

E1A.650 - E1A.850

The Bradley Riviera

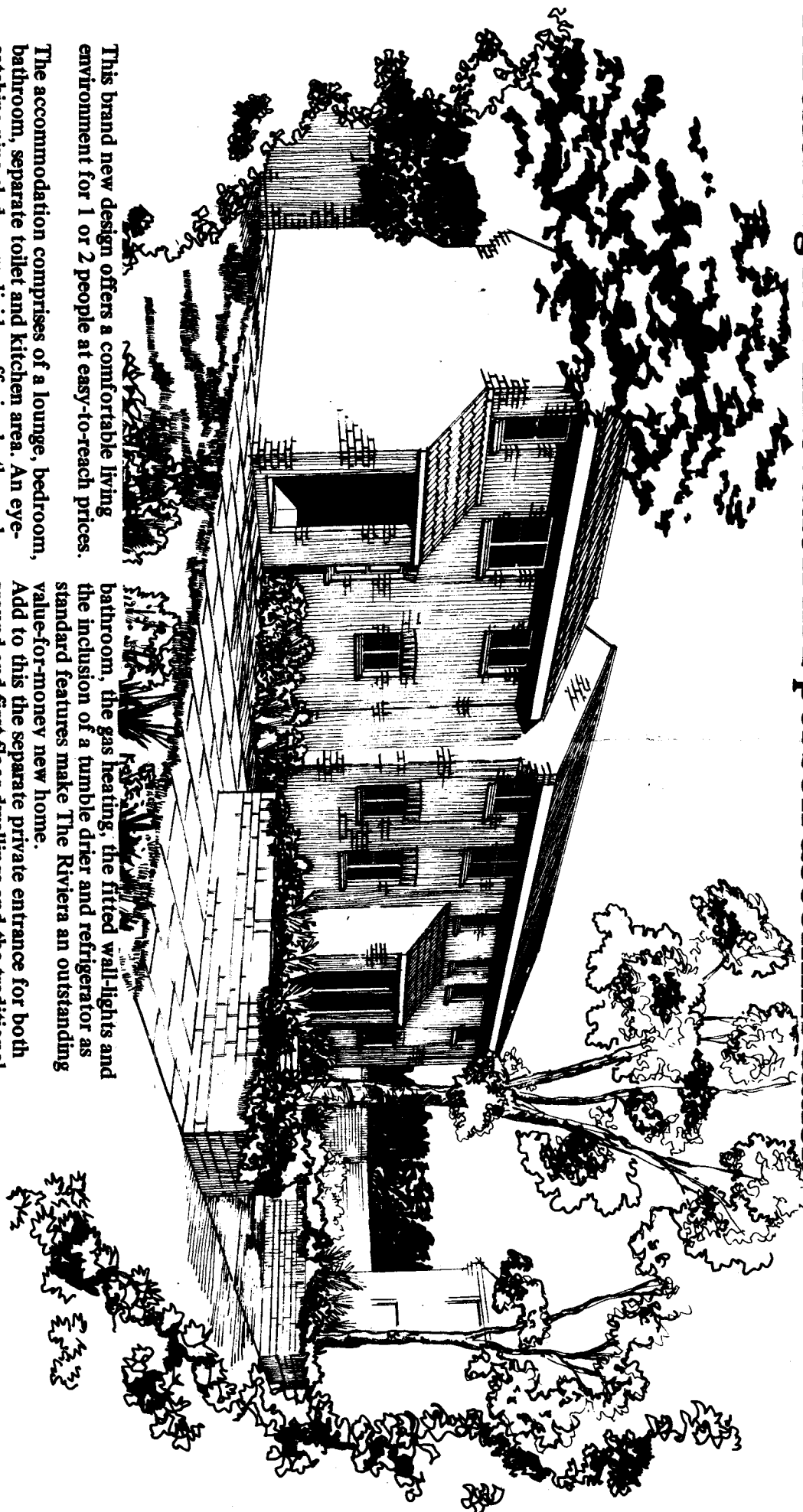
An exciting new innovation in 2 person accommodation

