



persona

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MEAUX RISE,  
KINGSWOOD, HULL

# And relax...

...the search for your new home is over.  
Take back your weekends and evenings, you can  
enjoy the things that make you happy again.

At Persona, we understand the stress involved in finding and securing your dream home. That's why we have introduced the Persona difference. We're determined to make your move the most rewarding experience. From beautifully appointed, design-led homes to our unique customer journey, we put you in control of your move into your new home.



Your Persona journey starts here.



# Built around you

A collection of contemporary two, three and four bedroom homes beautifully crafted to your personal specification.

We're all different. Different needs, different tastes. It's what makes life interesting, so why adopt a "one size fits all" approach to building new homes?

When you buy your new home from Persona you'll have your own dedicated host who will make sure you get the home you've always wanted. Your host will guide you through all our amazing choices to make your home as unique as you are.



## Prime location

All of our developments are in locations carefully chosen to enhance the lifestyle you are looking for.



## Space of your own

Our homes are thoughtfully designed to give you and your family the space you need to grow.



## Bespoke living

Persona homes are designed to complement your lifestyle and are personalised to your individual taste.



## It's your move

And we'll support you every step of the way, so relax and let us show you the Persona difference.



# Space to grow

Meaux Rise, Kingswood is the perfect place for you to put down roots.



At Meaux Rise, we have homes to suit all tastes. Whether you are a first-time buyer, a growing family, or looking to upsize or downsize, you're sure to find a home that is right for you.

Our homes are design-led, which means that rather than being concerned about how many houses we can squeeze in, we focus on how our homes make you feel.

## **Little touches, big difference**

What others see as extras, we see as standard. All our homes come with a level of finish to be truly proud of, combined with contemporary designs that meet the demands of modern living. We all know that it's those personal touches that make a house a home. We build flexible spaces to suit your lifestyle, offering you a level of personalisation and amazing choice. With over eight different house types to choose from, we're confident that you'll find a home that not only ticks all your boxes, but more than exceeds your expectations.

Why not get in touch to discuss your requirements with your very own Persona host? They'll be happy to answer any questions you might have and guide you through the purchasing options. Whatever your requirements, we've got a home that will meet your growing demands.







# On your doorstep

The location of our development has been carefully selected to ensure our homes have ample space to breathe, larger than average gardens and plenty of public areas for you to enjoy.

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Kingswood has a village-like feel, with a strong sense of community and a fantastic mixture of amenities and leisure facilities.

Some of Hull's leading schools are located in Kingswood, ensuring your children will enjoy a rewarding school life.

Love a good day out? Stagecoach buses are ready to take you to Hull city centre in just over thirty minutes. Or if you drive, the A1079 connects you to York and the north, the Humber Bridge links to the A15 and the M180 to the south – perfect for a family adventure to somewhere new!



#### Retail therapy

Kingswood Parks is right on your doorstep. Grab your shopping, a bite to eat and catch a film all in one handy location.



#### Family focused

Three great schools, a medical centre and friendly village stores within minutes from you at Meaux Rise, Kingswood.



#### City of Culture

Hull is the place to be. Named City of Culture in 2017, this vibrant city has been recognised as an up-and-coming place to live.



#### Sports and leisure

Break a sweat at Ennerdale Leisure Centre or David Lloyd. Take a long stroll through East Park with the family.



# Hustle and bustle

Welcome to Kingswood Retail Park, a selection of high street stores and independent retailers right on your doorstep.

Asda and M&S Simply Food provide all your weekly essentials, so your grocery shop couldn't be easier. Need to entertain the family at the weekend? Time for a good catch up with friends? Choose from a variety of popular eateries including Gino D'Acampo and Frankie & Benny's, as well as a Cineworld cinema and Hollywood Bowl.

Visit your [personahome.com](https://www.personahome.com)



# Family focused

Schools are at the top of every parent's agenda when buying a new home; it's important that your children are just as happy in their new school as they are in their new home.

