



MERIDIAN WATERSIDE

SOUTHAMPTON

SOUTHERN HOUSE 1, 2 & 3 BEDROOM APARTMENTS



Inland
homes



AN EXCITING NEW COLLECTION OF HOMES

AN EXCITING NEW WATERSIDE LIFESTYLE

Meridian Waterside, a truly unique modern waterfront neighbourhood in a prime position on the banks of the River Itchen, just minutes from Southampton's bustling city centre.

This stunning new landmark development offers a superb range of high quality 1, 2 and 3 bedroom homes, all beautifully designed by award-winning developer Inland Homes.



TRANSFORMING A RIVERSIDE LANDSCAPE

As part of a major regeneration, Meridian Waterside continues to enhance the River Itchen waterfront. Southern House is the final phase of this exciting and popular residential development. Integrating the former site of Meridian Television with the city centre, Meridian Waterside features a wide range of properties, all in a striking new environment.

These fantastic new homes combine exciting architecture with verdant landscaping. Over 27% of the development is green open space including podium gardens, a new riverside walkway and public parkland. This is a unique opportunity to make your home in an outstanding waterside setting and enjoy easy access to Southampton's comprehensive facilities for a truly fulfilling lifestyle.



A TRULY FABULOUS WATERSIDE DESTINATION

Discover waterfront living at Meridian Waterside, where the beauty of nature and the appeal of contemporary apartment living converge. Immerse yourself in a lifestyle that embraces a whole range of watersport opportunities, leisurely strolls along the riverbank and beautiful sunsets over the water.



REVEL IN A CITY THAT'S GOING PLACES

With first class shopping, lively nightlife, a fabulous choice of restaurants, culture, history and open spaces, Southampton has firmly established itself as a city that's as exciting or as relaxed as you want to make it.

Widely considered to be one of the UK's top retail destinations, shopping is a serious business in Southampton. The gleaming WestQuay shopping centre hosts more than 100 stores with John Lewis and Marks & Spencer joined by stylish boutiques and a raft of luxury lifestyle brands.

Alternatively, the Marlands Centre, eclectic independents along Bedford Place and West Quay Retail Park all ensure the widest shopping choice.

Confirming Southampton's status as progressive city, WestQuay Watermark is a dramatic new £80m addition to Southampton's skyline and is fast becoming the city's premier leisure led destination with new bars, restaurants and a 10 screen cinema. A new public plaza in front of the historic city walls hosts events such as concerts and plays.



A CITY FOR LEISURE A CENTRE OF LEARNING

The cultural scene in Southampton is alive and well with the Mayflower Theatre attracting major West End productions, while the inspiring new Cultural Quarter is a vibrant hive of activity, bringing music, drama, photography and art to a wide range of venues, including the revitalised Guildhall Square, the Sea City Museum and the Nuffield Southampton Theatre.

The city's universities are equally impressive. Regularly ranked in the top 100 in the world, the University of Southampton has seen many famous students pass through its doors including Sir Tim Berners-Lee, inventor of the World Wide Web. Southampton Solent University's strengths lie in communication, culture, media studies, engineering, sport and exercise sciences.

The tireless energy of the city is set against the calming backdrop of the waterfront and award-winning parks, both providing the perfect opportunity to wind down and relax with friends and family and enjoy the simple pleasures of life.





AN ENVIABLE LIFESTYLE AN EXCEPTIONAL CITY

There's a dazzling array of pubs, bars and restaurants to suit all palates in Southampton. Whether you're after a quiet drink in a pub that's retained its historic charm, or fine dining in a modern brasserie, the choice will take your breath away. Renowned as the city's culinary mecca, Oxford Street is the first-choice destination for a diverse selection of cafés, gastro-pubs and restaurants offering menus from all corners of the globe.

There are more tempting restaurants, bars and attractions at the chic Ocean Village Marina, including the Harbour Lights Picture House and Harbour Hotel & Spa.

The marina is also home to Southampton Yacht Club. Unsurprisingly, with Southampton Water and the Solent so easily accessible watersports play a big part in the appeal of Southampton; but even if you don't sail the spectacular annual worldclass Southampton Boat Show is worth a visit to admire the myriad of craft exhibited.

Off the water, nothing unites Sotonians more than getting behind the Saints. Southampton's home ground, St Mary's Football Stadium, is just a short walk from Meridian Waterside, while cricket fans flock to the Ageas Bowl, home of Hampshire County Cricket Club.





St Denys Station: 0.7 miles

Southampton Central Station: 1.4 miles

Source: www.google.com/maps



From Southampton Central Station

Southampton Parkway (Airport): 7 mins

London Waterloo: 1 hour 16 mins

London Victoria: 1 hour 28 mins

London Bridge: 1 hour 43 mins

Bournemouth: 28 mins

Poole: 41 mins

Portsmouth Harbour: 46 mins

Brighton: 1 hour 40 mins

Source: www.nationalrail.co.uk



Winchester: 13 miles

Portsmouth: 19 miles

Bournemouth: 31 miles

Heathrow Airport: 63 miles

Brighton: 64 miles

Source: www.google.co.uk/maps



From Southampton Airport

Amsterdam: 1 hour 20 mins

Paris: 1 hour 25 mins

Bournemouth: 31 miles

Dublin: 1 hour 20 mins

Source: www.southamptonairport.com



Isle of Wight:

Ferry - 55 mins

High speed ferry - 25 mins

Source: www.redfunnel.co.uk

IDEALLY LOCATED EFFORTLESSLY CONNECTED

Few cities are as well connected as Southampton. From Meridian Waterside, the nearby A3024 will take you towards the city centre, Junction 5 of the M27 is less than 3 miles away and the M3 will take you the 80 miles to London. And of course, Portsmouth, Winchester, Salisbury and Bournemouth are all within easy reach.

Similarly, Southampton Central Station provides connections to all over the UK. There are regular services to London Waterloo (in around 80 minutes) and to London Victoria (around 90 minutes), while frequent trains ensure that most towns on the south coast are commutable.

The nearest station to Meridian Waterside is St Denys, which links to Southampton Central in as little as 5 minutes.

For travel further afield Southampton Airport offers flights to around 50 destinations within Europe. Ferry travel is also convenient, with the Isle of Wight as little as 25 minutes away. In addition, exotic destinations such as the Mediterranean or the Caribbean are surprisingly accessible - all you need is a ticket for one of the world's most luxurious passenger liners that calls Southampton its home port.



DEVELOPMENT LAYOUT

- **Southern House**
1, 2 & 3 bedroom apartments
Plots 249 - 353
- **COMPLETED PHASE**



A detailed architectural rendering of the Meridian Waterside development. The image shows a multi-story residential building with a mix of materials, including light-colored stone on the left and red brick on the right. The building features numerous balconies with glass railings. In the foreground, there is a lush green rooftop garden with several young trees planted in wooden planters, a paved walkway, and people walking and sitting. To the right, a modern glass-enclosed staircase or elevator shaft is visible. In the background, a body of water (likely a river or lake) stretches out under a clear blue sky with some light clouds. The overall scene is bright and sunny, suggesting a pleasant living environment.

LANDMARK LIVING AT MERIDIAN WATERSIDE

Southern House is the latest addition to this spectacular development, comprising a high-quality collection of 1, 2 & 3 bedroom apartments.

PLOT LOCATOR

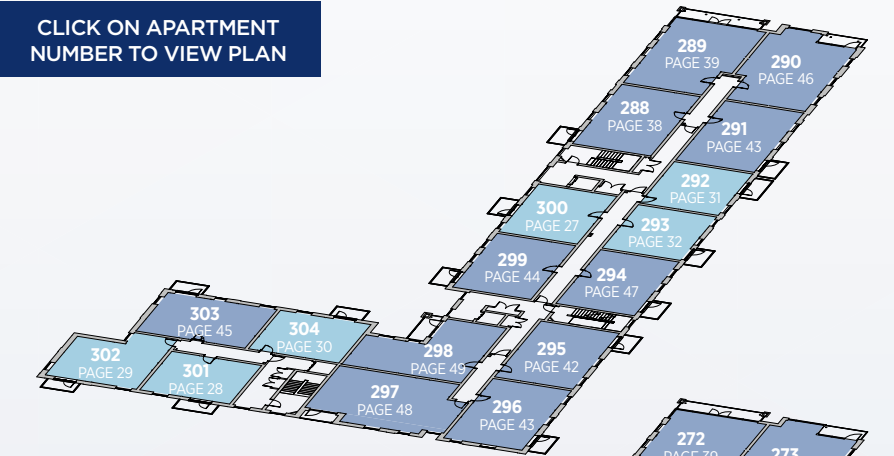
Southern House comprises 105 high specification 1, 2 & 3 bedroom apartments