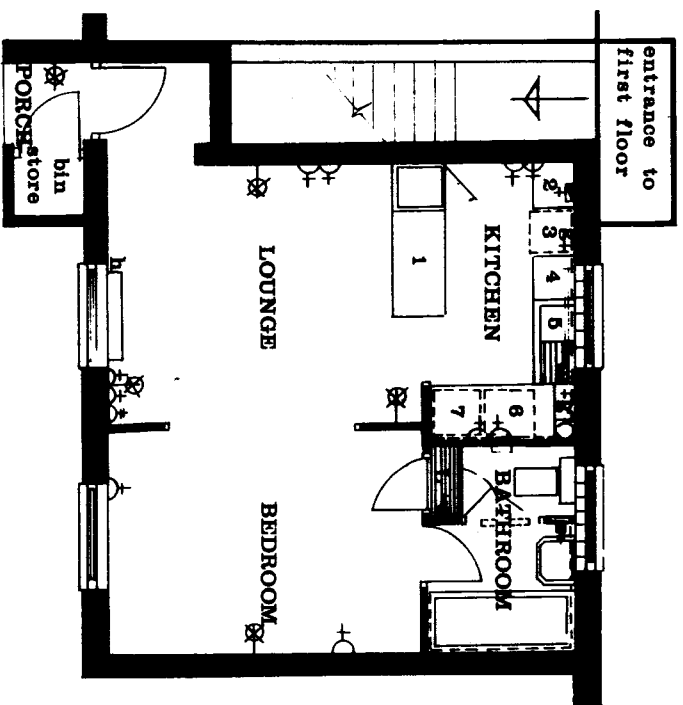
This brand new design offers a comfortable living environment for 1 or 2 people at easy-to-reach prices.

The accommodation comprises of a lounge, bedroom, bathroom, separate toilet and kitchen area. An eye-catching pine-clad room divider offering both ample storage and dining/worktop facilities is one of the highlights, while the coloured sanitaryware in the

bathroom, the gas heating, the fitted wall-lights and the inclusion of a tumble drier and refrigerator as standard features make The Riviera an outstanding value-for-money new home.

Add to this the separate private entrance for both ground and first floor dwellings and the traditional way of building and you have yet another sound investment from Bradley Estates.

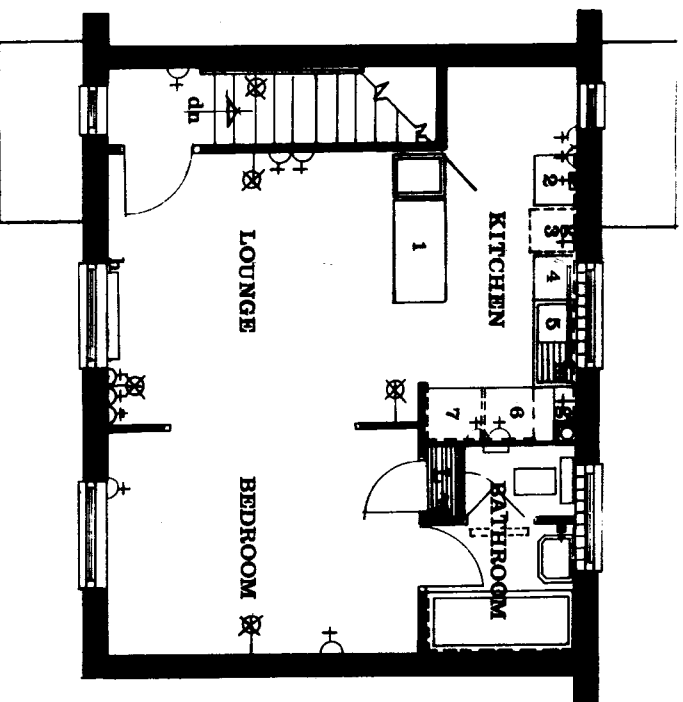




GROUND FLOOR

Ground Floor

Lounge	11' 7" (3.531m) x 9' 6" (2.896m)
Bedroom	11' 7" (3.531m) x 8' 2" (2.489m)
Bathroom & toilet combined	7' 6" (2.286m) x 5' 7" (1.702m)
Kitchen	10' 2" (3.099m) x 5' 7" (1.702m)
First Floor	
Lounge	11' 7" (3.531m) x 9' 11" (3.023m)
Bedroom	11' 7" (3.531m) x 8' 2" (2.489m)
Bathroom & toilet combined	7' 6" (2.286m) x 5' 7" (1.702m)
Kitchen	13' 11" (4.242m) x 5' 7" (1.702m)



FIRST FLOOR

Kitchen Fitments

1. Room Divider with dining worktop, larder unit and high-level cupboard over.
2. Worktop with tumble drier under (tumble drier supplied)
3. Cooker space
4. Single floor unit
5. Stainless steel single drainer sink unit
6. Worktop with washing machine space under
7. Worktop with refrigerator under (refrigerator supplied)

+	cooker control panel
m	multi-point water heater
+	fluorescent light above sink
⊗	wall light (fitting included)
+	13 amp power point
h	convector heater
	infra red wall fire
g	gas point
+	t.v. point
L	linen cupboard with heater
+	shaver socket
⊕	fused spw point



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Specification of Finishes

Part A - Construction

- i) All external walls to be of block/brick cavity construction with internal face dry-lined in Thistleboard.
- ii) All party and stair well walls to be solid blockwork.
- iii) All remaining internal walls to be 50mm Gyproc laminated plasterboard partition.
- iv) All floors to be of concrete construction with insulation membrane and chipboard finish overlaid with Gerflex Architecton thermoplastic floor tiles in 'Copra' or similar.
- v) The roof has concrete interlocking tiles with 3 inches of insulation to roof space.