Kingswood has a selection of primary and secondary schools all within easy reach of Meaux Rise, Kingswood making your morning rush that little bit easier! The University of Hull is also easily accessible; drive to the popular campus in under fifteen minutes.

## Local schools and Ofsted ratings:

Broadacre Primary School	Good
Bude Park Primary School	Good
Highlands Primary School	Outstanding
Wawne Primary School	Good
Dunswell Academy	Good
Kingswood Academy	Good





# Have you heard?

Discover the little gems that make Hull a unique place to live.



The George Hotel in Hull boasts what is claimed to be the smallest window in England.



## Home to the world's only submarium

The Deep is one of the UK's biggest and best aquariums.



## You do things differently

Hull is the only city in the UK to have kept (until 2007) an independent, municipal telephone network provider, KCOM. And that's why it has distinctive cream phone boxes and its residents received the White Pages telephone directory rather than Yellow Pages.



Hull Marina's excellent location in the heart of the city provides the perfect choice for a permanent berth or for visitors. It is just a short stroll into the city centre.

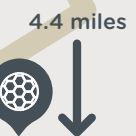
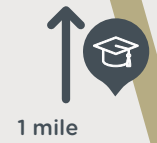




The place  
to be

Meaux Rise,  
Kingswood

A place to  
call home



- Retail therapy
- A bite to eat
- Schooling
- Sport and leisure
- Parks

**Disclaimer:** Distances are approximate  
and may vary depending on method  
of travel.

Retail therapy

Asda  
Next  
Matalan  
Boots  
TK Maxx  
Argos  
M&S Simply Food  
.....

A bite to eat

Gino D'Acampo  
Frankie & Benny's  
Chiquito  
Nando's  
Beefeater  
Pizza Hut  
.....

Schooling

Kingswood Parks  
Primary School  
Broadacre Primary School  
Highlands Primary School  
Kingswood Academy  
Bude Park Primary School  
Wawne Primary School  
Dunswell Academy  
.....

Sport and leisure

David Lloyd  
Hollywood Bowl  
Cineworld  
East Park





# Make it your own

The choice is yours, from choosing a house that fits, to all the little extras that make it home.

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Every individual room in each of our Persona homes exudes quality. Our specification has been carefully chosen with your lifestyle in mind, focusing on all the little details that make a home extra special. We want you to enjoy every element of your home for many, many years to come. That's why we offer a high specification as standard.

By providing you with a breakdown of all the different choices you will make, you will begin to picture how you will customise your home.

You'll be able to view our samples with your Persona host in our Marketing suite but in the meantime, take a look at the next page to explore your options.





