

25 Springfield Road, Poole, BH1 4 0DU

8 Spacious apartments in Ashley Cross





Ortus

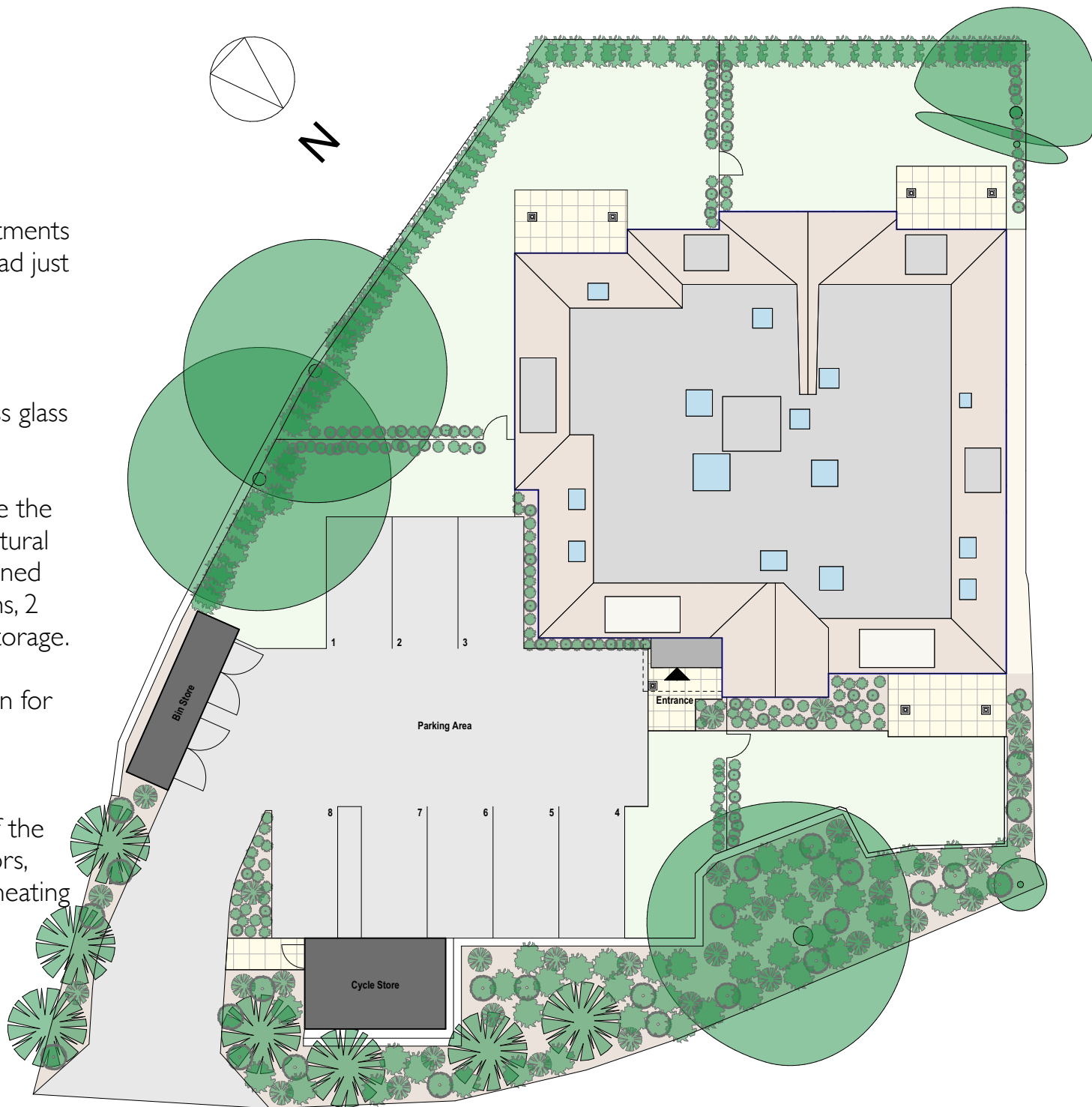
ASHLEY CROSS

Ortus is a development of eight spacious apartments set over three floors located on Springfield Road just a short walk to Ashley Cross village.

