

**Taylor
Wimpey**

Find your way around

THE FAIRWAYS



MILTON KEYNES | BUCKINGHAMSHIRE

Get to know

THE FAIRWAYS

MILTON KEYNES | BUCKINGHAMSHIRE

This stunning development of three, four and five bedroom homes, and two and three bedroom apartments, is situated just minutes away from the centre of the Milton Keynes.

5 bedroom homes



The Wayford

5 bedroom home

Plots: 2, 3, 9, 14 & 15



The Felton

5 bedroom home

Plots: 4, 5, 7, 11, 12 & 13

4 bedroom homes



The Thornford

4 bedroom home

Plots: 10, 17 & 19



The Kew

4 bedroom home

Plots: 31, 32, 33, 34, 63, 64, 65, 66, 67, 85, 86, 87, 88, 89, 91, 92, 94, 95, 159 & 160



The Langdale

4 bedroom home

Plots: 1, 6, 8, 16, 18, 20, 21, 24, 25 & 29



The Mortimer

4 bedroom home

Plots: 143, 144, 145, 146, 147, 148, 149 & 150



The Shelford

4 bedroom home

Plots: 26, 35, 38, 54, 90 & 93



The Elliston

4 bedroom home

Plots: 36, 37, 56, 57, 58, 59, 60, 61 & 62



The Kentdale

4 bedroom home

Plot: 53



The Eskdale

4 bedroom home

Plots: 22, 23, 30 & 55



4 bedroom home

Plots: 109 & 129

3 bedroom homes



The Crofton

3 bedroom home

Plots: 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 112, 113, 114, 115, 116, 117, 120, 121, 122, 123, 124 & 125



The Easedale

3 bedroom home

Plots: 27, 46, 118 & 119



The Alton

3 bedroom home

Plots: 68, 69 & 70



3 bedroom home

Plots: 110, 111, 126, 127 & 128

2 bedroom homes



2 bedroom home

Plot: 151

1-2-3 bedroom apartments



The Albatross

2 & 3 bedroom home

Plots: 152, 153, 154, 155, 156, 157 & 158



1-2 bedroom home

Plots: 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 & 142



1-2 bedroom home

Plots: 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107 & 108



1-2 bedroom home

Plots: 71, 72, 73, 74, 75 & 76



1-2 bedroom home

Plots: 77, 78, 79, 80, 81, 82, 83 & 84

BS Bin Storage Area

CS Cycle Storage Area

V Visitor Parking Space

► Garage Access

▷ Drive Through/Car Port Access

*ah/so Shared ownership

*ah/r Rented homes

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. TWSM 51665 FEBRUARY 2019

THE FAIRWAYS

Off Fen Roundabout
Milton Keynes
Buckinghamshire
MK17 8EW

CONTACT US ON

01908 049 057

SATNAV

MK17 8EW

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

HOW TO FIND US:

From Milton Keynes

- Leave central Milton Keynes onto V8 Marlborough St
- At the next two roundabouts, take 2nd exit and stay on V8
- Roundabout take 1st exit onto H8
- Roundabout continue straight and stay on H8
- Roundabout take 2nd exit and stay on H8
- Brinklow roundabout take 2nd exit and stay on H8
- Roundabout take 2nd exit onto A421
- Continue on to Fen Roundabout and take 3rd exit onto the development

From Bedford

- Head south on A6 towards St Paul's Square
- Roundabout take 3rd exit onto A6
- Roundabout take 4th exit onto A421 slip road to M1
- Merge onto A421
- Roundabout take 2nd exit and stay on A421
- Roundabout take 1st exit on A421
- Fen Roundabout take 1st exit onto the development



THE FAIRWAYS. A COMMUNITY IN THE HEART OF MILTON KEYNES

A warm welcome to Fairways.

This stunning development of three, four and five bedroom homes, and two and three bedroom apartments, is situated just minutes away from the centre of the Milton Keynes.

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.



PROUD TO LIVE IN MILTON KEYNES

The Fairways is part of a bustling community in the heart of Buckinghamshire. Situated in Milton Keynes, residents will enjoy close access to the town centre, whilst being nestled amongst some of the most scenic parks and local attractions.



