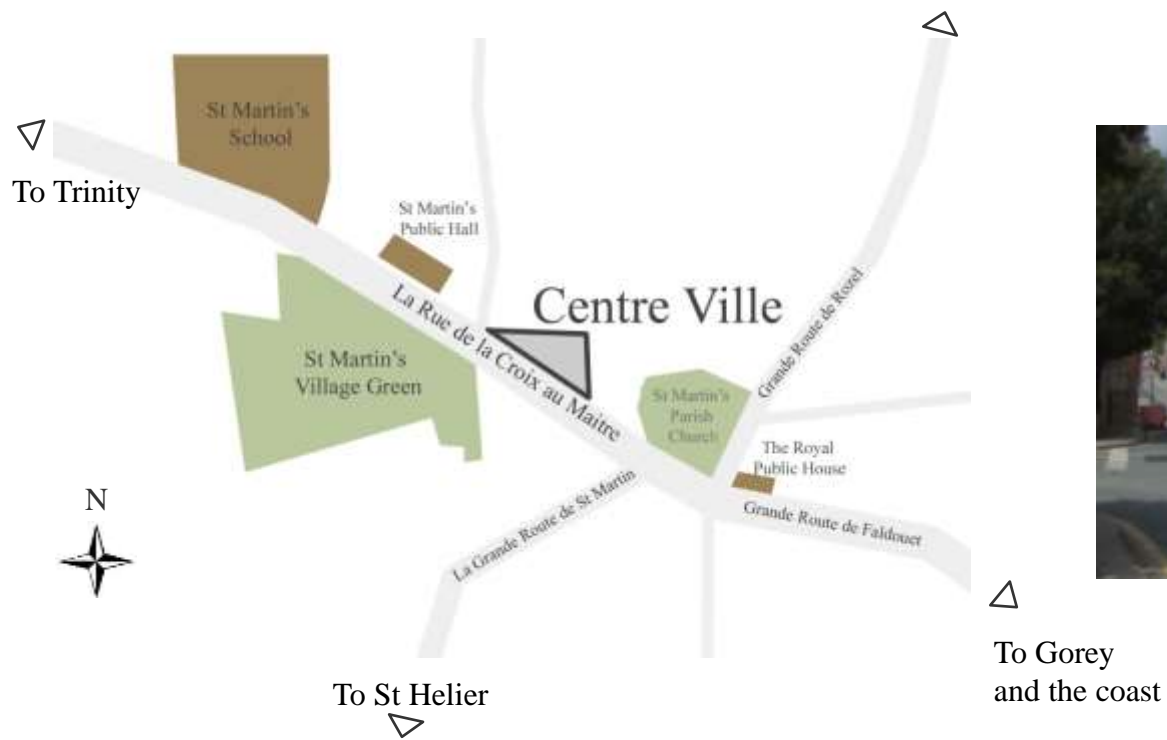




# Centre Ville

St Martin



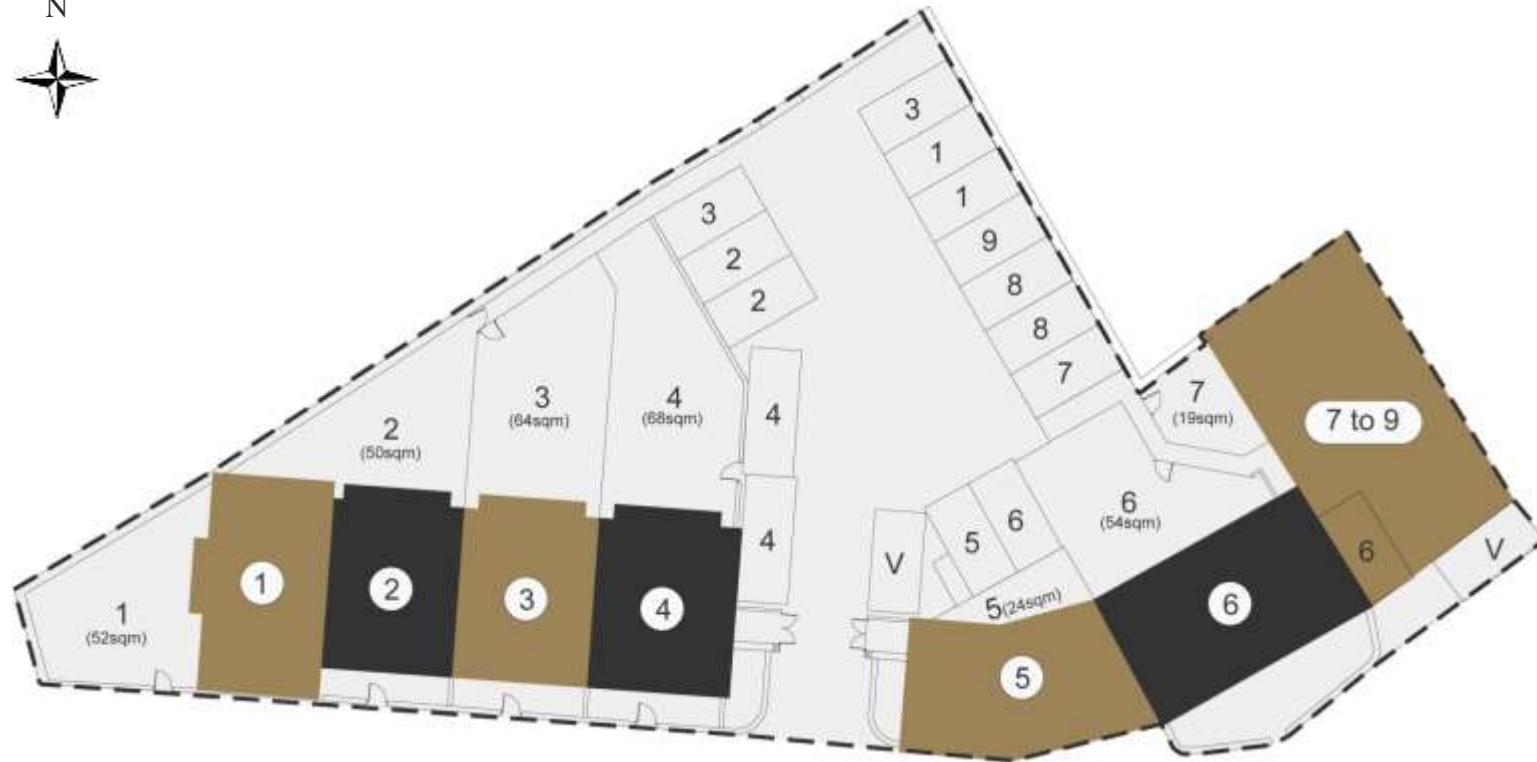
Centre Ville is a stunning development of 1 & 2 bedroom Apartments and 2, 3 & 4 bedroom houses finished to the highest possible standards.

This unique development enjoys a rural outlook yet benefits from the amenities of a central location in the picturesque St Martin's Village and on a convenient 15 minute bus route into town.

## Centre Ville, St Martin



Site Layout



### New Houses

|         |                      |                  |              |
|---------|----------------------|------------------|--------------|
| House 1 | 2 Bedroom            | 2 parking spaces | 52sqm garden |
| House 2 | 3 Bedroom plus study | 2 parking spaces | 50sqm garden |
| House 3 | 3 Bedroom plus study | 2 parking spaces | 64sqm garden |
| House 4 | 3 Bedroom plus study | 2 parking spaces | 68sqm garden |