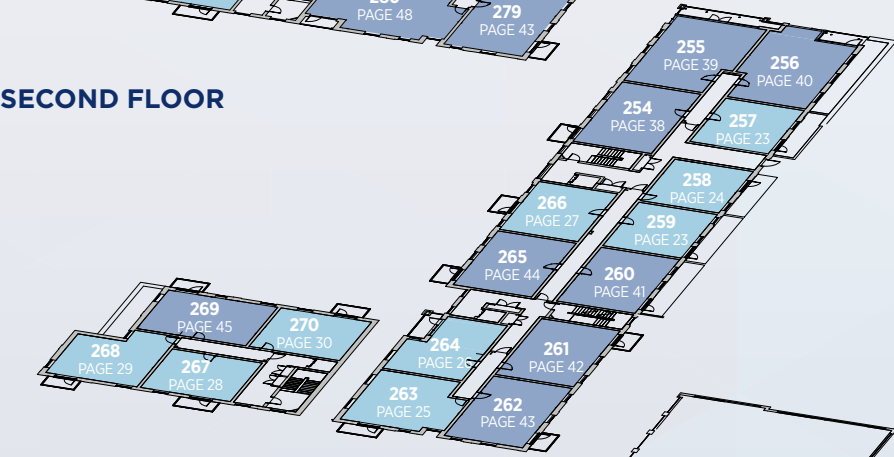
CLICK ON APARTMENT
NUMBER TO VIEW PLAN

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

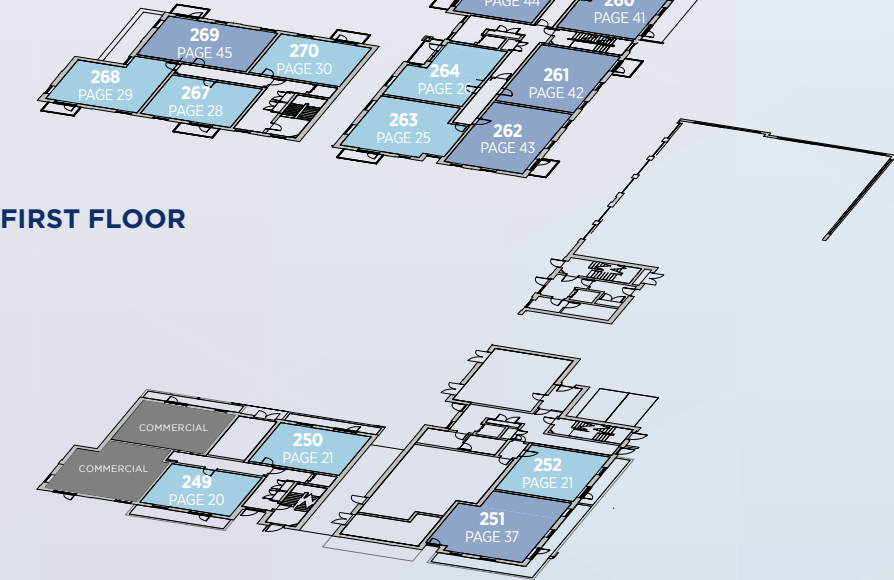
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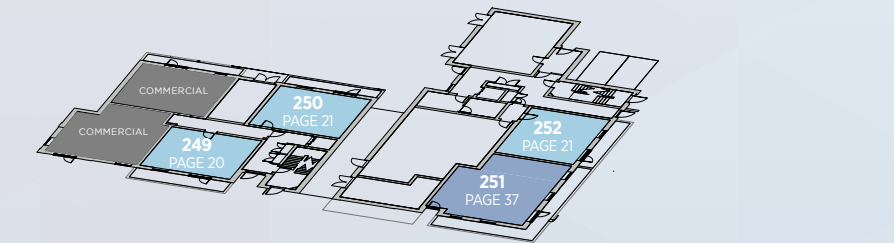
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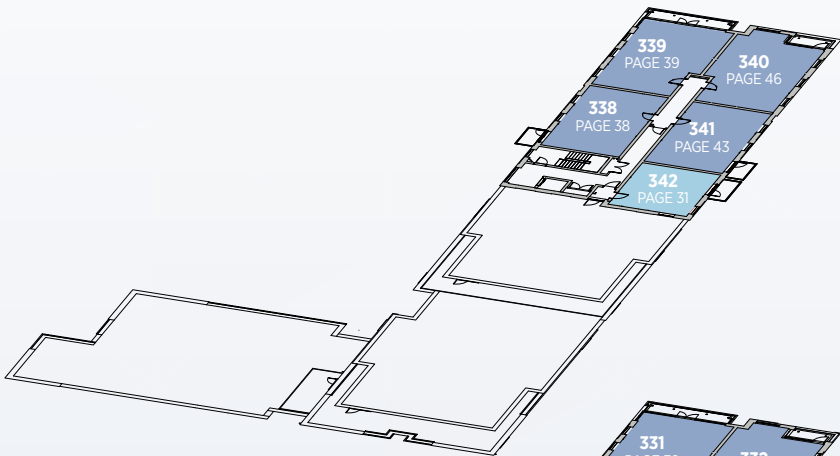
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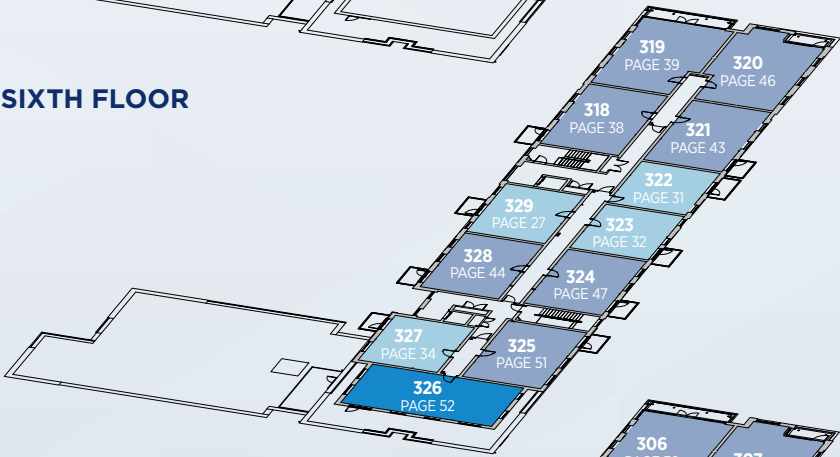
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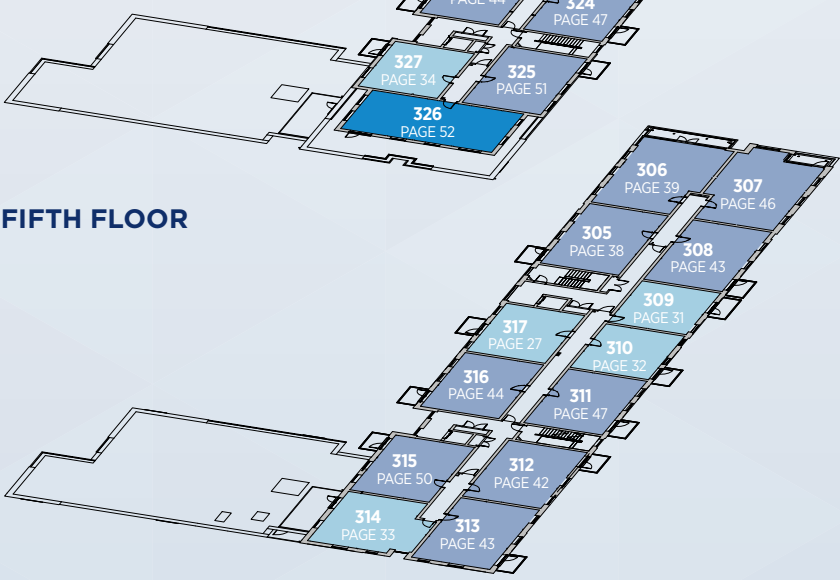
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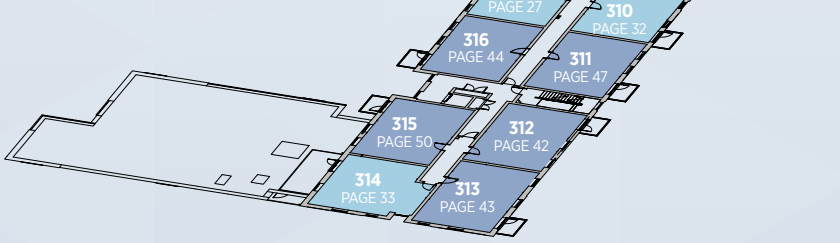
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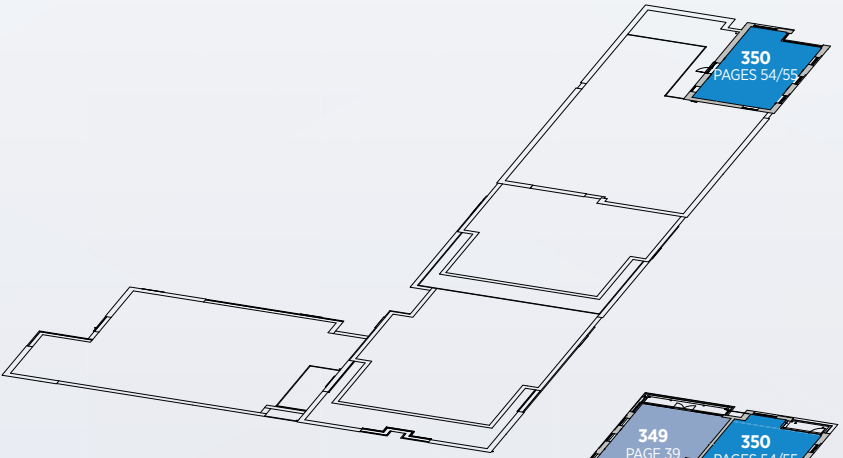
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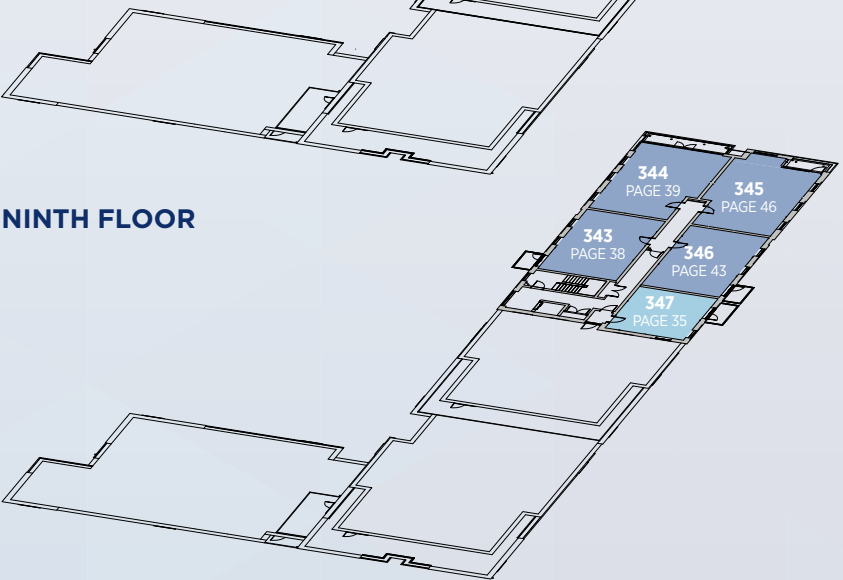
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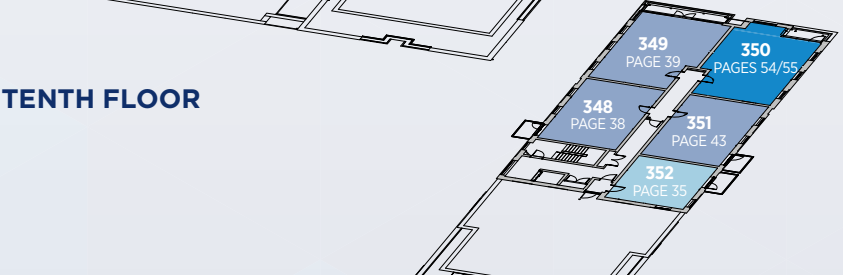
TENTH FLOOR



NINTH FLOOR



EIGHTH FLOOR

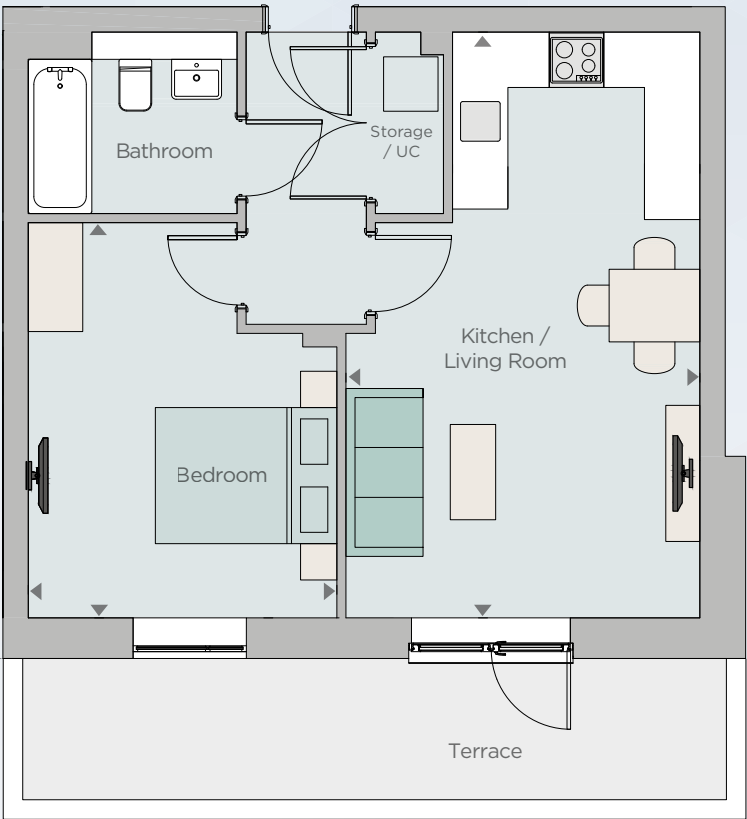


SOUTHERN HOUSE

One Bedroom Apartment

Plot 249

47.8m² / 514 ft²



Kitchen / Living Room	6.46m x 3.90m	21'2" x 12'9"
Bedroom	4.37m x 3.40m	14'4" x 11'2"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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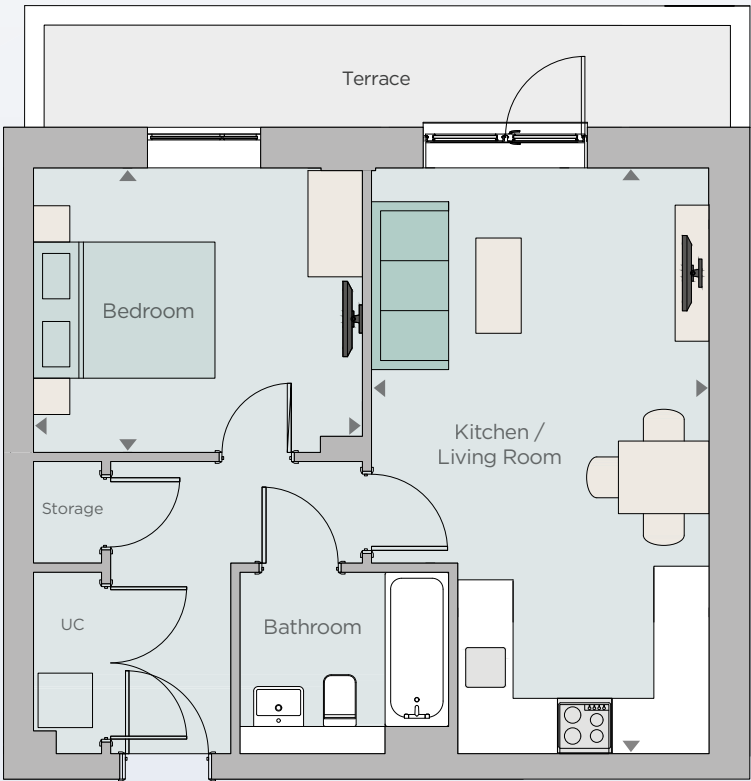


SOUTHERN HOUSE

One Bedroom Apartment

Plots 250 & 252

48.1m² / 518 ft²



Kitchen / Living Room	6.46m x 3.72m	21'2" x 12'2"
Bedroom	3.14m x 3.63m	10'4" x 11'11"

UC denotes utility cupboard

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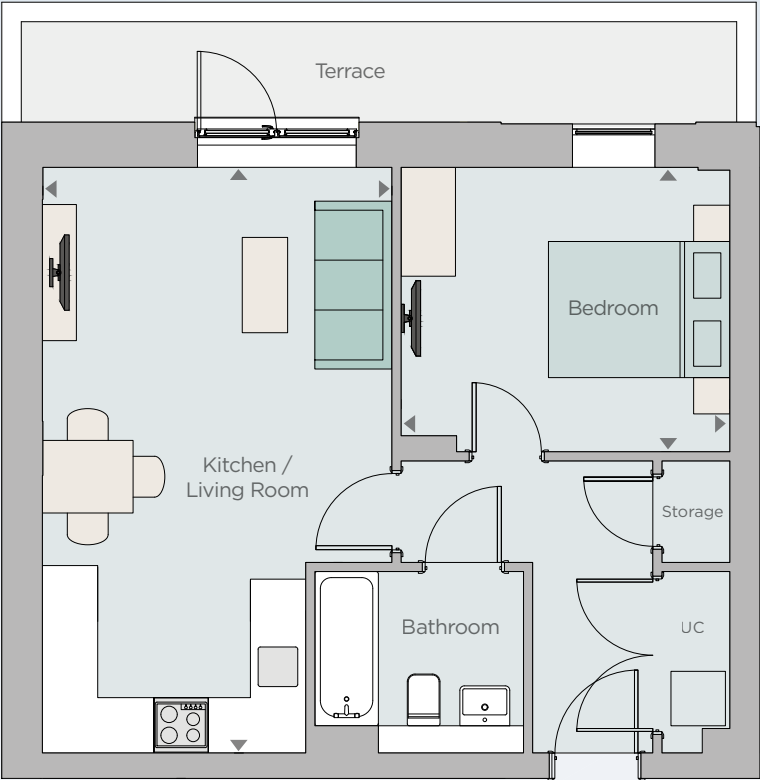
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SOUTHERN HOUSE

One Bedroom Apartment

Plot 253

48.9m² / 526 ft²



Kitchen / Living Room	6.46m x 3.85m	21'2" x 12'8"
Bedroom	3.14m x 3.63m	10'4" x 11'11"

Plots 253 & 353 are subject to planning.

