

Taylor
Wimpey

ASPYRE

CHELMSFORD | ESSEX



This computer-generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

ASPYRE. A VERY SPECIAL PLACE TO BE

A warm welcome to Aspyre.

Located in the heart of the city of Chelmsford, Aspyre is a stylish new waterside development offering a mix of one, two and three bedroom apartments, and maisonettes alongside modern five-bedroom townhouses. Ideally situated within the Chelmer and Blackwater Navigation conservation area, these stunning new homes benefit from spectacular views of waterways and meadows.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE CITY LIFE

Achieving city status in 2012 in recognition of its range of amenities and thriving business environment, Chelmsford offers the ideal balance between work and pleasure. Its bustling city centre is home to a variety of leisure, nightlife and shopping opportunities that suit all tastes, where independent shops and restaurants sit side by side with everyone's favourite chains.

Chelmsford is also home to Central Park and Hylands Park; two beautifully green open spaces that make the perfect backdrop for any family day out and the ideal retreat from the lively city centre.



 Springfield Lock



 Bond Street - A great place for shopping and dining



 Chelmsford Cathedral

THE PERFECT PLACE TO BE

A central hub for convenient transport connections by both road and rail, you're perfectly located at Aspyre. Chelmsford Station is within walking distance, just 1 mile away and offers fast, frequent and direct services into London Liverpool Street. Meanwhile, local road routes lead to the A120 and A12, providing access to the M11 and M25 towards London or the tranquil Essex countryside. If you want to travel further afield however, Stansted Airport is just 19 miles away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 Bond Street - The perfect place for riverside food and cocktails