### House 5, Central House and Apartments

|               |                      |                            |   |
|---------------|----------------------|----------------------------|---|
| House 5       | 1 Bedroom plus study | 1 parking space            | 11sqm (terrace) + 13sqm (patio) = 24sqm |
| Central House | 3 Bedroom plus study | 1 garage + 1 parking space | 54sqm garden                            |
| Apartment 7   | 1 Bedroom            | 1 parking space            | 19sqm garden                            |
| Apartment 8   | 2 Bedroom            | 2 parking spaces           |   |
| Apartment 9   | 1 Bedroom plus study | 1 parking space            |   |

There are also 2 visitor spaces available on site

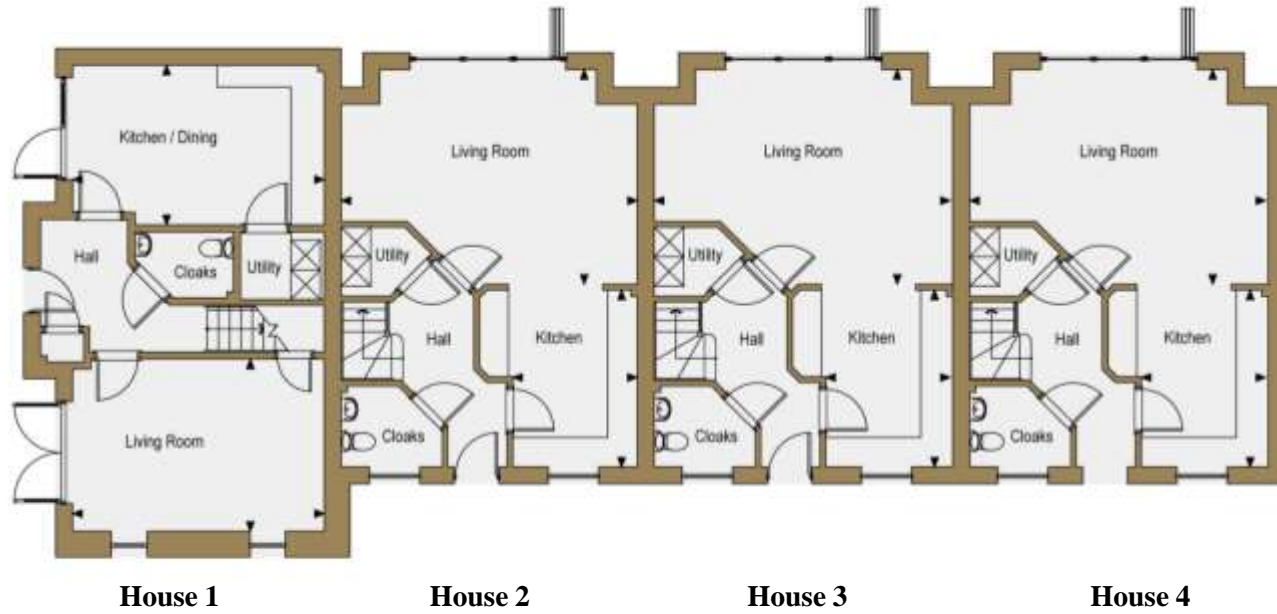


House 1



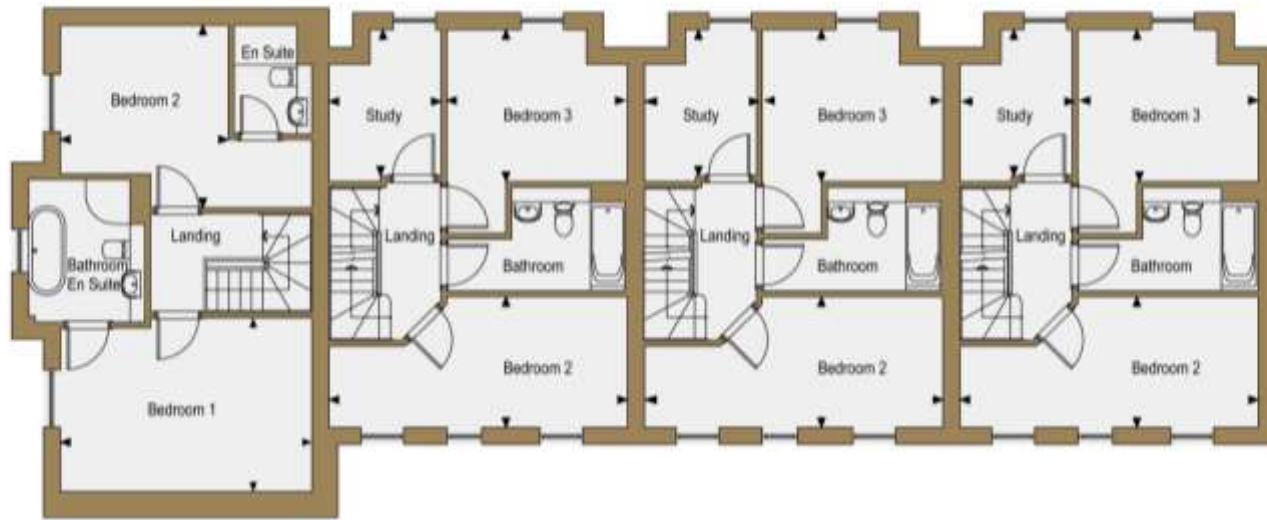
Houses 2 to 4

# Ground Floor



|         |   |   |
|---------|---|---|
| House 1 | <b>Living Room</b><br>5.10m x 3.49m<br>(16'9" x 11'5")  | <b>Kitchen / Dining</b><br>5.10m x 3.24m<br>(16'9" x 10'8") |
