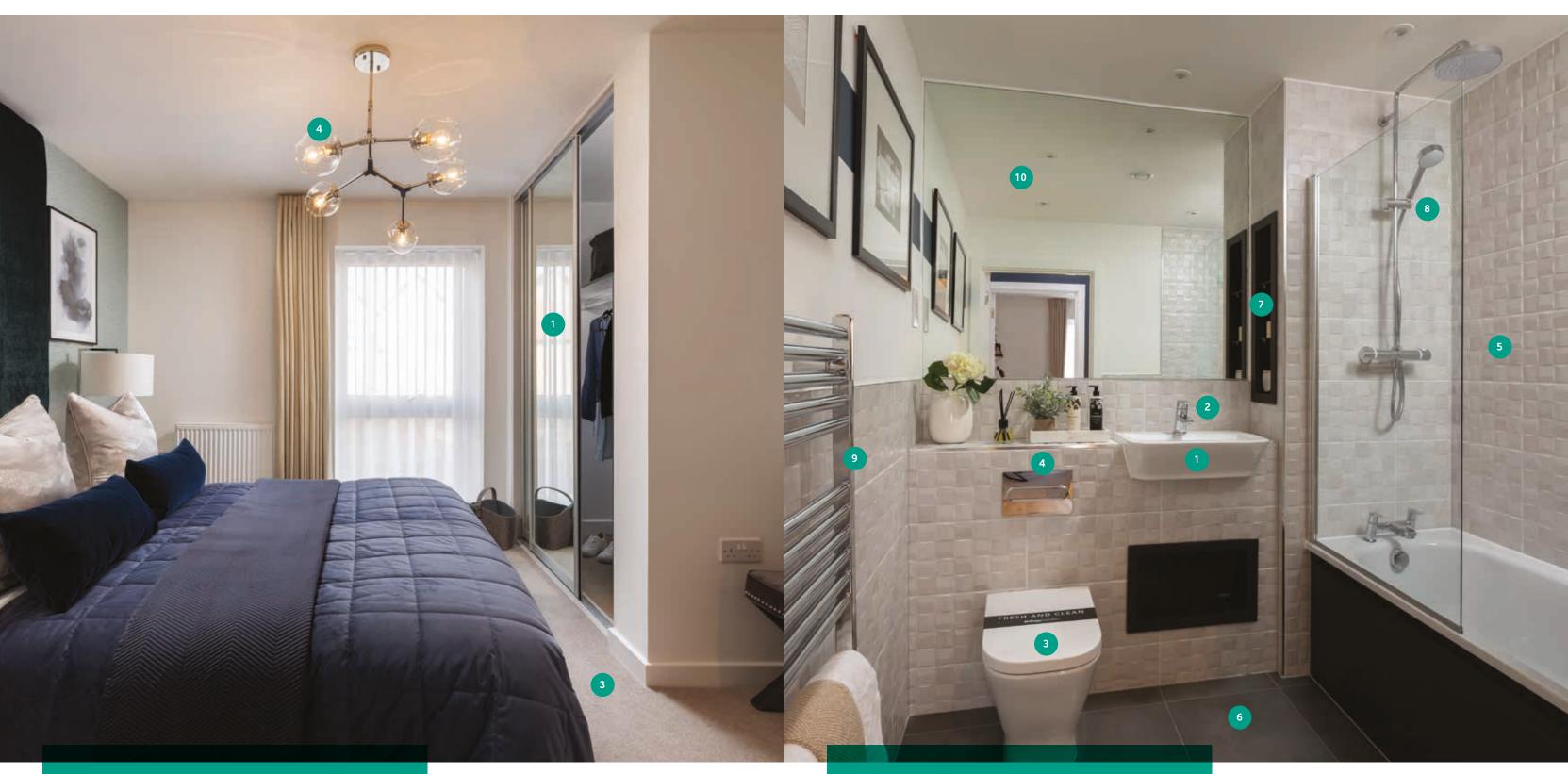
THE LIVING SPACE

- 1| Walls and ceilings finished in 'White Pepper'
- 2 | Engineered wood flooring by Quickstep
- 3 | Ogee MDF skirting
- 4 | Media plate to living room with Sky Q/Sky+ HD (connection to Sky to be arranged by purchaser via satellite dish)
- **5** Lower energy downlights to living area with dimmer switch
- 6 | Mains linked smoke detector
- 7 uPVC windows
- 8 | Video door entry system

THE KITCHEN

- 1 | Soft close doors and drawers
- 2 | Handle-less wall units
- 3 | Integrated oven (typically in tall housing unit where space permits)
- 4 | Ceramic hob with extractor hood and Cotswold rustic cream tile splash back
- 5 | Integrated fridge/freezer
- 6 Integrated dishwasher
- **7** Free standing washer dryer in utility cupboard
- 8 | Space for microwave oven where possible
- 9 | Feature LED lighting
- **10** | Satin chrome sockets and switches

All appliances come complete with manufacturer warranties for your peace of mind.



THE BEDROOMS

- 1| Fitted wardrobes to bedroom 1
- 2 | BT socket, TV/data point and USB socket to bedroom 1
- 3 | Cormar Oaklands carpets to all bedrooms
- **4** | Energy efficient pendant lighting to all bedrooms

THE BATHROOM AND EN SUITE

- 1 White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Soft close WC with concealed cistern
- 4 Dual chrome flush
- **5** | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving
- 8 | Mira thermostatic shower
- 9 | Heated chrome towel rail
- 10 | Mirror