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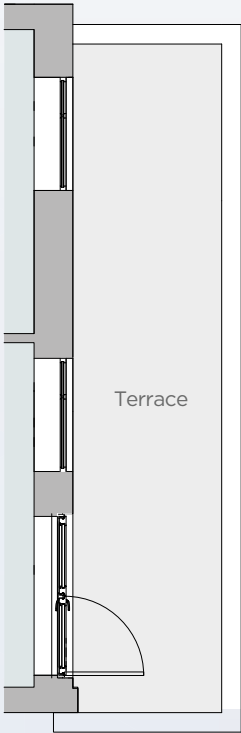
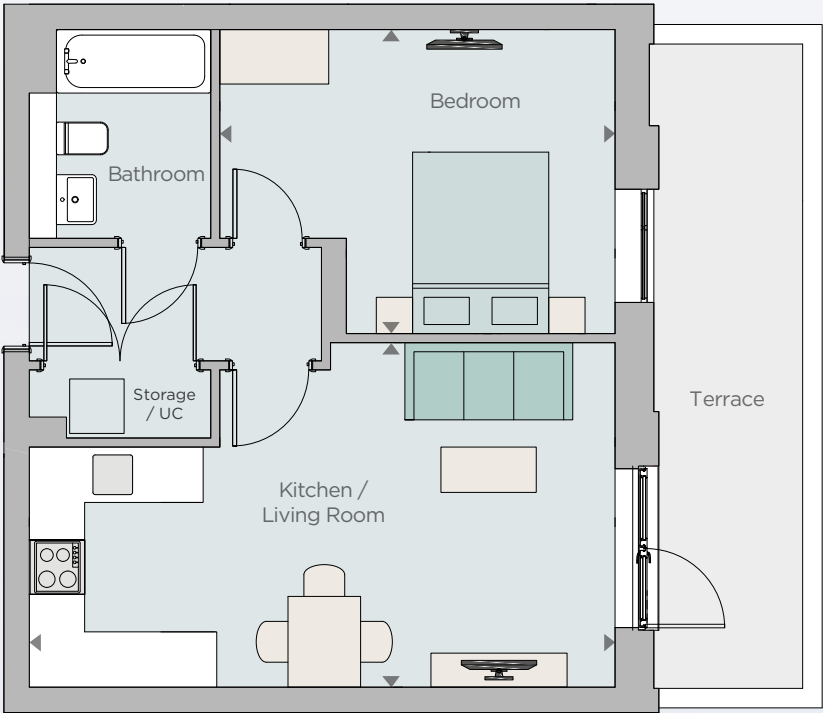


SOUTHERN HOUSE

One Bedroom Apartment

Plots 257 & 259

47m² / 506 ft²



window position
for plot 259

Kitchen / Living Room	6.46m x 3.80m	21'2" x 12'6"
Bedroom	4.36m x 3.35m	14'4" x 11'0"

UC denotes utility cupboard

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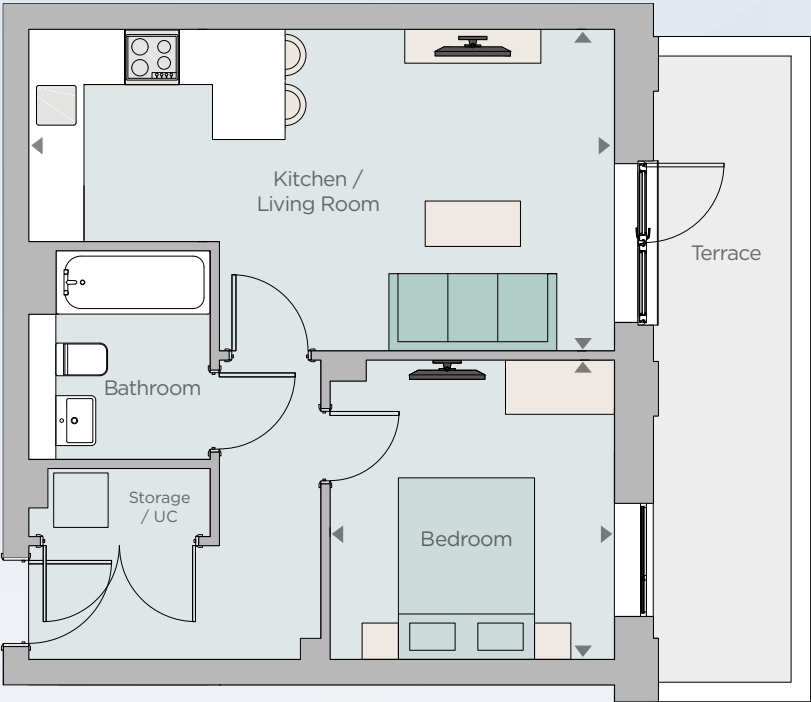
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SOUTHERN HOUSE

One Bedroom Apartment

Plot 258

44.8m² / 482 ft²



Kitchen / Living Room	6.46m x 3.54m	21'2" x 11'7"
Bedroom	3.14m x 3.30m	10'4" x 10'10"

UC denotes utility cupboard

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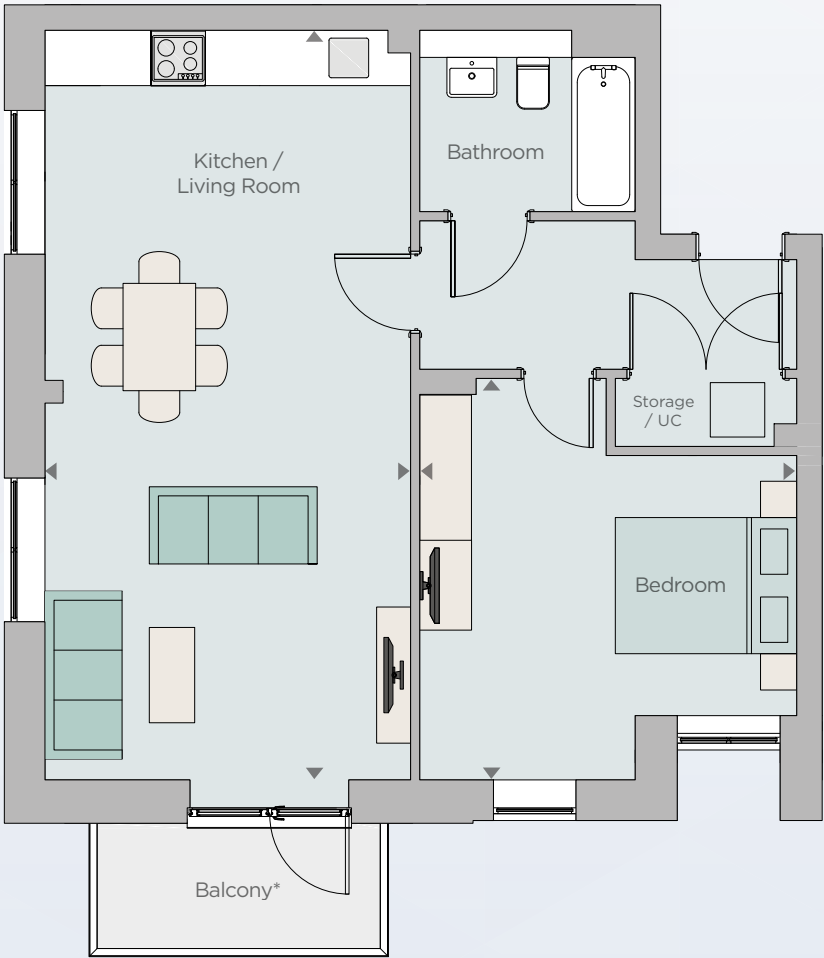


SOUTHERN HOUSE

One Bedroom Apartment

Plot 263

62.7m² / 675 ft²



Kitchen / Living Room	8.26m x 4.03m	27'1" x 13'2"
Bedroom 1	4.43m x 4.16m	14'6" x 13'8"

UC denotes utility cupboard

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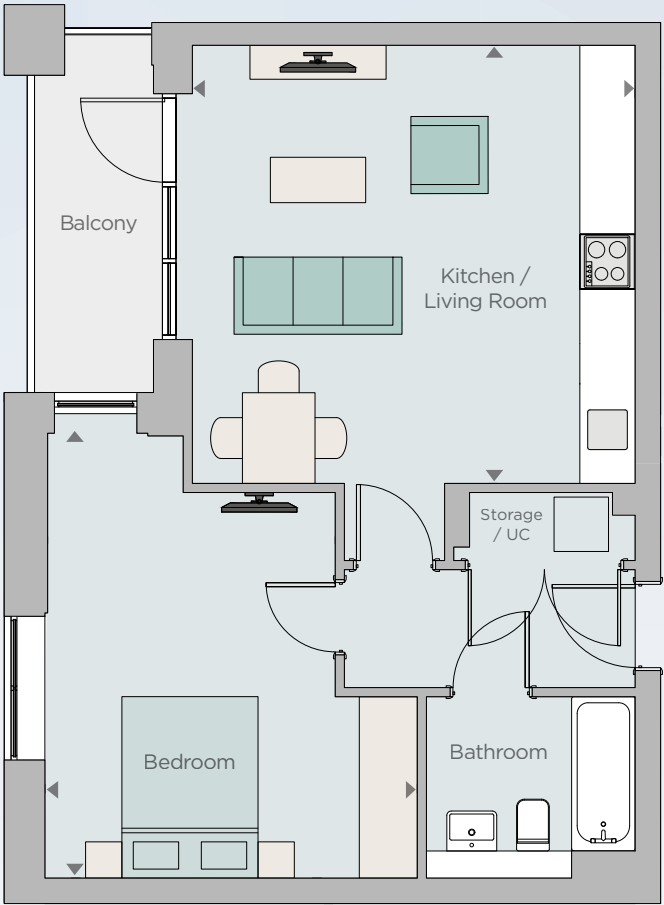
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SOUTHERN HOUSE

One Bedroom Apartment

Plot 264

52.8m² / 568 ft²



Kitchen / Living Room	4.83m x 4.88m	15'10" x 16'0"
Bedroom	4.90m x 4.11m	16'1" x 13'6"

UC denotes utility cupboard

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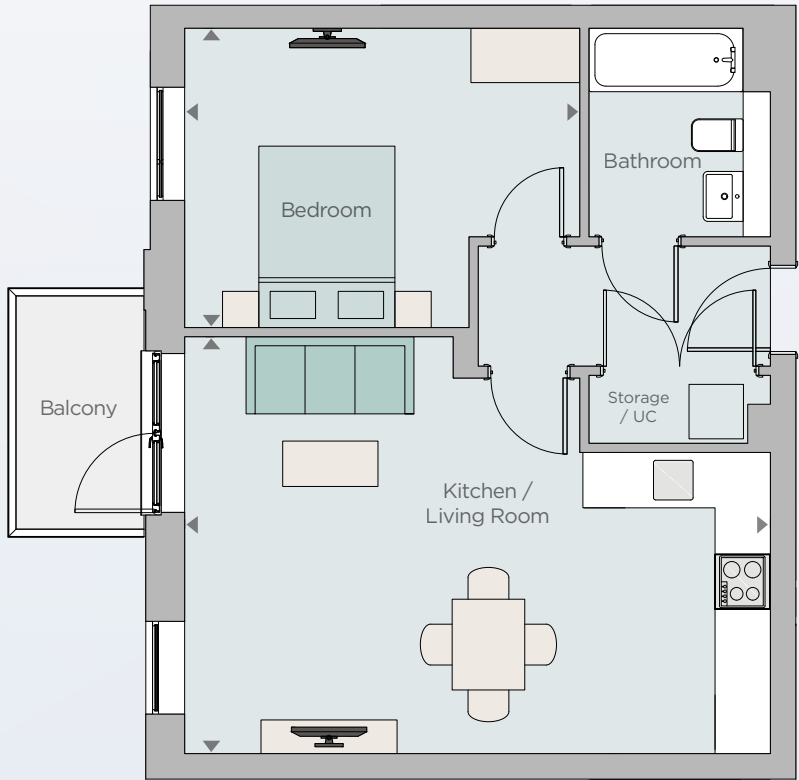
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SOUTHERN HOUSE

One Bedroom Apartment

Plots 266, 283, 300, 317, 329, 337
51.6m² / 555 ft²



Kitchen / Living Room	6.46m x 4.60m	21'2" x 15'1"
Bedroom	4.36m x 3.30m	14'8" x 10'10"

UC denotes utility cupboard

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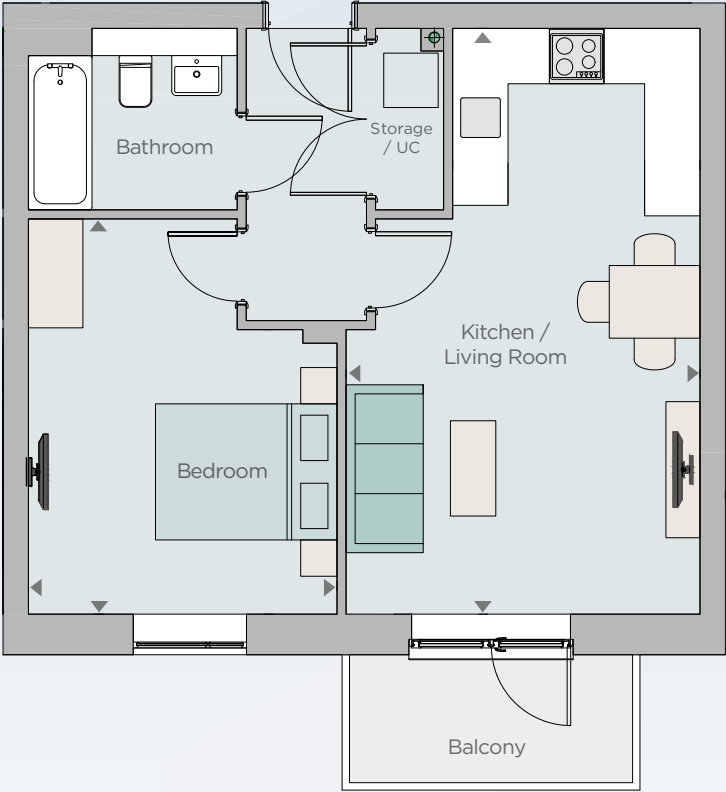
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SOUTHERN HOUSE