 Chelmsford train station is perfect for commuters



 Essex Cricket Ground



Hylands House



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

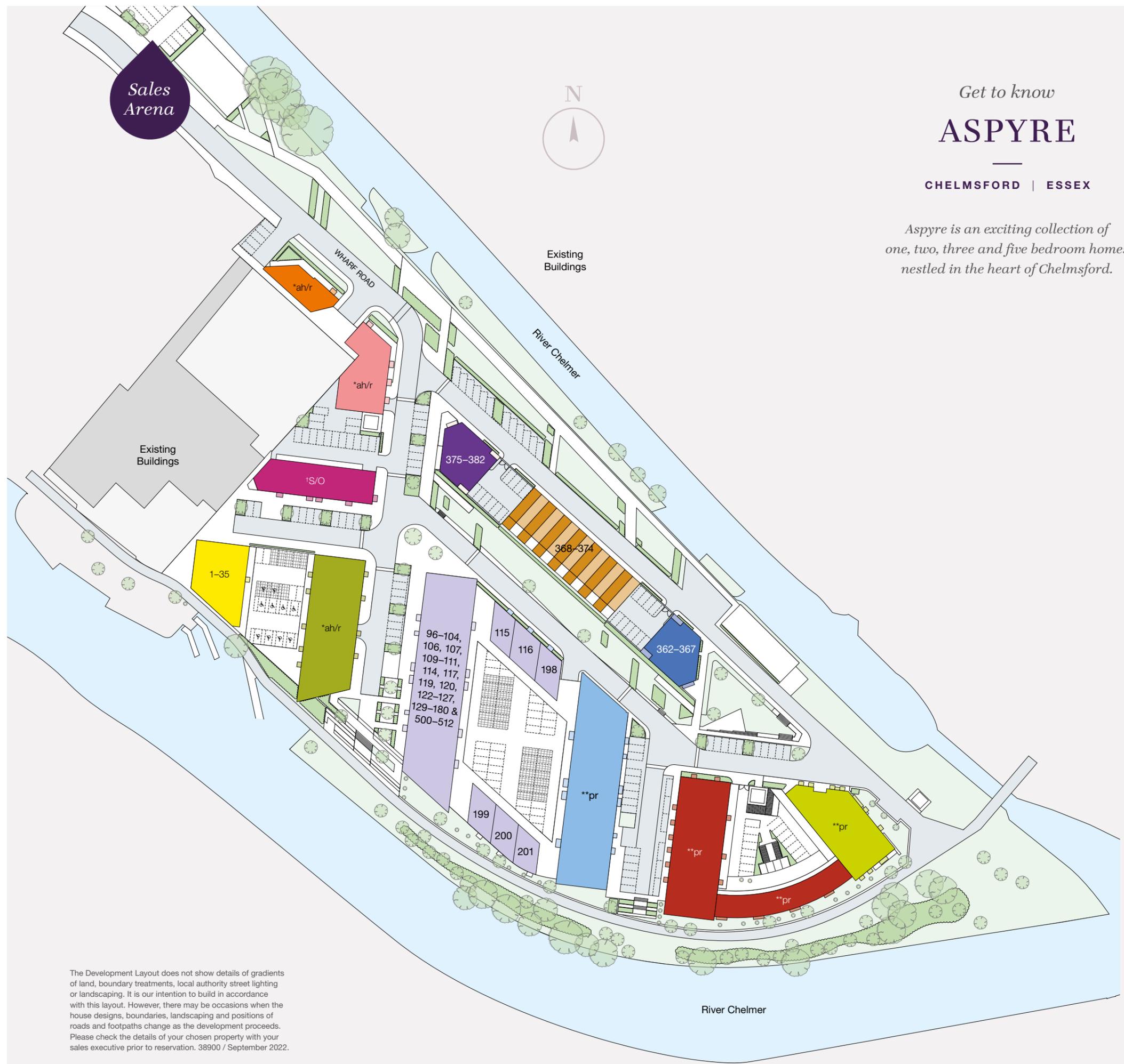
Sales
Arena



Get to know ASPYRE

CHELMSFORD | ESSEX

Aspyre is an exciting collection of
one, two, three and five bedroom homes
nestled in the heart of Chelmsford.



5 bedroom homes

- The Chelmer**
5 bedroom houses
Plots: 368-374

Apartments

- Wharf Court**
1 & 2 bedroom apartments
Plots: 1-35
- Navigation Court**
1, 2 & 3 bedroom apartments
Plots: 96-104, 105[†], 106, 107, 108[†],
109-111, 112[†], 113[†], 114, 117, 118[†],
119, 120, 121[†], 122-127, 128[†],
129-180, 500-512
3 bedroom maisonettes
Plots: 115, 116, 198, 199,
200 & 201
- Blackwater Court**
1, 2 & 3 bedroom apartments
Plots: 181-198^{**}, 202-259^{**}, 513-524^{**}
- Springfield Court**
2 & 3 bedroom apartments
Plots: 362-367
- Lock Court**
2 & 3 bedroom apartments
Plots: 376-382
3 bedroom duplex
Plot: 375
- 1, 2 & 3 bedroom apartments**
Plots: 36-95^{*}
- 1 & 3 bedroom apartments**
Plots: 260-324^{**}
- 1, 2 & 3 bedroom apartments**
Plots: 325-361^{**}
- 1, 2 & 3 bedroom apartments**
Plots: 383-412[†]
- 3 bedroom apartments**
Plots: 413-417^{*}
- 3 bedroom apartments**
Plots: 418-420^{*}

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 38900 / September 2022.

*ah/r = Affordable Housing/Rented
**pr = Private Rental
†S/O = Shared Ownership

Taylor Wimpey
NAVIGATION COURT

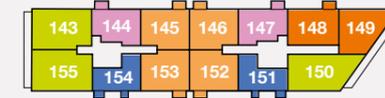
1, 2 & 3 bedroom apartments
 and maisonettes



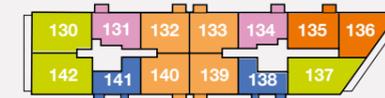
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

NAVIGATION COURT

Apartments



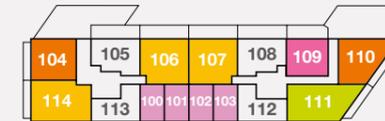
Fourth floor



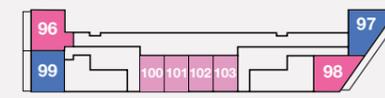
Third floor



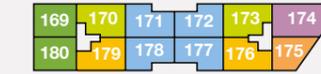
Second floor



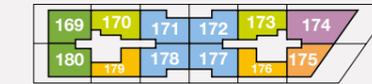
First floor



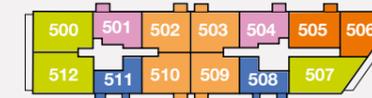
Ground floor



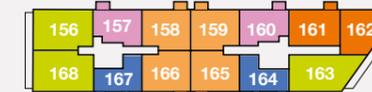
Eighth floor



Seventh floor

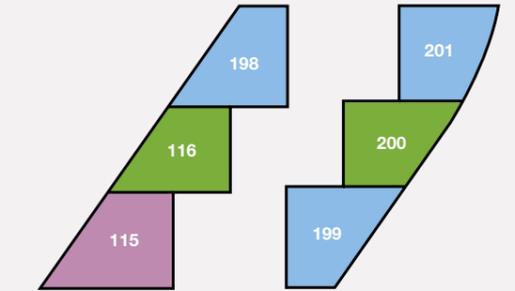


Sixth floor



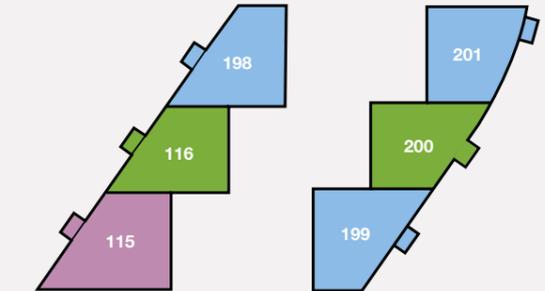
Fifth floor

Maisonettes



Second floor

Second floor



First floor

First floor

Plots 105, 108, 112, 113, 118, 121 & 128 are Shared Ownership homes.

