

STEEL
HILL

APARTMENTS



A STYLISH DEVELOPMENT OF 1 & 2 BEDROOM
APARTMENTS IN NEWBURY, BERKSHIRE

Paladyhomes

Paladyhomes

AN AWARD WINNING DEVELOPER

Since forming in 2003, Palady Homes have built an enviable reputation for creating high quality homes in the Newbury area.

Privately owned and run, Palady Homes focus on creating high quality, individually designed developments rather than high volume schemes that use standard house types.

This approach ensures every Palady Homes property is unique and benefits from the care and attention you would expect from a trusted local developer.

With a unique 'hands-on' approach, owners Alex Pearce and Adrian Doyle take care to ensure Palady Homes customers enjoy a personal and informed

buying experience from the first viewing to after sales care, giving purchasers the confidence that when they choose a Palady home, they are getting much more than just a new property.

With their focus on unique locations and high construction standards, Palady Homes are proud to have received a number of industry awards and strive to maintain the highest levels of design, craftsmanship and Customer Service that these represent.

With their latest scheme; Steel Hill Apartments, Palady Homes have created a landmark development of high specification homes that is set to breathe new life in to an historic part of Newbury.



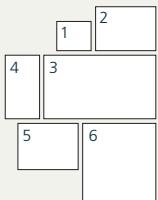
premier guarantee Excellence Awards 09

Highly Commended



STEEL HILL

APARTMENTS



1. Newbury Racecourse is a popular attraction.
2. Newbury's pedestrianised town centre.
3. The Kennet & Avon Canal flows through the town.
4. The Corn Exchange theatre supports a thriving arts scene.
5. Donnington Castle dates from the 14th Century and overlooks Newbury.
6. Newbury enjoys a wide range of cafés, bars and restaurants.

NEWBURY - A GREAT PLACE TO LIVE



Parkway Shopping provides excellent retail facilities.

Set on the banks of the Kennet and Avon Canal, the West Berkshire town of Newbury is a charming traditional Market Town which is surrounded by attractive countryside. It offers the combination of a range of great facilities and attractions with the benefit of fantastic road and rail communications.

Whether travelling for business or leisure it is exceptionally well connected. By road, junction 13 of the M4 motorway can be reached in less than 15 minutes via the A339 or A34, while Newbury train station, which is walkable from Steel Hill, has regular trains to London Paddington in under an hour.



Attractions

Newbury has a wealth of leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres.

One of Newbury's main features is The Castle at Donnington around which are some lovely walks.



Amenities

In the town centre there is a wide selection of shops and department stores, including the Parkway retail development and John Lewis.

Within walking distance from the apartments there is a large supermarket and retail park providing an excellent range of shops including a Marks and Spencer's. In the area there are plenty of restaurants, cafés, hotels and public houses.



Health & Fitness

There is an excellent David Lloyd health club and tennis centre within walking distance and a range of other gyms in the town centre.

Also the vast open space of Greenham Common, which offers a great open area for walking and cycling, is within walking distance.

The area is also well served by a number of golf clubs including pay and play as well as private memberships.

SITE PLAN



Taken from a census dating back to 1881, each block at Steel Hill Apartments is named after an employee of the former workhouse that stood near the site from 1836.

Steel Hill is situated on the south side of Newbury in a location that provides excellent links to the town centre, mainline railway station and other local business centres. Also the proximity of the A34 and M4 motorway means that there are fast routes north, south, east and west and there are regular trains to London Paddington from Newbury station taking less than one hour.

This exciting new scheme, which is situated near a former workhouse site dating from 1836, comprises 37 apartments in total over four private ownership blocks, and one shared ownership block, which is situated to the rear of the site.

Each block has been named after an employee of the former workhouse to keep a link with the site's heritage.

SPECIFICATION

Like all Palady Homes schemes, Steel Hill apartments are finished to an extremely high standard with quality fixtures and fittings throughout. All apartments have a fully fitted kitchen, complete with all appliances, and therefore they are ready for immediate occupation. The development is attractively landscaped and there is an allocated parking space with each apartment.

