

# *Lymington Shores*

THE AVON

# LOCATION

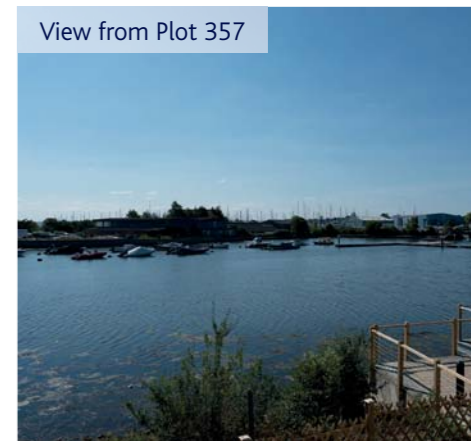
LYMINGTON SHORES

THE AVON

**SITUATED RIGHT ON THE WATER'S EDGE, LYMINGTON SHORES BOASTS BREATHTAKING VIEWS OF THE LYMINGTON RIVER AND SURROUNDING COUNTRYSIDE.**

From the balconies of these unique and prestigious penthouses and luxury apartments you can look out towards the tranquil twin harbours and across the Solent to the Isle of Wight beyond.

A bustling market town with a wide range of shops and amenities, today's Lymington has maintained much of its historical charm. Take a stroll around the centre's cobbled streets and you'll discover many fine examples of Victorian and Georgian architecture. While just beyond the town lies the stunningly beautiful New Forest National Park.

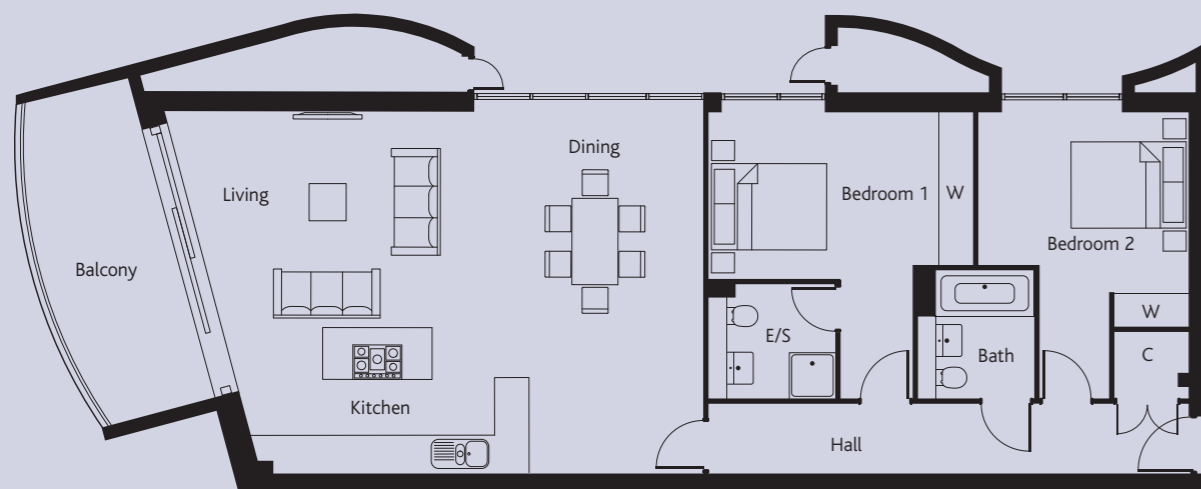


# FLOORPLAN

## THE AVON

AS EVER, THE DEVIL IS IN THE DETAIL, AND HERE NOTHING HAS BEEN LEFT TO CHANCE.

The uncompromising standards and incredible creativity throughout are summed up in the spacious balcony that ensure a 180° of the superb waterside vista. This effortless apartment, enjoys luxury touches at every turn, the Avon is the perfect escape or place to call home.



### MAX. ROOM DIMENSIONS:

Living/Dining/Kitchen	9.09 x 6.23m	29'10" x 20'6"
Bedroom 1	4.00 x 2.88m	13'1" x 9'5"
Bedroom 2	3.65 x 3.13m	12'0" x 10'3"

### PLOT NUMBER:

357

### KEY:

E/S: En-suite  
C: Cupboard  
W: Wardrobe

All areas and dimensions included have been taken from architect's plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

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# SPECIFICATION

## THE AVON

CHOOSE THE AVON AT LYMINGTON SHORES AS YOUR NEW ADDRESS AND INSIDE AND OUT, YOU'LL FIND THAT THIS STUNNING LUXURY APARTMENT HAS BEEN BUILT AND EQUIPPED TO THE MOST EXCEPTIONAL STANDARDS.

From designer kitchens to luxury bathrooms all finished with the finest quality fixtures and fittings, your stunning new home is ready and waiting for you to move in to and really make your own.

### KITCHEN

- Fully fitted contemporary Nolte kitchen units
- Silestone worktop - (to penthouse/luxe/villas only)
- Siemens stainless steel single oven
- Siemens steam oven (to penthouse/luxe/villas only)
- Glass chimney hood or Elica island extractor fan refer to kitchen layouts
- Siemens microwave
- Siemens induction hob
- Siemens integrated dishwasher and fridge freezer
- Siemens warming drawer and coffee machine
- Quooker boiling water tap
- Freestanding wine cooler
- LED lights below wall units

### BATHROOM

- Villeroy & Boch bath with Aqualisa HiQu bath fill
- Villeroy & Boch basin featuring Vado Elements mono basin mixer tap
- Villeroy & Boch vanity unit
- Villeroy & Boch wall mounted WC
- Ideal Standard shower enclosure and tray
- Aqualisa shower valve and digital remote control
- Shower valve and screen provided above bath where no separate shower enclosure included
- Curved chrome ladder-style heated towel rail
- Heated mirror
- Shaver socket
- High quality ceramic tiles to floors, with half height to walls and full height to showering areas

### INTERIOR FINISHES

- Oak veneer doors
- LED downlights to living areas, kitchens and bathrooms
- Ceramic floor tiles to utility and bathrooms
- Fitted wardrobes to all bedrooms

### ELECTRICAL FITTINGS

- Light switches with stainless steel sockets

### HEATING

- Underfloor heating

### SECURITY

- Video entry system (to all apartments with communal entrance and villas)
- Alarm system with PIR sensors to selected plots
- Automatic gates to all parking areas

### TELECOMMUNICATIONS

- TV and telephone points to all units
- Wiring for Sky compatible satellite

### EXTERNAL FINISHES

- White aluminium patio and French doors

### COMMUNAL AREAS

- Carpets on ground floor, stairs and floors above
- Ceiling and walls painted in neutral colours

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in this specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required. Kitchen choices are subject to build stage.

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