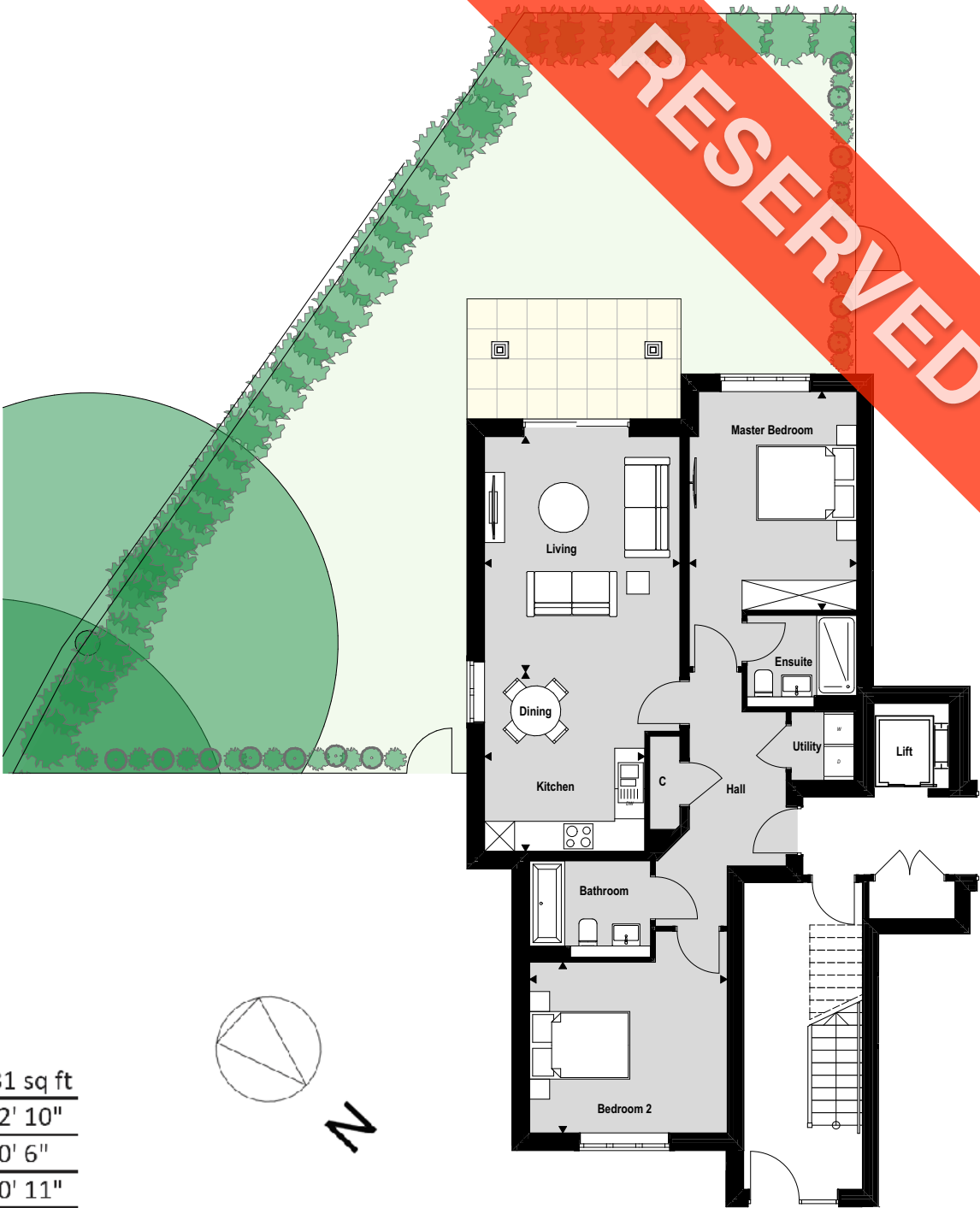
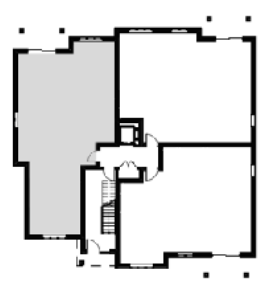
Each of the three garden apartments have the benefit of a private garden and all upper floor apartments have a balcony featuring a frameless glass balustrade.

The floor plans have been designed to optimise the feeling of space and create an abundance of natural light. All apartments have generously proportioned open plan living/kitchen/dining area, 2 bedrooms, 2 bathrooms, separate utility rooms and ample storage.

Towncourt Homes are a local developer known for unique luxury developments finished to an exceptional standard. Similar finishes are being applied to this development that are typically associated with homes found at the top end of the market which include over sized full height doors, luxuriously appointed bathrooms, under floor heating and ambient lighting throughout.