Kitchens

- A range of contemporary fitted kitchen units with soft closing cupboard doors
- Bosch fridge freezer, single oven, dishwasher, induction hob and washer dryer (some washer dryers fitted into cupboards in other rooms)
- A range of stone worktops and upstands
- Under pelmet lighting

Bathrooms

- Modern white sanitaryware with high quality chrome taps
- Full height Porcelanosa tiling to walls
- Floor tiling included
- Chrome heated dual fuel towel radiator
- Back to wall WC
- Vanity units in selected locations

General

- High quality contemporary veneered doors
- Chrome door ironmongery throughout

Flooring

- Genuine Karndean to living and kitchen areas
- Carpets to hall and bedrooms included

Security & peace of mind

- 10 year structural warranty
- Video entry system
- Mains supply smoke alarms and carbon monoxide detectors

Heating

- Gas central heating
- 'A' rated boiler endorsed by the energy trust

Lighting & electrical

- Fibre Broadband*
- Pre wired for Sky & Sky Q*
- USB sockets to various locations
- Low energy downlights fitted throughout
- TV wiring to all bedrooms

External features

- Double glazed windows throughout
- Allocated parking space
- Landscaped grounds

* TV, broadband and telephone services not included.

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WARD HOUSE



Computer generated image is for illustrative purposes and indicative only.



At the entrance to Steel Hill overlooking Newtown Road, Ward House comprises eight apartments arranged over three floors. Contemporary architectural features like glazed Juliet balconies, full height windows and flat dormer windows to the top floor create a striking entrance to Steel Hill.

Ward House is named after Thomas and Mary-Anne Ward, the Master and Matron of the Union Workhouse that stood near the site from 1836.



Ground floor accommodation at **Ward House** comprises two, 2 bedroom and one, 1 bedroom apartment.

1	Kitchen / Living / Dining 6.94 x 3.27 / 22'9" x 10'8"
Bedroom 1	2.90 x 3.10* / 9'6" x 10'2"*
Bedroom 2	2.42 x 2.44 / 7'11" x 8'0"
Total area:	62m ² / 667ft ²

2	Kitchen / Living / Dining 5.90 x 3.29 / 19'4" x 10'9"
Bedroom	3.53 x 2.93** / 11'6" x 9'7"**
Total area:	42m ² / 452ft ²

3	Kitchen / Living / Dining 5.90 x 3.46 / 19'4" x 11'4"
Bedroom 1	2.84 x 3.40** / 9'3" x 11'2"**
Bedroom 2	2.70 x 3.46** / 8'10" x 11'4"**
Total area:	58m ² / 624ft ²



* To front of wardrobe. ** To rear of wardrobe. Floorplans and dimensions are taken from architectural drawings and are subject to minor variations. They are provided for guidance only. Floorplans are not to scale. Total areas are provided as gross internal areas. Layouts are indicative only and are subject to change. There may be variations of rooms, doors and windows depending on the apartment locations. Ask your sales advisor for details.

1

First floor accommodation at **Ward House** comprises two, 2 bedroom and one, 1 bedroom apartment.

4

Kitchen / Living / Dining
6.94 x 3.27 / 22'9" x 10'8"

Bedroom 1
2.9 x 3.10* / 9'6" x 10'2"*

Bedroom 2
2.42 x 2.44 / 7'11" x 8'0"

Total area:
62m² / 667ft²

5

Kitchen / Living / Dining
5.90 x 3.29 / 19'4" x 10'9"

Bedroom
3.53 x 2.93** / 11'6" x 9'7"**

Total area:
42m² / 452ft²

6

Kitchen / Living / Dining
5.90 x 3.46 / 19'4" x 11'4"

Bedroom 1
2.84 x 3.40** / 9'3" x 11'2"**

Bedroom 2
2.70 x 3.46** / 8'10" x 11'4"**

Total area:
58m² / 624ft²



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2

Second floor accommodation at **Ward House** comprises a 2 bedroom apartment. Plot 8 plans tbc.

7	Kitchen / Living / Dining 6.94 x 3.27 / 22'9" x 10'8"
Bedroom 1	2.9 x 3.10* / 9'6" x 10'2"*
Bedroom 2	2.42 x 2.44 / 7'11" x 8'0"
Total area:	62m ² / 667ft ²

