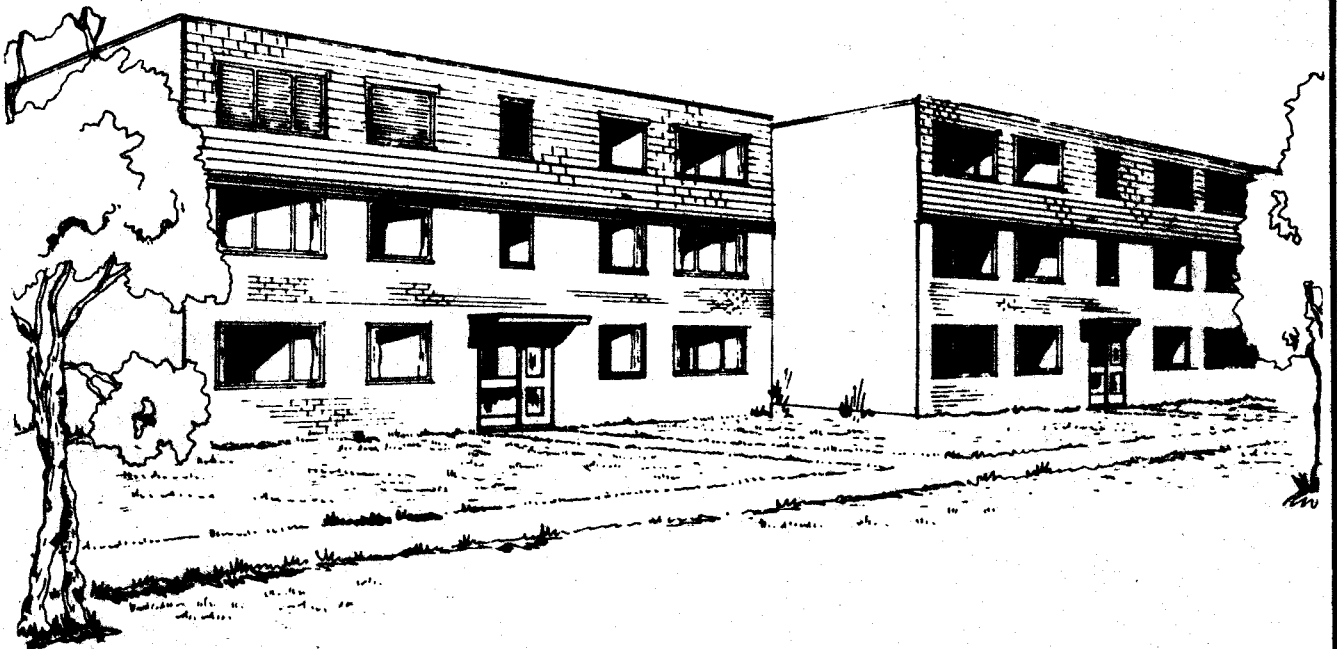


bradley

E. H. BRADLEY ESTATES LTD.

'Charminster Close' **The Drive, Nythe, Swindon** **2 Bedroomed Flats**



This new Bradley project consists of self-contained leasehold flats, reposing in their own grounds in one of the most sought after areas in Swindon.

'Charminster Close' is situated within our Nythe Development on the eastern side of the town and is located off The Drive via Dorcan Way.

General Information

Local Authority—Borough of Thamesdown, Civic Offices, Euclid Street, Swindon.

Rateable Value—This has yet to be finalized, but the Rating Department of the Local Authority will be pleased to supply purchasers with this information upon request.

Mortgages—Full mortgage facilities are available, subject to status and our excellent connections with local building societies enable us to provide a first rate service.

Reservations—A holding deposit of £25.00 is required to support any reservation, paid and received subject to contract.

Reservations may be made with either:—

E. H. Bradley Estates Ltd
74 Victoria Road, Swindon, SN1 3BB.
Tel: 35865 & 32869

or The Site Sales Centre
Open Saturday and
Sunday afternoons.

Any further information that may be required can be obtained from either of the above locations.

General Specification

Construction

These flats are, as are all Bradley homes, constructed using top quality materials throughout. External walls are of brick faced cavity construction generally, with asbestos slate vertical cladding to the top floor. All internal walls are of solid blockwork and no lightweight timber partitions or similar are used. Flat roofs are provided to each block, consisting of three layers of felt with mineral chippings on fully insulated timber roof construction. A canopy is provided over the main entrance to each block. All floors are solid concrete overlain with a vinyl/thermoplastic covering, with colour choice from our standard range.