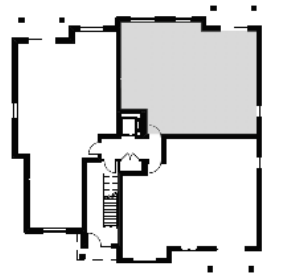


Apartment 1 - ground floor

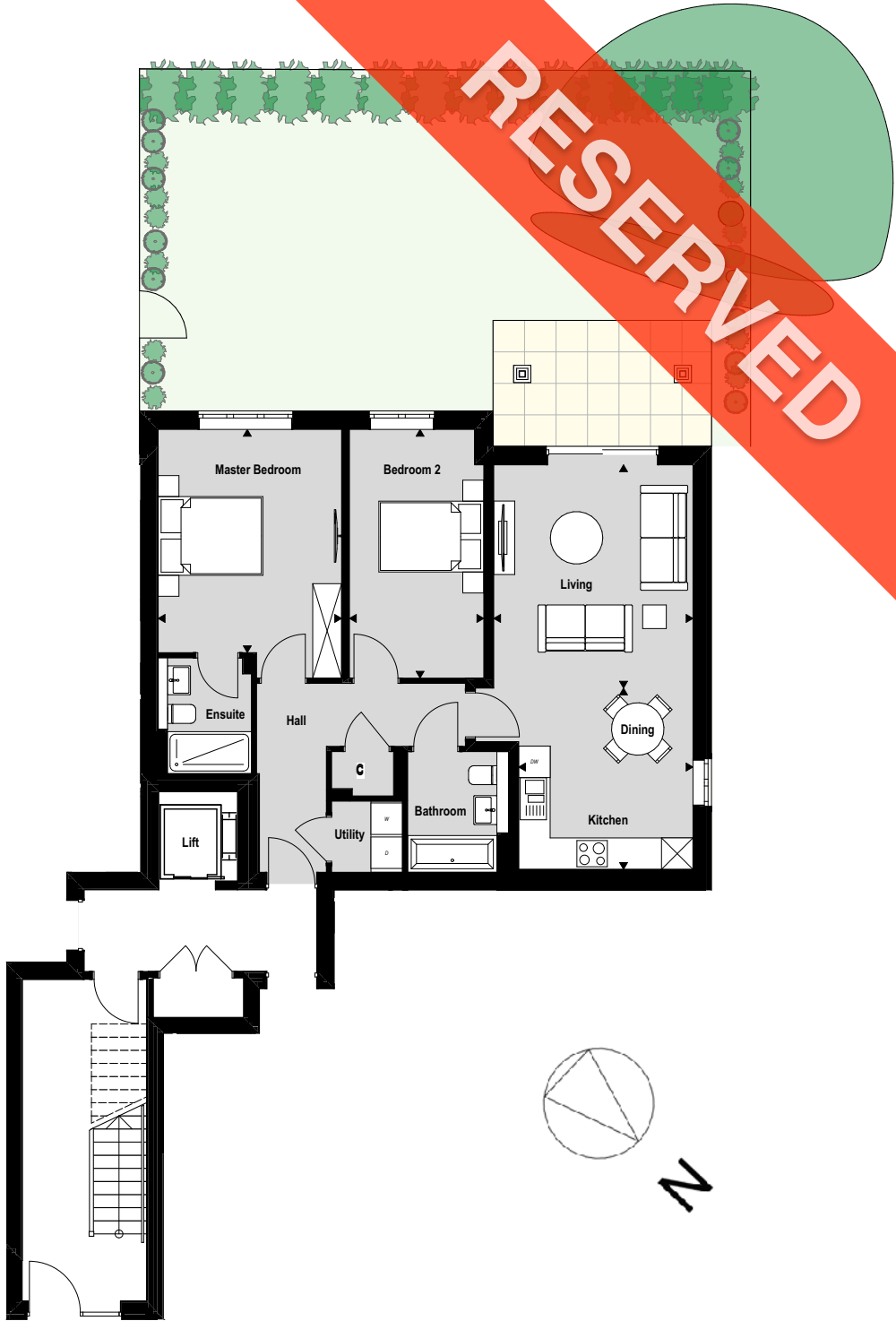


Total Floor Area	86.5 sq m		931 sq ft	
Living	4.70m x 3.90m	15' 5" x 12' 10"		
Kitchen/Dining	3.58m x 3.20m	11' 9" x 10' 6"		
Master Bedroom	4.37m x 3.34m	14' 4" x 10' 11"		
Bedroom 2	3.94m x 3.41m	12' 11" x 11' 2"		

