



MONEYFIELD MEWS

PORTSMOUTH

A high quality development of 12 four bedroom semi-detached new homes

THE DEVELOPMENT



The development is located in Baffins, a highly sought after residential area to the Eastern side of the city. **This lovely location has for many years been popular with families and with excellent local schooling, shops and a range of parks close at hand, it's easy to see why. The main jewel in the crown is Baffins Pond, a local beauty spot and a perfect place to relax whether you are feeding the ducks or just enjoying the view with a coffee!**

NB Plots numbers



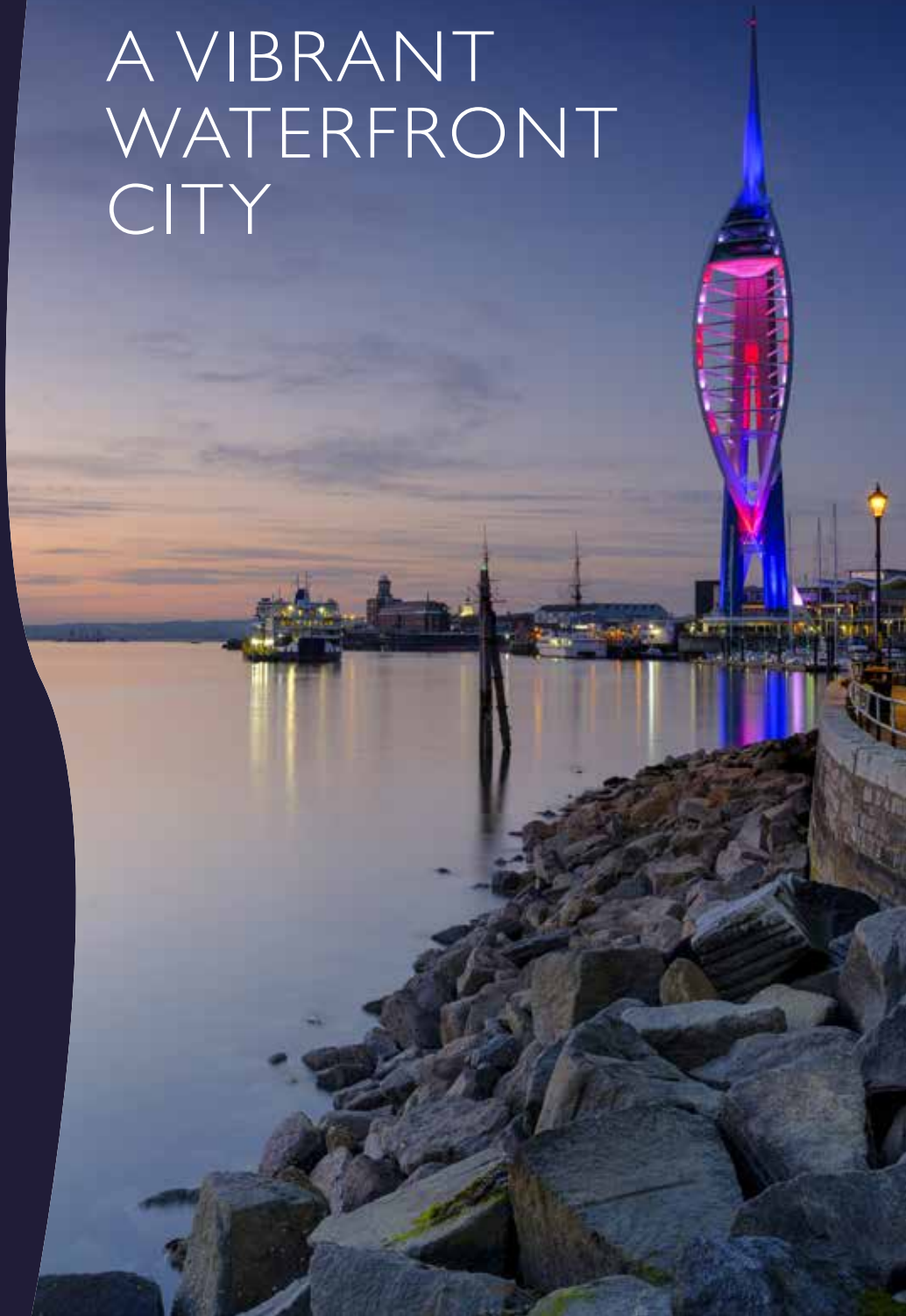
NB. The images and site plan are CGI images as indicative illustrations for use as a general guide and plot identification purposes only. Not to scale. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping and finishes subject to confirmation. The developer reserves the right to vary during construction.

LIFE IN PORTSMOUTH

Portsmouth offers a great variety of shops, from independent boutiques to larger high street retailers. Gunwharf Quays is a popular shopping destination with designer outlet stores and a good array of restaurants and bars to enjoy while overlooking Portsmouth Harbour. Access in and out of the City is excellent with the Eastern Road and the M275 both joining the M27 to make commuting that much easier. Rail services are well connected to with direct services to London and Southampton together with a regular service provided by Hovertravel to the Isle of Wight.

