

THE GREENWAY • UXBRIDGE

# ORCHARD COURT



**4 TRADITIONAL STYLE THREE BEDROOM HOMES  
AND 9 TWO BEDROOM APARTMENTS**

**W.E. BLACK LTD**

*Designed with Thought • Built with Care*

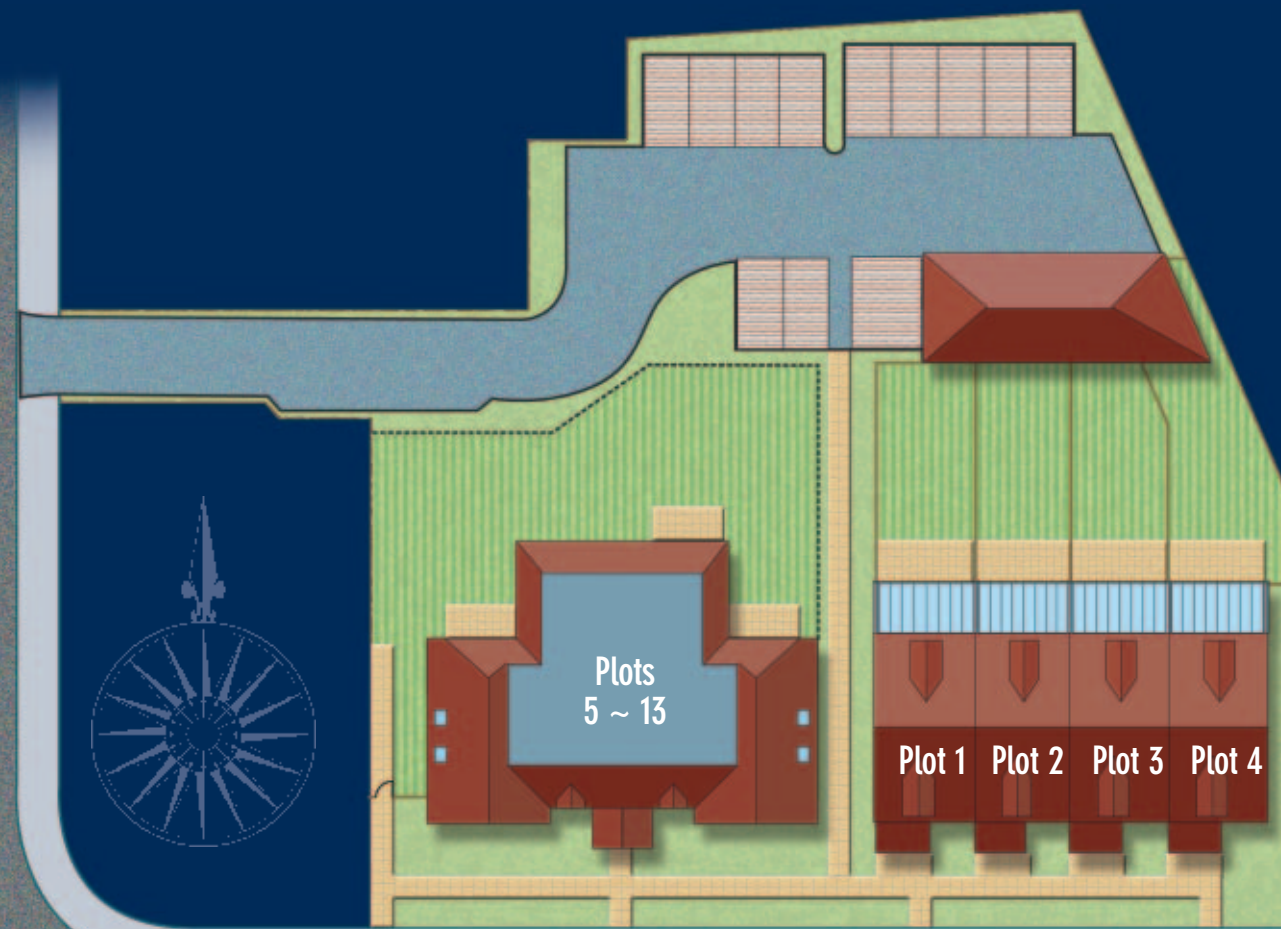


# THE LOCATION UXBRIDGE

Picture your new home in a private cul-de-sac of three bedroom houses, or in an apartment located in this very popular mature residential area of Uxbridge close to Brunel University. It is convenient for commuting and has quick and easy access to the town centre and surrounding commercial areas.

