

A superb new collection of I & 2 bedroom apartments and 3 & 4 bedroom houses

A development by



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ENJOY THE BEST OF BOTH WORLDS

THE VIBRANCY AND AMENITIES
OF CRAWLEY AND THE BEAUTIFUL
COUNTRYSIDE OF THE NORTH
AND SOUTH DOWNS.
ALL WAITING TO BE EXPLORED.

The perfect place to call home, St John's Walk, in the thriving West Sussex town of Crawley, is ideally located midway between London and Brighton. The choice of properties offers something for everyone – from couples and first time buyers, to families looking for a home in which they can grow.















Crawley offers everything you'd expect from a large, established town, and more. The County Mall Shopping Centre is home to all the favourite high street shops and cafes, and the High Street hosts a market every Saturday. The state of the art K2 Leisure Centre, offers dozens of different sports and activities, including a 50 metre pool and climbing wall. Golf enthusiasts can tee off at the nearby Tilgate Forest Golf Centre adjoining Tilgate Park, itself a popular beauty spot.

For theatre fans, The Hawth is a lively theatre and arts venue, and Crawley Leisure Park features a multi-screen cinema and ten pin bowling. Families are especially well catered for in Crawley, with a large choice of schools for children of all ages. With all the attractions of Brighton and the south coast just 22 miles away, great days out have never been so close, or so much fun.









ALL THE RIGHT CONNECTIONS

Whether you're driving for business or pleasure, Crawley is conveniently placed for getting about. Located on the A23, it's just 3 miles to the M23 from where it's 16 miles to the M25 (junction 7). Central London (via Croydon) is 30 miles in distance, and Gatwick, a mere 6 miles.

Crawley also enjoys excellent public transport, with regular bus and coach services, and fast rail connections. From Three Bridges Railway Station up to 9 trains an hour depart for London, with a minimum journey time of 36 minutes to London Bridge, and 39 minutes to London Victoria.*





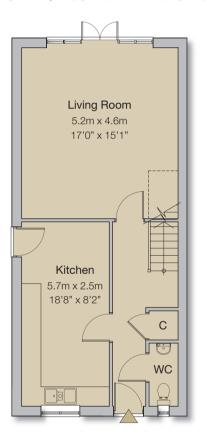




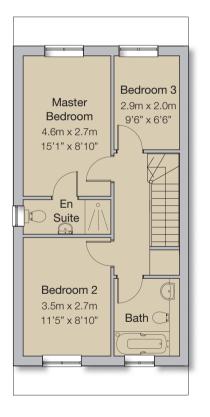


3 BEDROOM HOUSE

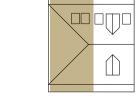
PLOT 7 SHOWN, PLOT 14 MIRRORED*



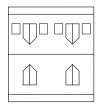
Ground Floor

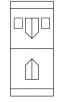


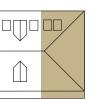
First Floor



Plot 7





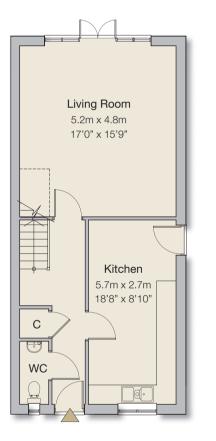


*Please note: living room dimensions vary on plot 14. Please ask for details.