One Bedroom Apartment

Plots 267 284 & 301

47.8m² / 514 ft²



Kitchen / Living Room	6.46m x 3.90m	21'2" x 12'10"
Bedroom	4.36m x 3.35m	14'4" x 11'0"

UC denotes utility cupboard

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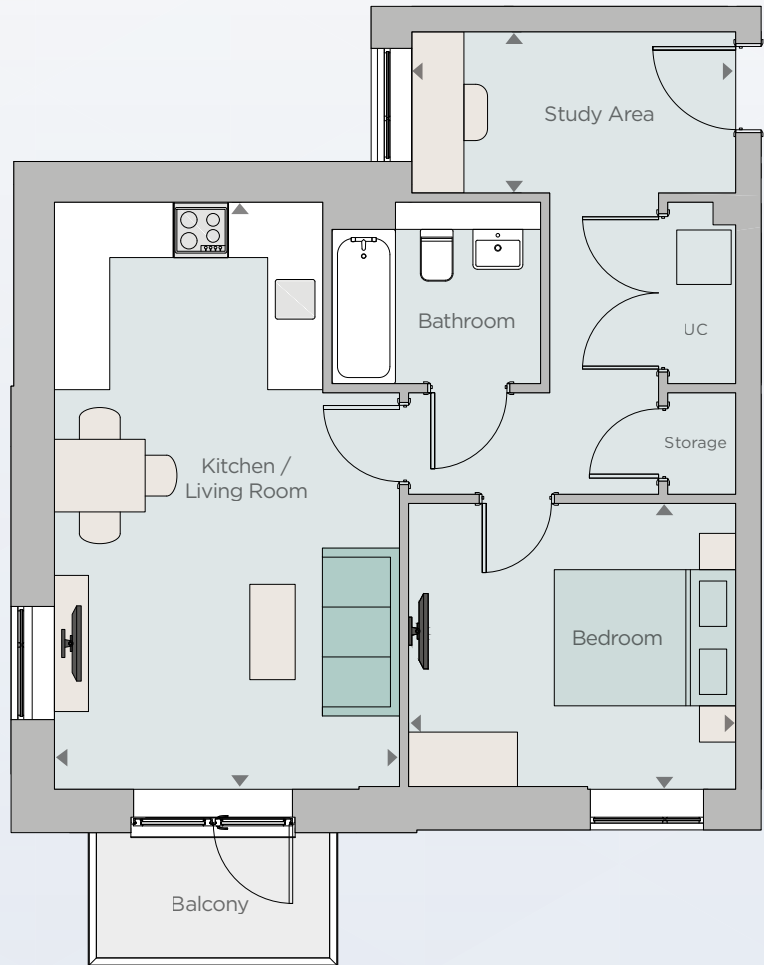


SOUTHERN HOUSE

One Bedroom Apartment

Plots 268, 285 & 302

55.3m² / 595 ft²



Kitchen / Living Room	6.47m x 3.80m	21'3" x 12'5"
Bedroom	3.60m x 3.15m	11'10" x 10'4"
Study Area	1.78m x 3.57m	5'10" x 11'9"

UC denotes utility cupboard

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SOUTHERN HOUSE

One Bedroom Apartment

Plots 270, 287 & 304

48.1m² / 518 ft²



Kitchen / Living Room	6.46m x 3.72m	21'2" x 12'2"
Bedroom	3.14m x 3.63m	10'4" x 11'11"

UC denotes utility cupboard

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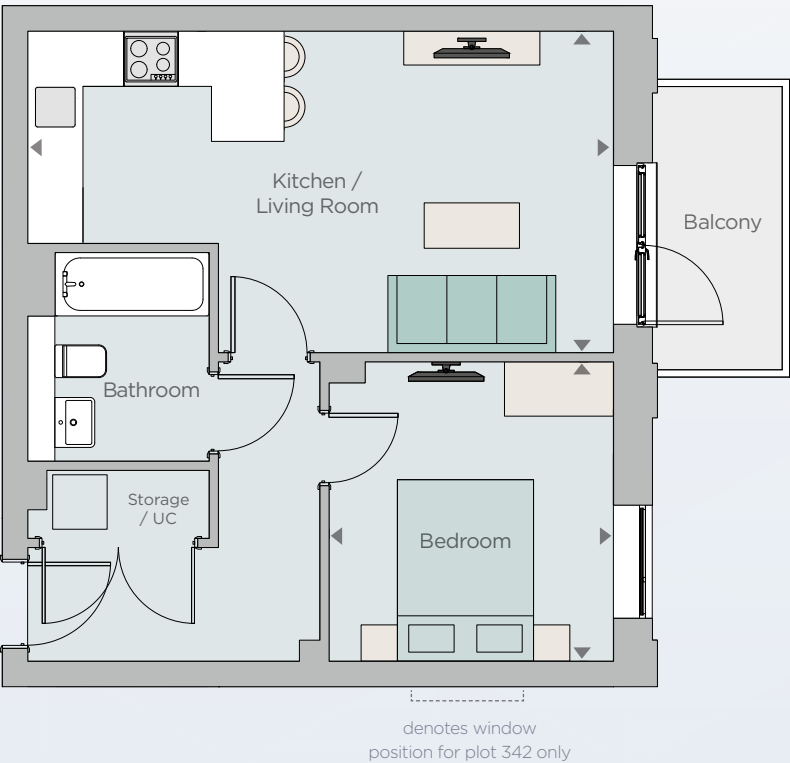


SOUTHERN HOUSE

One Bedroom Apartment

Plots 275, 292, 309, 322, 334 & 342

44.8m² / 482 ft²



Kitchen / Living Room	6.46m x 3.54m	21'2" x 11'7"
Bedroom	3.10m x 3.30m	10'2" x 10'10"

UC denotes utility cupboard

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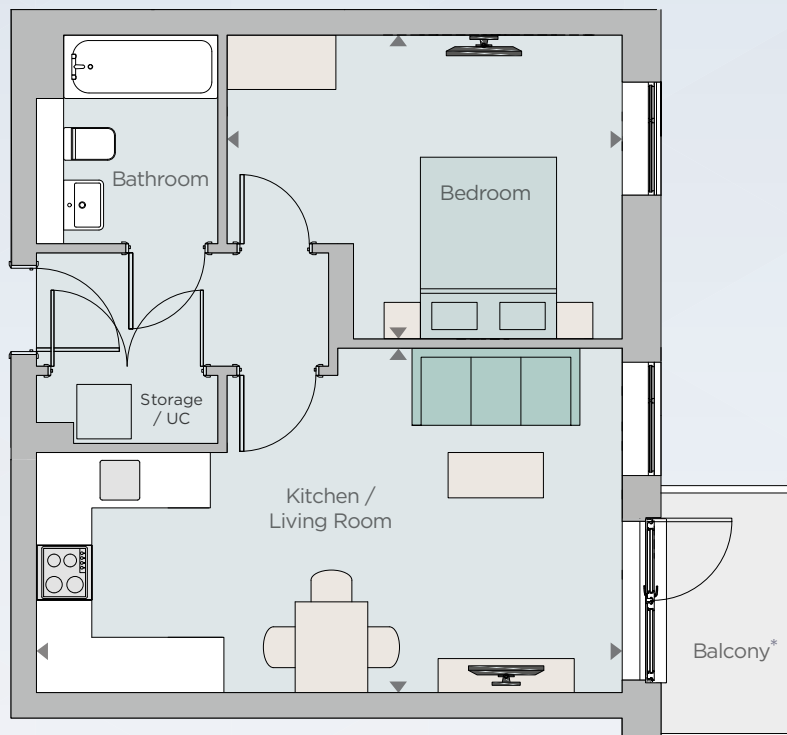
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SOUTHERN HOUSE

One Bedroom Apartment

Plots 276, 293, 310, 323 & 335

47m² / 506 ft²



* no balcony to plot 335

Kitchen / Living Room	6.46m x 3.85m	21'2" x 12'8"
Bedroom	4.35m x 3.30m	14'3" x 10'10"

UC denotes utility cupboard

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SOUTHERN HOUSE

One Bedroom Apartment



Plot 314

62.7m² / 675 ft²



Kitchen / Living Room	8.26m x 4.03m	27'1" x 13'2"
Bedroom 1	4.43m x 4.16m	14'6" x 13'8"

UC denotes utility cupboard

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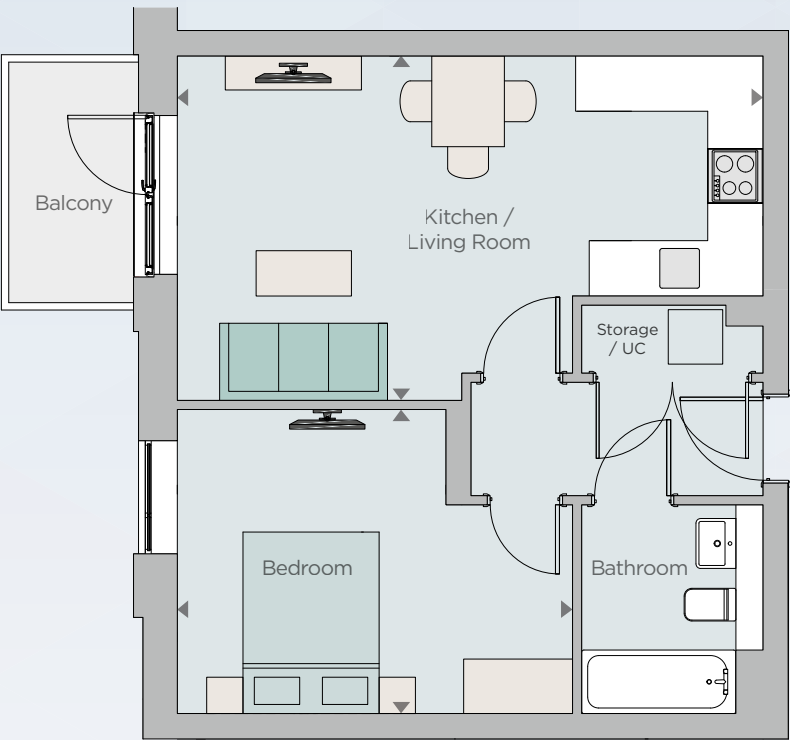
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SOUTHERN HOUSE

One Bedroom Apartment

Plot 327

48.6m² / 523 ft²



Kitchen / Living Room	6.51m x 3.98m	21'4" x 13'1"
Bedroom	4.40m x 3.40m	14'5" x 11'2"

UC denotes utility cupboard

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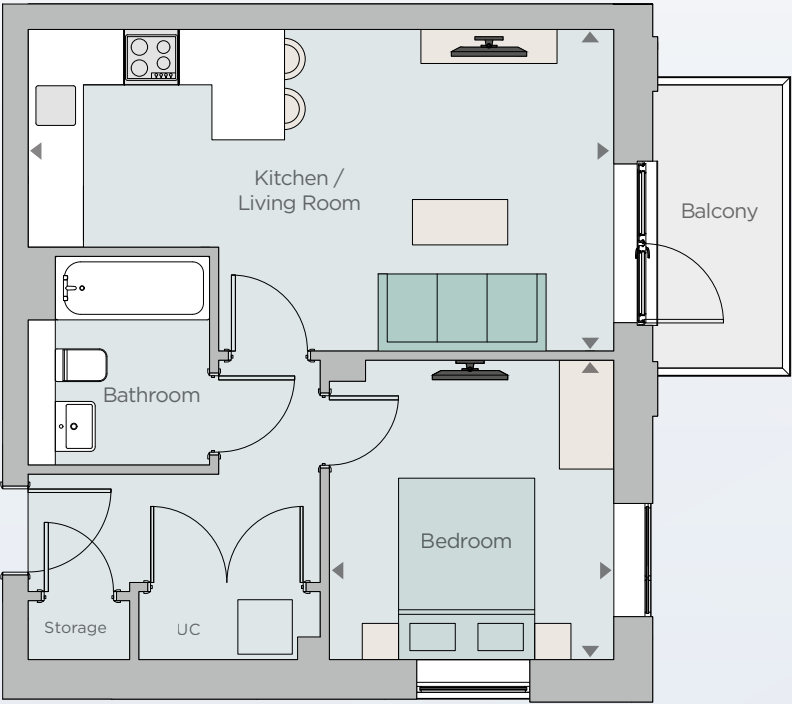
SOUTHERN HOUSE

One Bedroom Apartment



Plots 347 & 352

44.8m² / 482 ft²



Kitchen / Living Room	6.46m x 3.54m	21'2" x 11'7"
Bedroom	3.14m x 3.30m	10'4" x 10'10"

UC denotes utility cupboard

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SOUTHERN HOUSE

One Bedroom Apartment

Plot 353

57.9m² / 623 ft²



Kitchen / Living Room	6.18m x 3.26m	20'3" x 10'8"
Dining Room	3.22m x 2.10m	10'7" x 6'11"
Bedroom	3.60m x 3.09m	11'10" x 10'2"

Plots 353 & 253 are subject to planning.

