



## PRICE LIST & CONDITIONS OF SALE

GRAND JURY LANE

Site	House Type	Size	Garage	Price
18	Semi Detached	1200 sq ft	No	
19	Semi Detached	1200sq ft	No	

**\* A SITE RESERVATION FEE OF £500.00 (PAYABLE ON RESERVING SITE - £250.00 NON-REFUNDABLE ADMINISTRATION FEE APPLIES) WILL, ON CONTRACT ACCEPTANCE, CONVERT TO PART DEPOSIT.**

**\* A FURTHER DEPOSIT OF 10% INCLUDING THE INITIAL DEPOSIT WILL BE REQUIRED ON SIGNING THE CONTRACT TO PURCHASE THE PROPERTY.**

**\* A RESERVATION FEE WILL ONLY BE ACCEPTED FROM INTERESTED PARTIES WHO ARE IN A POSITION TO SIGN AN UNCONDITIONAL CONTRACT WITHIN SIX WEEKS. THE DEVELOPER RESERVES THE RIGHT TO REFUND YOUR RESERVATION FEE AFTER SIX WEEKS, SHOULD THE CONTRACT NOT BE FORTHCOMING AND MAY, AT THEIR OWN DISCRETION, PUT THE SITE BACK ONTO THE MARKET.**

### **FOLLOWING THE INTRODUCTION OF THE MISDESCRIPTIONS ACT WE ARE OBLIGED TO INFORM YOU OF THE FOLLOWING:-**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of any offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property. We strongly recommend that all the information which we provide about the property is verified by yourself on inspection and by your Solicitor especially where statements have been made by us to the effect that the information provided has not been verified.

### **ARTIST'S IMPRESSIONS**

THE SKETCHES IN THIS BROCHURE ARE ARTIST'S IMPRESSIONS ONLY. ANY LANDSCAPING, FENCING OR CARS SHOWN ON THE ARTIST'S IMPRESSIONS ARE NOT INCLUDED IN THE PURCHASE OF THE PROPERTY.

### **SITE PLANS:**

SITE PLANS ON BROCHURES ARE NOT TO SCALE. SCALE DRAWINGS ARE AVAILABLE FOR INSPECTION IN OUR OFFICE. PURCHASERS SHOULD SATISFY THEMSELVES AS TO THE LOCATION OF THEIR FAVOURED SITE AND THE DIMENSIONS OF SAME, WITH THE DEVELOPERS, PRIOR TO PAYING A SITE RESERVATION FEE.

### **PROPERTY MISDESCRIPTIONS ACT**

IN ON-GOING DEVELOPMENTS REVISIONS TO SPECIFICATION MAY OCCUR, PLEASE CHECK WITH THIS OFFICE THAT NO ALTERATIONS HAVE TAKEN PLACE FROM OCTOBER 2018 WHEN THESE PARTICULARS WERE PREPARED.

SELLING AGENT



028 9756 8300

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# SPECIFICATION

GRAND JURY LANE

## **Kitchens and Utility Rooms**

- Impressive high quality units with choice of door, worktop and handle
- Integrated appliances to include electric hob & oven, extractor hood, fridge / freezer and dishwasher
- Washing machine in utility rooms (where applicable)
- Concealed under lighting to kitchen units
- Recessed down lighters to ceilings

## **Bathrooms, En-Suites and WCs**

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with screen door (where applicable)
- Recessed down lighters to ceilings

## **Floor Coverings and Tiles**

- Ceramic tiled floor to kitchen / dining areas, bathrooms, en-suites and WCs
- Splashback tiling to bathrooms and en-suites
- Full height tiling to shower enclosures and around bath areas
- Carpets to lounge, bedrooms, stairs and landings
- Tiled floor to hall

## **Internal Features**

- Internal décor - walls and ceilings painted
- Choice of fireplace or multi fuel stove
- Mains supply smoke detectors
- Moulded skirting and architraves
- Choice of modern internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Electronic security system with panic button to master bedroom
- Oil fired central heating
- Energy efficient condensing boiler with pressurised water system

## **External Features**

- Front gardens turfed
- Rear gardens levelled and seeded
- Future proof uPVC triple glazed windows with insulated frames
- Front and rear doors with 3 point locking system
- Outside water tap
- Bitmac driveway
- Boundary fencing to side and rear with timber gate
- External lighting to front and rear doors