NAVIGATION COURT

A collection of 1 bedroom apartments, each with a modern open-plan kitchen/living/dining area with access to private outdoor space through double doors. A double bedroom, bathroom and storage space complete the layout.

Plot 99



Kitchen/Living/Dining Area	4.98m x 4.48m	16'3" x 14'7"
Bedroom	4.16m x 3.40m	13'6" x 11'1"
Total internal floor area	50 sq. m.	538 sq. ft.

Plots 125, 138, 141, 151, 154, 164, 167, 508 & 511



Kitchen/Living/Dining Area	5.53m x 4.16m	18'1" x 13'7"
Bedroom	4.11m x 3.60m	13'5" x 11'8"
Total internal floor area	51 sq. m.	548 sq. ft.

Plot 97



Kitchen/Living/Dining Area	6.67m x 4.86m	21'9" x 15'9"
Bedroom	4.19m x 3.95m	13'8" x 13'0"
Total internal floor area	53 sq. m.	570 sq. ft.

Plot 98



Kitchen/Living/Dining Area	6.40m x 6.36m	21'0" x 20'9"
Bedroom	3.75m x 3.48m	12'3" x 11'4"
Total internal floor area	53 sq. m.	570 sq. ft.

Plot 96



Kitchen/Living/Dining Area	8.24m x 5.52m	27'0" x 18'1"
Bedroom	4.32m x 3.61m	14'2" x 11'9"
Total internal floor area	54 sq. m.	581 sq. ft.

Plot 109



Kitchen/Living/Dining Area	7.07m x 3.94m	23'2" x 12'9"
Bedroom	4.12m x 3.87m	13'5" x 12'7"
Total internal floor area	58 sq. m.	624 sq. ft.

NAVIGATION COURT

A collection of 1 bedroom apartments, each with a modern open-plan kitchen/living/dining area with access to private outdoor space. A double bedroom, bathroom and storage space complete the layout.

Plots: 96, 98 & 109

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 43291 / November 2020.

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Plots: 97, 99, 125, 138, 141, 151, 154, 164, 167, 508 & 511

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NAVIGATION COURT

A range of 1 & 2 bedroom apartments, featuring a contemporary fitted kitchen, open-plan living and private outdoor space to some.

Plots 131, 144, 157 & 501



Kitchen/Living/Dining Area	
6.25m x 4.56m (max) 3.24m (min)	20'5" x 15'0" (max) 10'6" (min)
Bedroom 1	
3.39m x 2.91m	11'1" x 9'6"
Bedroom 2	
3.67m x 3.40m	12'0" x 11'1"
Total internal floor area	
61 sq. m.	656 sq. ft.

Plots 134, 147, 160 & 504



Kitchen/Living/Dining Area	
6.25m x 4.54m (max) 3.29m (min)	20'5" x 14'9" (max) 10'8" (min)
Bedroom 1	
3.66m x 3.40m	12'0" x 11'1"
Bedroom 2	
3.39m x 2.91m	11'1" x 9'6"
Total internal floor area	
61 sq. m.	656 sq. ft.

Plots *100, *101, 102 & 103



Kitchen/Living/Dining Area	
7.02m x 4.66m (max) 3.58m (min)	23'0" x 15'3" (max) 11'7" (min)
Bedroom	
4.66m x 2.77m	15'3" x 9'1"
Study	
3.57m x 1.82m	11'7" x 6'0"
Total internal floor area	
Plot 100	66 sq. m. 710 sq. ft.
Plots 101, 102 & 103	65 sq. m. 699 sq. ft.

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These 2 bedroom apartments have an open-plan kitchen/living/dining area with access to outdoor space, en suite shower room to bedroom 1 and a second bedroom which could also be used as a home office.

Plot 104



Kitchen/Living/Dining Area	
6.46m x 4.35m	21'2" x 14'3"
Bedroom 1	
4.54m x 3.52m	14'9" x 11'6"
Bedroom 2	
4.51m x 2.78m	14'8" x 9'1"
Total internal floor area	
69 sq. m.	742 sq. ft.

Plots 122, 135, 148, 161 & 505



Kitchen/Living/Dining Area	
7.07m x 4.04m (max) 3.80m (min)	23'2" x 13'3" (max) 12'5" (min)
Bedroom 1	
4.95m x 2.75m	16'2" x 9'0"
Bedroom 2	
3.78m x 3.25m	12'4" x 10'7"
Total internal floor area	
72 sq. m.	775 sq. ft.

Plots 110, 123, 136, 149, 162 & 506



Kitchen/Living/Dining Area	
7.16m x 6.47m	23'5" x 21'2"
Bedroom 1	
3.93m x 3.42m	12'9" x 11'2"
Bedroom 2	
5.58m x 2.75m (max) 1.62m (min)	18'3" x 9'0" (max) 5'3" (min)
Total internal floor area	
Plot 110	72 sq. m. 775 sq. ft.
Plots 123, 136, 149, 162 & 506	73 sq. m. 785 sq. ft.