UC denotes utility cupboard

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SOUTHERN HOUSE

Two Bedroom Apartment

Plot 251

76.1m² / 819 ft²



Kitchen / Living Room	6.46m x 4.34m	21'2" x 14'3"
Bedroom 1	4.36m x 3.20m	14'4" x 10'6"
Bedroom 2	3.14m x 3.10m	10'4" x 10'2"

UC denotes utility cupboard

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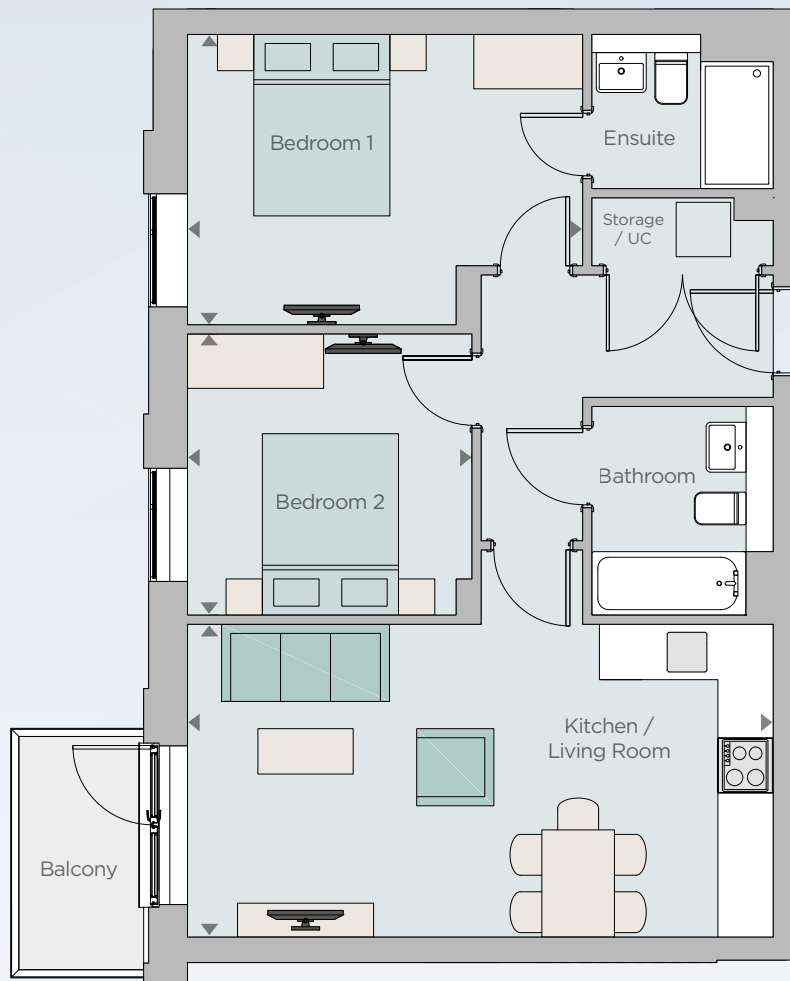
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 254, 271, 288, 305, 318, 330, 338, 343 & 348

64.2m² / 691 ft²



Kitchen / Living Room	6.46m x 3.45m	21'2" x 11'4"
Bedroom 1	4.36m x 3.20m	14'4" x 10'6"
Bedroom 2	3.14m x 3.10m	10'4" x 10'2"

UC denotes utility cupboard

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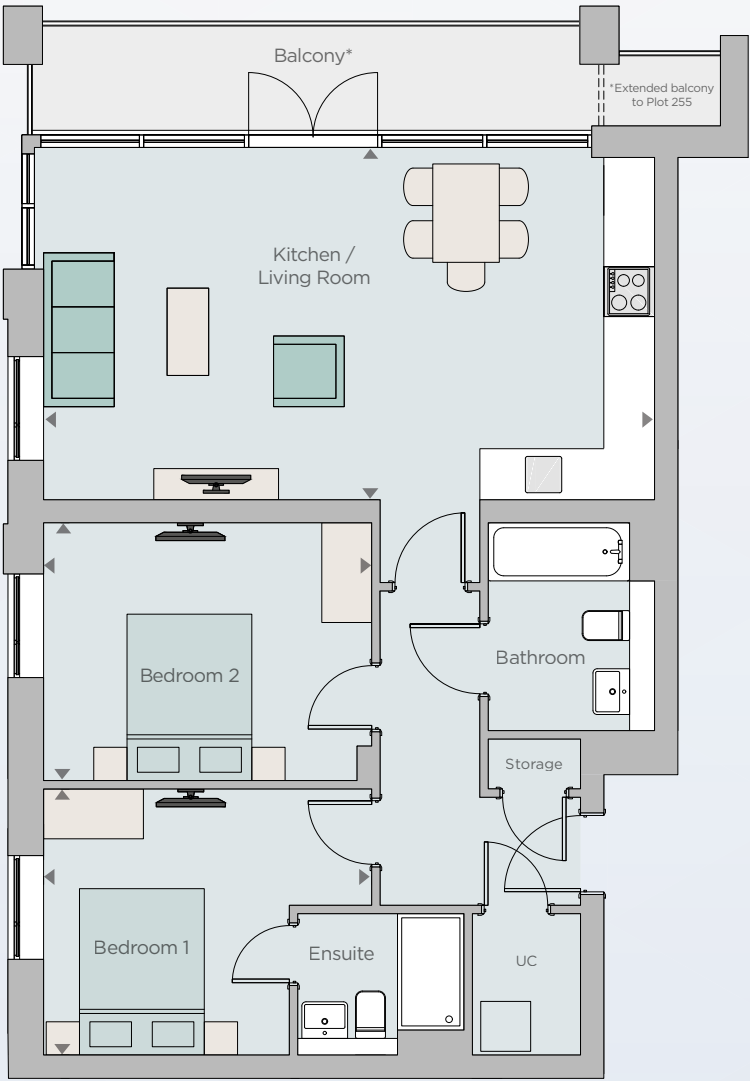


SOUTHERN HOUSE

Two Bedroom Apartment

Plots 255, 272, 289, 306, 319, 331, 339, 344 & 349

75.8m² / 816 ft²



Kitchen / Living Room	7.35m x 4.12m	24'1" x 13'6"
Bedroom 1	3.95m x 3.20m	12'11" x 10'6"
Bedroom 2	3.95m x 3.10m	12'11" x 10'2"

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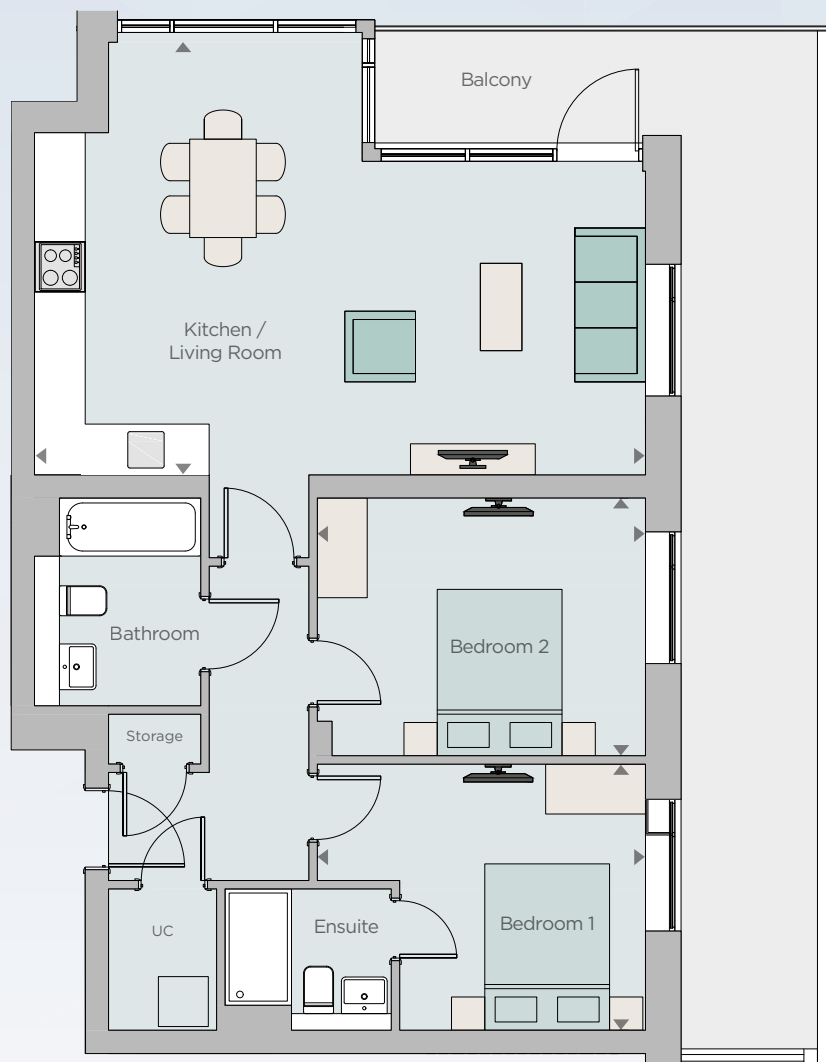
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SOUTHERN HOUSE

Two Bedroom Apartment

Plot 256

77.3m² / 832 ft²



Kitchen / Living Room	7.35m x 5.20m	24'1" x 17'0"
Bedroom 1	3.95m x 3.20m	12'11" x 10'6"
Bedroom 2	3.95m x 3.10m	12'11" x 10'2"

UC denotes utility cupboard

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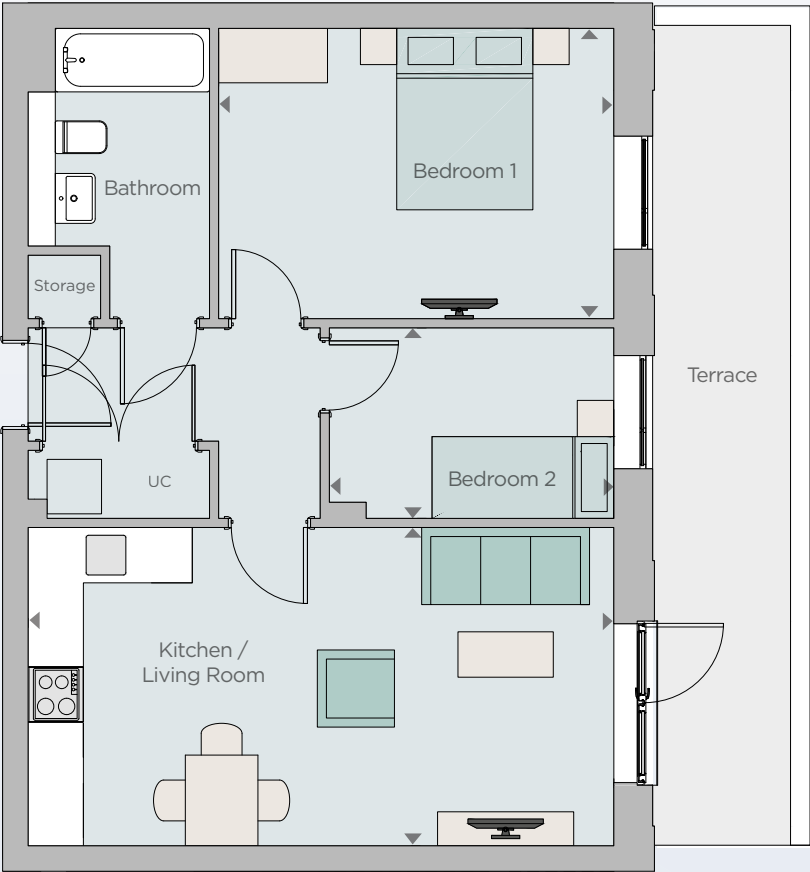


SOUTHERN HOUSE

Two Bedroom Apartment

Plot 260

58.1m² / 625 ft²



Kitchen / Living Room	6.46m x 3.51m	21'2" x 11'5"
Bedroom 1	4.36m x 3.20m	14'4" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

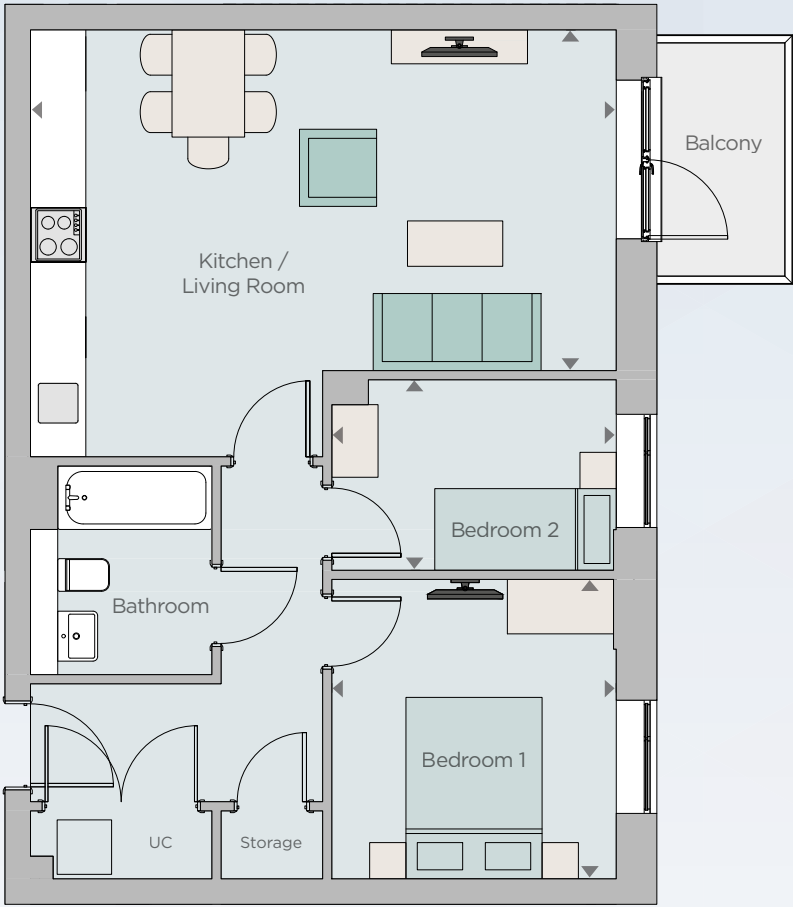
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 261, 278, 295 & 312