8
Plans and measurements for plot 8 to be confirmed. Ask your Sales Advisor for up to date information.



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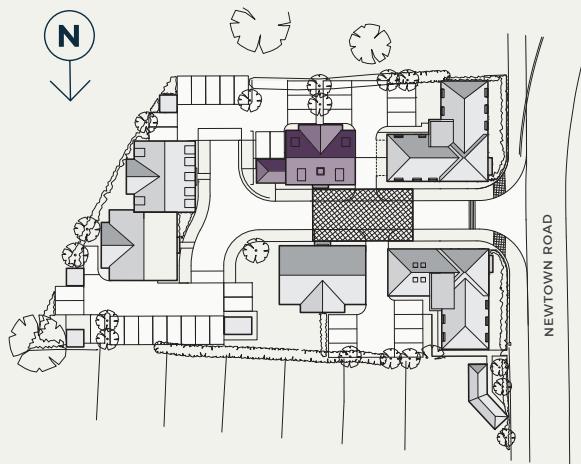
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BOYLES HOUSE



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Set back from the road on the South side of the development, Boyles House comprises five apartments arranged over three floors, including a two bedroom penthouse apartment occupying the whole top floor.

Boyles House is named after Eliza Boyles, from the 1881 census of Newbury, who was employed as a House Servant at the Union Workhouse which stood near the site during the 19th and 20th Centuries.

1

First floor accommodation at **Boyles House** comprises two, 1 bedroom apartments.



26

Kitchen / Living / Dining
4.15 x 5.16 / 13'7" x 16'11"

Bedroom
3.10 x 2.47* / 10'2" x 8'1"*

Total area:
41m² / 441ft²

27

Kitchen / Living / Dining
4.15 x 5.16 / 13'7" x 16'11"

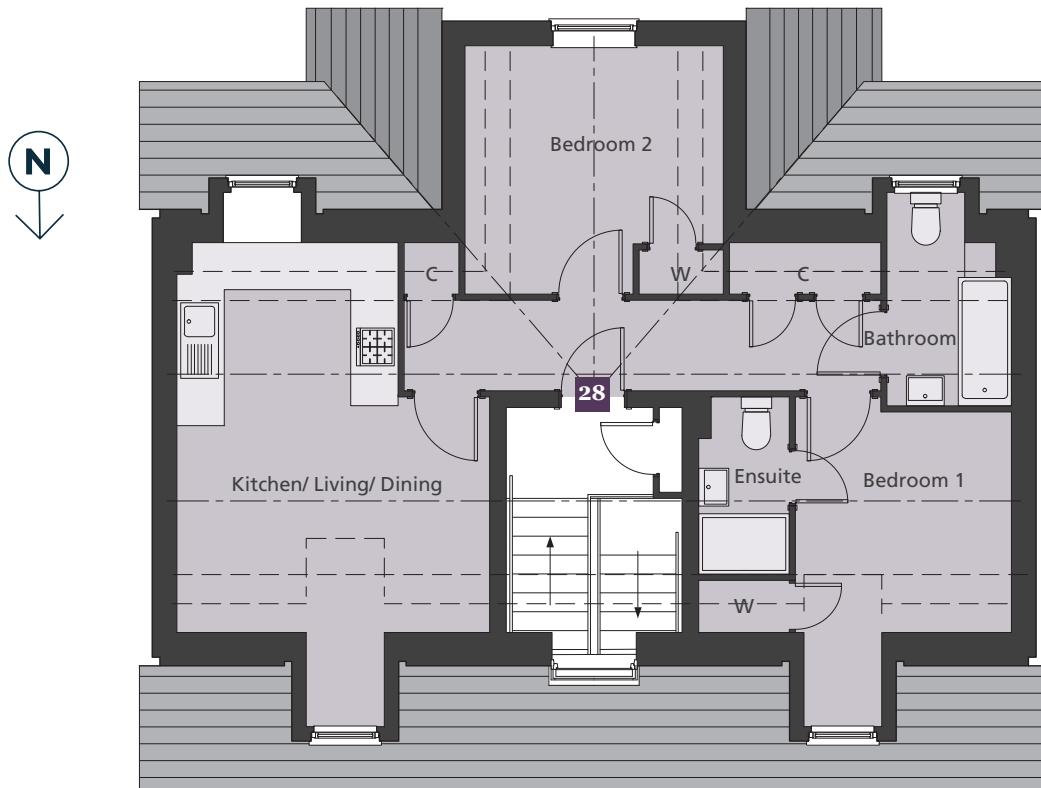
Bedroom
3.10 x 2.47* / 10'2" x 8'1"*

Total area:
41m² / 441ft²

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2

Second floor accommodation at **Boyles House** comprises a 2 bedroom penthouse apartment.