Plots: 100–103, 131, 134, 144, 147, 157, 160, 501 & 504

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Plots: 104, 110, 122, 123, 135, 136, 148, 149, 161, 162, 505 & 506

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NAVIGATION COURT

2 bedroom apartments with open-plan living space, an en suite shower room to bedroom 1, a second bedroom and private outdoor space.

Plots 119, *120, 132, *133, 145, *146, 158, *159, 502 & *503



Kitchen/Living/Dining Area	7.95m x 3.51m (max) 2.91m (min)	26'1" x 11'5" (max) 9'5" (min)
Bedroom 1	4.85m x 3.25m	15'9" x 10'7"
Bedroom 2	4.61m x 2.75m	15'1" x 9'0"
Total internal floor area	74 sq. m.	796 sq. ft.

Plots 126, *127, 139, *140, 152, *153, 165, *166, 509 & *510



Kitchen/Living/Dining Area	7.95m x 3.52m	26'1" x 11'6"
Bedroom 1	4.85m x 3.25m	15'9" x 10'7"
Bedroom 2	4.61m x 2.75m	15'1" x 9'0"
Total internal floor area	74 sq. m.	796 sq. ft.

Plot 175



Bedroom 1	4.87m x 3.26m (max) 2.90m (min)	16'0" x 10'7" (max) 9'5" (min)
Bedroom 2	5.55m x 2.99m (max) 1.39m (min)	18'2" x 9'8" (max) 4'5" (min)
Kitchen/Living/Dining Area	6.32m x 4.14m (max) 1.44m (min)	20'7" x 13'6" (max) 4'7" (min)
Total internal floor area	82 sq. m.	882 sq. ft.

NAVIGATION COURT

Modern 2 and 3 bedroom apartments featuring an open-plan layout with access to the balcony, bedroom 1 with en suite shower room, bathroom and storage space.

Plots 106 & *107



Kitchen/Living/Dining Area	8.88m x 4.50m (max) 3.51m (min)	29'1" x 14'8" (max) 11'5" (min)
Bedroom 1	4.85m x 3.25m	15'9" x 10'7"
Bedroom 2	4.61m x 2.75m	15'1" x 9'0"
Total internal floor area	84 sq. m.	904 sq. ft.

Plots 176 & 179



Kitchen/Living/Dining Area	6.32m (max) 2.39m (min) x 5.54m (max) 4.39m (min)	20'7" (max) 7'8" (min) x 18'2" (max) 14'4" (min)
Bedroom 1	5.42m x 4.38m	17'8" x 14'4"
Bedroom 2	7.39m x 2.54m (max) 1.91m (min)	24'2" x 8'3" (max) 6'3" (min)
Total internal floor area	Plot 176 87 sq. m. 936 sq. ft. Plot 179 86 sq. m. 925 sq. ft.	

Plot 114



Kitchen/Living/Dining Area	7.95m x 5.30m (max) 3.28m (min)	26'1" x 17'4" (max) 10'8" (min)
Bedroom 1	4.60m x 3.26m	15'1" x 10'7"
Bedroom 2	4.60m x 2.76m	15'1" x 9'0"
Bedroom 3	4.60m x 2.26m	15'1" x 7'4"
Total internal floor area	90 sq. m.	968 sq. ft.

Plots: 119, 120, 126, 127, 132, 133, 139, 140, 145, 146, 152, 153, 158, 159, 165, 166, 175, 502, 503, 509 & 510

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Plots: 106, 107, 114, 176 & 179

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NAVIGATION COURT

A collection of 3 bedroom apartments designed with modern living in mind.

Plots 117, 129, 130, 142, 143, 155, 156, 168, 500 & 512



Kitchen/Living/Dining Area	7.95m x 5.30m (max) 3.29m (min)	26'1" x 17'4" (max) 10'8" (min)
Bedroom 1	4.60m x 3.25m	15'1" x 10'7"
Bedroom 2	4.60m x 2.76m	15'1" x 9'0"
Bedroom 3	4.60m x 2.26m	15'1" x 7'4"
Total internal floor area	90 sq. m.	968 sq. ft.

Plots 111, 124, 137, 150, 163 & 507



Kitchen/Living/Dining Area	7.75m (max) 2.53m (min) x 6.50m	25'4" (max) 8'3" (min) x 21'3"
Bedroom 1	5.60m x 2.77m	18'4" x 9'1"
Bedroom 2	3.86m x 3.24m	12'7" x 10'6"
Bedroom 3	3.86m x 2.29m	12'7" x 7'5"
Total internal floor area	92 sq. m.	990 sq. ft.

Plots 170 & 173



Bedroom 1	4.33m x 3.60m	14'2" x 11'8"
Bedroom 2	4.18m x 3.09m	13'7" x 10'1"
Bedroom 3	3.59m x 2.14m	11'8" x 7'0"
Kitchen/Living/Dining Area	9.70m x 3.51m (max) 2.53m (min)	31'8" x 11'5" (max) 8'3" (min)
Total internal floor area	99 sq. m.	1,065 sq. ft.