60.4m² / 650 ft²



Kitchen / Living Room	6.46m x 3.76m	21'2" x 12'4"
Bedroom 1	3.30m x 3.14m	10'10" x 10'4"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

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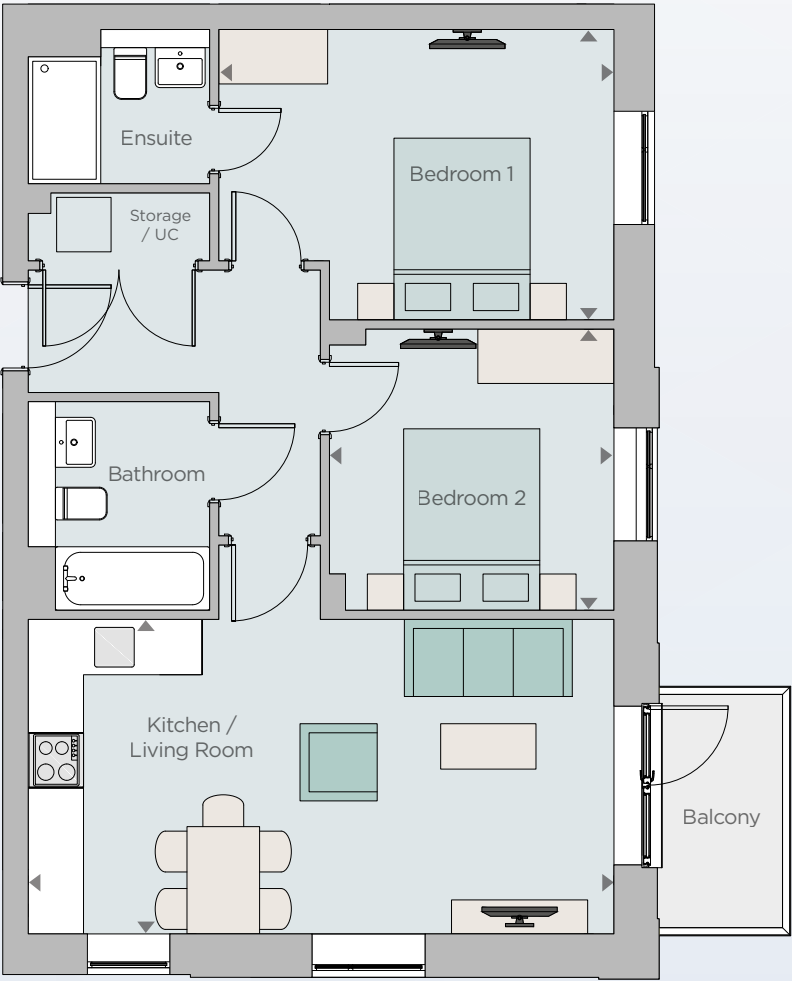
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 262, 274, 279, 291, 296, 308, 313, 321, 333, 341, 346 & 351
64.3m² / 692 ft²



Kitchen / Living Room	6.46m x 3.47m	21'2" x 11'5"
Bedroom 1	4.36m x 3.20m	14'4" x 10'6"
Bedroom 2	3.14m x 3.10m	10'4" x 10'2"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

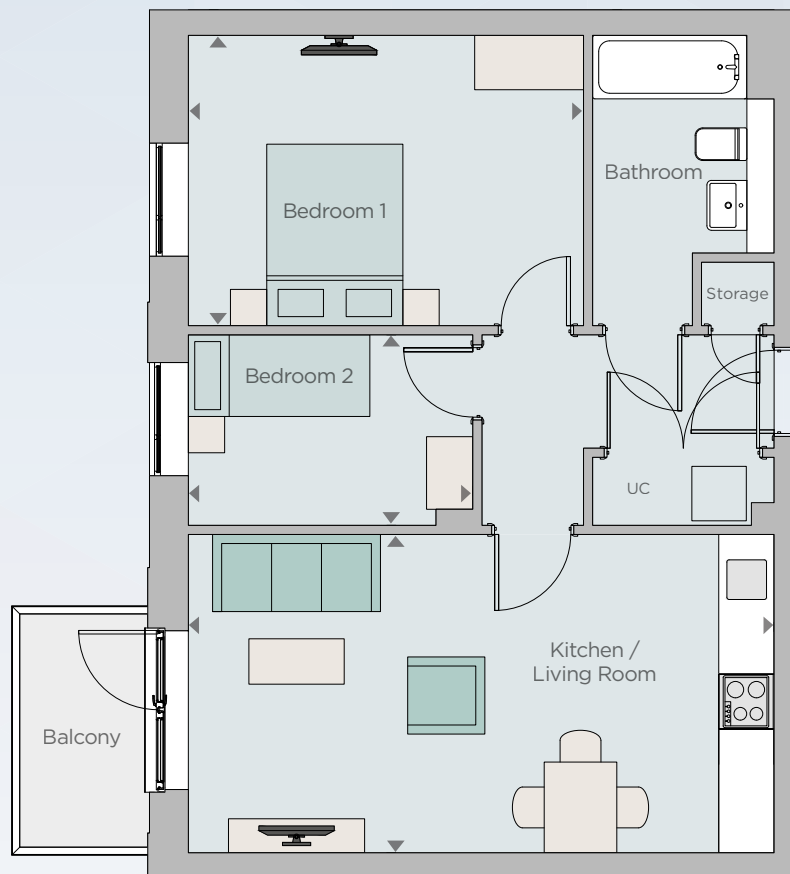
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 265, 282, 299, 316 & 328

58.1m² / 625 ft²



Kitchen / Living Room	6.46m x 3.51m	21'2" x 11'6"
Bedroom 1	4.36m x 3.20m	14'3" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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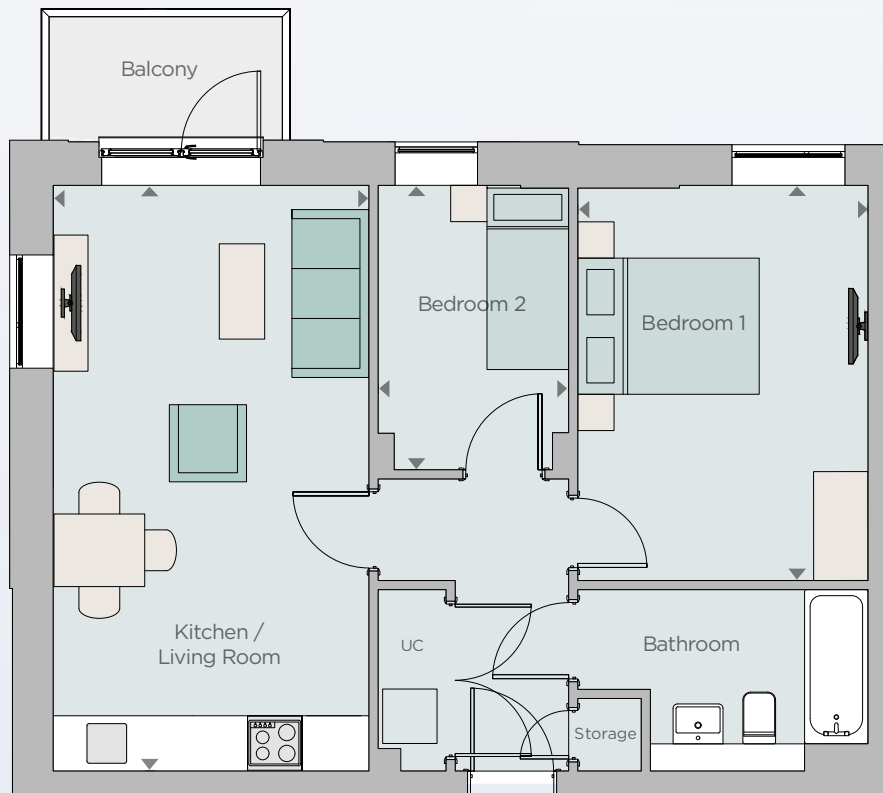
SOUTHERN HOUSE

Two Bedroom Apartment



Plots 269, 286 & 303

58.0m² / 624 ft²



Kitchen / Living Room	6.46m x 3.48m	21'2" x 11'5"
Bedroom 1	4.35m x 3.20m	14'3" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

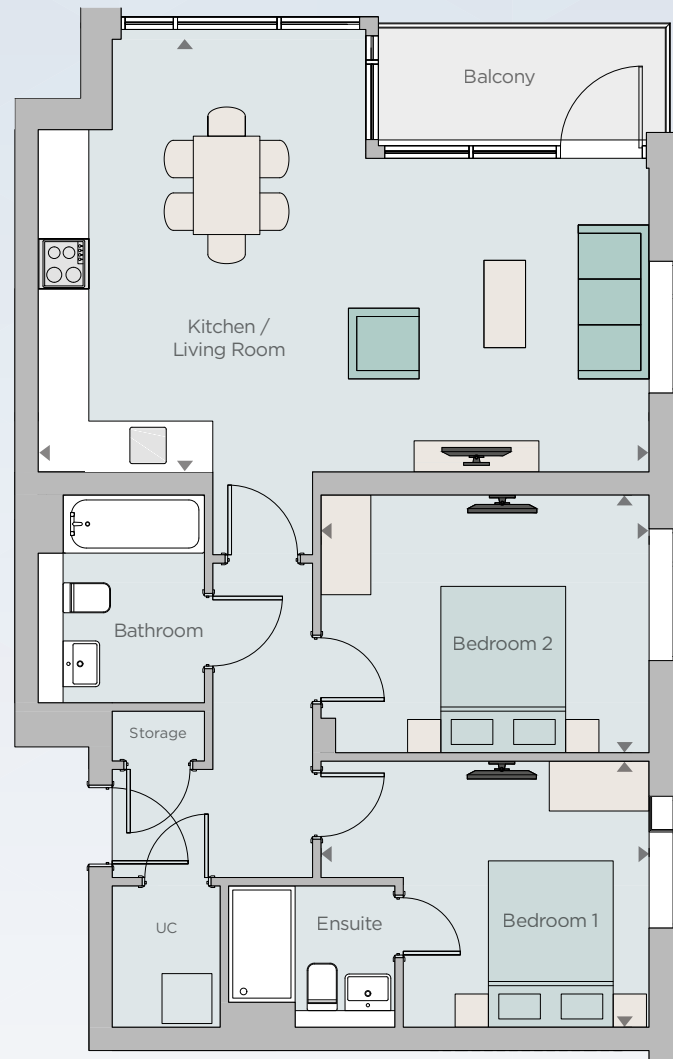
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 273, 290, 307, 320, 332, 340 & 345

77.3m² / 832 ft²



Kitchen / Living Room	7.35m x 5.20m	24'1" x 17'0"
Bedroom 1	3.95m x 3.20m	12'11" x 10'6"
Bedroom 2	3.95m x 3.10m	12'11" x 10'2"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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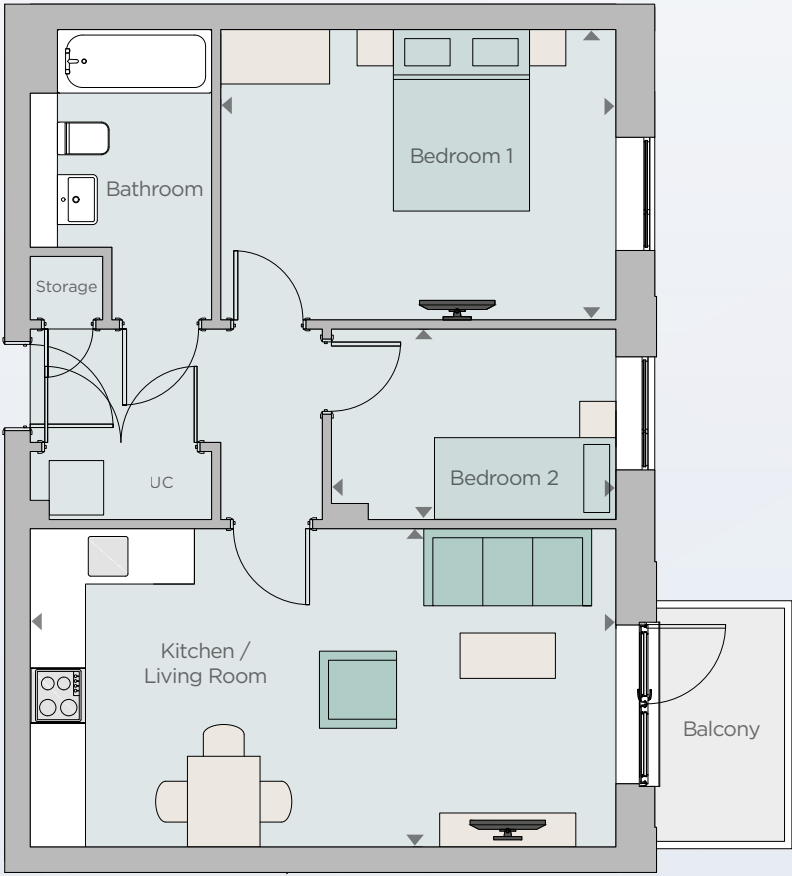


SOUTHERN HOUSE

Two Bedroom Apartment

Plots 277, 294, 311 & 324

58.1m² / 625 ft²



Kitchen / Living Room	6.46m x 3.51m	21'2" x 11'6"
Bedroom 1	4.36m x 3.20m	14'3" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