Campbell Park, Central Milton Keynes



The Peace Pagoda, Willen Lake

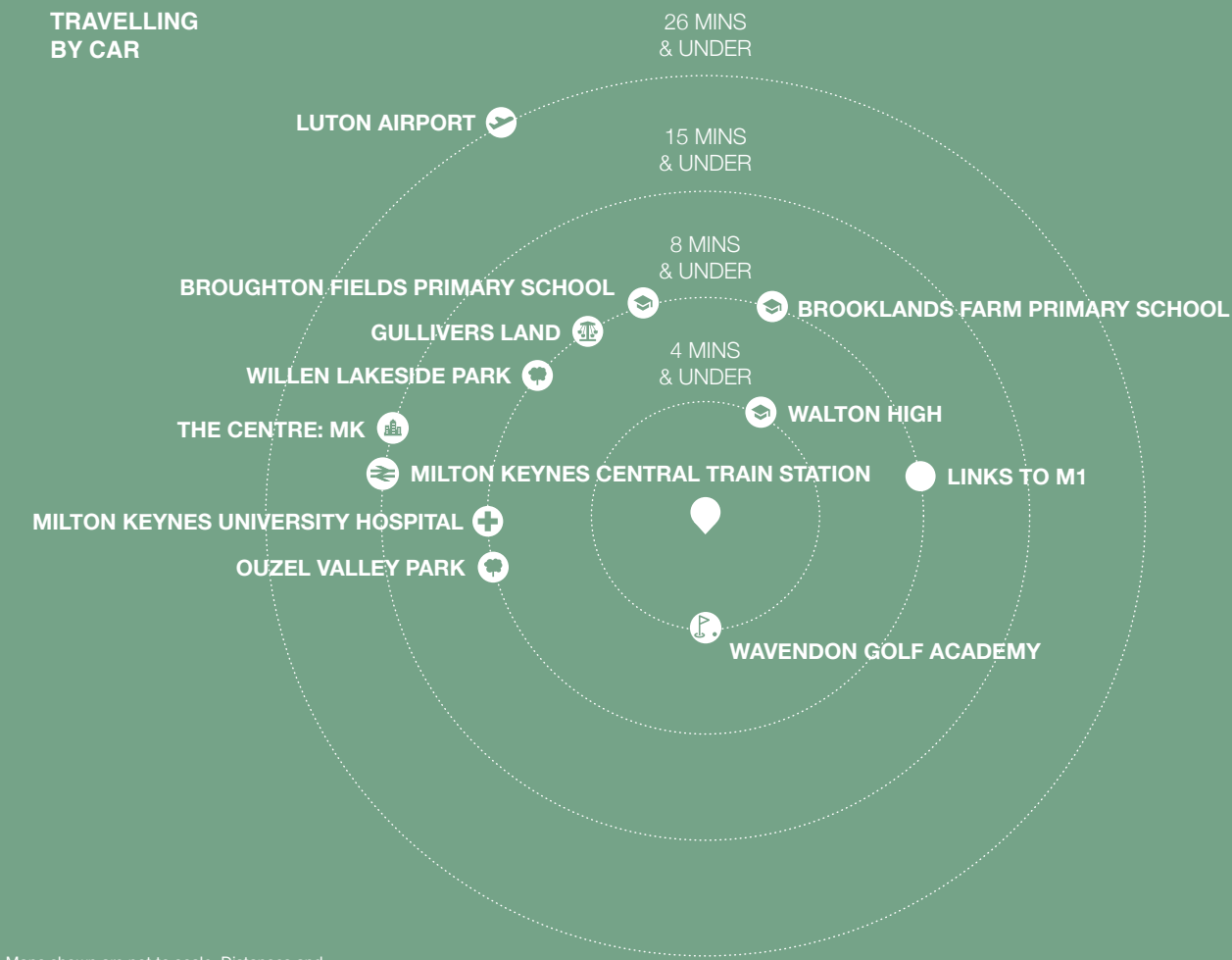


Xscape, Central Milton Keynes

A PLACE OF MANY PROSPECTS

With a wide variety of high quality two and three bedroom apartments and homes ranging from three, four and five bedroom homes, this exceptional new development in Milton Keynes provides opportunities for growing families looking for extra space, to young couples making their first steps onto the property ladder.

TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Woburn Abbey and Safari Park



The National Bowl, Milton Keynes



Multiple golf clubs are within easy reach of the development



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 BUY



Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

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.

FROM LOOKING ROUND TO MOVING IN...



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THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The five bedroom Wayford is a traditional double fronted home. A good sized living room and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study, utility room and a guest cloakroom are also located on the ground floor. An en suite master bedroom, en suite double bedroom, a further double bedroom, two extra bedrooms and a main bathroom are found off the landing.

TOTAL 1,858 sqft

GROUND FLOOR



Lounge	4.40m x 6.06m	14' 6" x 19' 11"
Kitchen	5.58m x 3.35m	18' 4" x 11' 0"
Dining	3.39m x 3.06m	11' 1" x 10' 1"
Study	3.39m x 2.34m	11' 1" x 7' 8"

FIRST FLOOR



Bedroom 1	3.39m x 3.37m	11' 1" x 11' 1"
Bedroom 2 (max.)	2.98m x 3.47m	9' 10" x 11' 5"
Bedroom 3	3.02m x 3.12m	9' 11" x 10' 3"
Bedroom 4	4.10m x 2.39m	13' 5" x 7' 10"
Bedroom 5	3.22m x 2.33m	10' 7" x 7' 8"



Plots: 2, 3, 9, 14 & 15

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THE FELTON

5 BEDROOM HOME



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THE FELTON

The five-bedroom Felton home is ideal for growing families looking for extra space. The entrance hallway leads to a living room, a study and a kitchen/dining room with French doors to the rear garden. The first floor consists of the en suite master bedroom, a family bathroom and two further bedrooms. Completing the property is the second floor double bedroom, a fifth bedroom and a shower room.

TOTAL 1,604 sqft

GROUND FLOOR



Lounge	3.14m x 4.62m	10' 4" x 15' 2"
Kitchen/ Dining (min.)	7.89m x 2.50m	25' 11" x 8' 2"
Study	2.52m x 2.19m	8' 3" x 7' 2"

FIRST FLOOR



Bedroom 1	3.14m x 5.02m	10' 4" x 16' 6"
Bedroom 4	2.51m x 3.24m	8' 3" x 10' 8"
Bedroom 5	2.30m x 3.19m	7' 7" x 10' 6"

SECOND FLOOR



Bedroom 2	3.15m x 3.25m	10' 4" x 10' 8"
Bedroom 3	3.40m x 2.16m	11' 2" x 7' 11"



Plots: 4, 5, 7, 11, 12 & 13

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The traditionally designed, four bedroom Thornford is ideal for those seeking extra space. The contemporary fitted kitchen leads through to a family/dining room, opening out to the garden. The living room also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further double bedrooms and a family bathroom.

TOTAL 1,562 sqft

GROUND FLOOR



Lounge	4.74m x 3.91m	15' 7" x 12' 10"
Kitchen	4.79m x 3.32m	15' 9" x 10' 11"
Family	3.91m x 3.26m	12' 10" x 10' 8"
Study/Dining	3.07m x 2.66m	10' 1" x 8' 9"

FIRST FLOOR



Bedroom 1 (min.)	4.68m x 3.25m	15' 4" x 10' 8"
Bedroom 2	4.00m x 3.32m	13' 2" x 10' 11"
Bedroom 3 (max.)	4.72m x 3.36m	15' 6" x 11' 0"
Bedroom 4	3.81m x 2.53m	12' 6" x 8' 4"



Plots: 10, 17 & 19

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THE KEW

4 BEDROOM HOME



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THE KEW

The 4 bedroom Kew townhouse offers spacious accommodation across its 3 storey layout. A good sized kitchen/dining room opens through French doors to the private rear garden. Located off the entrance hallway is the guest cloakroom. The master bedroom with en suite and second bedroom can be found on the first floor, along with the living room and the family bathroom. On the second floor, two further double bedrooms can be found and an additional bathroom.