Part B - Heating

- i) 3kw Horizon 360 balanced flue gas convector heater provided to lounge.
- ii) All domestic hot water supplied by a multi-point gas water heater which is wall mounted in the kitchen.

Part C - Electrical

- i) Self switched wall lights to be fitted to lounge, bedroom and entrance hall.
- ii) Fluorescent tube to be fitted in kitchen. Strip light to be fitted to W.C.
- iii) 1 no. strip light and shaver socket to bathroom.
- iv) 1 no. wall mounted radiant heater to bathroom.
- v) 1 no. fused spur point and electric heater provided to linen cupboard for clothes airing purposes.
- vi) 1 no. TV point provided where shown in lounge.
- vii) 1 no. telephone point provided to a position specified by the G.P.O. All connection charges borne by purchaser.
- viii) 13 amp. power points to positions shown.

Part D - Internal Finishes

- i) All walls to be magnolia emulsion painted.
- ii) Ceilings to be Artex or similar textured finish.
- iii) Kitchen units to be Purbeck Norvic with pine finish veneer to doors and facings to divider unit and Milano Marble worktops.
- iv) Sink unit in kitchen is stainless steel with a single drainer.
- v) Sanitaryware to be standard Bradley specification, as listed below.

Ground Floor Units

Sandalwood bathroom suite with Neptune wall tiles (NP3 Fawn).

First Floor Units

Avocado bathroom suite with Eclipse wall tiles (EC15 Olive)

- vi) Glazed wall tiling to areas as detailed below.

Kitchen:
2 courses Light Stone MG33 around worktops on window wall including from sink to underside of window sill, plus sill.

Bathroom
3 courses above bath and 3 courses as splashback to basin.

Part E - Doors

- i) Internal doors - Crosby Heritage panelled hardboard or similar.
- ii) External doors - Hills 2XVB Hardwood or similar with obscure glazing to front door and flush door to bin store.
- iii) Door furniture to be Weiser or similar throughout.

Part F - External

- i) Turfing or paved areas provided to areas specified on plan.
- ii) All external windows to be stained.
- iii) Parking spaces provided to areas specified on plan.



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The Broad Outline of the Lease

- 1) The length of the lease will be 99 years.
- 2) The Ground Rent (£30 per annum) is payable in advance by once-yearly payments and is fixed for the first ten years of the term. On the tenth anniversary and every seven years after that the rent will be reviewed and will rise as detailed in the lease.
Please see paragraph six below.
- 3) Bradleys will keep a Management Fund to which purchasers will contribute a sum commencing initially at £30 per annum to cover:-
 - i) The maintenance of foundations, roof, gutters and shared waterpipes, drains, electric cables and wires.
 - ii) Common driveways, pathways and car parking spaces of the complex (only if the design so requires it).
 - iii) Insurance of the buildings.
 - iv) Managing Agent's fees of the Company's administrative costs.
- 4) The Lessee's covenants are as might be expected in this type of development, for example:-
 - i) To contribute a fair proportion to the Management Fund but please see paragraph six below.
 - ii) To keep the premises in good repair.
 - iii) To redecorate inside at least every seven years and outside every three years.
 - iv) Where garden areas are provided, each lessee to keep his own garden in a neat and tidy condition. Please check Legal Plan for extent of private garden areas.
- 5) Please note that there are a number of regulations which all occupiers must observe, for example:-
 - i) Not to unreasonably disturb the neighbours.
 - ii) Not (without the Company's consent) to put up any sign or board visible from outside the premises or to hang washing, carpets etc. out of the window.
 - iii) Not to keep pets (without consent) but dogs will not be allowed.
 - iv) There are a number of other regulations intended to promote an atmosphere of harmonious co-existence between the occupiers which can be determined from the lease.

- 6) Bradley Estates will pay the first years Ground Rent and Management Fund charges entirely free. The period is determined as one calendar year from the date of Legal Completion.

- 7) This summary is not exhaustive but should give a fair idea of the provisions in the lease. Purchasers are advised to ask their Solicitors for further details.

Note: These dwellings are constructed in metric dimensions and all dimensions shown on this leaflet represent the approximate internal equivalent at the widest point in the room. Purchasers are advised to check the main site plan for the exact siting of the property, as it may well transpire that it is constructed to the opposite hand than that indicated on this leaflet.

Bradley Estates policy is one of continuous improvement and new and better design features may have been introduced since this leaflet was printed. Minor variations may therefore occur. Prospective purchasers are advised to check the full specification of any particular plot with our Representative or Selling Agent. Details shown are given on the basis that (1) They are not to constitute representation or amount to warranties and (2) They are not collateral to and do not form part of any agreement for sale. We reserve the right to change any details shown on this leaflet should circumstances so demand.



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