

The Boulevard, Castleward DEI 2LD

➤ From the North (A50)

Take ramp to Etwell / Hilton / Hatton. At roundabout, take 2nd exit Derby Rd / A516, continue on A516. Exit to stay on A516 toward M1 South / Derby / Nottingham, at roundabout, take 3rd exit Mercian Way / A601. Continue on A601. At roundabout, take 2nd exit onto Lara Croft Way. At next roundabout take 2nd exit onto Bradshaw Way / A601. At roundabout take 3rd exit onto London Rd / A5194. Take 1st left onto Liversage Street and 2nd left onto Hope Street.



➤ From the South (A52)

Take A52 exit to Nottingham / Derby / Ilkeston. At roundabout, take 1st exit onto A52 ramp to Derby. Merge onto Brian Clough Way / A52. At roundabout take 2nd exit onto Eastgate / The Underpass. Bear left onto Eastgate. Continue onto Holms Bridge / St. Alkmunds Way / A601. Go straight on through traffic lights on A601 continuing on to Traffic Street. Take 1st turning onto Liversage Street.



Castleward Court

➤ apartments



CompendiumLiving
CREATING A REAL SENSE OF PLACE
www.compendiumliving.co.uk

Working with ➤
LOVELL **Riverside**

onward ➤ upward
castleward
www.castleward.co.uk

first floor

> 2 bedroom apartments

Please note:
Plots BI-01 -BI-04, BI-09-BI-12, BI-17
and BI-18 are Shared Ownership.



Vauncey C BI-1

Living/Kitchen/Dining	3967mm x 6436mm (max.)	13'0" x 21'1" (max.)
Bedroom 1	3240mm x 3127mm	10'7" x 10'3"
En-suite	2047mm x 1199mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2792mm x 4440mm (max.)	9'1" x 14'6" (max.)
Bathroom	1885mm x 2047mm (max.)	6'2" x 6'8" (max.)

Vauncey A BI-3

Living/Kitchen/Dining	3908mm x 6549mm (max.)	12'9" x 21'5" (max.)
Bedroom 1	3322mm x 3016mm	10'10" x 9'10"
En-suite	2019mm x 1199mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2818mm x 4352mm (max.)	9'2" x 14'3" (max.)
Bathroom	1876mm x 2057mm (max.)	6'1" x 6'8" (max.)

Vauncey B BI-5

Living/Kitchen/Dining	3962mm x 6548mm (max.)	12'11" x 21'5" (max.)
Bedroom 1	3299mm x 3061mm	10'9" x 10'0"
En-suite	2057mm x 1199mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2820mm x 4383mm (max.)	9'3" x 14'4" (max.)
Bathroom	1872mm x 2042mm (max.)	6'1" x 6'8" (max.)

Walkelyn A BI-7

Living/Kitchen/Dining	6465mm x 3586mm (max.)	21'2" x 11'9" (max.)
Bedroom 1	3335mm x 3265mm	10'11" x 10'8"
En-suite	1722mm x 1555mm (max.)	5'7" x 5'1" (max.)
Bedroom 2	3339mm x 3249mm (max.)	10'11" x 10'7" (max.)
Bathroom	1704mm x 2091mm (max.)	5'7" x 6'10" (max.)

Walkelyn BI-2

Living/Kitchen/Dining	6443mm x 3576mm (max.)	21'1" x 11'8" (max.)
Bedroom 1	3351mm x 3269mm	10'11" x 10'8"
En-suite	1714mm x 1545mm (max.)	5'7" x 5'0" (max.)
Bedroom 2	3347mm x 3244mm (max.)	10'11" x 10'7" (max.)
Bathroom	1711mm x 2080mm (max.)	5'7" x 6'9" (max.)

Vauncey B BI-4

Living/Kitchen/Dining	3926mm x 6542mm (max.)	12'10" x 21'5" (max.)
Bedroom 1	3357mm x 3015mm	11'0" x 9'10"
En-suite	2021mm x 1203mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2795mm x 4373mm (max.)	9'2" x 14'4" (max.)
Bathroom	1874mm x 2052mm (max.)	6'1" x 6'8" (max.)

Vauncey A BI-6

Living/Kitchen/Dining	3887mm x 6540mm (max.)	12'9" x 21'5" (max.)
Bedroom 1	3286mm x 3043mm	10'9" x 9'11"
En-suite	2060mm x 1205mm (max.)	6'9" x 3'11" (max.)
Bedroom 2	2814mm x 4361mm (max.)	9'2" x 14'3" (max.)
Bathroom	1870mm x 2062mm (max.)	6'1" x 6'9" (max.)