We regret that no garages will be provided to this development but each flat will have a parking space allocated.

Each dwelling benefits from the NHBC 10-year Structural Warranty.

Internal Finishes and Fittings

Internal walls are emulsion painted and internal doors generally are of a flush finish and will be painted white. Entrance doors to individual flats are ½ hour fire-check doors with Georgian wired glass panels. A Yale lock will be provided on individual entrance doors and internal doors generally will have lever-latch handles in an imitation bronze finish.

The sanitaryware in the bathroom is available in primrose, shell pink, turquoise, sky blue, pampas and white, with glazed wall tiling in plain, veined or cameo finishes in toning colours.

Glazed wall tiling in the bathroom is provided three courses high around the bath and two courses high as a splash-back behind the hand-basin. Quality taps and fittings complement the sanitaryware and an extractor fan is a standard item.

Kitchen Fittings

The well appointed labour saving kitchen with plenty of attractive but functional cupboards and worktops is just another example of the high Bradley specification.

Distinctively styled Viscount units are provided. For

door and drawer fronts a choice of six tasteful colours is offered, namely, White, Teak, Pebble, Willow, Blue and Maize. All worktops are supplied in Textured White Weave Melamine.

Glazed wall tiling will be provided to the window sills and 3 courses high above the single drainer stainless steel sink unit in the same wide colour choice as for the bathroom.

Heating

The partial gas-fired central heating is provided by two gas convector heaters, one in the lounge and one in bedroom 1. Fused spur points for electric wall fires are provided in the kitchen and bathroom, the fires themselves being available as optional extras.

A gas-fired multi-point hot water boiler is located in the kitchen and supplies hot water to both the kitchen and bathroom. This obviates the need for valuable space in the linen cupboard being taken up by a bulky hot water cylinder, although a point for a heater is provided.

General

Numerous power points are located throughout the dwelling and each room is fitted with a pendant ceiling light.

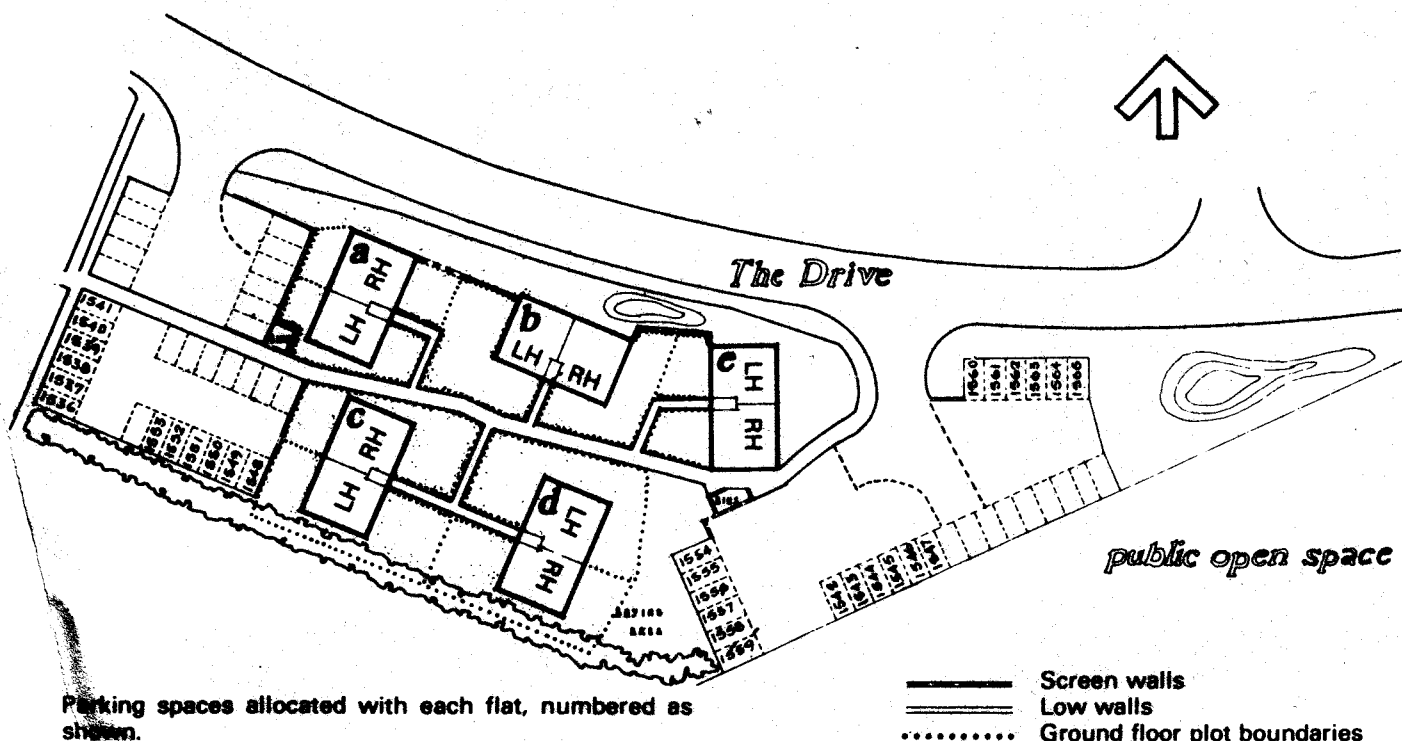
Telephone services will be provided to each flat but the purchaser is responsible for any costs incurred for the actual installation of the instrument.