| House 2 | <b>Living Room</b><br>6.05m x 4.35m<br>(19'10" x 14'3") | <b>Kitchen</b><br>3.59m x 2.58m<br>(11'9" x 8'5")           |
| House 3 | <b>Living Room</b><br>6.05m x 4.35m<br>(19'10" x 14'3") | <b>Kitchen</b><br>3.59m x 2.58m<br>(11'9" x 8'5")           |
| House 4 | <b>Living Room</b><br>6.05m x 4.35m<br>(19'10" x 14'3") | <b>Kitchen</b><br>3.59m x 2.58m<br>(11'9" x 8'5")           |

# First Floor



**House 1**

**House 2**

**House 3**

**House 4**

House 1

**Bedroom 1**

5.1m x 3.52m  
(16'9" x 11'7")

**Bedroom 2**

3.70m x 3.41m  
(12'2" x 11'2")

House 2

**Bedroom 2**

6.05m x 2.65m  
(19'10" x 8'8")

**Bedroom 3**

3.66m x 3.08m  
(12'0" x 10'1")

**Study**

2.96m x 2.27m  
(9'9" x 7'5")

House 3

**Bedroom 2**

6.05m x 2.65m  
(19'10" x 8'8")

**Bedroom 3**

3.66m x 3.08m  
(12'0" x 10'1")

**Study**

2.96m x 2.27m  
(9'9" x 7'5")

House 4

**Bedroom 2**

6.05m x 2.65m  
(19'10" x 8'8")