Vauncey C BI-8

Living/Kitchen/Dining	4058mm x 6487mm (max.)	13'3" x 21'3" (max.)
Bedroom 1	3226mm x 3096mm	10'7" x 10'1"
En-suite	2043mm x 1209mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2757mm x 4430mm (max.)	9'0" x 14'6" (max.)
Bathroom	1881mm x 2050mm (max.)	6'2" x 6'8" (max.)

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second floor

➤ 2 bedroom apartments

Please note:
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Vauncey C BI-9

Living/Kitchen/Dining	3937mm x 6428mm (max.)	12'11" x 21'1" (max.)
Bedroom 1	3386mm x 3099mm	11'1" x 10'2"
En-suite	2052mm x 1207mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2756mm x 4447mm (max.)	9'0" x 14'7" (max.)
Bathroom	1881mm x 2048mm (max.)	6'2" x 6'8" (max.)

Walkelyn BI-10

Living/Kitchen/Dining	6447mm x 3586mm (max.)	21'1" x 11'9" (max.)
Bedroom 1	3349mm x 3323mm	10'11" x 10'10"
En-suite	1716mm x 1551mm (max.)	5'7" x 5'1" (max.)
Bedroom 2	3354mm x 3193mm (max.)	11'0" x 10'5" (max.)
Bathroom	1713mm x 2083mm (max.)	5'7" x 6'10" (max.)

Vauncey A BI-11

Living/Kitchen/Dining	3883mm x 6531mm (max.)	12'8" x 21'5" (max.)
Bedroom 1	3308mm x 3068mm	10'10" x 10'0"
En-suite	2010mm x 1207mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2819mm x 4396mm (max.)	9'2" x 14'5" (max.)
Bathroom	1870mm x 2014mm (max.)	6'1" x 6'7" (max.)

Vauncey B BI-12

Living/Kitchen/Dining	3943mm x 6565mm (max.)	12'11" x 21'6" (max.)
Bedroom 1	3342mm x 3065mm	10'11" x 10'0"
En-suite	1996mm x 11198mm (max.)	6'6" x 3'11" (max.)
Bedroom 2	2816mm x 4361mm (max.)	9'2" x 14'3" (max.)
Bathroom	1868mm x 2055mm (max.)	6'1" x 6'8" (max.)

Vauncey B BI-13

Living/Kitchen/Dining	3953mm x 6566mm (max.)	12'11" x 21'6" (max.)
Bedroom 1	3318mm x 3047mm	10'10" x 9'11"
En-suite	2010mm x 1202mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2810mm x 4372mm (max.)	9'2" x 14'4" (max.)
Bathroom	1892mm x 2051mm (max.)	6'2" x 6'8" (max.)

Vauncey A BI-14

Living/Kitchen/Dining	3854mm x 6542mm (max.)	12'7" x 21'5" (max.)
Bedroom 1	3334mm x 3078mm	10'11" x 10'1"
En-suite	2042mm x 1198mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2810mm x 4400mm (max.)	9'2" x 14'5" (max.)
Bathroom	1889mm x 2041mm (max.)	6'2" x 6'8" (max.)

Walkelyn A BI-15

Living/Kitchen/Dining	6460mm x 3584mm (max.)	21'2" x 11'9" (max.)
Bedroom 1	3387mm x 3289mm	11'1" x 10'9"
En-suite	1727mm x 1555mm (max.)	5'7" x 5'1" (max.)
Bedroom 2	3387mm x 3257mm (max.)	11'1" x 10'8" (max.)
Bathroom	1716mm x 2076mm (max.)	5'7" x 6'9" (max.)

Vauncey C BI-16

Living/Kitchen/Dining	3988mm x 6463mm (max.)	13'1" x 21'2" (max.)
Bedroom 1	3300mm x 3073mm	10'9" x 10'0"
En-suite	2115mm x 1203mm (max.)	6'11" x 3'11" (max.)
Bedroom 2	2768mm x 4407mm (max.)	9'0" x 14'5" (max.)
Bathroom	1893mm x 2042mm (max.)	6'2" x 6'8" (max.)