The superbly revitalised centre of Uxbridge Town is only 1/2 mile away. One will find a great combination of the traditional shops sitting alongside the extensive shopping malls of the Chimes and the Pavilions, where all the leading retailers are represented, as well as a multi-screen cinema and plenty of bars and restaurants. Sporting facilities in the area are second to none with a wide variety of leisure centres, with every major and minor activity well covered. The Colne Valley, Grand Union Canal and parkland are just a stone's throw away for walking, riding or cycling.

## ORCHARD COURT



Water's Edge Restaurant Uxbridge



Uxbridge Station with regular services to London



The Chimes Shopping Centre

# FIXTURES & FITTINGS

## SPECIFICATION

Designed by leading local Architect W J Macleod, Orchard Court will give you a warm and inviting low maintenance home with the latest insulation specification to keep those expensive utility bills under control. The development will be attractively landscaped with allocated brick paved parking bays and garages.

### HOUSE SPECIFICATION

#### Traditional Construction

- Traditional brick and block construction with pre-stressed concrete ground floors.
- High specification insulation.
- Double glazed PVCU windows and french doors. Front doors supplied in high performance, low maintenance composite materials.

#### Luxury Kitchen

- Fully fitted "Symphony" kitchen.
- Inset 1.5 bowl sink with mixer taps.
- Stainless steel Smeg electric oven with gas hob and extractor.
- Fully integrated dishwasher unit.
- Ceramic wall tiling.
- Low voltage down lighters.

#### Quality Bathrooms

- Classic white sanitaryware.
- Steel bath.
- Fitted vanity unit as specified.
- Chrome taps and fittings.
- Ceramic tiling to walls.

#### Decorative Finishes

- Moulded 4 panel doors
- Moulded skirtings and architraves in white gloss.

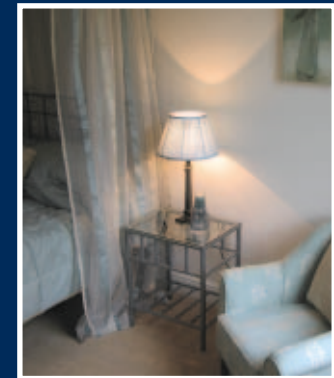
- Walls are emulsioned in barley-white except in bathrooms and kitchens which are in white.

#### Heating

- Individual gas fired central heating.

#### Other Features

- Fully landscaped front gardens.
- Allocated brick garages.



### APARTMENT SPECIFICATION

#### Traditional Construction

- Traditional brick and block construction with high density concrete floors under a pitched tile roof.
- High specification sound insulation.
- PVCu windows and french doors are weatherstripped and double glazed with multi point locking fasteners.

#### Luxury Kitchen

- Fully fitted "Symphony" kitchen.
- Inset 1.5 bowl sink with mixer taps, washer/dryer and waste disposal unit.
- Stainless steel Smeg electric oven with gas hob and extractor.
- Ceramic wall tiling.

#### Decorative Finishes

- Moulded 4 panel internal doors with high quality chrome furniture.
- Moulded skirtings and architraves painted in white.
- Walls are emulsioned in barley-white except in bathrooms and kitchens which are in white.

#### Heating

- Individual gas fired central heating combined with very high insulation specification.

#### Other Features

- Video entry phone for convenience and security.
- Carpeted entrance halls.
- Fully landscaped grounds.
- Allocated block paved parking bays.
- Residents controlled management company.

All properties have a full NHBC ten year warranty.



Please Note: photographs are indicative of the type and style of W.E. Black's interior finishes and do not necessarily represent this specific development.