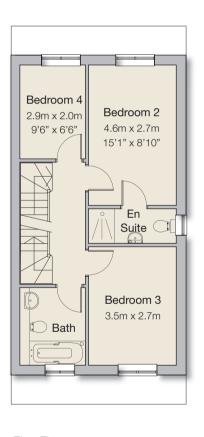
Plot 14

4 BEDROOM HOUSE

PLOTS 8, 10 & 11 SHOWN, PLOTS 9, 12 & 13 MIRRORED*



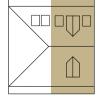
Ground Floor



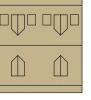
First Floor



Second Floor







Plot 9 Plot 10



Plot 11



Plot 12

Dlot 12

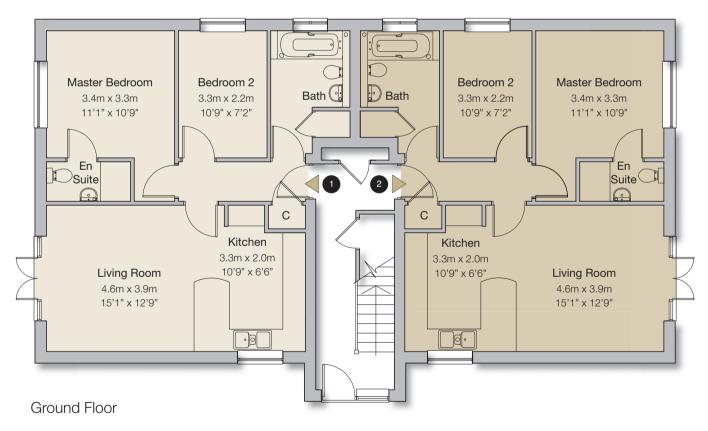
*Please note: dimensions vary on plots 11 and 12 and living room dimensions vary on plot 13. Please ask for details.





2 BEDROOM APARTMENTS

PLOTS 1 & 2

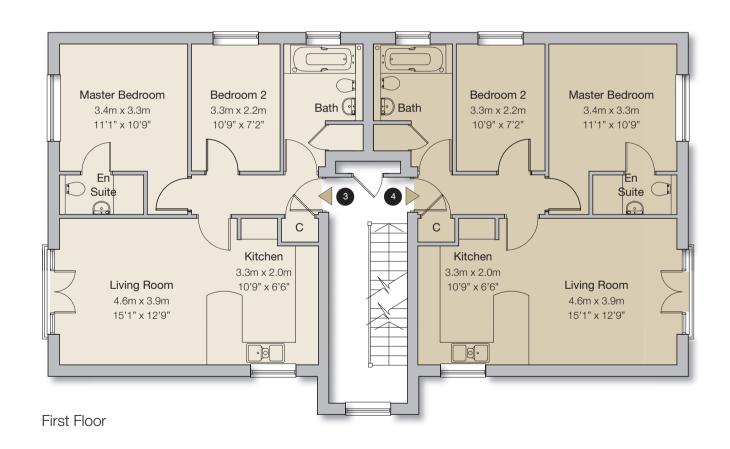






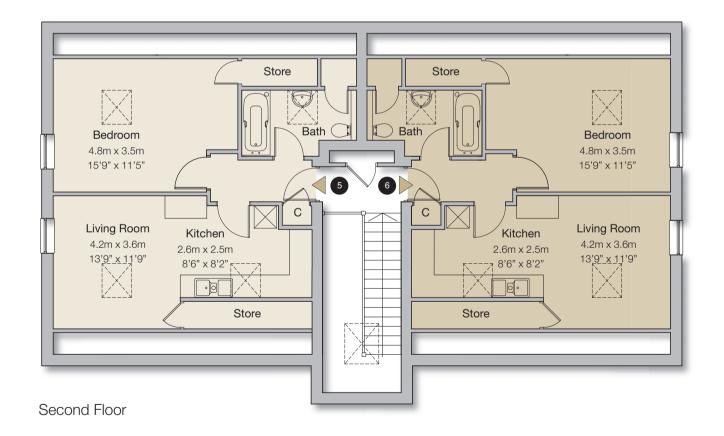
2 BEDROOM APARTMENTS

PLOTS 3 & 4



1 BEDROOM APARTMENTS

PLOTS 5 & 6





SPECIFICATION

Energy Efficiency

- Gas fired central heating to radiators with solar powered renewable energy efficient hot water system
- Electric scale inhibitor fitted to protect boiler, cylinder and pipework from scale build up
- PVC double glazing
- External walls insulated
- Internal walls, insulated, drylined and finished in plaster
- Loft space 300mm insulation (houses only)

Design Internally

- Stairs with painted newels and stained handrails (houses only)
- Ceilings to receive a smooth white painted finish with cove to living room, bedrooms, hall and landing (houses and plots 1-4 only)
- Internal panels doors with chrome finish lever handles
- Mains operated front door bell
- Light provided to loft space (houses only)

Kitchen

- Choice of luxury kitchen units and worktops
- Choice of high quality wall and floor tiling
- Low energy downlighters
- Gas hob and electric fan assisted oven and cooker hood

Bathrooms, en suites and cloakrooms

- Designer sanitary ware and furniture in white
- Choice of wall tiles
- Shaver point to bathrooms
- Low energy downlighters

■ Water saving wc suites/ taps to basin / hand held shower to bath mixer and shower to shower cubicles