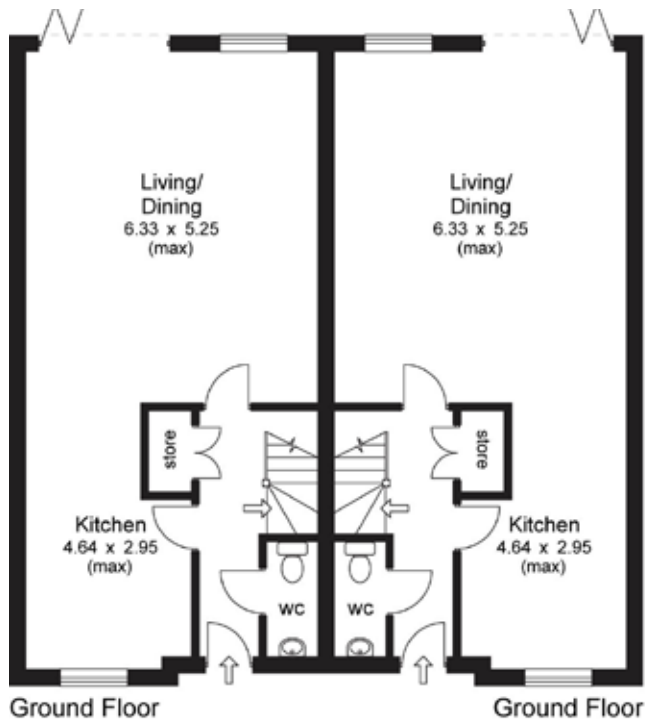


A VIBRANT WATERFRONT CITY



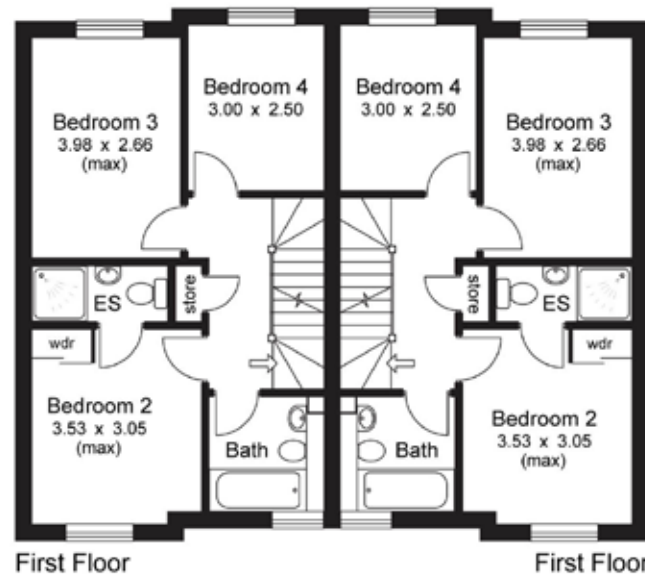
FLOORPLANS

FOUR BEDROOM SEMI-DETACHED HOMES WITH GARDENS AND GARAGES



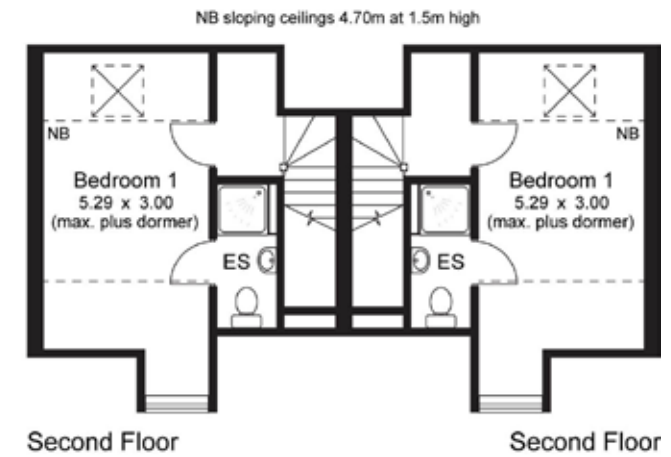
PLOT 1

PLOT 2



First Floor

First Floor



Second Floor

Second Floor

SPECIFICATION

ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- White sockets
- Shaver point main bathroom and en-suite
- TV points (in selected rooms)
- Telephone points (in selected rooms)
- Down lights to kitchen, lounge, hall and landing
- Bathroom down lights to house bathroom, en-suite and downstairs wc
- Alarm system

EXTERNAL SPECIFICATION

- Tarmac road
- Marshall Saxon Buff paths
- Marshall Prioia Brindle block paved parking spaces
- External elevations faced with Olde Southwater brick and K Rend through colour white render finish
- Natural grey smooth slate roofing
- Natural lead finish dormers
- White upvc facias & soffits
- Outside tap
- Black UPVC guttering

INTERNAL SPECIFICATION

- White skirting boards and architraves
- Stairs with oak handrail and glass balustrade
- Internal walls & ceilings in Dove grey emulsion
- White internal woodwork
- Chrome door furniture
- Karndean flooring to ground floor