**Bedroom 3**

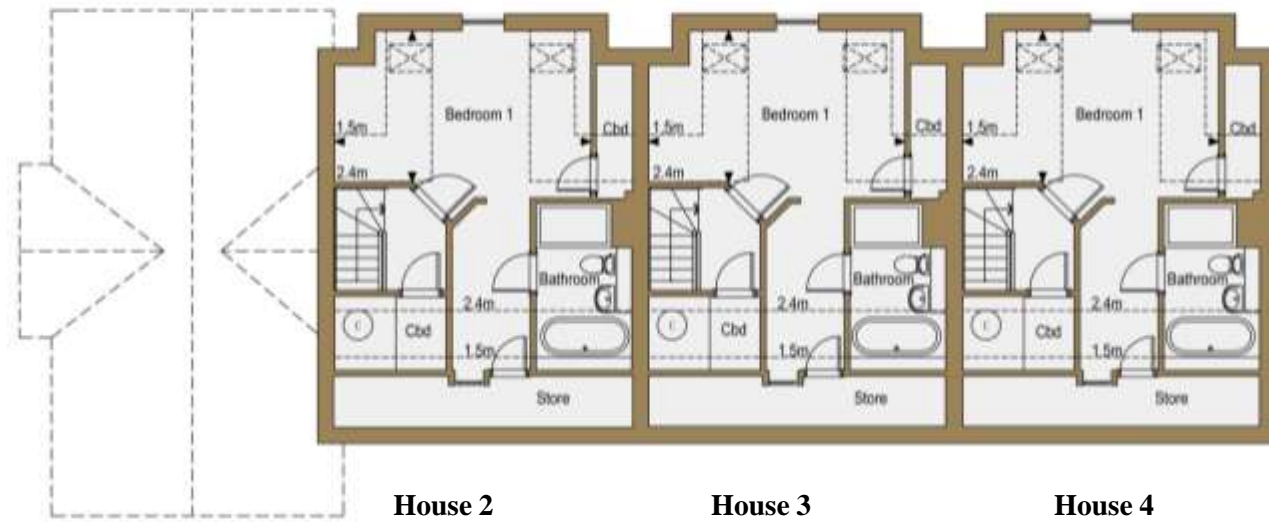
3.66m x 3.08m  
(12'0" x 10'1")

**Study**

2.96m x 2.27m  
(9'9" x 7'5")



# Second Floor



House 2

**Bedroom 1**

5.22m x 3.08m  
(17'1" x 10'1")

House 3

**Bedroom 1**

5.22m x 3.08m  
(17'1" x 10'1")

House 4

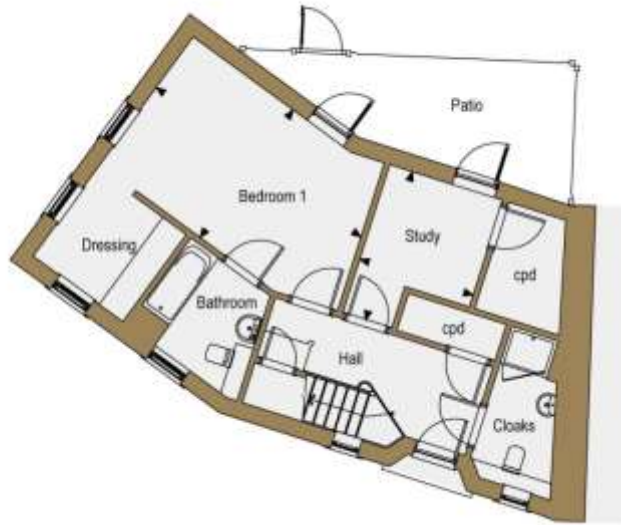
**Bedroom 1**

5.22m x 3.08m  
(17'1" x 10'1")