TOTAL 1,511 sqft

GROUND FLOOR



Kitchen 4.74 x 3.38m 15' 7" x 11' 1"

**Dining/
Family room** 4.84m x 2.69m 15' 11" x 8' 10"

FIRST FLOOR



Lounge 4.74m x 3.38m 15' 7" x 11' 1"

Bedroom 1 4.68m x 3.17m 15' 4" x 10' 5"

Bedroom 4 2.84m x 2.56m 9' 4" x 8' 5"

SECOND FLOOR



Bedroom 2 4.74m x 2.75m 15' 7" x 9' 0"

Bedroom 3 4.74m x 3.38m 15' 7" x 11' 1"

 **Plots:** 31, 32, 33, 34, 63, 64, 65, 66, 67, 85, 86, 87, 88, 89, 91, 92, 94, 95, 159 & 160

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THE LANGDALE

4 BEDROOM HOME

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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further bedrooms and a family bathroom.

TOTAL 1,530 sqft

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 (max.)	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2 (min.)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min.)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.48m x 2.68m	11' 5" x 8' 10"



Plots: 1, 6, 8, 16, 18, 20, 21, 24, 25 & 29

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THE MORTIMER

4 BEDROOM HOME



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THE MORTIMER

The 4 bedroom Mortimer townhouse offers spacious accommodation across its 3 storey layout. Located off the entrance hallway is the spacious kitchen/ breakfast room, which opens through French doors to the private rear garden, alongside a cloakroom. A double bedroom, a study and a good sized living room are located on the first floor. On the second floor, the en suite master bedroom can be found alongside two further bedrooms and a family bathroom.

TOTAL 1,350 sqft

GROUND FLOOR



**Kitchen/
Breakfast (max.)** 4.88m x 5.97m 16' 0" x 19' 7"

FIRST FLOOR



Lounge	5.97m x 2.92m	19' 7" x 9' 7"
Study	2.76m x 2.00m	9' 1" x 6' 7"
Bedroom 2	3.88m x 2.76m	12' 9" x 9' 1"

SECOND FLOOR



Bedroom 1	3.99m x 2.99m	13' 1" x 9' 10"
Bedroom 3	3.06m x 2.76m	10' 1" x 9' 1"
Bedroom 4	2.82m x 2.76m	9' 3" x 9' 1"



Plots: 143, 144, 145, 146, 147, 148, 149 & 150

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 1,378 sqft

GROUND FLOOR



Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/ Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.64m x 2.10m	8' 8" x 6' 11"

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"



Plots: 26, 35, 38, 54, 90 & 93

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THE ELLISTON

4 BEDROOM HOME



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THE ELLISTON

There's plenty of flexible space for growing families in the Elliston four bedroom townhouse. The ground floor features a living room, a dining/kitchen area, a guest cloakroom and understairs cupboard. The first floor landing leads to two double bedrooms, a main bathroom and a further bedroom. Meanwhile, on the top floor there's a spacious master bedroom with en suite shower room and convenient dressing area.

TOTAL 1,249 sqft

GROUND FLOOR



Lounge (max.)	3.81m x 4.26m	12' 6" x 14' 0"
Kitchen/Dining	4.89m x 2.90m	16' 1" x 9' 6"

FIRST FLOOR



Bedroom 2	2.73m x 2.46m	9' 0" x 8' 1"
Bedroom 3 (max.)	2.34m x 3.31m	7' 8" x 10' 10"
Bedroom 4 (max.)	2.45m x 3.31m	8' 1" x 10' 10"

SECOND FLOOR



Bedroom1 (max.)	3.89m x 5.43m	12' 9" x 17' 10"
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Plots: 36, 37, 56, 57, 58, 59, 60, 61 & 62

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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale has been designed to offer flexible living space for growing families. A dual aspect living room opens through French doors to the rear garden, and spacious kitchen/dining room features its own utility area. An under stairs storage and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found on the first floor, along with one more double bedroom, two well proportioned bedrooms and a family bathroom.

TOTAL 1,222 sqft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plot: 53

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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom.