NAVIGATION COURT

3 bedroom duplex apartments and maisonettes spanning two floors of flexible living space. Enjoy open-plan living, private outdoor space and an en suite shower room to bedroom 1.

Plot 116



Bedroom 1	5.51m x 5.24m	18'1" x 17'2"
Bedroom 2	3.63m x 3.26m	11'9" x 10'7"
Kitchen/Living/Dining Area	7.18m x 3.95m	23'6" x 13'0"
Bedroom 3	3.34m x 2.75m	11'0" x 9'0"
Total internal floor area	100 sq. m.	1,076 sq. ft.

Plot 200



Bedroom 1	5.57m x 4.21m	18'3" x 13'8"
Bedroom 2	3.63m x 3.30m	11'9" x 10'8"
Kitchen/Living/Dining Area	7.18m x 3.95m	23'6" x 13'0"
Bedroom 3	3.34m x 2.67m	11'0" x 8'7"
Total internal floor area	100 sq. m.	1,076 sq. ft.

Plots 169 & 180



Bedroom 1	4.49m x 2.98m	14'7" x 9'8"
Bedroom 2	3.61m x 3.25m	11'8" x 10'7"
Bedroom 3	4.55m x 1.89m	14'9" x 6'2"
Kitchen/Living/Dining Area	6.30m x 5.08m	20'7" x 16'7"
Study	2.97m x 1.89m	9'7" x 6'2"
Total internal floor area	101 sq. m.	1,087 sq. ft.

Plots: 111, 117, 124, 129, 130, 137, 142, 143, 150, 155, 156, 163, 168, 170, 173, 500, 507 & 512

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Plots: 116, 169, 180 & 200

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NAVIGATION COURT

A range of 3 bedroom duplex apartments and maisonettes, offering versatile living space across two floors.

Plots *198 & *199



Bedroom 1	5.99m x 4.92m	19'6" x 16'1"
Bedroom 2	4.59m x 2.77m	15'1" x 9'1"
Kitchen/Living/Dining Area	6.16m (max) 2.51m (min) x 3.85m	20'2" (max) 8'2" (min) x 12'6"
Bedroom 3	4.42m x 2.75m	14'5" x 9'0"
Total internal floor area	103 sq. m.	1,108 sq. ft.

Plots *171, *172, 177 & *178



Bedroom 1	3.45m x 3.04m	11'3" x 10'0"
Bedroom 2	4.06m x 3.22m	13'3" x 10'6"
Bedroom 3	4.06m x 2.86m	13'3" x 9'4"
Kitchen/Living/Dining Area	9.66m (max) 4.79m (min) x 4.42m (max) 3.37 (min)	31'7" (max) 15'7" (min) x 14'5" (max) 11'1" (min)
Total internal floor area	103 sq. m.	1,108 sq. ft.
Plot 171	103 sq. m.	1,108 sq. ft.
Plots 172, 177 & 178	104 sq. m.	1,119 sq. ft.

Plot 201



Bedroom 1	4.66m x 4.25m	15'3" x 14'0"
Bedroom 2	6.15m x 4.80m	20'2" x 15'7"
Kitchen/Living/Dining Area	8.12m x 3.98m (max) 2.09m (min)	26'6" x 13'1" (max) 6'9" (min)
Bedroom 3	4.30m x 2.60m	14'1" x 8'5"
Total internal floor area	104 sq. m.	1,119 sq. ft.

NAVIGATION COURT

Spacious 3 bedroom duplex apartment and maisonette, offering a high specification and your own outdoor space to enjoy.

Plot 115



Bedroom 1	6.12m x 5.74m	20'1" x 18'8"
Bedroom 2	4.67m x 3.33m	15'3" x 10'9"
Kitchen/Living/Dining Area	8.12m (max) 2.80m (min) x 4.85m (max) 2.03m (min)	26'6" (max) 9'2" (min) x 15'9" (max) 6'7" (min)
Bedroom 3	4.31m x 2.74m	14'1" x 9'0"
Total internal floor area	123 sq. m.	1,323 sq. ft.

Plot 174



Bedroom 1	6.43m x 4.59m	21'1" x 15'1"
Bedroom 2	4.05m x 3.26m	13'3" x 10'7"
Bedroom 3	3.44m x 3.40m	11'3" x 11'2"
Kitchen/Living/Dining Area	13.22m x 6.30m (max) 3.27m (min)	43'4" x 20'7" (max) 10'7" (min)
Total internal floor area	141 sq. m.	1,517 sq. ft.

Plots: 171, 172, 177, 178, 198, 199 & 201

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. *Plots 172, 178 & 199 are handed. †Internal dimensions for plot 198, see specific customer plans for plot 199. Internal dimensions for plot 171, see specific customer plans for plots 172, 177 & 178. 43291 / November 2020.

