



CHARLTON COURT
59 LANSDOWN, CHELTENHAM



Computer generated image of Charlton Court

SPECIFICATION

KITCHEN & UTILITY ROOMS

- High quality British made kitchen with laminate work surfaces and upstands*
- 1½ bowl under-mounted stainless steel sink with mixer tap
- Soft close wall and drawer units with cutlery tray and LED under-unit lighting
- Bosch 4-ring touch control induction hob with chimney hood extractor (The Bailey, The Robins, The Milbury and The Juniper)
- Bosch 5-ring touch control induction hob with chimney hood extractor (The Willow and The Sandhurst)
- Bosch integrated appliances including a single oven, fridge/freezer and dishwasher
- Bosch integrated washer/dryer
- Utility room with washer/dryer and single bowl sink (The Milbury and The Willow)
- Wood flooring to the open plan kitchen/living area & utility room

BATHROOMS & EN SUITES^

- White Laufen sanitaryware with Vado chrome fittings
- Vado thermostatic shower to shower enclosures
- Mixer tap with handheld shower attachment above baths
- Handless double drawer vanity unit in midnight gloss to bathroom and en suite^
- Illuminated mirror with infra-red switch activated lighting to bathroom and en suite^
- Shaving point to bathroom and en suite^
- Full height wall tiling* to showers and baths, half height wall tiling* to appliance walls
- Porcelanosa fully-tiled floors to bathroom and en suite^

INTERNAL FINISHES

- Carpet to bedrooms
- Internal walls and ceilings finished in white emulsion
- Internal dark walnut doors with satin chrome handles
- All windows powder coated aluminium, white internally and grey externally
- French doors leading out to the patio and balcony area (where applicable)
- Bi-fold doors leading out to the balcony in The Juniper only
- Communal stair balustrades in a brushed stainless steel finish with glass panels in between
- Ceramic flooring to ground floor communal areas and carpet to stairs and upper communal areas
- Lift access to floors

PLUMBING & HEATING

- Chrome towel warmers to bathroom and en suite^
- Combination boiler heating system
- Underfloor heating system



SPECIFICATION

ELECTRICAL

- Downlights to kitchen, bathroom and en suite.
- Pendant light fitting to sitting room and all bedrooms
- Ample sockets, TV and telephone points throughout (speak to Sales Consultant for details)
- USB charging points to kitchen and master bedroom
- Wall light with motion sensor outside front door
- Motion sensor lighting to all apartment communal areas
- External electrical point to balconies and patio area (where applicable)
- External light to the patio or the balcony area (where applicable)
- Communal satellite dish located on Harris Court
- Secure video entry system at each apartment block entrance door
- NSI alarm fitted to ground floor apartments

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development*

EXTERNAL DETAILS

- Patio area to ground floor apartment (where applicable)
- Balcony (where applicable)
- External bollard lighting with dusk-to-dawn sensors
- External landlord electric point and tap

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of The Association of Resident Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for details



Photography from a previous development

*Selection dependent upon build stage. ^Where applicable.

Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



HARRIS COURT
59 LANSDOWN, CHELTENHAM



SPECIFICATION

KITCHEN & UTILITY ROOMS

- High quality British made kitchen with laminate work surfaces and upstands*
- 1½ bowl under-mounted stainless steel sink with mixer tap
- Soft close wall and drawer units with cutlery tray and LED under-unit lighting
- Bosch 4-ring touch control induction hob with chimney hood extractor (The Milbury only)
- Bosch 5-ring touch control induction hob with chimney hood extractor (The Bailey, The Willow and The Alney)
- Bosch integrated appliances including a single oven, fridge/freezer and dishwasher
- Bosch integrated washer/dryer
- Utility room with washer/dryer and single bowl sink (The Alney, The Milbury and The Willow)
- Wood flooring to the open plan kitchen/living area & utility room

BATHROOMS & EN SUITES^

- White Laufen sanitaryware with Vado chrome fittings
- Vado thermostatic shower to shower enclosures
- Mixer tap with handheld shower attachment above baths
- Handless double drawer vanity unit in midnight gloss to bathroom and en suite^
- Illuminated mirror with infra-red switch activated lighting to bathroom and en suite^
- Shaving point to bathroom and en suite^
- Full height wall tiling* to showers and baths, half height wall tiling* to appliance walls
- Porcelanosa fully-tiled floors to bathroom and en suite^