KITCHEN & UTILITY

- Howden Clerkenwell kitchens with breakfast bar
- Granite worktops
- Appliances included are integrated fridge freezer, integrated dishwasher, single oven, induction hob, extractor, wine cooler & washing machine

BATHROOMS & DOWNSTAIRS WC

- White sanitaryware
- Chrome taps and shower fittings
- Chrome electric towel radiators in house bathroom & en-suite
- Half tiled to all walls in bathroom & en-suite. Fully tiled in shower areas
- Floors tiled in bathroom and en-suites
- Tiling behind basin in downstairs wc

DOOR & WINDOW SPECIFICATION

- Slim line Anthracite Grey double glazed UPVC windows
- Composite Birchover Doors in Anthracite Grey
- Chrome window & door furniture
- Bi-fold doors to living-dining room

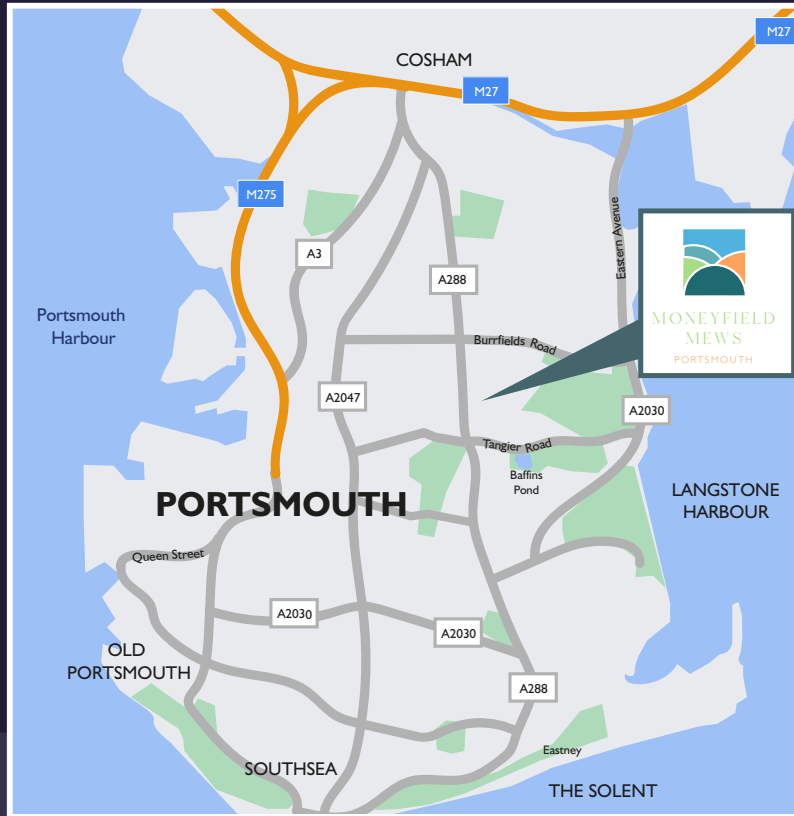
GENERAL

- 10 year ICW Guarantee new build warranty
- Timber frame construction
- Electric and water services connected to the property with provision for meters to read externally.
- BT laid up to property but has to be made live by supplier.
- Samsung Air Source Heat pumps heating system with underfloor heating downstairs and radiators upstairs
- Garage with electric and water supply
- Electric roller garage doors

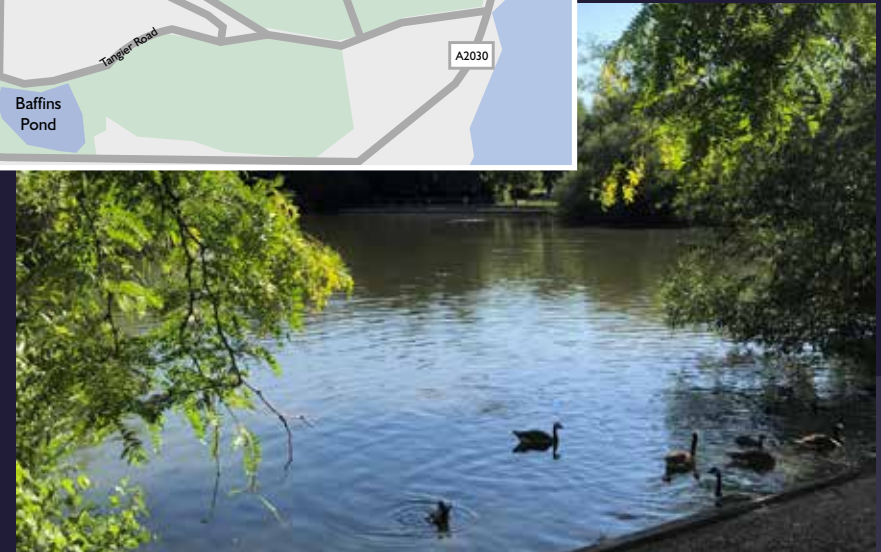
NB. This specification is a general summary, and the developer reserves the right to alter the specification during construction.

The Energy Efficiency Ratings are available upon request. Where a property is under construction these will be Predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property on completion.

DIRECTIONS



SATNAV
PO3 6LA



BAFFINS POND

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