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Plots: 115 & 174

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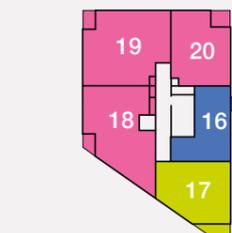
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1 & 2 bedroom apartments

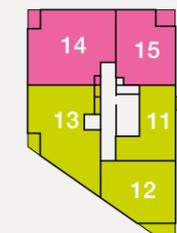


Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

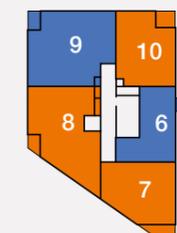
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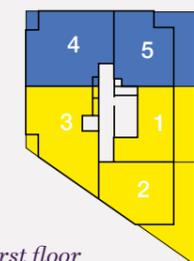
Fourth floor



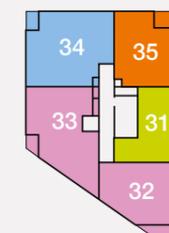
Third floor



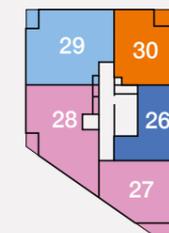
Second floor



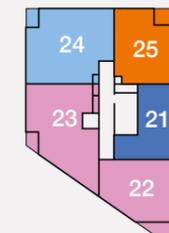
First floor



Seventh floor



Sixth floor



Fifth floor



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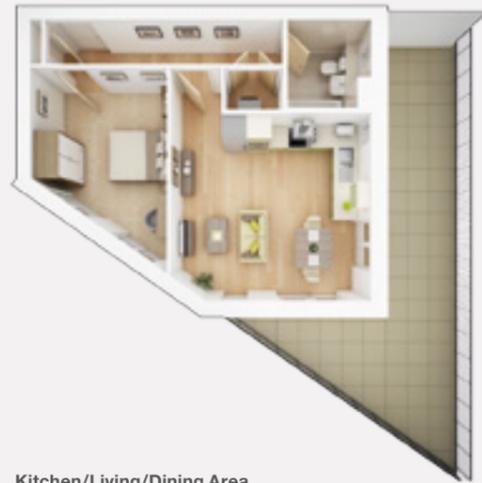
Wharf Court offers an exciting collection of 1 & 2 bedroom apartments, all designed with a modern open-plan layout and private outdoor space.

Plot 1



Kitchen/Living/Dining Area	
6.61m x 4.82m	21'7" x 15'8"
Bedroom	
3.89m x 3.70m	12'8" x 12'1"
Total internal floor area	
40 sq. m.	430 sq. ft.

Plot 2



Kitchen/Living/Dining Area	
5.15m x 4.95m	16'9" x 16'2"
Bedroom	
5.10m x 3.35m	16'7" x 11'0"
Total internal floor area	
52 sq. m.	559 sq. ft.

Plot 3



Kitchen/Living/Dining Area	
5.43m x 5.15m	17'8" x 16'9"
Bedroom 1	
5.07m x 3.64m	16'6" x 12'0"
Bedroom 2	
5.92m x 2.80m	19'4" x 9'2"
Total internal floor area	
70 sq. m.	753 sq. ft.

Plots 4 & 9



Kitchen/Living/Dining Area	
8.54m x 6.44m	28'0" x 21'1"
Bedroom 1	
4.18m x 3.32m	13'7" x 10'9"
Bedroom 2	
4.25m x 2.78m	13'9" x 9'1"
Total internal floor area	
76 sq. m.	818 sq. ft.

WHARF COURT

Plot 5



Kitchen/Living/Dining Area	
6.56m max x 3.97m max	21'5" max x 13'0" max
Bedroom	
3.69m x 3.30m	12'1" x 10'8"
Total internal floor area	
50 sq. m.	538 sq. ft.

Plots 6 / 16 / 21 / 26



Kitchen/Living/Dining Area	
6.61m x 4.82m	21'7" x 15'8"
Bedroom	
3.89m x 3.70m	12'8" x 12'1"
Total internal floor area	
40 sq. m.	430 sq. ft.

Plots: 1-3

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Plots: 4, 5, 6, 9, 16, 21 & 26

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Plot 7



Kitchen/Living/Dining Area	
5.15m x 4.95m	16'9" x 16'2"
Bedroom	
5.10m x 3.35m	16'7" x 11'0"
Total internal floor area	
52 sq. m.	559 sq. ft.

Plot 8



Kitchen/Living/Dining Area	
5.43m x 5.15m	17'8" x 16'9"
Bedroom 1	
5.13m x 3.64m	16'8" x 12'0"
Bedroom 2	
5.94m x 2.80m	19'5" x 9'2"
Total internal floor area	
70 sq. m.	753 sq. ft.

Plots 10 | 25 | 30 | 35



Kitchen/Living/Dining Area	
6.56m max x 3.97m max	21'5" max x 13'0" max
Bedroom	
3.69m x 3.30m	12'1" x 10'8"
Total internal floor area	
50 sq. m.	538 sq. ft.