MERRYFIELDS

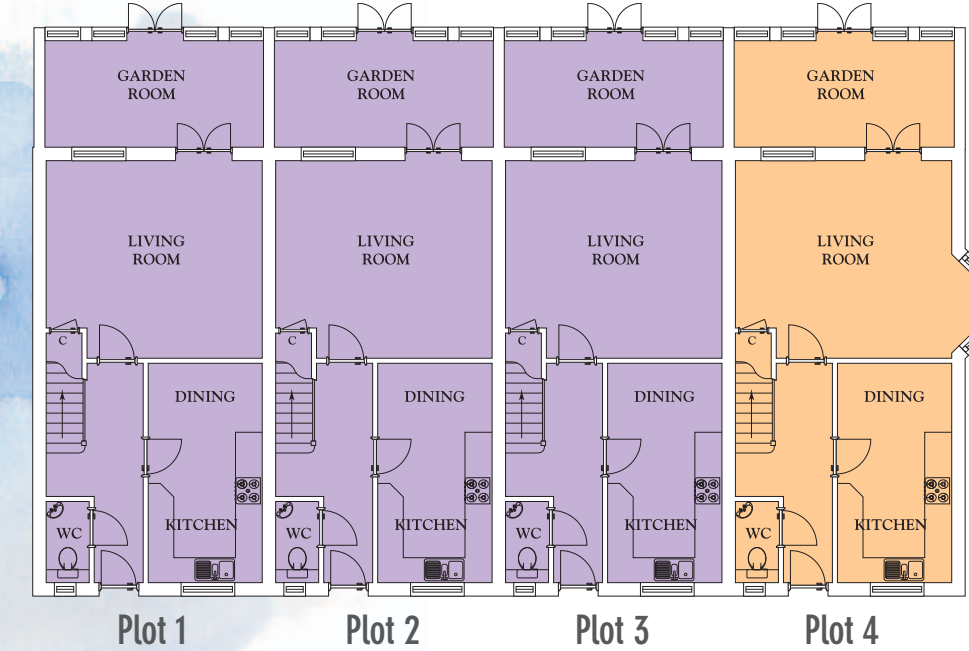
THE GREENWAY



# PLOTS 1 ~ 4

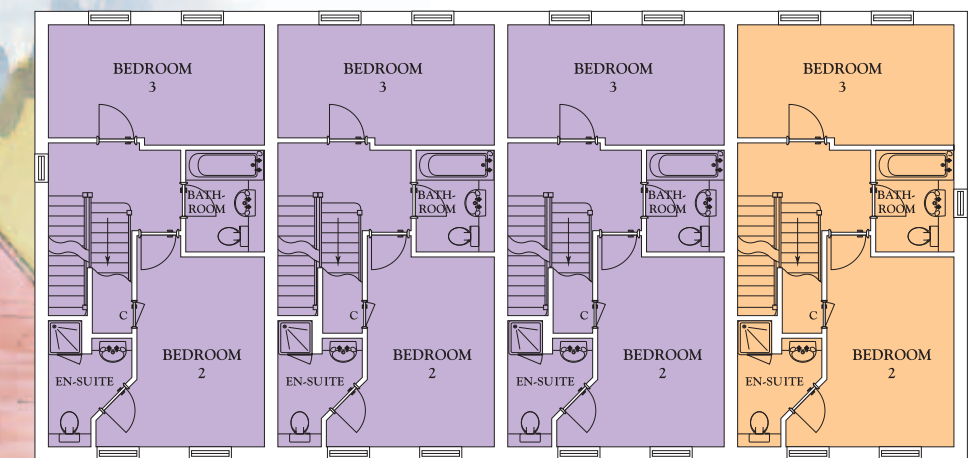


## GROUND FLOOR



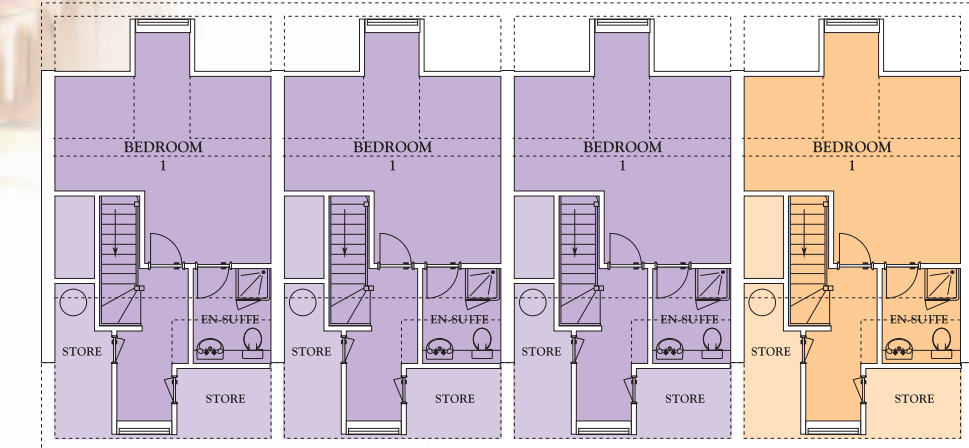
GROUND	
Plots One, Two & Three	
Living Room	4.80m max x 4.40m max 15'9" max x 14'6" max
Kitchen/Dining	4.92m x 2.55m 16'2" x 8'4"
Garden Room	4.90m x 2.48m 16'1" x 8'2"
Plot Four	
Living Room	5.36m max into bay x 4.40m max 17'6" max into bay x 14'4" max
Kitchen/Dining	4.92m x 2.55m 16'2" x 8'4"
Garden Room	4.90m x 2.48m 16'1" x 8'1"

## FIRST FLOOR



FIRST	
Plots One, Two, Three & Four	
Bedroom 2 with en-suite shower	4.70m max x 3.71m max 15'6" max x 12'2" max
Bedroom 3	4.80m x 2.70m max 15'9" x 8'11" max

## SECOND FLOOR



SECOND	
Plots One, Two, Three & Four	
Bedroom 1 with en-suite shower	5.19m max into dorma x 4.80m max 17'0" max into dorma x 15'9" max



**PLOTS 5 ~ 13**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**Plots 5, 7, 8, 10, 11 & 13**

Living Room	4.30m x 3.82m	14'2" x 12'6"
Kitchen	4.30m x 1.90m	14'2" x 6'3"
Bedroom 1 with en-suite shower	4.42m max x 3.77m max	14'6" max x 12'4" max
Bedroom 2	3.40m x 2.57m	11'2" x 8'5"

**Plots 6, 9 & 12**

Living Room	4.42m max x 4.35m max	14'6" max x 14'3" max
Kitchen	3.95m max x 3.06m max	12'11" max x 10'0" max
Bedroom 1 with en-suite shower	4.35m x 3.95m max	14'3" x 12'11" max
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"



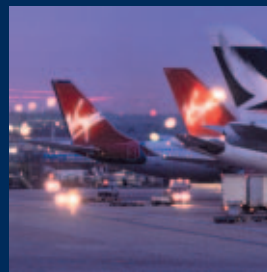


