

# Castleward Court

➤ Penthouse apartments



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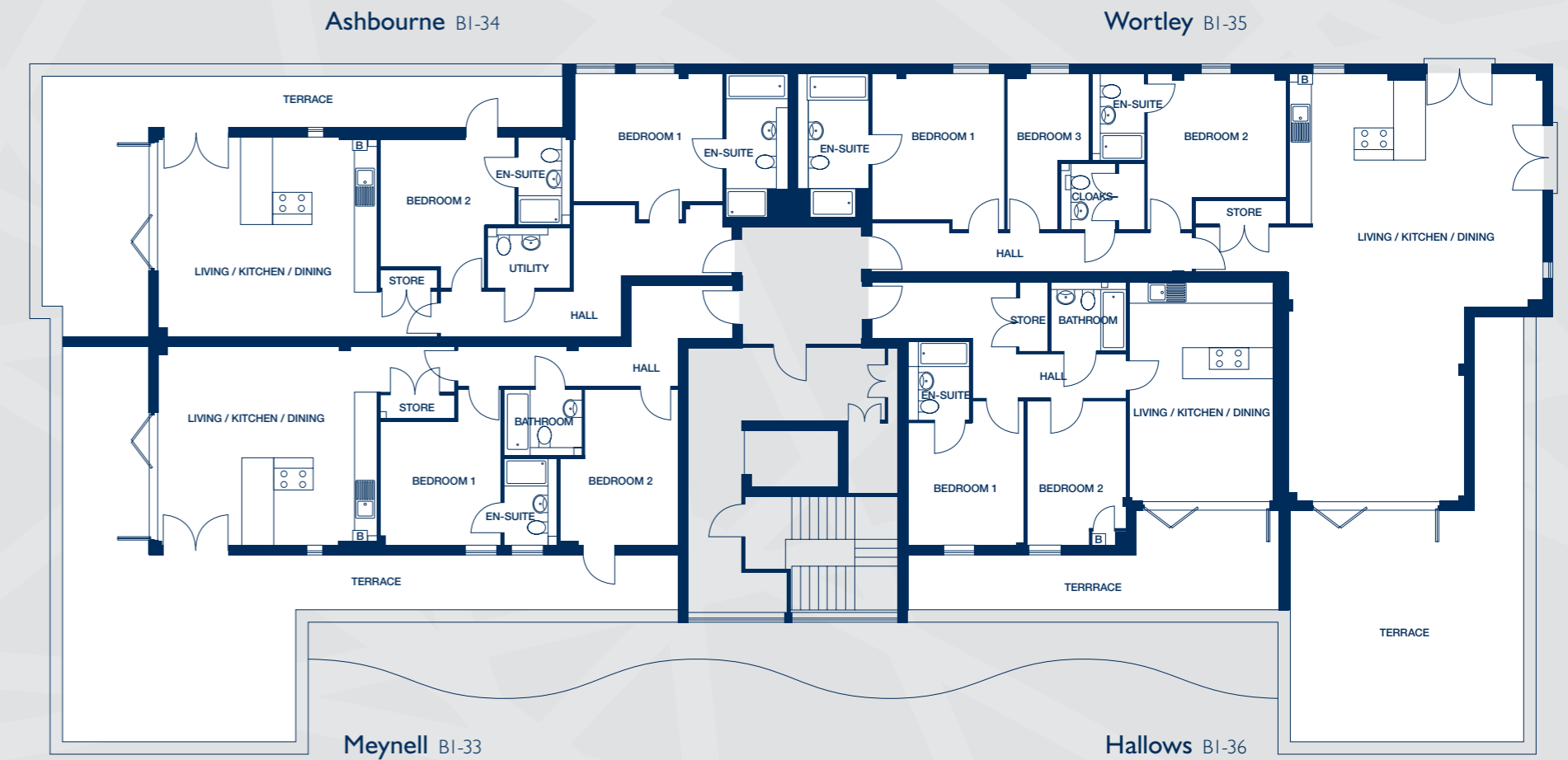
[www.castleward.co.uk](http://www.castleward.co.uk)

# Castleward Court

➤ Penthouse apartments

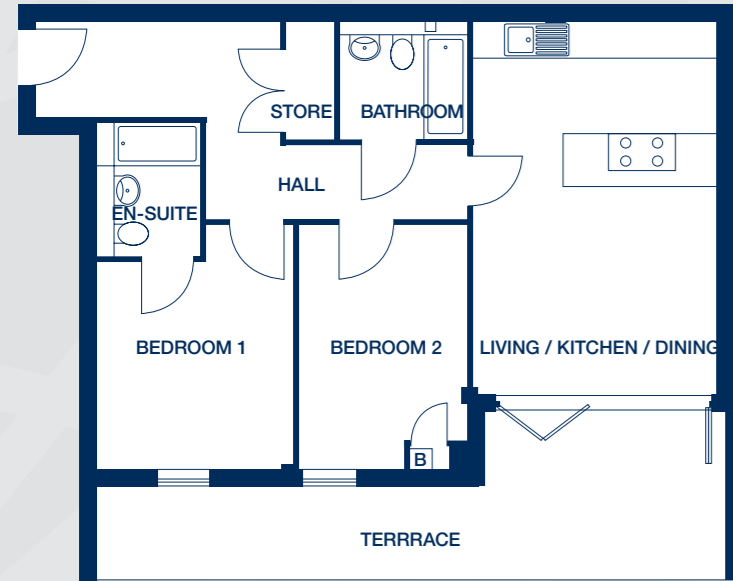


Please note: Exterior appearance of the main commercial unit will depend on the future occupant.