Plot 5, Central House (6) and Barn, Plots 7,8 & 9

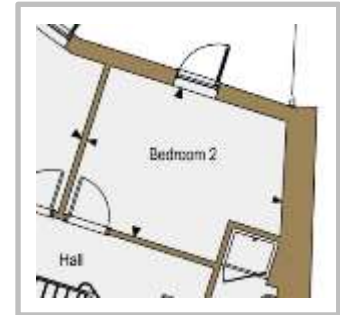
## Ground Floor



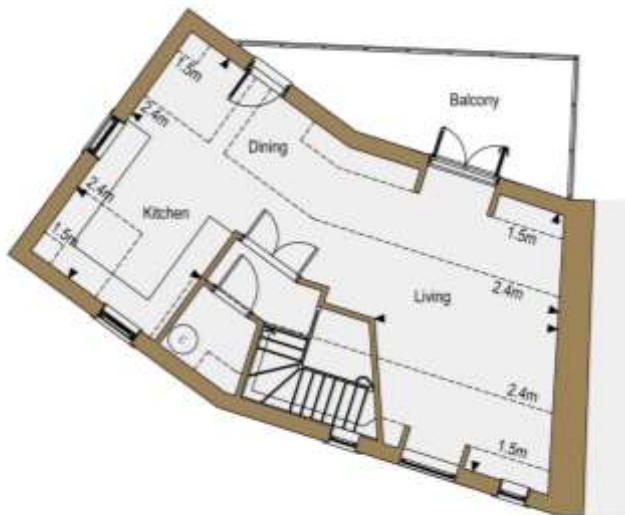
**Bedroom 1**  
5.20m x 3.24m  
(17'1" x 10'7")

**OPTION A Study with cupboard space**  
3.19m x 2.44m  
(10'5" x 8'0")

**OPTION B Bedroom 2**  
4.20m x 3.19m  
(13'9" x 10'5")



## First Floor



**Kitchen/Dining Area**  
5.57m x 3.14m  
(18'3" x 10'4")

**Living Area**  
5.57m x 3.76m  
(18'3" x 12'4")

9.7m (long dimension)  
(31'10")

# Ground Floor



Central House

**Kitchen / Dining**

5.26m x 2.62m  
(17'3" x 8'7")

**Living Room**

5.36m x 4.53m  
(17'7" x 14'10")

Apartment 7

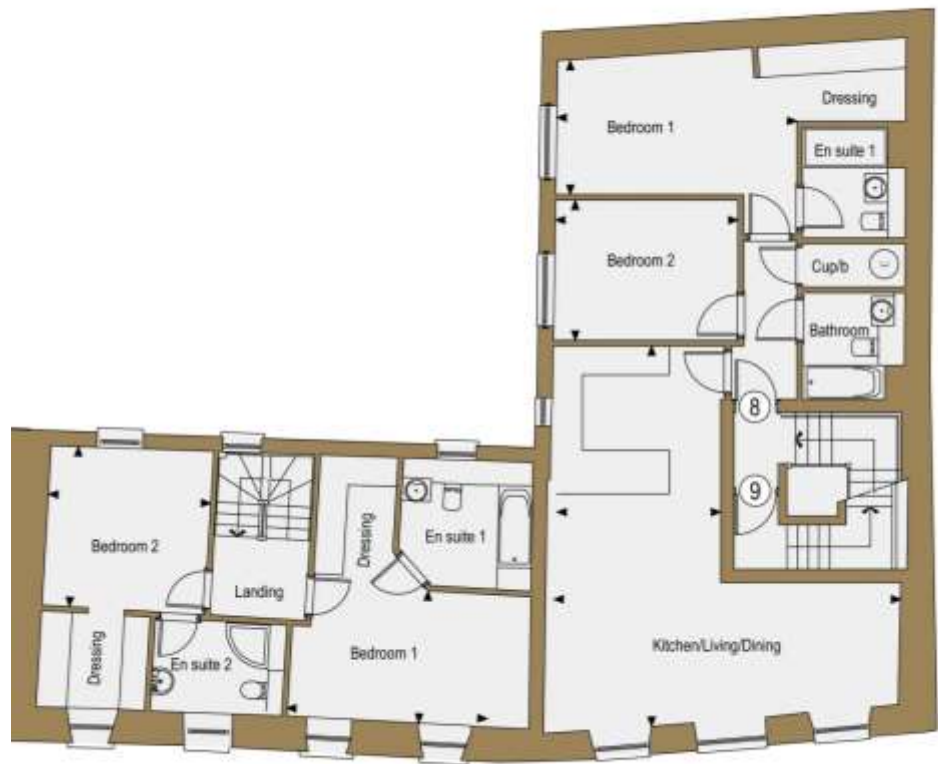
**Kitchen/Living/Dining**

7.24m x 3.08m  
(23'9" x 10'1")  
4.16m kitchen  
(13'8")