Electrical

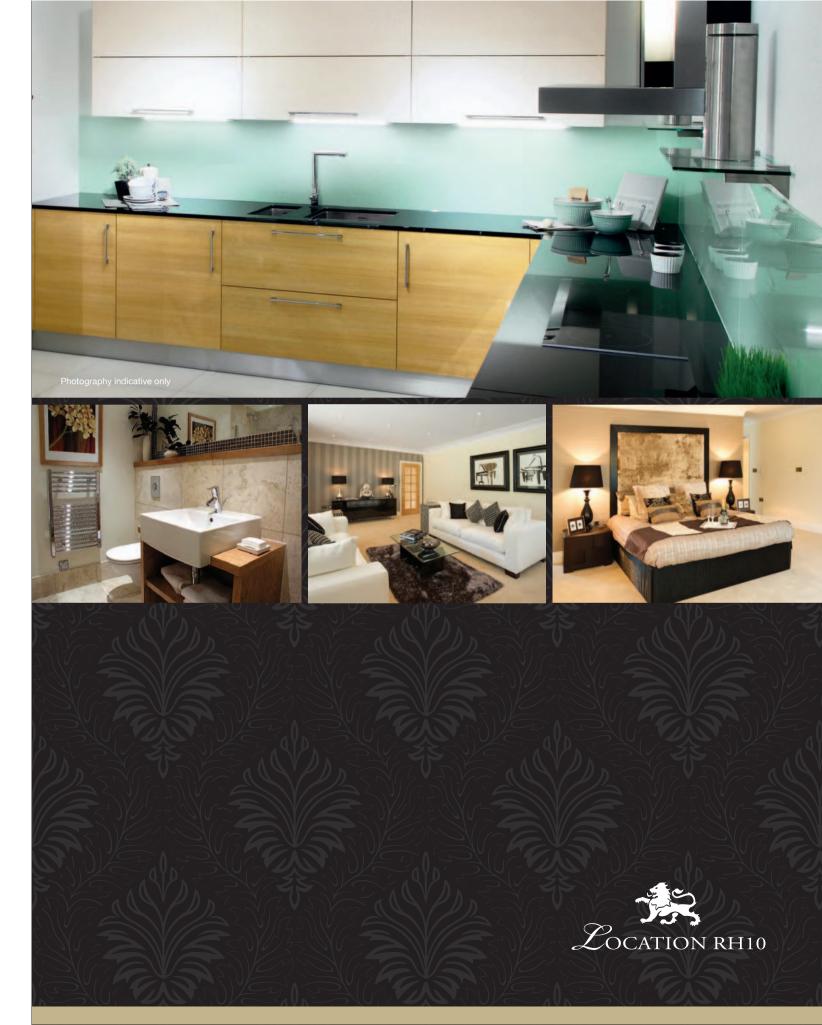
- Low energy lights to living room and hallway
- White power outlets and switches
- TV points to living room, bedrooms and kitchen
- Immersion heater installed in cylinder
- Telephone points to the living room, kitchen, and master bedroom
- Multi media plug to living room and wired ready for Virgin TV and broadband or Sky (houses only)
- Multi media plug to living room to allow access to Sky (through communal Sky, DBA and FM aerial) or Virgin TV and broadband (apartments only)

External

- Patio to rear linked to a path to the side access (houses only)
- Patio to rear of ground floor apartments
- External tap (external communal tap to apartments)
- External light to patio

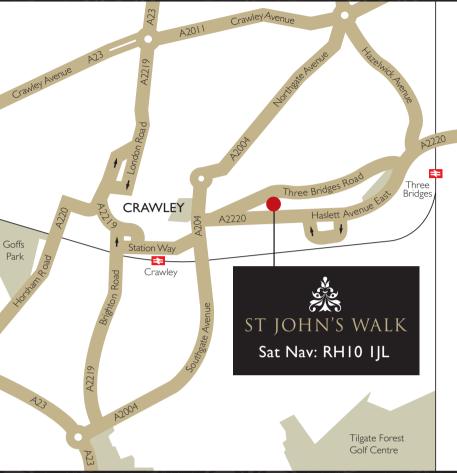
Security and Peace of Mind

- NHBC Buildmark 10 year warranty
- Electric operated gates to St. Johns Walk entrance with remote entry system
- Mains wired smoke detectors to halls and landings
- Window locks to all windows
- 5 lever deadlock and night latch to front door
- External lighting to front porch and rear patio
- All properties pre wired for an alarm system











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These details are intended to give a general indication of the proposed development and floor layouts. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract nor to be a representation inducing any such contract