



Cowleaze Road KT2

Floor plans

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Cowleaze Road KT2

Floor plans

G

Ground floor

KEY	
SC	Communal service cupboard
UC	Utility cupboard with plumbing for washing machine
B	Boiler
1, 2, 3, 4	Flat numbers
Blue line	Full height windows/glazing/glazed doors
Thick blue line	Oversized glazing
Orange lines	Timber

Not to scale, for indicative purposes only.

Elm Grove

Cowleaze Road



pocket

Cowleaze Road KT2

Floor plans

1

First floor

KEY	
SC	Communal service cupboard
UC	Utility cupboard with plumbing for washing machine
B	Boiler
6	Flat numbers
Full height windows/ glazing/glazed doors	
Oversized glazing	
Timber	

Not to scale, for indicative purposes only.



Cowleaze Road KT2

Floor plans

2

Second floor

KEY	
SC	Communal service cupboard
UC	Utility cupboard with plumbing for washing machine
B	Boiler
12	Flat numbers
Full height windows/ glazing/glazed doors	
Oversized glazing	
Timber	

Not to scale, for indicative purposes only.



Cowleaze Road KT2

Floor plans

3

Third floor

KEY	
SC	Communal service cupboard
UC	Utility cupboard with plumbing for washing machine
B	Boiler
18	Flat numbers
	Full height windows/ glazing/glazed doors
	Oversized glazing
	Timber

Not to scale, for indicative purposes only.

Elm Grove

Cowleaze Road



Cowleaze Road KT2

Floor plans

4

Fourth floor

KEY	
SC	Communal service cupboard
UC	Utility cupboard with plumbing for washing machine
B	Boiler
●	Flat numbers
▬	Full height windows/ glazing/glazed doors
▬	Oversized glazing
▬	Timber

Not to scale, for indicative purposes only.



Cowleaze Road KT2 Specifications

All Cowleaze Road KT2 homes are cleverly engineered to maximise usable living space and offer you the most efficient flat possible. Pocket one bedroom apartments are at least 38m² (409ft²), and contain full height windows, contemporary wetroom bathrooms and fully fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with white, soft close handleless doors
- Charcoal-grey laminate worktop with matching upstand
- Stainless steel splash back behind the ceramic hob
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated recirculating extractor hood
- Integrated oven and ceramic hob
- Integrated under counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in cupboard

Bathroom

- Dual flush white toilet and basin with single lever mixer tap
- Heated towel rail
- Toilet roll holder
- 115v/240v shaver socket
- Mirror

Security / communal & external features

- Video entry phone system for each flat
- Spy hole viewer on flat entrance door
- Lockable letterboxes at the ground floor entrance
- Entrance bench and notice board
- Communal refuse store with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Communal roof terrace
- 10 year building warranty
- Large bicycle store
- Three communal balconies

Internal features

- Wood-effect laminate flooring throughout (except bathroom)
- White matt emulsion wall finishes

Electrical & lighting

- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system
- TV points in the living area and bedroom
- Telephone point with broadband capability in the living area and bedroom
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table
- Security lighting at the entrance

Heating

- Combi-boiler system with radiators

Windows

- Double-glazed windows and doors

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Important notice

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