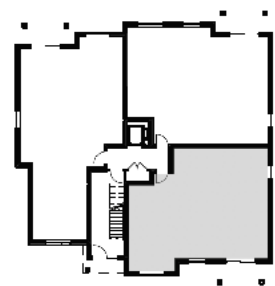
Apartment 2 - ground floor



Total Floor Area	81.2 sq m		874 sq ft	
Living	4.25m x	3.79m	13' 11" x	12' 5"
Kitchen/Dining	3.46m x	3.32m	11' 4" x	10' 11"
Master Bedroom	4.25m x	3.49m	13' 11" x	11' 5"
Bedroom 2	4.73m x	2.56m	15' 6" x	8' 5"

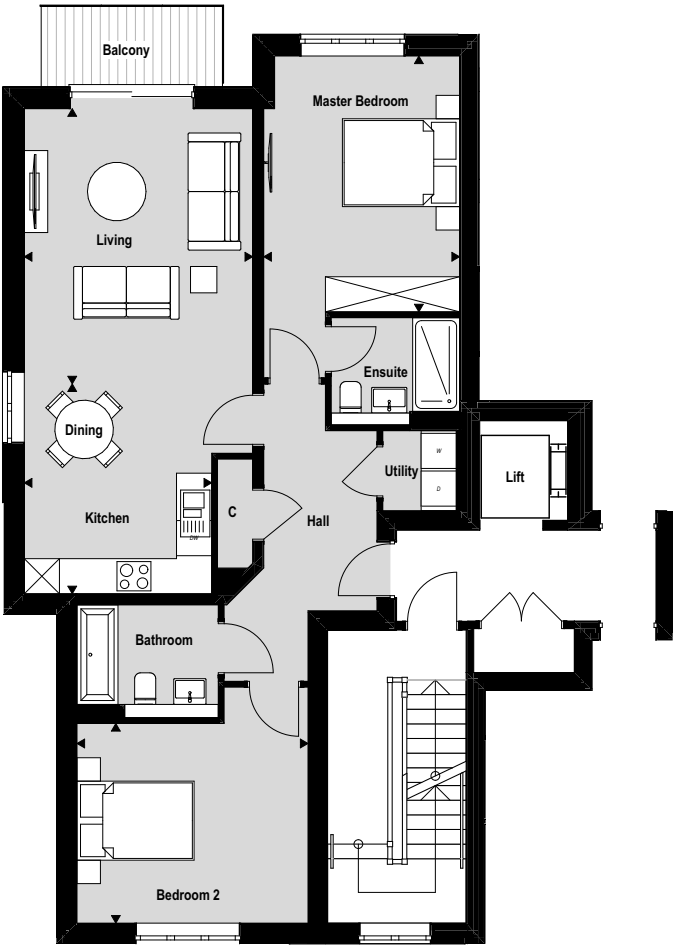


Apartment 3 - ground floor

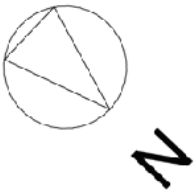


Total Floor Area	78.0 sq m	839 sq ft
Living	4.55m x 3.79m	14' 11" x 12' 5"
Kitchen/Dining	3.46m x 3.32m	11' 4" x 10' 11"
Master Bedroom	3.93m x 3.33m	12' 11" x 10' 11"
Bedroom 2	3.66m x 2.61m	12' 0" x 8' 7"