28

Kitchen / Living / Dining

5.10 x 4.20 / 16'8" x 13'9"

Bedroom 1

2.85 x 2.88 / 9'4" x 9'5"

Bedroom 2

3.40 x 3.30+ / 11'11" x 10'9"+

Total area:61m² / 656ft²

— — — Skeiling lines. + Maximum. Floorplans and dimensions are taken from architectural drawings and are subject to minor variations. They are provided for guidance only. Floorplans are not to scale. Total areas are provided as gross internal areas. Layouts are indicative only and are subject to change. There may be variations of rooms, doors and windows depending on the apartment locations. Ask your sales advisor for details.

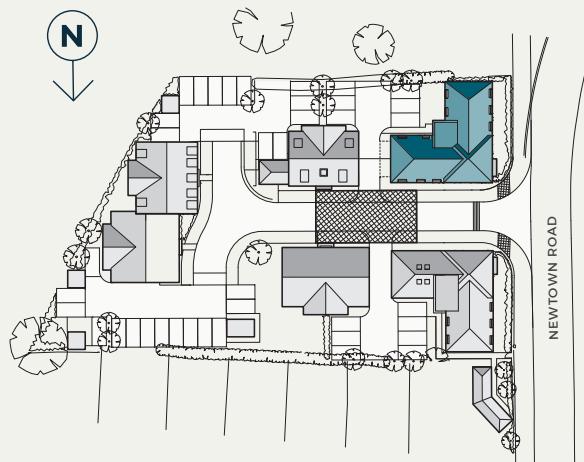
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HAWKES HOUSE



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Located at the front of the development, Hawkes House overlooks Newtown Road and comprises nine apartments arranged over three floors. Designed to visually complement its close neighbour - Ward House, together they create an impressive entrance to Steel Hill.

Hawkes House is named after William and Henry Hawkes, employees of the Union Workhouse that stood near the site from 1836.

G

Ground floor accommodation at **Hawkes House** comprises two, 2 bedroom and one, 1 bedroom apartment.

N
↓



29

Kitchen / Living / Dining
5.90 x 3.46 / 19'4" x 11'4"

Bedroom 1

2.84 x 3.40** / 9'3" x 11'2"**

Bedroom 2

2.70 x 3.46** / 8'10" x 11'4"**

Total area:

58m² / 624ft²

30

Kitchen / Living / Dining
5.90 x 3.29 / 19'4" x 10'9"

Bedroom

3.53 x 2.93** / 11'6" x 9'7"**

Total area:

42m² / 452ft²

31

Kitchen / Living / Dining
6.94 x 3.27 / 22'9" x 10'8"

Bedroom 1

2.90 x 3.10* / 9'6" x 10'2"*

Bedroom 2

2.42 x 2.44 / 7'11" x 8'0"

Total area:

62m² / 667ft²

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1

First floor accommodation

at **Hawkes House**

comprises two, 2
bedroom and one, 1
bedroom apartment.

N
↓



32

Kitchen / Living / Dining
5.90 x 3.46 / 19'4" x 11'4"

Bedroom 1

2.84 x 3.40** / 9'3" x 11'2"**

Bedroom 2

2.70 x 3.46** / 8'10" x 11'4"**

Total area:

58m² / 624ft²

33

Kitchen / Living / Dining
5.90 x 3.29 / 19'4" x 10'9"

Bedroom

3.53 x 2.93** / 11'6" x 9'7"**

Total area:

42m² / 452ft²

34

Kitchen / Living / Dining
6.94 x 3.27 / 22'9" x 10'8"

Bedroom 1

2.90 x 3.10* / 9'6" x 10'2"*

Bedroom 2

2.42 x 2.44 / 7'11" x 8'0"

Total area:

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2

Second floor accommodation at **Hawkes House** comprises two, 2 bedroom and one, 1 bedroom apartment.

N
↓



35

Kitchen / Living / Dining
5.90 x 3.46 / 19'4" x 11'4"

Bedroom 1
2.84 x 3.40** / 9'3" x 11'2"**

Bedroom 2
2.70 x 3.46** / 8'10" x 11'4"**

Total area:
58m² / 624ft²

36

Kitchen / Living / Dining
5.90 x 3.29 / 19'4" x 10'9"

Bedroom
3.53 x 2.93** / 11'6" x 9'7"**

Total area:
42m² / 452ft²

37

Kitchen / Living / Dining
6.94 x 3.27 / 22'9" x 10'8"

Bedroom 1
2.90 x 3.10* / 9'6" x 10'2"*

Bedroom 2
2.42 x 2.44 / 7'11" x 8'0"