# COMMUNICATION & TRAVEL

## LOCATION



## ORCHARD COURT



**PLEASE NOTE:** Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes and therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form part of an offer or a contract. November 2007.

**RAIL:** Uxbridge underground is a 15 minute walk and has excellent tube links to central London, Baker Street (*Metropolitan Line*) in under 45 minutes and Uxbridge to the West End (*Piccadilly Line*) in under an hour.

**ROAD:** The A40 & M40(J1) is near to hand (*2.85 miles*) giving easy access to central London and further afield via the M40. The M25 (*J16*) is 4 miles away with quick and easy links to the rest of the motorway network. Frequent local bus services

**AIR:** with Heathrow on the doorstep air travel couldn't be more conveniently accessed and from here there are excellent rail and road links to the airports of the South East.

## THE BUILDERS

W. E. Black Limited was established in Uxbridge in 1919. Whilst incorporating the very latest materials, we also use traditional craft skills and many of our tradesmen have at least thirty years experience. All of the materials we use more than meet their required performance standards and most are personally selected by our Directors.

When you purchase one of our homes, you gain the benefit of this combined knowledge and experience, which we believe, is unrivalled in the industry.



## W.E. BLACK LTD

*Designed with Thought • Built with Care*

Hawridge Place, Hawridge, Bucks. HP5 2UG  
Telephone: 01494 758055