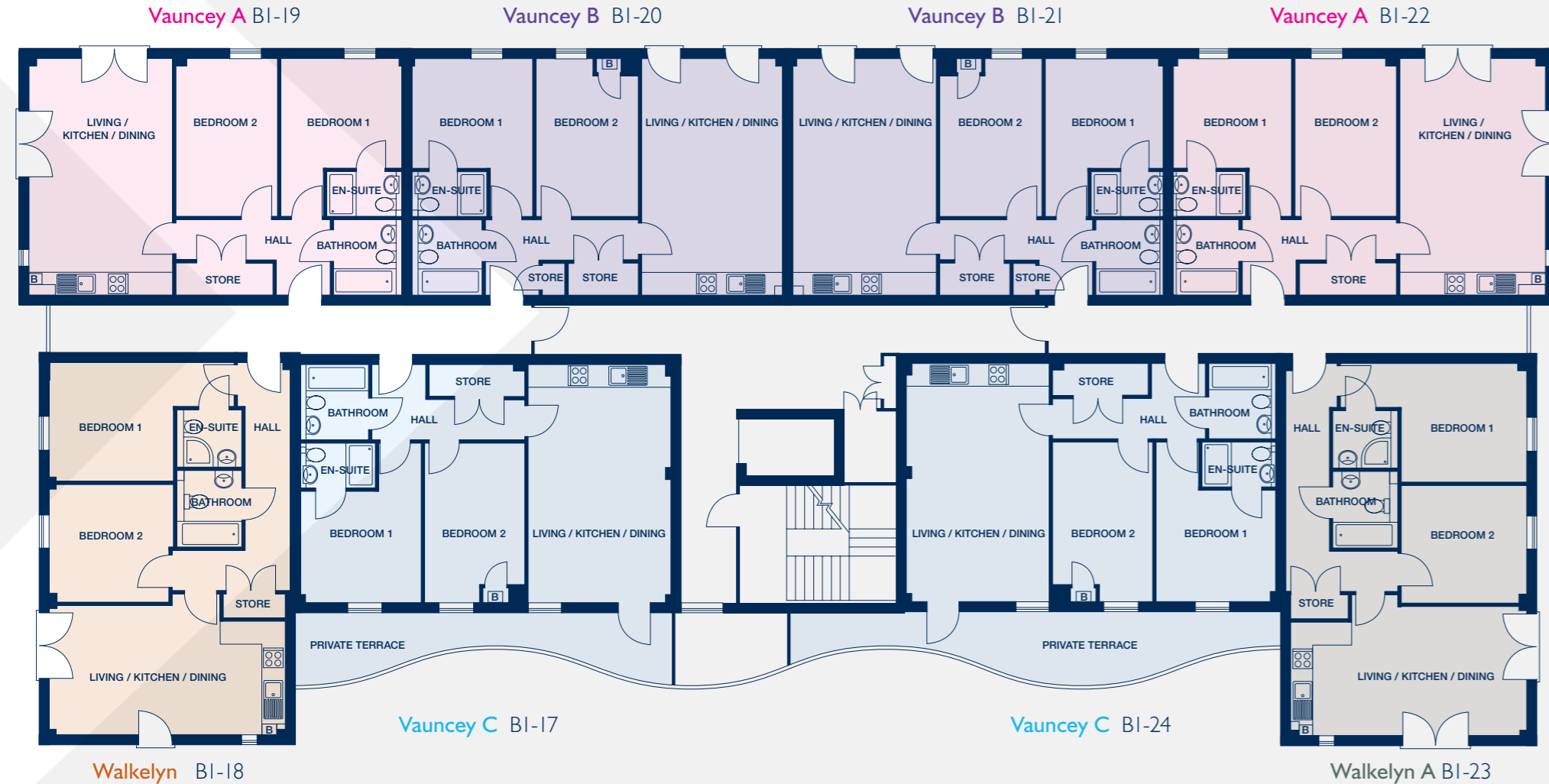
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third floor

➤ 2 bedroom apartments

Please note:

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Vauncey C BI-17

Living/Kitchen/Dining
3937mm x 6472mm (max.) 12'11" x 21'2" (max.)

Bedroom 1
3341mm x 3107mm 10'11" x 10'2"

En-suite
2048mm x 1198mm (max.) 6'8" x 3'11" (max.)

Bedroom 2
2762mm x 4437mm (max.) 9'0" x 14'6" (max.)

Bathroom
1882mm x 2048mm (max.) 6'2" x 6'8" (max.)