**Bedroom 1**

3.76m x 3.30m  
(12'4" x 10'10")

# First Floor



Central House

**Bedroom 1**

5.00m x 2.74m  
(16'5" x 9'0")

**Bedroom 2**

3.37m x 3.32m  
(11'1" x 10'11")

Apartment 8

**Kitchen/Living/Dining**

**Bedroom 2**

7.87m x 7.18m  
3.78m x 2.90m  
(25'10" x 23'7" (16'4" x 9'1")  
(12'5" x 9'6")  
3.39m kitchen  
(11'11")

**Bedroom 1**

4.97m x 2.77m

# Second Floor



Central House **Bedroom 3**  
4.61m x 4.47m  
(15'1" x 14'8")

**Study**  
3.21m x 2.17m  
(10'6" x 7'1")

Apartment 9 **Kitchen/Living/Dining**  
**Study**  
7.78m x 7.17m  
3.30m x 2.51m  
(25'6" x 23'6")  
(10'10" x 9'6")  
2.60m kitchen  
(8'6")

**Bedroom 1**  
7.22m x 3.39m  
(23'8" x 11'1")

# Sales Specification

## **KITCHEN/BREAKFAST/ FAMILY ROOM**

- Luxury fitted kitchen with laminate worktop and upstand with feature under-pelmet lighting.
- 1 ½ bowl stainless-steel sink with chrome mixer tap.
- A full range of built-in appliances including double stainless-steel oven/microwave, fridge/freezer, dishwasher, hob with extractor.
- Washer/dryers to apartments 7 to 9

## **UTILITY (HOUSES ONLY)**

- Laminate worktop and space for 2 appliances with plumbing

## **EN-SUITE AND BATHROOMS**

- Ceramic floor tiles
- White sanitary-ware with chrome fittings
- Contemporary fitted vanity furniture with feature bathroom cabinets
- Thermostatic controlled mixer to bath and showers
- Full height ceramic wall tiles

## **ELECTRICAL**

- Brushed steel LED down lights to all rooms except bedrooms, in low energy pendants.
- Brushed steel sockets throughout where visible
- Double sockets and fluorescent lights in the garage – Plot 6 only.
- Satellite dish & wiring for Sky+, TV & phone points to lounge, kitchen (1 to 6 only), all bedrooms and study

- Mains-operated smoke alarms to all main rooms
- Cupboards on auto door switches where applicable
- Switched low-energy lighting to entrance doors front & rear
- External RCD socket to all patios (1 to 6 only)
- Electrically operated garage door Plot 6 only

## **HEATING & WATER**

- Electric under floor heating throughout
- Electric heated chrome towel rails to all bathrooms, en-suites and cloakroom
- External water tap to rear patio, No's 1- 6 only.

## **FINISHES**

- Timber double glazed windows, external doors and frames
- Internal walls generally in matt emulsion except in kitchen and cloakroom
- Kitchen and cloakroom walls in vinyl silk
- Plain ceilings finished in white matt emulsion
- External rendered house walls in masonry paint

## **DOORS & WOODWORK**

- Wood veneered internal doors
- Brushed steel internal door furniture
- Varnished staircase with softwood treads and hardwood handrail
- Varnished wood door carpet thresholds to all internal doors
- Fitted wardrobes to master suite in plot 1only
- Internal woodwork painted in white satin finish

- MDF skirting, architraves, doorsteps & windowsills

## **CLOAKROOM**

- Ceramic floor tiles
- White sanitary-ware with chrome fittings
- Contemporary fitted vanity furniture and feature mirror
- Half height ceramic wall tiles

## **APARTMENT COMMUNAL AREAS**

- Audio entry system
- Carpeted communal areas
- Shared store room

## **EXTERNAL**

- Grass seeded lawns
- Landscaped car park
- Block paved driveway and parking spaces
- Hardwood decking to Plot 5 first floor terrace
- Tarmac entrance off roadway to a rumble strip

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