Home specification - quality as standard

				House type							
	Brand/lifestyle	Fitting	Product	Duo	Galliard	Beat	Forte	Harmony	Chorus	Encore	Anthem
<div><div>Symphony®</div><div>ZANUSSI</div></div>	Zanussi	Kitchen appliances	Single oven (ZOB140X)	✓	✓	—	—	—	—	—	—
			Single oven (ZOB31301XK)	—	—	✓	✓	—	—	—	—
			Double oven (ZOD35511XK)	—	—	—	—	✓	✓	✓	✓
			Ceramic hob (Z61141OK)	✓	✓	✓	✓	✓	✓	—	—
			Induction hob (ZEI6840FBV)	—	—	—	—	—	—	✓	✓
			Chimney extractor (ZHC60136X)	✓	✓	✓	✓	—	—	—	—
			Chimney extractor (ZHC9234X)	—	—	—	—	✓	✓	✓	✓
			Integrated fridge freezer (ZBB28441SA)	●	●	●	●	✓	✓	✓	✓
			Dishwasher (ZDT21001FA)	●	●	●	●	✓	✓	✓	✓
			Integrated washing machine (ZWI71201WA)	●	●	●	●	●	●	●	●
	Rituals	Cupboard choices	Minnesota, Plaza Cobble Grey, Plaza Porcelain, Plaza Stone	○	○	—	—	—	—	—	—
		Cupboard handles	Polished Chrome D Handle (HPK445), Brushed Nickel Bow Handle (HPK643)	○	○	—	—	—	—	—	—
		Worktops and upstand choices	Alaska, Alpine White, Dark Ash, Pastel Oak, Tectonica	○	○	—	—	—	—	—	—
		Sink	Blanco Tipo 45 S Sink (BL511985)	✓	✓	—	—	—	—	—	—
		Tap	Blanco Crest 6 (Eco) Chrome Tap (BM1406CHB)	✓	✓	—	—	—	—	—	—
Editions		Cupboard choices	Minnesota, Plaza Cobble Grey, Plaza Porcelain, Plaza Stone	—	—	○	○	—	—	—	—
		Cupboard handles	Polished Chrome Handle (HPK445), Brushed Nickle Bow Handle (HPK643)	—	—	○	○	—	—	—	—
		Worktops and upstand choices	Alaska, Alpine White, Dark Ash, Pastel Oak, Tectonica	—	—	○	○	—	—	—	—
		Sink	Blanco Tipo 45 S Sink (BL511985)	—	—	✓	✓	—	—	—	—
		Tap	Blanco Crest 6 (Eco) Chrome Tap (BM1406CHB)	—	—	✓	✓	—	—	—	—
Luxe		Cupboard choices	Plaza Cobble Grey, Minnesota, Plaza Porcelain, Plaza Stone, Woodbury Cashmere, Woodbury Ivory, Woodbury Platinum, Woodbury White	—	—	—	—	○	○	—	—
		Cupboard handles	Polished Chrome D Handle (HPK445), Chrome Chunky Bridge Handle (HPK640 - Woodbury only), Brushed Nickel Bow Handle (HPK643 - Kansas, Minnesota, Plaza), Matt Nickel Wide Bow Handle (HPK671 - Woodbury only)	—	—	—	—	○	○	—	—
		Worktops and upstand choices	Cinnamon, Liberty Rock, Volcanic Ash, Woodstone, Alaska, Alpine White, Pastel Oak, Dark Ash, Tectonica	—	—	—	—	○	○	—	—
		Kitchen cabinet lighting	LED HD Square Surface Light 3 per kitchen (LEDSQSURHDWW)	—	—	—	—	✓	✓	—	—
		Sink	Blanco Bonus 6 Sink (BL512302)	—	—	—	—	✓	✓	—	—
		Tap	Blanco Crest 6(Eco) Chrome Tap (BM1406CHB)	—	—	—	—	✓	✓	—	—

Lifestyle packages  
Rituals, Editions, Luxe  
and Distinct; carefully  
chosen by our interior  
designer to provide the  
best lifestyle solutions for  
your chosen home.

✓ Standard   ● Upgrade / extra cost   ○ Choice / no additional cost   — Not available