Vauncey A BI-19

Living/Kitchen/Dining
3877mm x 6551mm (max.) 12'8" x 21'5" (max.)

Bedroom 1
3307mm x 3048mm 10'10" x 10'1"

En-suite
2035mm x 1199mm (max.) 6'8" x 3'11" (max.)

Bedroom 2
2848mm x 4371mm (max.) 9'4" x 14'4" (max.)

Bathroom
1875mm x 2047mm (max.) 6'1" x 6'8" (max.)

Vauncey B BI-21

Living/Kitchen/Dining
3918mm x 6565mm (max.) 12'10" x 21'6" (max.)

Bedroom 1
3381mm x 3057mm 11'1" x 10'0"

En-suite
2029mm x 1211mm (max.) 6'7" x 3'11" (max.)

Bedroom 2
2774mm x 4405mm (max.) 9'1" x 14'5" (max.)

Bathroom
1874mm x 2051mm (max.) 6'1" x 6'8" (max.)

Walkelyn A BI-23

Living/Kitchen/Dining
6443mm x 3541mm (max.) 21'1" x 11'7" (max.)

Bedroom 1
3361mm x 3303mm 11'0" x 10'10"

En-suite
1757mm x 1549mm (max.) 5'9" x 5'0" (max.)

Bedroom 2
3372mm x 3246mm (max.) 11'0" x 10'7" (max.)

Bathroom
1746mm x 2082mm (max.) 5'8" x 6'9" (max.)

Walkelyn BI-18

Living/Kitchen/Dining
6420mm x 3594mm (max.) 21'0" x 11'9" (max.)

Bedroom 1
3285mm x 3332mm 10'9" x 10'11"

En-suite
1785mm x 1548mm (max.) 5'10" x 5'0" (max.)

Bedroom 2
3296mm x 3189mm (max.) 10'9" x 10'5" (max.)

Bathroom
1766mm x 2081mm (max.) 5'9" x 6'9" (max.)

Vauncey B BI-20

Living/Kitchen/Dining
3925mm x 6553mm (max.) 12'10" x 21'5" (max.)

Bedroom 1
3350mm x 3047mm 10'11" x 9'11"

En-suite
2047mm x 1192mm (max.) 6'8" x 3'10" (max.)

Bedroom 2
2786mm x 4373mm (max.) 9'1" x 14'4" (max.)

Bathroom
1878mm x 2048mm (max.) 6'1" x 6'8" (max.)

Vauncey A BI-22

Living/Kitchen/Dining
3859mm x 6537mm (max.) 12'7" x 21'5" (max.)

Bedroom 1
3365mm x 3063mm 11'0" x 10'0"

En-suite
2048mm x 1197mm (max.) 6'8" x 3'11" (max.)

Bedroom 2
2792mm x 4389mm (max.) 9'1" x 14'4" (max.)

Bathroom
1879mm x 2042mm (max.) 6'1" x 6'8" (max.)

Vauncey C BI-24

Living/Kitchen/Dining
3938mm x 6456mm (max.) 12'11" x 21'2" (max.)

Bedroom 1
3349mm x 3110mm 10'11" x 10'2"

En-suite
2056mm x 1199mm (max.) 6'8" x 3'11" (max.)

Bedroom 2
2753mm x 4425mm (max.) 9'0" x 14'6" (max.)

Bathroom
1858mm x 2035mm (max.) 6'1" x 6'8" (max.)

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fourth floor

➤ 2 bedroom apartments

Please note:

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Vauncey C BI-25

Living/Kitchen/Dining	3942mm x 6442mm (max.)	12'11" x 21'1" (max.)
Bedroom 1	3314mm x 3092mm	10'10" x 10'1"
En-suite	2046mm x 1197mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2763mm x 4420mm (max.)	9'0" x 14'6" (max.)
Bathroom	1879mm x 2049mm (max.)	6'1" x 6'8" (max.)

Walkelyn BI-26

Living/Kitchen/Dining	6450mm x 3568mm (max.)	21'1" x 11'8" (max.)
Bedroom 1	3306mm x 3338mm	10'10" x 10'11"
En-suite	1705mm x 1550mm (max.)	5'7" x 5'1" (max.)
Bedroom 2	3298mm x 3209mm (max.)	10'9" x 10'6" (max.)
Bathroom	1701mm x 2094mm (max.)	5'6" x 6'10" (max.)