Plots 11 & 31



Kitchen/Living/Dining Area	
6.61m x 4.81m	21'7" x 15'8"
Bedroom	
3.90m x 3.70m	12'8" x 12'1"
Total internal floor area	
40 sq. m.	430 sq. ft.

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Plots 12 & 17



Kitchen/Living/Dining Area	
5.15m x 4.95m	16'9" x 16'2"
Bedroom	
5.10m x 3.35m	16'7" x 11'0"
Total internal floor area	
52 sq. m.	559 sq. ft.

Plot 13



Kitchen/Living/Dining Area	
5.43m x 5.15m	17'8" x 16'9"
Bedroom 1	
5.11m x 3.64m	16'8" x 12'0"
Bedroom 2	
5.94m x 2.80m	19'5" x 9'2"
Total internal floor area	
70 sq. m.	753 sq. ft.

Plots: 7, 8, 10, 25, 30 & 35

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Plots: 11, 12, 13, 17 & 31

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Plots 14 & 19



Kitchen/Living/Dining Area	8.54m x 6.44m	28'0" x 21'1"
Bedroom 1	4.18m x 3.32m	13'7" x 10'9"
Bedroom 2	4.25m x 2.78m	13'9" x 9'1"
Total internal floor area	76 sq. m.	818 sq. ft.

Plots 15 & 20



Kitchen/Living/Dining Area	6.56m max x 3.97m max	21'5" max x 13'0" max
Bedroom	3.69m x 3.30m	12'1" x 10'8"
Total internal floor area	50 sq. m.	538 sq. ft.

Plot 18



Kitchen/Living/Dining Area	5.43m x 5.15m	17'8" x 16'9"
Bedroom 1	5.11m x 3.64m	16'8" x 12'0"
Bedroom 2	5.94m x 2.80m	19'5" x 9'2"
Total internal floor area	70 sq. m.	753 sq. ft.

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Plots 22 | 27 | 32



Kitchen/Living/Dining Area	5.15m x 4.95m	16'9" x 16'2"
Bedroom	5.10m x 3.35m	16'7" x 11'0"
Total internal floor area	52 sq. m.	559 sq. ft.

Plots 23 | 28 | 33



Kitchen/Living/Dining Area	5.43m x 5.15m	17'8" x 16'9"
Bedroom 1	5.12m x 3.64m	16'8" x 12'0"
Bedroom 2	5.94m x 2.80m	19'5" x 9'2"
Total internal floor area	70 sq. m.	753 sq. ft.

Plots: 14, 15, 18, 19 & 20

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Plots: 22, 23, 27, 28, 32 & 33

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Plot 24



Kitchen/Living/Dining Area	
8.54m x 6.44m	28'0" x 21'1"
Bedroom 1	
4.18m x 3.32m	13'7" x 10'9"
Bedroom 2	
4.25m x 2.78m	13'9" x 9'1"
Total internal floor area	
76 sq. m.	818 sq. ft.

Plots 29 & 34



Kitchen/Living/Dining Area	
8.54m x 6.44m	28'0" x 21'1"
Bedroom 1	
4.18m x 3.32m	13'7" x 10'9"
Bedroom 2	
4.25m x 2.78m	13'9" x 9'1"
Total internal floor area	
76 sq. m.	818 sq. ft.



Plots: 24, 29 & 34

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 43291 / January 2021.

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STANDARD SPECIFICATIONS

ASPYRE

Wharf Road, Chelmsford, Essex, CM2 6YT

TELEPHONE

01245 678 554

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

General	1/2/3
Double-glazed windows	✓
Front doors (still to be confirmed if aluminium or timber and if multi-point locking)	✓
White emulsion to walls	✓
Door entry system – Video	✓
White double electric sockets throughout. One double socket in kitchen with USB outlet	✓
Chrome door furniture	✓
White internal doors	✓
Amtico to WC, kitchen, bathrooms & en suite	✓
Amtico to open-plan kitchen/living areas	✓
Carpet to all remaining areas from our standard range	✓
Condensing gas boiler & heating system to radiators	✓

Kitchen

"Nobilis" kitchen with a selection of doors, 40mm laminated worktops, glass splashback & upstands choices from our "Option 1" range	✓
Pull out larder where design permits	✓
1.5 bowl stainless steel insert sink & mixer taps	✓
Built-in double oven (where design permits) or built under single stainless steel oven	✓
60cm integrated hood	✓
60cm stainless steel electric hob	✓
Integrated dishwasher and 70/30 fridge freezer	✓
Freestanding or integrated washer/dryer subject to design layout	✓
Under pelmet lighting	✓

Living room	1/2/3
Multi-Socket (power/aerial/satellite) with Cat 5 cabling and wired for Sky+ Q & TV package	✓