Mains water, electricity, gas and drainage are provided.

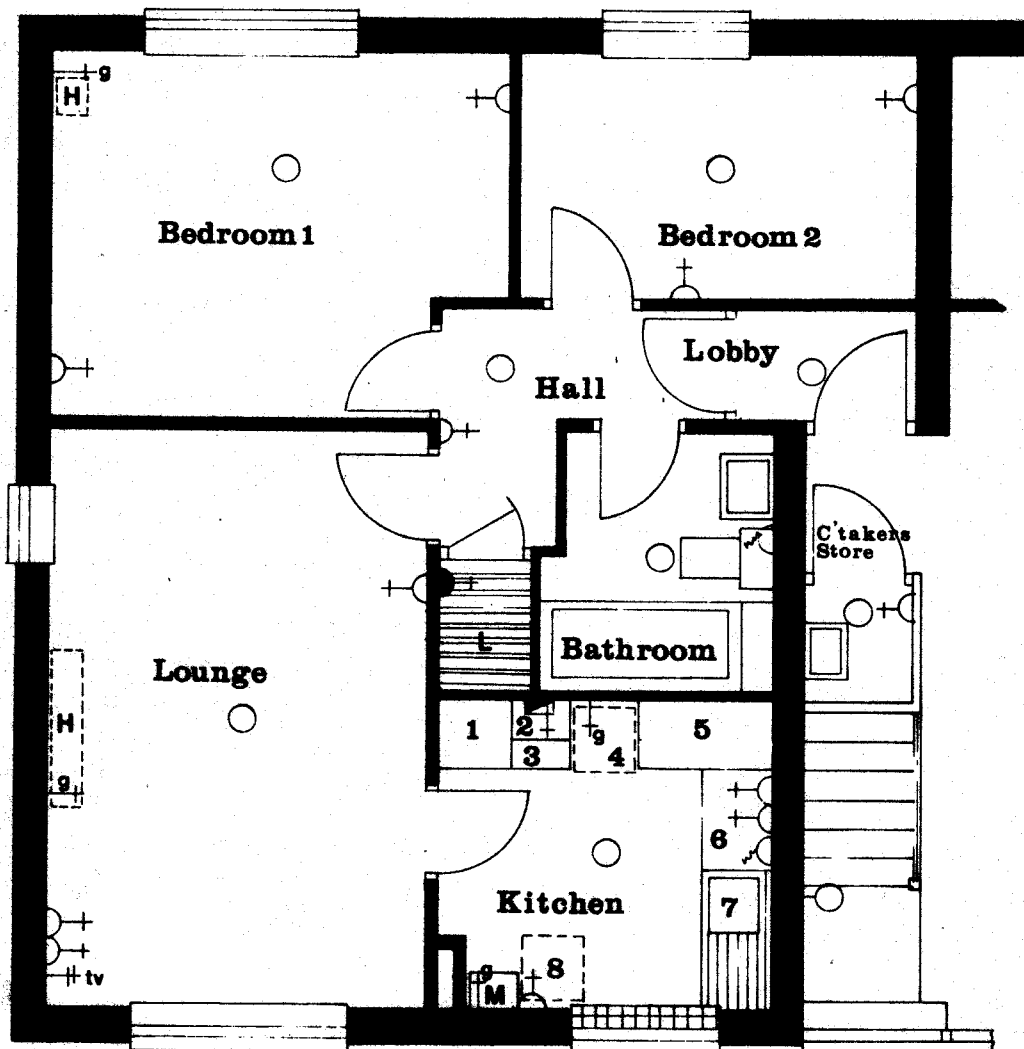
The culs-de-sac contained within the development, together with certain footpaths, will be taken over by the Local Authority. Ground floor flats will have individual lawned areas which are included in the selling price, and will be the responsibility of the respective occupants. The remaining footpaths, together with all other open areas will be attractively landscaped and become the responsibility of the Residents Company. Further information in this respect is obtainable from the Sales Office.