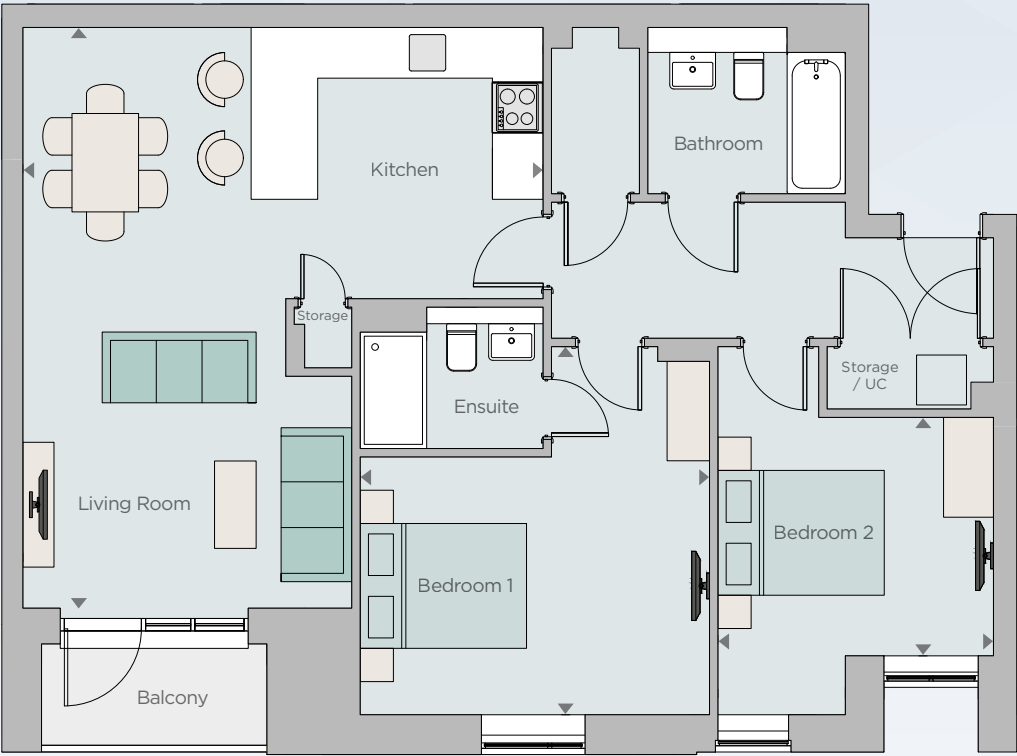
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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 280 & 297

86.3m² / 929 ft²



Kitchen / Living Room	6.98m x 6.25m	22'11" x 20'6"
Bedroom 1	4.43m x 4.20m	14'6" x 13'9"
Bedroom 2	2.87m x 3.31m	9'5" x 10'10"

UC denotes utility cupboard

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SOUTHERN HOUSE

Two Bedroom Apartment

Plots 281 & 298

69.1m² / 744 ft²



Kitchen / Living Room	4.88m x 4.58m	16'0" x 15'0"
Bedroom 1	3.23m x 3.08m	10'7" x 10'1"
Bedroom 2	3.60m x 3.10m	11'10" x 10'2"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

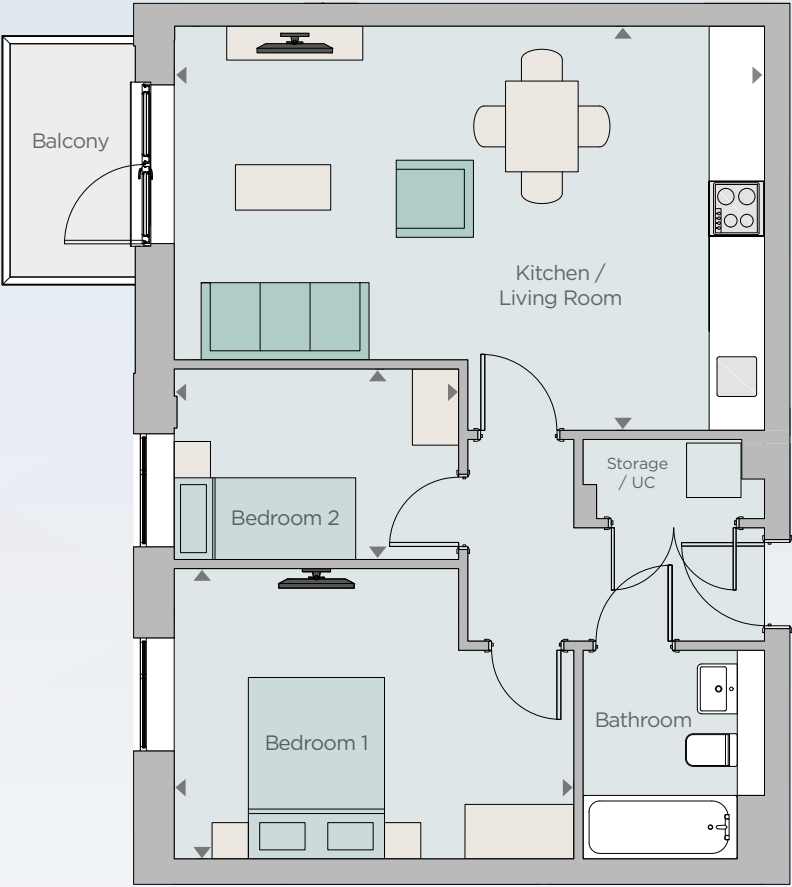
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SOUTHERN HOUSE

Two Bedroom Apartment

Plot 315

59.7m² / 643 ft²



Kitchen / Living Room	6.51m x 4.46m	21'4" x 14'8"
Bedroom 1	4.40m x 3.20m	14'5" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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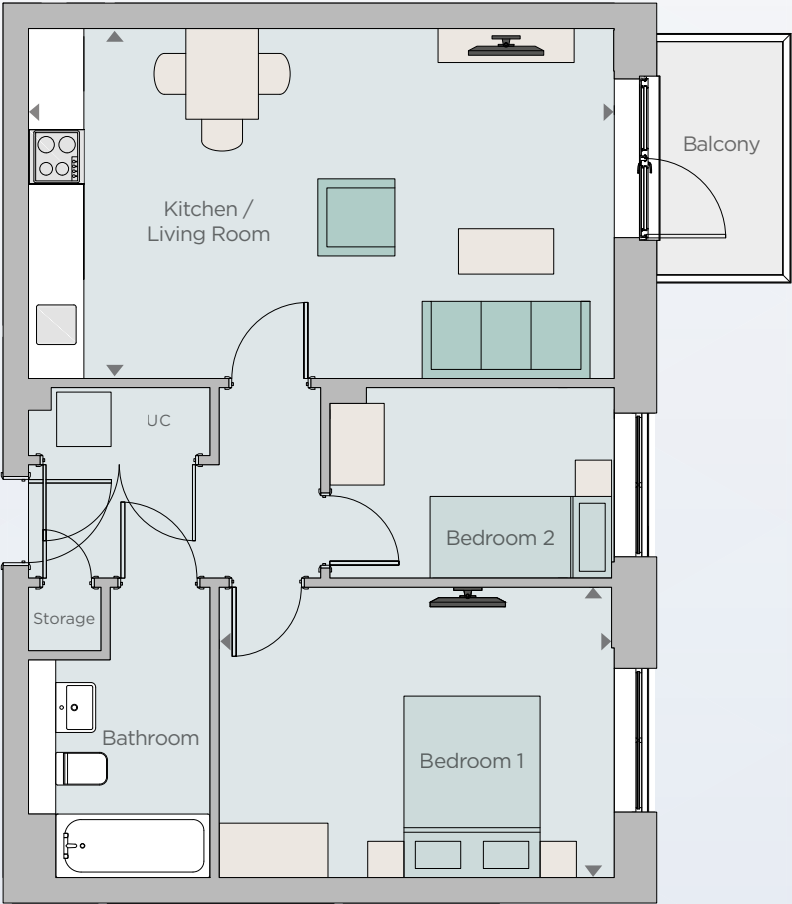


SOUTHERN HOUSE

Two Bedroom Apartment

Plot 325

60.4m² / 650 ft²



Kitchen / Living Room	6.46m x 3.86m	21'2" x 12'8"
Bedroom 1	4.36m x 3.20m	14'4" x 10'6"
Bedroom 2	3.14m x 2.10m	10'4" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

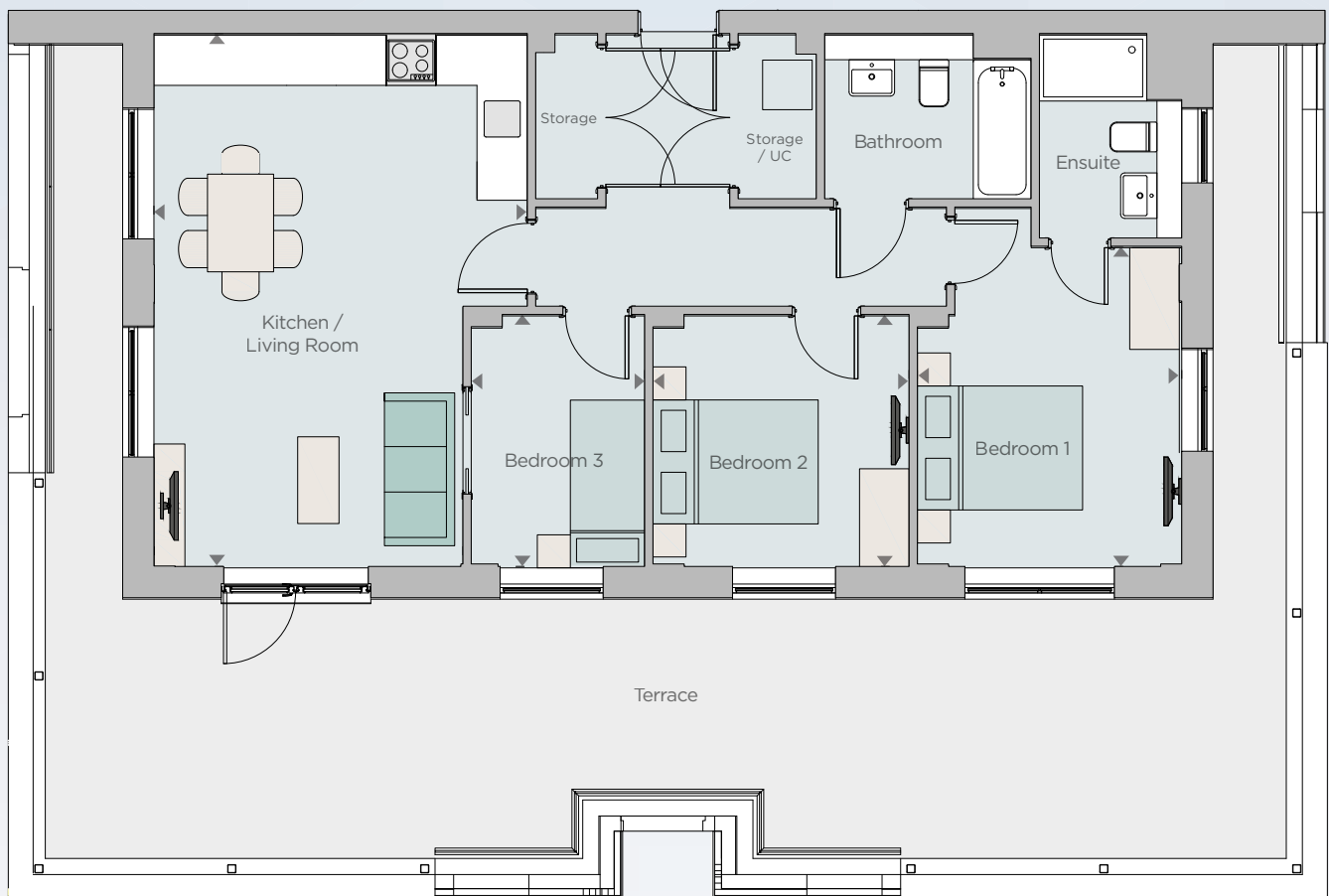
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SOUTHERN HOUSE

Three Bedroom Apartment

Plot 326

80.2m² / 863 ft²



Kitchen / Living Room	6.45m x 4.52m	21'2" x 14'10"
Bedroom 1	3.87m x 3.20m	12'8" x 10'6"
Bedroom 2	3.05m x 3.10m	10'0" x 10'2"
Bedroom 3	3.05m x 2.10m	10'1" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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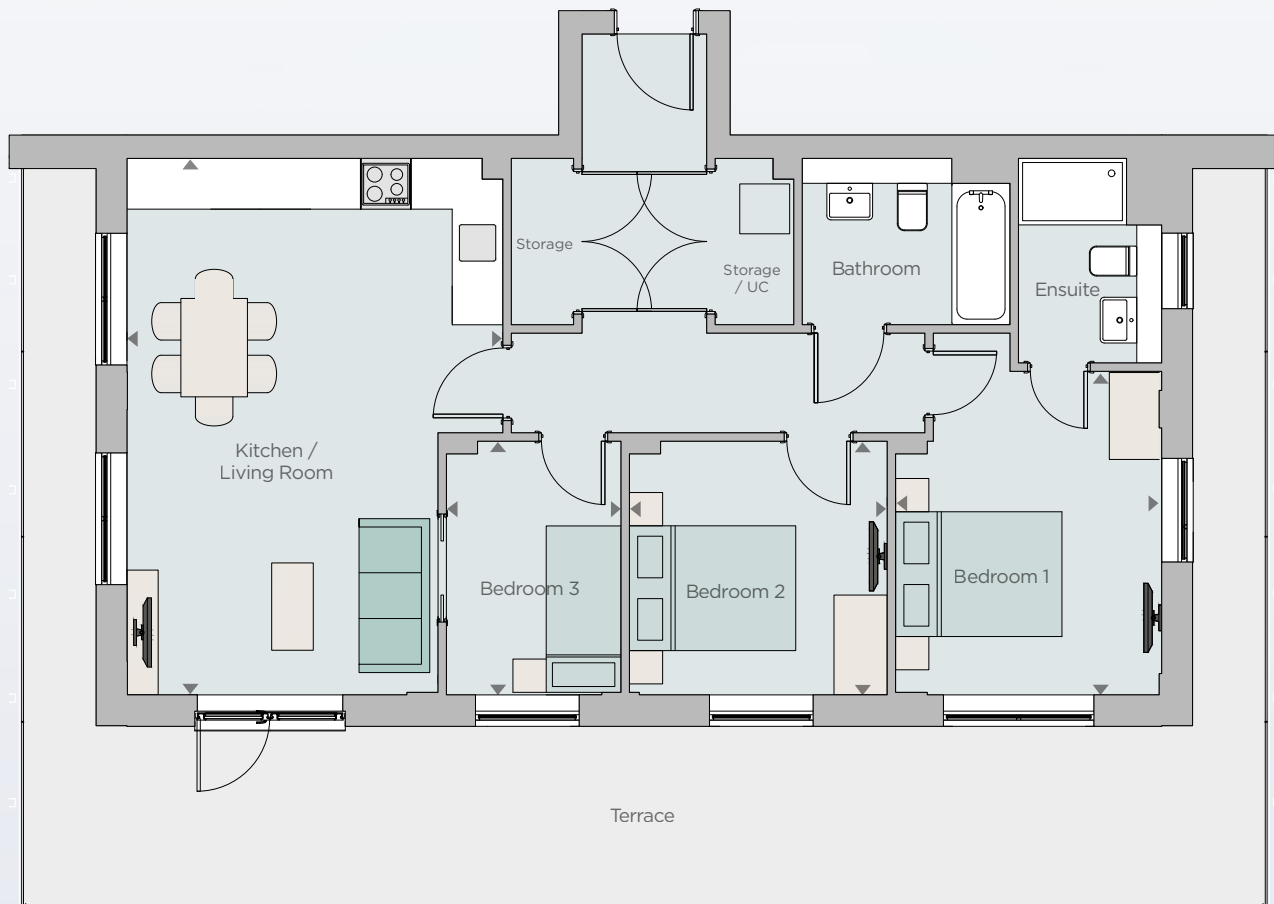
SOUTHERN HOUSE