TOTAL 1,222 sqft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.14m x 2.77m	10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plots: 22, 23, 30 & 55

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THE CROFTON

3 BEDROOM HOME

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THE CROFTON

This versatile three bedroom townhouse is ideal for growing families or professional couples. A light living/dining room forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs the second floor master suite features high galleried ceilings, an en suite shower room and dressing area.

TOTAL 1,149 sqft

GROUND FLOOR



Lounge/Dining	4.78m x 3.70m	15' 8" x 12' 2"
Kitchen (max.)	3.43m x 3.03m	11' 3" x 10' 0"

FIRST FLOOR



Bedroom 2	4.79m x 3.37m	15' 9" x 11' 1"
Bedroom 3	2.90m x 2.56m	9' 6" x 8' 5"

SECOND FLOOR



Bedroom 1 (max excl. dormer)	6.20m x 3.66m	20' 4" x 12' 0"
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Plots: 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 112, 113, 114, 115, 116, 117, 120, 121, 122, 123, 124 & 125

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 51665 TWSM FEBRUARY 2019

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THE EASEDALE

3 BEDROOM HOME

Images 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 enquire for further details.

THE EASEDALE

The Easdale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sqft

GROUND FLOOR



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"

FIRST FLOOR



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"



Plots: 27, 46, 118 & 119

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 51665 TWSM FEBRUARY 2019

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THE ALTON

3 BEDROOM HOME



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THE ALTON

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,085 sqft

GROUND FLOOR



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/ Dining (max.)	5.26m x 3.20m	17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 (max.)	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 (max excl. dormer)	6.70m x 3.11m	22' 0" x 10' 3"
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Plots: 68, 69 & 70

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 51665 TWSM FEBRUARY 2019

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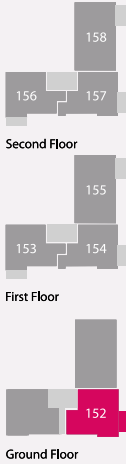
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THE ALBATROSS

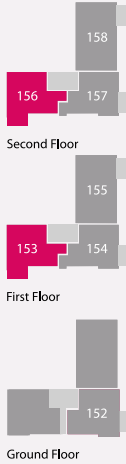
The carefully planned layout of this apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing. A further bedroom/study is included on selected plots.

PLOT 152



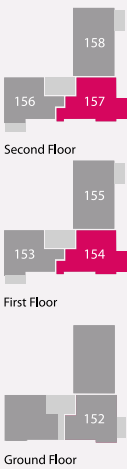
Lounge/Dining	5.10m x 3.66m	16' 9" x 12' 0"
Kitchen	3.66m x 2.70m	12' 0" x 8' 1"
Bedroom 1	3.95m x 3.01m	13' 0" x 9' 11"
Bedroom 2 (min.)	3.36m x 2.15m	11' 0" x 7' 1"

PLOTS 153 & 156



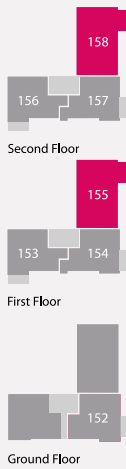
Lounge/Dining	5.60m x 3.66m	18' 4" x 12' 0"
Kitchen	3.66m x 2.20m	12' 0" x 7' 3"
Bedroom 1	3.95m x 2.97m	13' 0" x 9' 9"
Bedroom 2 (min.)	3.36m x 2.18m	11' 0" x 7' 2"

PLOTS 154 & 157



Lounge/Dining	5.03m x 3.66m	16' 6" x 12' 0"
Kitchen	3.66m x 2.77m	12' 0" x 9' 1"
Bedroom 1	3.95m x 2.97m	13' 0" x 9' 9"
Bedroom 2 (min.)	2.74m x 2.18m	9' 0" x 7' 2"

PLOTS 155 & 158



Kitchen/Lounge/Dining	7.35m x 4.49m	24' 1" x 14' 9"
Bedroom 1 (max.)	4.52m x 3.36m	14' 10" x 11' 0"
Bedroom 2	3.36m x 2.94m	11' 0" x 9' 8"
Bedroom 3	2.95m x 2.71m	9' 8" x 8' 11"

 **Plots:** 152, 153, 154, 155, 156, 157 & 158

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 51665 TWSM FEBRUARY 2019

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