Provisions for street lighting will be made in accordance with Local Authority requirements.

Site plan



Typical Floor Plan, Ground Floor



Ground Floor/First Floor
 Hall
 Bathroom
 Kitchen 9'0" x 8'1"
 Lounge 15'3" x 10'4"
 Bedroom 1 12'6" x 10'0"
 Bedroom 2 10'9" x 6'9"

Second Floor
 Hall
 Bathroom
 Kitchen 9'0" x 8'4"
 Lounge 15'5" x 10'4"
 Bedroom 1 12'6" x 10'2"
 Bedroom 2 10'9" x 7'0"

- Kitchen Units**
- 1 Broom cupboard
 - 2 Single wall unit
 - 3 Single floor unit
 - 4 Cooker space
 - 5 Double floor unit
 - 6 Worktop over washing machine space
 - 7 Single drainer stainless steel sink unit
 - 8 Refrigerator space

Note: These dwellings are constructed in metric sizes and all dimensions shown on this leaflet represent the approximate imperial equivalents at the widest point in the room. Purchasers are advised to check the main site plan for the exact siting of the property, as it may well transpire that it may be constructed to the opposite hand than is indicated on this leaflet.

A Ground	1	2	C 19	20
First	3	4	21	22
Second	5	6	23	24

Floor and Wall Units in Kitchen

Additional units from the standard range previously mentioned may be purchased but where these are to be fitted by us, their installation must not radically alter the kitchen layout shown.

'CHARMINSTER CLOSE' The Drive, Swindon

Block	Floor	Plot No. L.H. Side of Block (Viewed from the front indicated on plan by path)	Postal No.	Plot No. R.H. Side of Block	Postal No.
'B'	Ground	1542	7	1543	8
	First	1544	9	1545	10
	Second	1546	11	1547	12
'D'	Ground	1554	19	1555	20
	First	1556	21	1557	22
	Second	1558	23	1559	24
'E'	Ground	1560	13	1561	14
	First	1562	15	1563	16
	Second	1564	17	1565	18

- Key**
- - Ceiling light
 - +□ - 13 amp power point
 - +■ - Cooker control panel
 - tv+ - T.V. point
 - - Fused spur point for electric fire
 - g+ - Gas point
 - - Gas convector heater
 - M - Gas multi-point water heater
 - L - Linen cupboard

Note: This leaflet refers to blocks B, D and E only.

Blocks A and C are detailed on a separate leaflet.

Tenure

The flats are sold Leasehold on a 99 year lease with ground rent payable as follows-
First 20 years-£35 per annum
Next 40 years-£65 per annum
Remaining 39 years-£120 per annum

Management Charge

Commencing at £100 per annum.

Management Charges

In the interests of prospective purchasers and occupants of these flats, we feel it is advisable to clarify the situation concerning the charges for management which form part of the contract in this instance.

The management of these flats will ultimately be controlled by the residents themselves. Each flat sold will be granted one share and each shareholder will automatically become a director of the management company. This will be known as the 'Charminster Close Residents Co. Ltd.' and all aspects of the day-to-day running of the communal areas of the development will be controlled by the Residents Company and not by E.H. Bradley Estates Ltd.

Documents are now being drawn up accordingly and your Solicitor will explain the system to you in greater depth.

An indication of the items included in the £100 per annum management charge is as follows and it should be pointed out that the sum is variable annually depending upon the degree of service that is required:-

1. Cleaning of common areas, stairs, etc.
2. Grass cutting (common areas only).
3. Maintenance of paths, parking areas, parking forecourts etc.
4. Usual insurance against fire, aircraft, tempest, etc.
5. Electricity. (Lighting of common areas, car parking forecourts).
6. Re-painting of communal areas internally.
7. External re-painting.
8. Maintenance of T.V. equipment.
9. Provision of refuse collecting bins.
10. Replacement of trees and shrubs etc. (The purchase price includes the first planting as part of the original landscaping scheme).
11. Minor repairs.
12. Supply of cleaning materials and equipment.
13. Management fund operating costs.
14. Any other ancillary items.

The details shown are given only on the basis that (1) They are not to constitute representation or amount to warranties and (2) They are not collateral to and do not form part of any agreement for sale. We reserve the right to change any details shown on this leaflet should circumstances so demand.