Total area:
62m² / 667ft²

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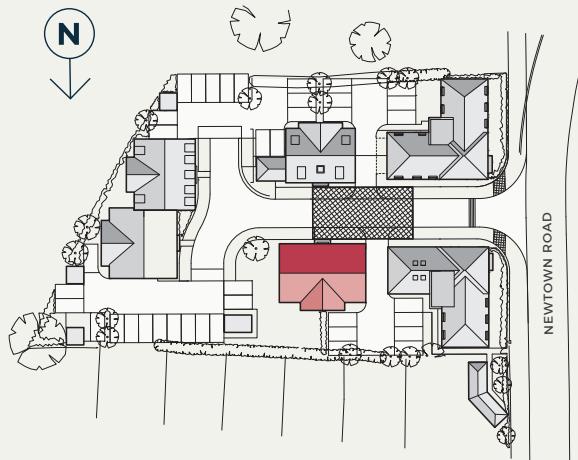
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DRAPER HOUSE



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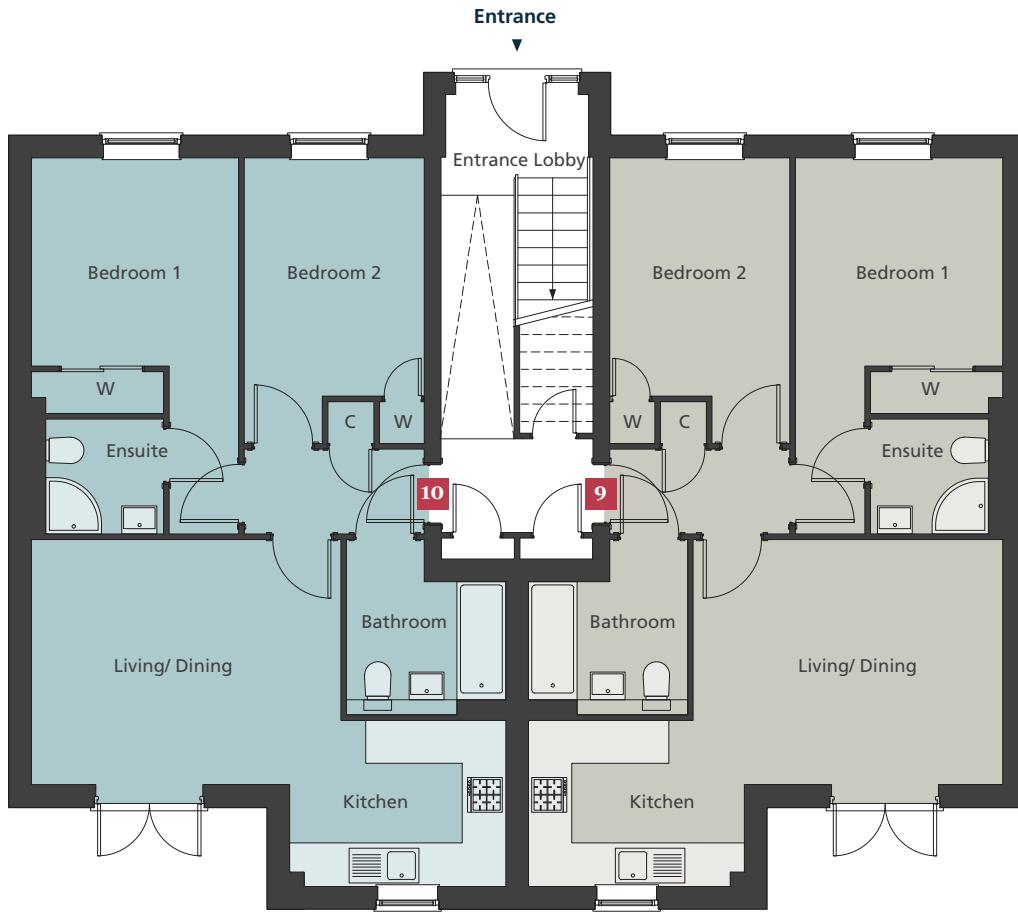


Located behind Ward House and set back from the road, Draper House enjoys a more secluded position and comprises just four apartments arranged over two floors.

Draper House is named after Lucy Draper, who, according to the 1881 census of Newbury, was the School Mistress of the Union Workhouse that stood near the site from 1836.

G

Ground floor accommodation at **Draper House** comprises two, 2 bedroom apartments.