Vauncey A BI-27

Living/Kitchen/Dining	3873mm x 6538mm (max.)	12'8" x 21'5" (max.)
Bedroom 1	3341mm x 3040mm	10'11" x 9'11"
En-suite	2012mm x 1193mm (max.)	6'7" x 3'10" (max.)
Bedroom 2	2822mm x 4377mm (max.)	9'3" x 14'4" (max.)
Bathroom	1868mm x 2040mm (max.)	6'1" x 6'8" (max.)

Vauncey B BI-28

Living/Kitchen/Dining	3926mm x 6560mm (max.)	12'10" x 21'6" (max.)
Bedroom 1	3377mm x 3031mm	11'0" x 9'11"
En-suite	2028mm x 1196mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2808mm x 4337mm (max.)	9'2" x 14'2" (max.)
Bathroom	1881mm x 2065mm (max.)	6'2" x 6'9" (max.)

Vauncey B BI-29

Living/Kitchen/Dining	3960mm x 6569mm (max.)	12'11" x 21'6" (max.)
Bedroom 1	3285mm x 3030mm	10'9" x 9'11"
En-suite	2027mm x 1200mm (max.)	6'7" x 3'11" (max.)
Bedroom 2	2815mm x 4341mm (max.)	9'2" x 14'2" (max.)
Bathroom	1871mm x 2081mm (max.)	6'1" x 6'9" (max.)

Vauncey A BI-30

Living/Kitchen/Dining	3894mm x 6541mm (max.)	12'9" x 21'5" (max.)
Bedroom 1	3312mm x 3019mm	10'10" x 9'10"
En-suite	2050mm x 1195mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	2827mm x 4339mm (max.)	9'3" x 14'2" (max.)
Bathroom	1872mm x 2072mm (max.)	6'1" x 6'9" (max.)

Walkelyn A BI-31

Living/Kitchen/Dining	6451mm x 3588mm (max.)	21'1" x 11'9" (max.)
Bedroom 1	3364mm x 3265mm	11'0" x 10'8"
En-suite	1724mm x 1557mm (max.)	5'7" x 5'1" (max.)
Bedroom 2	3363mm x 3253mm (max.)	11'0" x 10'8" (max.)
Bathroom	1723mm x 2098mm (max.)	5'7" x 6'10" (max.)

Vauncey C BI-32

Living/Kitchen/Dining	4011mm x 6448mm (max.)	13'1" x 21'1" (max.)
Bedroom 1	3265mm x 3074mm	10'8" x 10'1"
En-suite	2058mm x 1202mm (max.)	6'9" x 3'11" (max.)
Bedroom 2	2752mm x 4382mm (max.)	9'0" x 14'4" (max.)
Bathroom	1864mm x 2084mm (max.)	6'1" x 6'10" (max.)

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> Specification

All apartments include:

- 10-year NHBC Warranty

Kitchen

- Choice of Moores kitchen units*
- Soft-close doors and drawers
- Choice of worktops*
- Single bowl stainless steel sink
- Monza taps
- Brushed steel single electric oven
- Brushed steel gas hob
- Brushed steel splashback to hob
- Brushed steel chimney hood
- Integrated fridge freezer
- Integrated slimline dishwasher
- Washer dryer

Bathroom/Cloakroom

- Kohler sanitaryware
- Mira taps
- Choice of Porcelanosa tiling to standard area*

En-suite

- Kohler sanitaryware
- Mira taps
- Mira shower
- Choice of Porcelanosa tiling*

Electrics

- White electrical sockets & switches
- Media plate to Living area
- BT & TV point to bedroom 1
- Virgin Media point to Living area and Bedroom 1
- Mains-powered smoke alarm
- Sky media point to Living area
- Doorbell
- Under-unit lighting in Kitchen area
- Downlighters to Kitchen area
- Shaver socket to En-suite (where applicable)
- USB port to Kitchen area and Bedroom 1
- Telephone entry system

Internal & Decoration

- Ideal boiler
- Compact thermostatic radiators
- White emulsion walls/ceilings
- White satinwood finish to internal joinery
- 5 panel internal doors in white satinwood finish
- Chrome ironmongery
- UPVC windows

*Choices available subject to stage of build. Please ask for details.



> How to purchase

Choosing and reserving

Once you've chosen your new home at Castleward, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to

purchase. Your solicitor will ask you to pay your deposit, which is sent to our legal team along with the contract you've signed.

To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price.

This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate

and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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