Bedroom	
TV & communications socket to bedroom 1 with Cat 5 cabling	✓

Standard bathroom, en suites & cloakrooms

White sanitaryware throughout with max 180 ltr bath	✓
Chrome mixer tap with restricted flow to wash hand basins	✓
Thermostatic shower over bath with screen and bath filler to 1 bedroom properties – all with restricted flow	✓
Bath mixer with handheld shower to bathroom – properties with en suite – all with restricted flow	✓
Thermostatic shower to shower enclosure in en suite	✓
Half-height wall tiling to all walls in bathroom, en suite and cloakroom	✓
Full-height tiling to length and end of bath with shower (1 bed only)	✓
Full-height tiling to shower cubicle	✓
Shaving socket (main bathroom if no en suite)	✓

Other features

NHBC warranty against structural defects for a ten-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓



STANDARD SPECIFICATIONS & OPTIONAL UPGRADES

ASPYRE

Wharf Road, Chelmsford, Essex, CM2 6YT

TELEPHONE

01245 678 554

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please contact the sales executive for further information.

Kitchen	1/2/3
Single oven and microwave in tall housing (where design permits)	✓
Granite or Silestone worktop with under-mounted 1.5 bowl sink and upgrade tap	✓
Upgrade to Option 2 Includes pull-out larder and le-mans carousel (where design permits) & Chimney extractor hood	✓
Upgrade to Option 3 Includes pull-out larder and le-mans carousel (where design permits), Choice of doors from the "design line range", LineH handle lighting, upgraded integrated hood	✓
Induction hob	✓

Bathroom

Upgrade taps	✓
Adjustable height thermostatic chrome shower over bath with glass screen	✓
Upgrade shower to en suite	✓
Extend wall tiling to full height	✓
Upgraded wall tiles	✓
Mirror above basin	✓

Electrical

Downlights to kitchen & bathrooms (See plan for lighting layout)	✓
Additional BT or TV sockets in white or chrome	✓
Additional power socket with or without USB point	✓
Additional shaver socket	✓
Upgrade all sockets and switches to chrome	✓
Alarm system	✓

Flooring	1/2/3
Upgrade to carpet range	✓
Additional styles available in the Amtico Signature range	✓

Wardrobes	
Hinged/sliding wardrobes to all bedrooms in accordance with specified layouts	✓

FROM LOOKING ROUND TO MOVING IN...



Taylor Wimpey

ASPYRE

Wharf Road
Chelmsford
Essex
CM2 6YT

CONTACT US ON

01245 678 554

SATNAV

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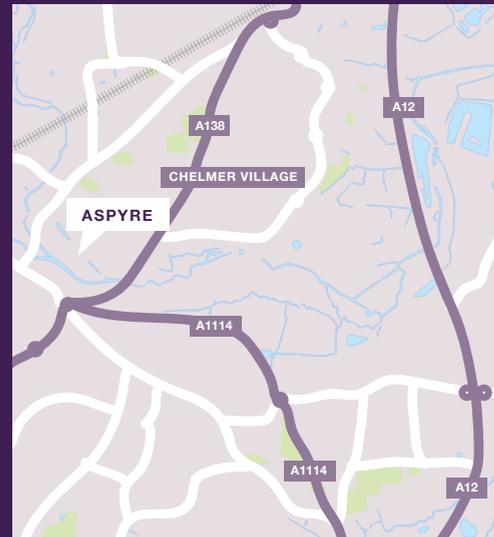
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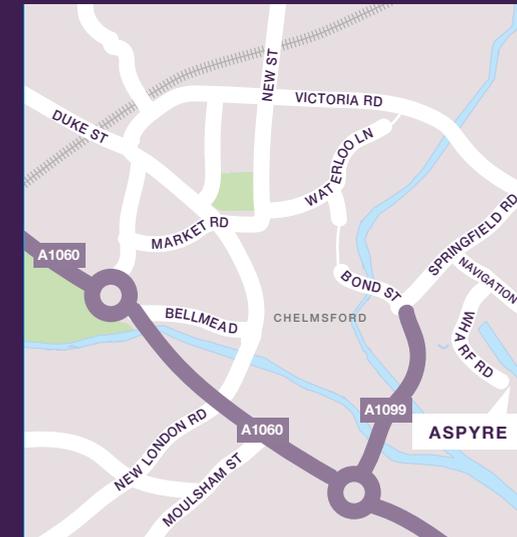
FROM THE A12:

- Heading north on the A12, exit at Junction 18
- At the roundabout take the 1st exit onto Maldon Rd
- At the roundabout take the 2nd exit and follow the slip road to Chelmsford
- Merge onto Essex Yeomanry Way, then take the 3rd exit at the roundabout
- At the next two roundabouts take the 3rd exit onto High Bridge Rd, then the 3rd exit onto Springfield Rd
- After 0.1 miles turn right onto Navigation Rd
- Then turn right onto Wharf Rd and the development will be on your right



FROM CHELMSFORD STATION:

- Follow Victoria Rd/A1099, heading north-east towards New St/B1008 for 0.5 mile
- Then turn right onto Springfield Rd/A1099
- After 0.1 miles turn left onto Navigation Rd
- Then turn right onto Wharf Rd and the development will be on your right



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