INTERNAL FINISHES

- Carpet to bedrooms
- Dressing room to the Alney
- Internal walls and ceilings finished in white emulsion
- Internal dark walnut doors with satin chrome handles
- All windows powder coated aluminium, white internally and grey externally
- French doors leading out to the patio and balcony area^
- Communal stair balustrades in a brushed stainless steel finish with glass panels in between
- Ceramic flooring to ground floor communal areas and carpet to stairs and upper communal areas
- Lift access to floors

PLUMBING & HEATING

- Chrome towel warmers to bathroom and en suite^
- Combination boiler heating system
- Underfloor heating system



* Design is subject to change. Please consult your Sales Consultant for more information. ^Where applicable.

SPECIFICATION

ELECTRICAL

- Downlights to kitchen, bathroom and en suite.
- Pendant light fitting to sitting room and all bedrooms
- Ample sockets, TV and telephone points throughout (speak to Sales Consultant for details)
- USB charging points to kitchen and master bedroom
- Wall light with motion sensor outside front door
- Motion sensor lighting to all apartment communal areas
- External electrical point to balconies and patio area[^]
- External light to the patio or the balcony area[^]
- Communal satellite dish located on Harris Court
- Secure video entry system at each apartment block entrance door
- NSI alarm fitted to ground floor apartments

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Patio area to ground floor apartment[^]
- Balcony[^]
- External bollard lighting with dusk-to-dawn sensors
- External landlord electric point and tap

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of The Association of Resident Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for details.



Photography from a previous development

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RICHARDSON COURT
59 LANSDOWN, CHELTENHAM



Computer generated image of Richardson Court

SPECIFICATION

KITCHEN & UTILITY ROOMS

- High quality British made kitchen with laminate work surfaces and upstands*
- 1½ bowl under-mounted stainless steel sink with mixer tap
- Soft close wall and drawer units with cutlery tray and LED under-unit lighting
- Bosch 4-ring touch control induction hob with chimney hood extractor (The Milbury only)
- Bosch 5-ring touch control induction hob with chimney hood extractor (The Bailey, The Willow and The Alney)
- Bosch integrated appliances including a single oven, fridge/freezer and dishwasher
- Bosch integrated washer/dryer
- Utility room with washer/dryer and single bowl sink (The Alney, The Milbury and The Willow)
- Wood flooring to the open plan kitchen/living area & utility room

BATHROOMS & EN SUITES^

- White Laufen sanitaryware with Vado chrome fittings
- Vado thermostatic shower to shower enclosures
- Mixer tap with handheld shower attachment above baths
- Handless double drawer vanity unit in midnight gloss to bathroom and en suite^
- Illuminated mirror with infra-red switch activated lighting to bathroom and en suite^
- Shaving point to bathroom and en suite^
- Full height wall tiling* to showers and baths, half height wall tiling* to appliance walls
- Porcelanosa fully-tiled floors to bathroom and en suite^

INTERNAL FINISHES

- Carpet to bedrooms
- Dressing room to the Alney
- Internal walls and ceilings finished in white emulsion
- Internal dark walnut doors with satin chrome handles
- All windows powder coated aluminium, white internally and grey externally
- French doors leading out to the patio and balcony area^
- Communal stair balustrades in a brushed stainless steel finish with glass panels in between
- Ceramic flooring to ground floor communal areas and carpet to stairs and upper communal areas
- Lift access to floors

PLUMBING & HEATING

- Chrome towel warmers to bathroom and en suite^
- Combination boiler heating system
- Underfloor heating system



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SPECIFICATION

ELECTRICAL

- Downlights to kitchen, bathroom and en suite.
- Pendant light fitting to sitting room and all bedrooms
- Ample sockets, TV and telephone points throughout (speak to Sales Consultant for details)
- USB charging points to kitchen and master bedroom
- Wall light with motion sensor outside front door
- Motion sensor lighting to all apartment communal areas
- External electrical point to balconies and patio area^
- External light to the patio or the balcony area^
- Communal satellite dish located on Harris Court
- Secure video entry system at each apartment block entrance door
- NSI alarm fitted to ground floor apartments

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Patio area to ground floor apartment^
- Balcony^
- External bollard lighting with dusk-to-dawn sensors
- External landlord electric point and tap

MANAGEMENT SERVICES

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