fifth floor

➤ 2 & 3 bedroom penthouse apartments



**LIVING / KITCHEN / DINING**  
 4026mm x 6085mm (max)  
 13'2" x 19'11" (max)

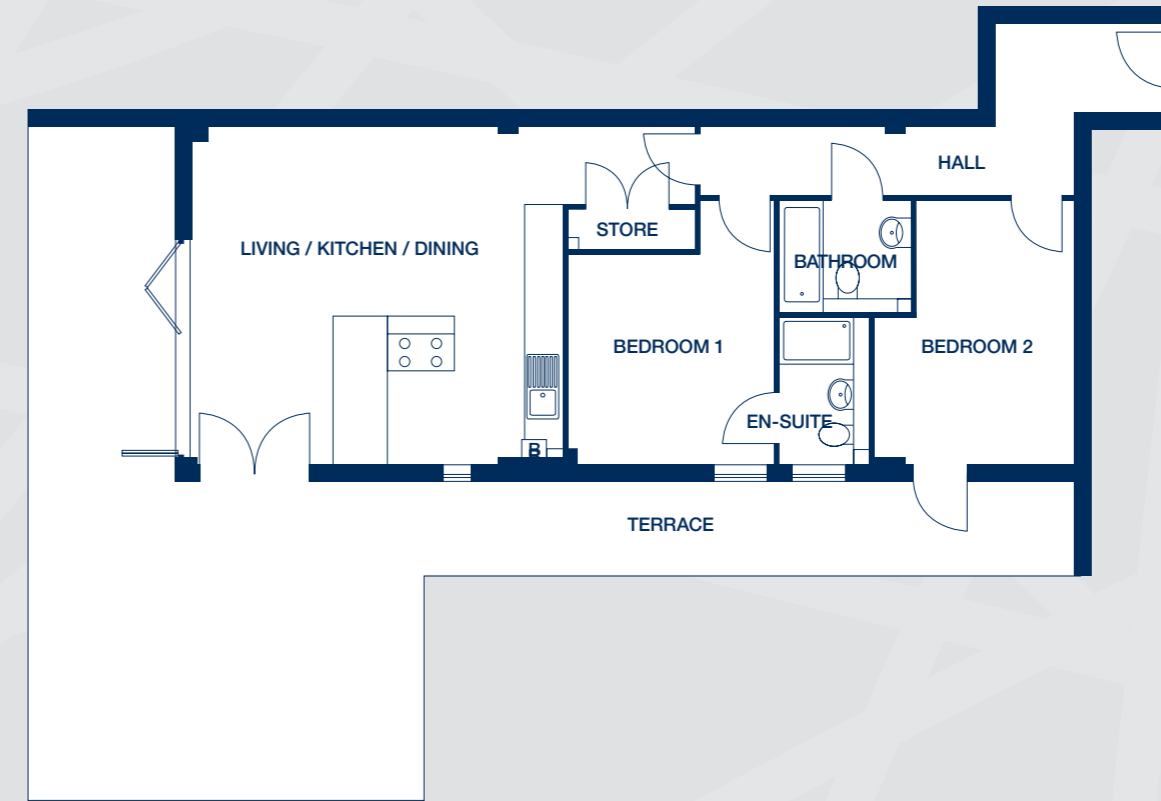
**BEDROOM 1**  
 3388mm x 3226mm  
 11'1" x 10'7"