9

Living / Dining

4.43 x 3.51 / 14'6" x 11'6"

Kitchen

3.09 x 2.37 / 10'1" x 7'9"

Bedroom 1

3.01 x 2.99* / 9'10" x 9'9"*

Bedroom 2

2.59 x 3.37* / 8'6" x 11'1"*

Total area:59m² / 635ft²

10

Living / Dining

4.43 x 3.51 / 14'6" x 11'6"

Kitchen

3.09 x 2.37 / 10'1" x 7'9"

Bedroom 1

3.01 x 2.99* / 9'10" x 9'9"*

Bedroom 2

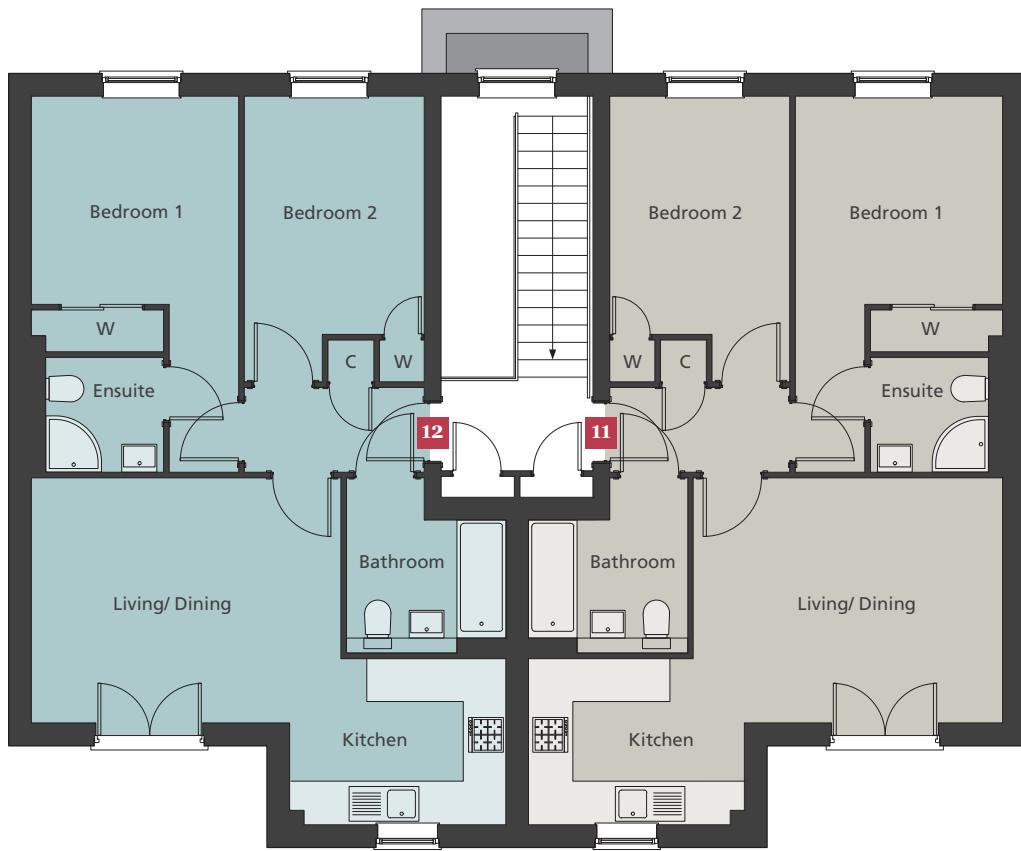
2.59 x 3.37* / 8'6" x 11'1"*

Total area:59m² / 635ft²

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1

First floor accommodation at **Draper House** comprises two, 2 bedroom apartments.



11

Living / Dining

4.43 x 3.51 / 14'6" x 11'6"

Kitchen

3.09 x 2.37 / 10'1" x 7'9"

Bedroom 1

3.01 x 2.99* / 9'10" x 9'9"*

Bedroom 2

2.59 x 3.37* / 8'6" x 11'1"*

Total area:59m² / 635ft²

12

Living / Dining

4.43 x 3.51 / 14'6" x 11'6"

Kitchen

3.09 x 2.37 / 10'1" x 7'9"