				Duo	Galliard	Beat	Forte	Harmony	Chorus	Encore	Anthem
	Make/range	Fitting	Product								
Symphony Kitchens	Distinct	Cupboard choices	Plaza Cobble Grey, Minnesota, Plaza Porcelain, Plaza Stone, Woodbury Cashmere, Woodbury Ivory, Woodbury Platinum, Woodbury White	—	—	—	—	—	—	○	○
			Alta - Gloss Dusk Grey, Matt Anthracite, Matt White, Dark Walnut, Rustic Oak	—	—	—	—	—	—	○	○
			Cranbrook - Platinum, Sage, Stone, Cobble Grey	—	—	—	—	—	—	○	○
			New York - Gloss Dusk Grey, Gloss Pearl Grey, Gloss White	—	—	—	—	—	—	○	○
		Cupboard handles	Satin Nickel Bow Handle (HPK433 - Cranbrook only), Polished Chrome D Handle (HPK445 - Alta and Cranbrook), Brushed Nickel Barrel D Handle (HPK630 - Alta only)	—	—	—	—	—	—	○	○
		Worktops and upstand choices	Cinnamon, Liberty Rock, Volcanic Ash, Woodstone, Colmar Oak, Cloudy Cement, Chalet Oak, Platinum Metallic	—	—	—	—	—	—	○	○
		Worktops and upstand upgrade choices	White Storm, Cemento Spa, Marengo	—	—	—	—	—	—	●	●
		Sink	Blanco Metra 6 S - Alumetallic (BL467266)	—	—	—	—	—	—	✓	✓
		Tap	Blanco Fleet Chrome Tap (BM1630CHB)	—	—	—	—	—	—	✓	✓
Bathrooms and en-suites	Twyford	White sanitaryware		✓	✓	✓	✓	✓	✓	✓	✓
		Chrome towel warmer to bathrooms and en-suite		✓	✓	✓	✓	✓	✓	✓	✓
		Shaver sockets within en-suites		—	—	✓	✓	✓	✓	✓	✓
		Full height tiling to 3 sides of the bath within family bathroom	Japan Marine and Japan Blanco, Square Nimbus Silver and Formas Blanco, Park Lineal Gris and Park Gris, Park Lineal Arena and Park Arena, Cubica Blanco and Formas Blanco, Jersey Mix and Bali Nieve	○	○	○	○	○	○	○	○
		Full height tiling to 3 walls within en-suite	Japan Marine and Japan Blanco, Square Nimbus Silver and Formas Blanco, Park Lineal Gris and Park Gris, Park Lineal Arena and Park Arena, Cubica Blanco and Formas Blanco, Jersey Mix and Bali Nieve	—	—	○	○	○	○	○	○
Wall paints		Choose a colour for your home	Linen, Classic Taupe, Oyster Grey, Pointing White, Soft Hedgegrow	○	○	○	○	○	○	○	○
Doors		White interior doors with satinwood finish and chrome ironmongery		✓	✓	✓	✓	✓	✓	✓	✓
		Outward opening French doors into rear garden		✓	✓	✓	✓	✓	✓	✓	✓
Electrical		Sockets and switches in a brushed chrome finish		✓	✓	✓	✓	✓	✓	✓	✓
		LED downlighters	Within kitchen and family bathroom	✓	✓	✓	✓	✓	✓	✓	✓
			Within en-suite	—	—	✓	✓	✓	✓	✓	✓
		TV points in all living areas, master bedrooms, study rooms, kitchen and dining areas		✓	✓	✓	✓	✓	✓	✓	✓
Gardens		Turfed front and rear gardens		✓	✓	✓	✓	✓	✓	✓	✓
		1.8m rear garden fencing		✓	✓	✓	✓	✓	✓	✓	✓



# Picture yourself at Meaux Rise, Kingswood



Every two, three and four bedroom home has been carefully designed with you and your family in mind. From the location, to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.



**Duo**  
- 2 bedroom home



**Galliard**  
- 3 bedroom home



**Beat**  
- 3 bedroom home



**Forte**  
- 3 bedroom home



**Anthem**  
- 4 bedroom home



**Chorus**  
- 4 bedroom home



**Harmony**  
- 4 bedroom home



**Encore**  
- 4 bedroom home





Meaux Rise, Kingswood - your bird's eye view



Duo	2 bedroom home	Encore	4 bedroom home
Galliard	3 bedroom home	Anthem	4 bedroom home
Beat	3 bedroom home	Chorus	4 bedroom home
Forte	3 bedroom home		
Harmony	4 bedroom home		





# Duo

A spacious two bedroom home with a beautiful open plan kitchen and living space. This home is available as semi-detached, mid terrace and end terrace.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor

**2 bedroom home**

**Floor area (meters):**

Lounge	4.5m x 4.6m
Kitchen/Diner	3.9m x 3m
Bedroom 1	2.7m x 4.6m
Bedroom 2	3.4m x 4.6m



First floor

Total floor area: 79.2m<sup>2</sup>

# Galliard

A lovely three bedroom home with ample space, great for a first-time buyer or small family. This home is available as semi-detached, mid terrace and end terrace.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor

**3 bedroom home**

**Floor area (meters):**

Lounge	3m x 5.4m
Kitchen/Diner	5.4m x 3.1m
Bedroom 1	4.6m x 2.9m
Bedroom 2	3.8m x 2.9m
Bedroom 3	3m x 2.4m

Total floor area: 92.6 m<sup>2</sup>



First floor

# Beat

A home with great space for family living, with the added benefit of an en-suite to the master bedroom. This home is available detached and semi-detached.