**EN-SUITE**  
 1742mm x 2175mm (max)  
 5'8" x 7'1" (max)

**BEDROOM 2**  
 3989mm x 2706mm (max)  
 13'1" x 8'10" (max)

**BATHROOM**  
 2064mm x 1935mm (max)  
 6'9" x 6'4" (max)

**Hallows** BI-36  
 2 bedroom penthouse apartment



**LIVING / KITCHEN / DINING**  
 5972mm x 5663mm (max)  
 19'7" x 18'7" (max)

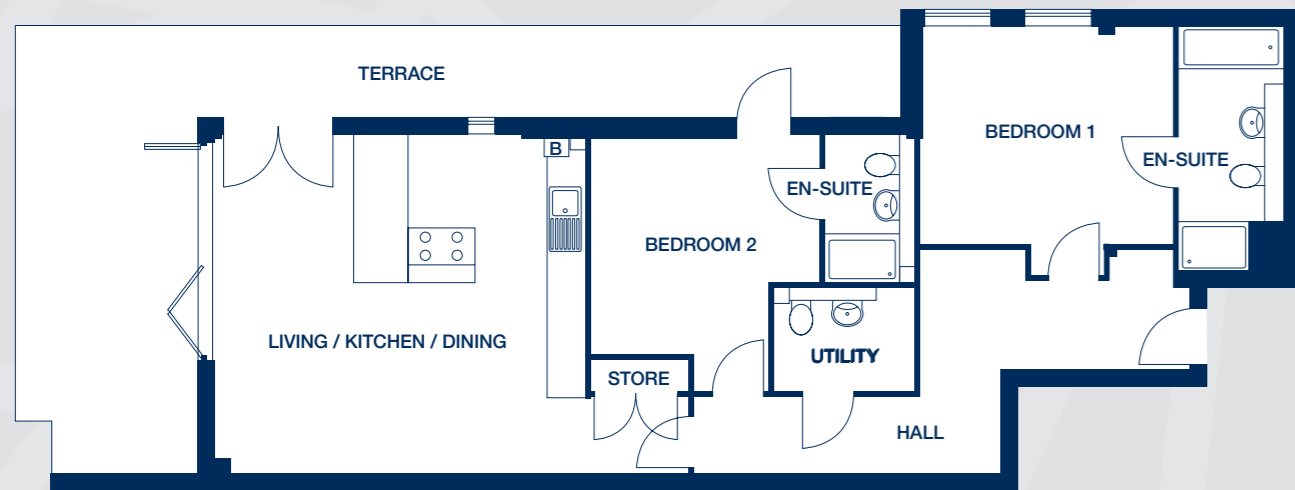
**BEDROOM 1**  
 3369mm x 3337mm  
 11'0" x 10'11"

**EN-SUITE**  
 1387mm x 2544mm (max)  
 4'6" x 8'4" (max)

**BEDROOM 2**  
 3268mm x 4431mm (max)  
 10'8" x 14'6" (max)

**BATHROOM**  
 2207mm x 1774mm (max)  
 7'2" x 5'9" (max)

**Meynell** BI-33  
 2 bedroom penthouse apartment



**LIVING / KITCHEN / DINING**

5868mm x 5429mm (max)  
19'3" x 17'9" (max)

**UTILITY**

2277mm x 1665mm (max)  
7'5" x 5'5"

**BEDROOM 1**

4095mm x 3547mm  
13'5" x 11'7"

**EN-SUITE 1**

1708mm x 3986mm (max)  
5'7" x 13'0" (max)

**BEDROOM 2**

3767mm x 3475mm  
12'4" x 11'4"

**EN-SUITE 2**

1453mm x 2271mm (max)  
4'9" x 7'5" (max)

## Ashbourne BI-34

2 bedroom penthouse apartment



**LIVING / KITCHEN / DINING**

7047mm x 11880mm (max)  
23'1" x 38'11" (max)

**CLOAKS**

2292mm x 1759mm (max)  
7'6" x 5'9"

**BEDROOM 1**

3685mm x 4022mm  
12'1" x 13'2"

**EN-SUITE 1**

1975mm x 4001mm (max)  
6'5" x 13'1" (max)

**BEDROOM 2**

3891mm x 3464mm  
12'9" x 11'4"

**EN-SUITE 2**

1427mm x 2350mm (max)  
4'8" x 7'8" (max)

**BEDROOM 3**

2252mm x 2366mm  
7'4" x 7'9"

## Wortley BI-35

3 bedroom penthouse apartment



# Specification

## ALL APARTMENTS INCLUDE:

10-year NHBC Warranty  
Private Terrace  
Secured car parking  
Lift Access

## KITCHEN

Moore's kitchen units  
Soft-close doors and drawers  
Silestone worktops  
Single bowl stainless steel sink  
Monza taps  
Brushed steel double electric oven  
Neff electric touch screen induction hob  
Neff electric touch screen extractor fan  
Neff built-in combination microwave oven\*  
Neff integrated fridge freezer  
Neff integrated dishwasher  
Bosch washer / dryer

## BATHROOM

Kohler sanitaryware  
Mira taps  
White ladder towel radiator  
Porcelanosa tiling to standard area

## CLOAKROOM

Kohler sanitaryware  
Mira taps  
Porcelanosa tiling to standard area

## EN-SUITE

Kohler sanitaryware  
Mira taps  
Mira shower  
Chrome ladder towel radiator  
Porcelanosa tiling

## ELECTRICS

Brushed chrome sockets & switches  
Media plate to Living area  
BT & TV point to bedroom 1  
Virgin Media access to Living area and Bedroom 1  
Mains-powered smoke alarm  
Sky media point to Living area  
Doorbell  
Plinth lighting in kitchen  
Downlighters to Kitchen area  
Shaver socket to En-suite (where applicable)  
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  
Bi-fold sliding doors  
Chrome ironmongery  
UPVC windows

\*Plot 33, 34 & 35 only





# 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).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Castleward Court is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.

# How to find us

## THE BOULEVARD, CASTLEWARD DEI 2LD

### FROM THE NORTH (A50)

Take ramp to Etwal / 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.