Bedroom 1

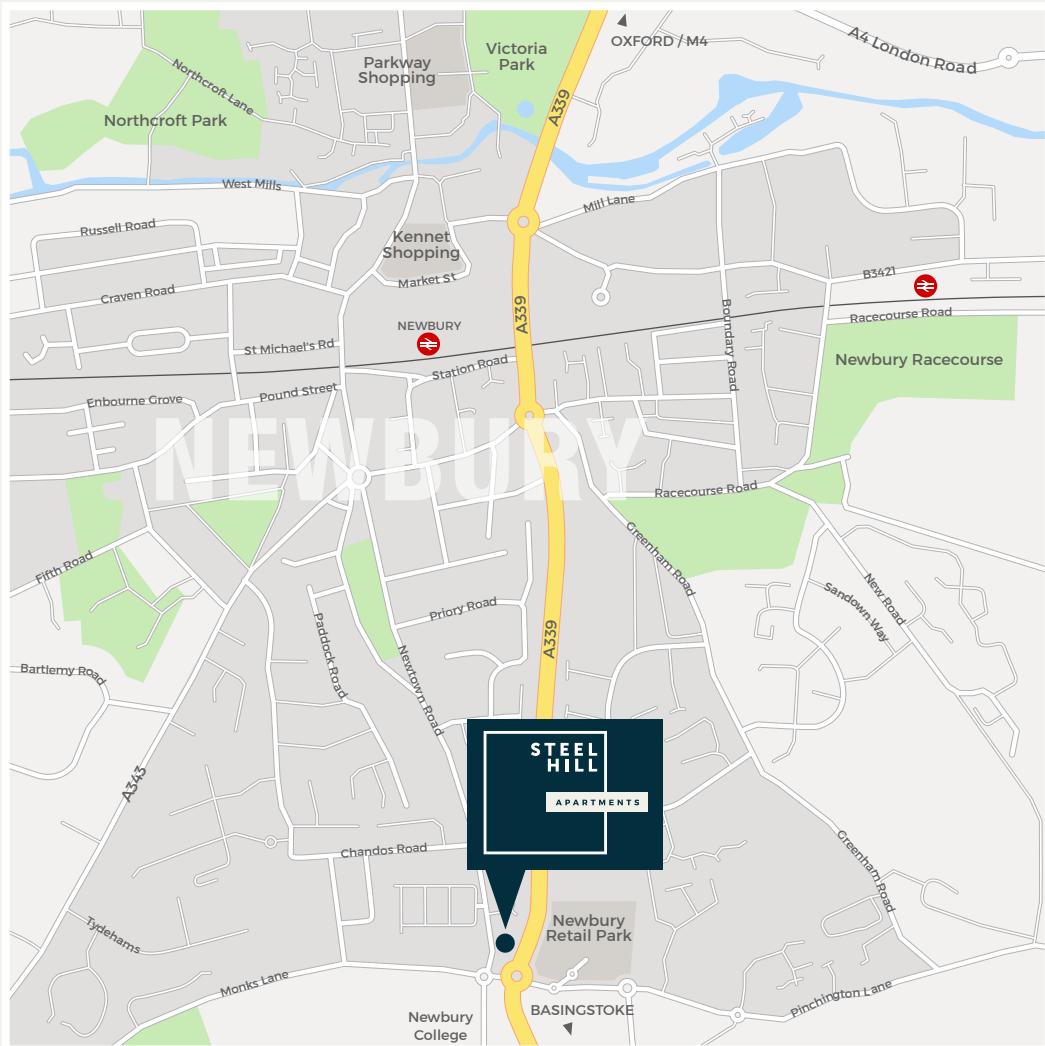
3.01 x 2.99* / 9'10" x 9'9"*

Bedroom 2

2.59 x 3.37* / 8'6" x 11'1"*

Total area:59m² / 635ft²

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Your safety

Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site.

Consumer protection from unfair trading regulations 2008

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected.

Please note that any computer generated images and floorplans were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only.

Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan and floorplans are indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press April 2019.

Important information

Steel Hill Apartments is a marketing name and may not form part of the final postal address.

DIRECTIONS

From the centre of the town, or the train station, follow the A339 (link road) through the town heading south, at the first roundabout, with Sainsbury's on your left, continue straight over and continue straight ahead over the next roundabout, following signs for A339 Basingstoke.

At the top of the hill at the large roundabout, take the third exit onto Monks Lane and at the next roundabout take the third exit onto Newtown Road. Steel Hill will then be seen immediately on the right hand side.

Postcode for satnav: RG14 7DT



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Selling agents

Carter Jonas



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