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Ground floor



First floor

**3 bedroom home**

**Floor area (meters):**

Lounge	3m x 5.7m
Kitchen/Diner	5.5m x 3.5m
Bedroom 1	3.4m x 3.8m
Bedroom 2	3m x 3.5m
Bedroom 3	3.1m x 2.1m

Total floor area: 101m<sup>2</sup>

# Forte

Give yourself and your family space to grow by choosing the Forte, a three bedroom home with plenty of additional storage. This home is available as a detached, semi-detached, mid terrace and end terrace.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor



First floor

**3 bedroom home**

**Floor area (meters):**

Lounge	3m x 5.7m
Kitchen/Diner	5.5m x 3.5m
Bedroom 1	3.4m x 3.8m
Bedroom 2	3m x 3.5m
Bedroom 3	3.1m x 2.1m

Total floor area: 100.2m<sup>2</sup>



# Anthem

Beautiful, spacious living is a key feature for the Anthem, as well as a unique, open plan kitchen and living space with vaulted ceilings. This home is detached.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor

First floor

## 4 bedroom home

### Floor area (meters):

Lounge	5.7m x 3.5m
Kitchen	4.5m x 6.1m
Diner	2.3m x 3.9m
Bedroom 1	4.1m x 3.3m
Bedroom 2	4.3m x 2.7m
Bedroom 3	3.2m x 2.7m
Bedroom 4	2.2m x 3.4m

Total floor area: 138.6m<sup>2</sup>

# Chorus

A four bedroom home that provides plenty of space for a growing family. This home benefits from bright living spaces and good-sized bedrooms. This home is available detached or semi-detached.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor

First floor

## 4 bedroom home

### Floor area (meters):

Lounge	4.4m x 6.2m
Kitchen/Diner	5.6m x 3.4m
Bedroom 1	4.1m x 3.3m
Bedroom 2	4.3m x 2.7m
Bedroom 3	3.2m x 2.7m
Bedroom 4	2.1m x 3.4m

Total floor area: 126.1m<sup>2</sup>



# Harmony

Harmony provides four well-proportioned bedrooms, a spacious living room and a good-sized kitchen and dining area. This home is available detached or semi-detached.



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.



Ground floor



First floor

**4 bedroom home**

**Floor area (meters):**

Lounge	4.4m x 6.2m
Kitchen/Diner	5.6m x 3.4m
Bedroom 1	4.1m x 3.3m
Bedroom 2	4.3m x 2.7m
Bedroom 3	3.2m x 2.7m
Bedroom 4	2.1m x 3.4m

Total floor area: 126.1m<sup>2</sup>



Ground floor



First floor

**4 bedroom home**

**Floor area (meters):**

Lounge	5.7m x 3.5m
Kitchen	4.5m x 6.1m
Diner	2.3m x 3.9m
Bedroom 1	4.1m x 3.3m
Bedroom 2	4.3m x 2.7m
Bedroom 3	3.2m x 2.7m
Bedroom 4	2.1m x 3.4m

Total floor area: 138.6m<sup>2</sup>

# Encore

A home with the ‘wow’ factor; a beautiful detached four bedroom home that benefits from vaulted ceilings and versatile living spaces that are sure to impress your guests!



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# Your Persona hosts

We're here to make your home buying experience a breeze! We have Persona hosts on board to help you every step of the way, from the moment you pick up the phone to the date you move in.

Our hosts are local knowledge experts; they know Kingswood and the surrounding areas like the back of their hands. Their local knowledge, experience with property and their approachable nature will help you have the best Persona experience possible – it is our priority.

Pop in to our Marketing suite to meet your Persona hosts, or give them a call, they'd love to get to know you.











Please don't hesitate to  
contact your Persona host for  
more information.

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