Three Bedroom Apartment



Plot 336

82.5m² / 880 ft²



Kitchen / Living Room	6.46m x 4.52m	21'2" x 14'10"
Bedroom 1	3.89m x 3.20m	12'9" x 10'6"
Bedroom 2	3.05m x 3.05m	10'0" x 10'0"
Bedroom 3	3.05m x 2.10m	10'0" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

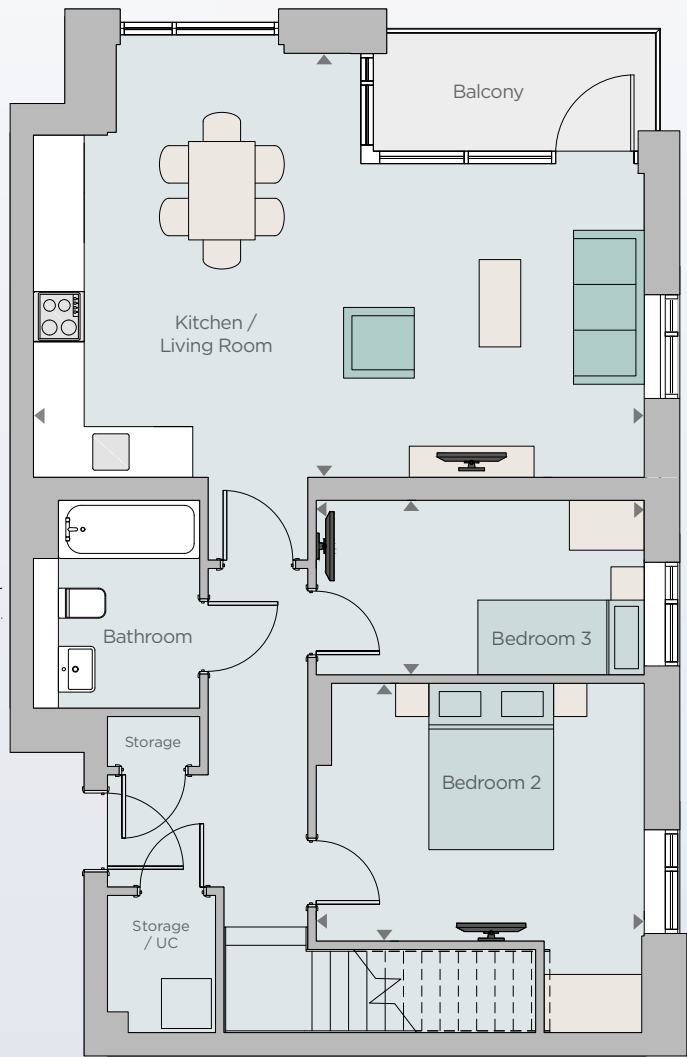
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SOUTHERN HOUSE

Three Bedroom Duplex Apartment

Lower Level

Plot 350
116.2m² / 1251 ft²

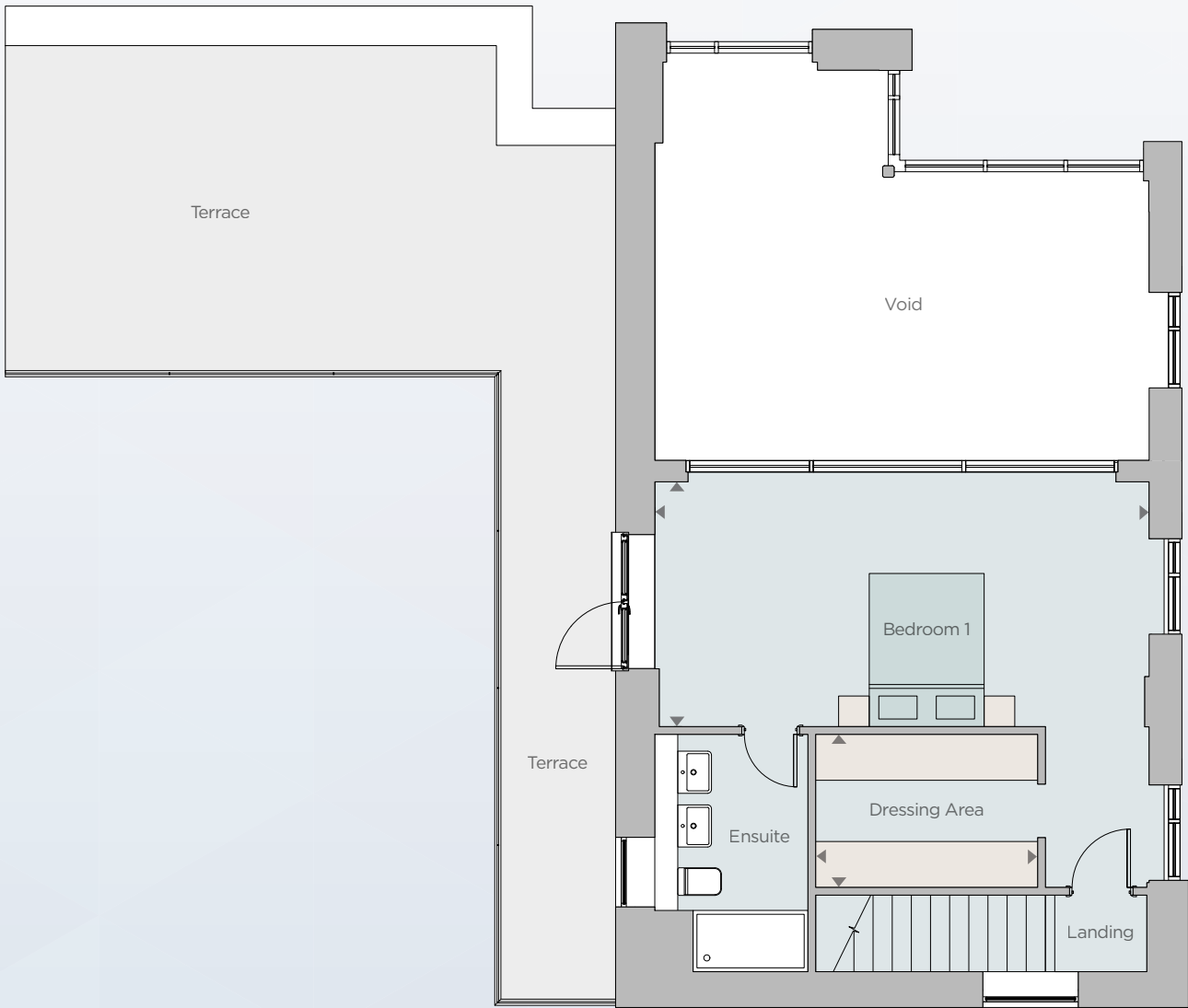


Kitchen / Living Room	7.35m x 5.20m	24'1" x 17'1"
Bedroom 2	3.95m x 3.10m	12'11" x 10'2"
Bedroom 3	3.95m x 2.10m	12'11" x 6'11"

UC denotes utility cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Upper Level



Bedroom 1	6.45m x 3.19m	21'2" x 10'6"
Dressing Area	2.90m x 2.00m	9'6" x 6'7"

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CONTEMPORARY STYLE THOUGHTFULLY DETAILED

KITCHENS

- Handleless kitchen units
- Slimline laminate worktops with matching upstands and glass splashback
- Stainless steel bowl sink and chrome mixer tap
- Stainless steel oven, ceramic hob, integrated extractor hood
- Integrated appliances to include 70/30 fridge/freezer
- Plumbing for washer/dryer to utility cupboard

BATHROOMS

- Contemporary white sanitaryware with chrome accessories
- Concealed cistern WC with soft close seat
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screen to baths
- Shower cubicle with thermostatic shower and clear glass shower screen to ensuite
- Full height wall tiling around bath (bathrooms) and shower cubicle (ensuites)
- Half height tiling to sanitaryware walls
- Floor tiles to bathroom and ensuite
- Recessed mirror above sanitaryware
- Shaver point to bathroom and ensuite
- Electric chrome ladder style towel rail to bathroom and ensuite

ENTERTAINMENT & COMMUNICATION

- 100% fibre-to-the-home open access network for ultrafast broadband service*
- Telephone points to living room, bedroom 1 and bedroom 2*

INTERNAL FEATURES/DECORATION

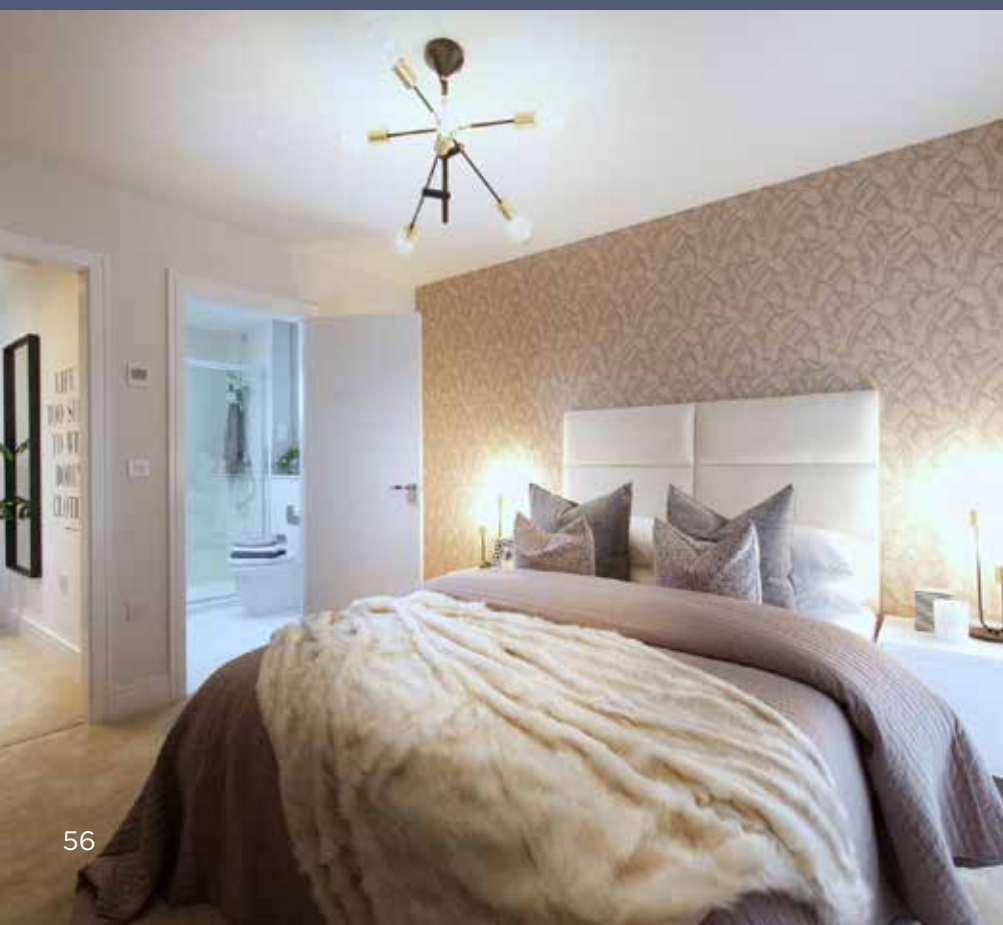
- Energy efficient electric boiler
- Underfloor heating throughout
- Contemporary white ladder doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen, bathroom and ensuite
- Pendant lighting elsewhere
- Mains control smoke alarm

COMMUNAL/EXTERNAL FEATURES

- U-PVC double glazed windows with chrome handles
- Aluminium windows to selected river fronting apartments
- Video entry phone
- Cycle storage
- Allocated parking space to each apartment
- Access to electric vehicle charging
- Landscaped communal areas

PEACE OF MIND

10 year LABC warranty. Each home will be independently surveyed during construction by the Local Authority Building Control, who will issue their 10 year warranty certificate on completion of the home.



INLAND HOMES BRINGING LAND TO LIFE

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information, please visit the Inland Homes website at inlandhomes.co.uk





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