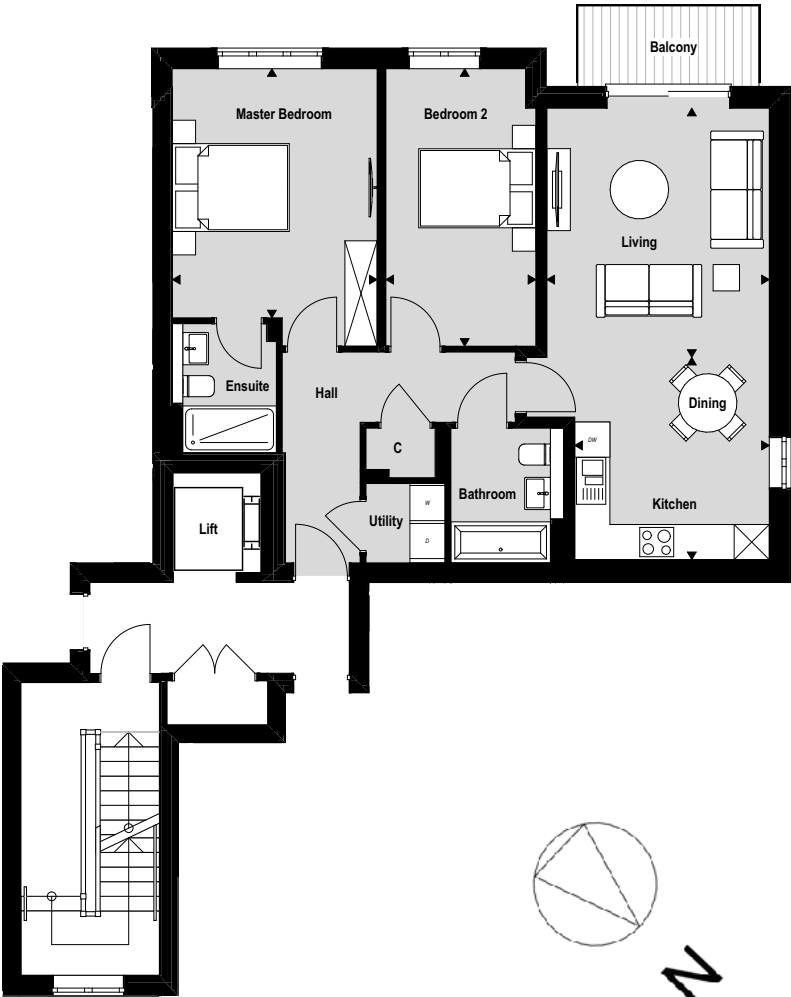
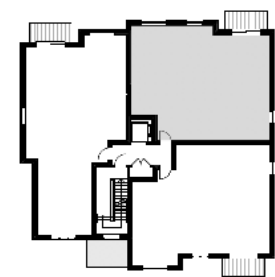
Apartment 4 - first floor



Total Floor Area	86.5 sq m		931 sq ft	
Living	4.70m x 3.90m	15' 5"	x	12' 10"
Kitchen/Dining	3.58m x 3.20m	11' 9"		10' 6"
Master Bedroom	4.37m x 3.34m	14' 4"		10' 11"
Bedroom 2	3.94m x 3.41m	12' 11"	x	11' 2"

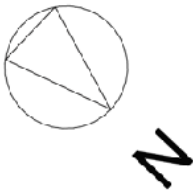
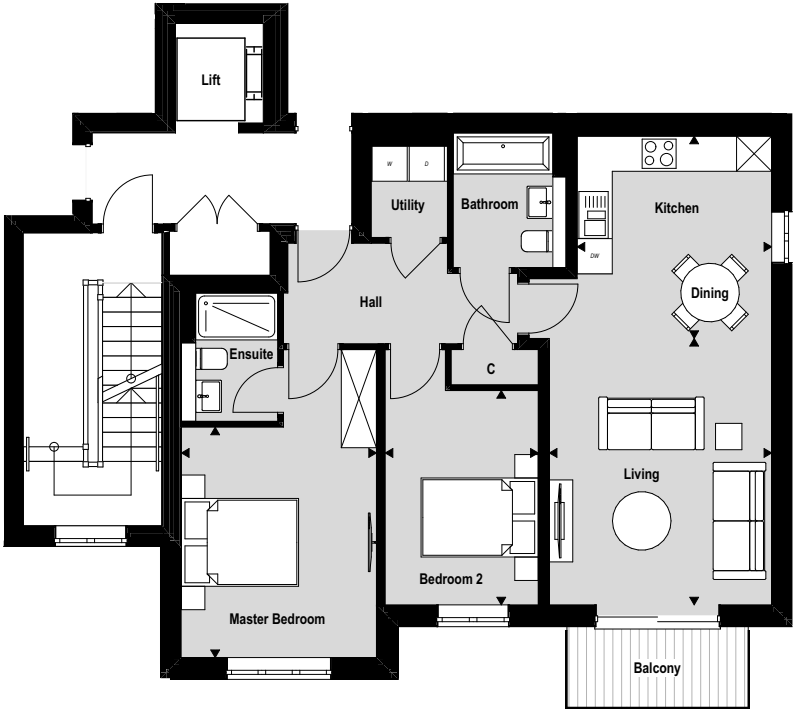


Apartment 5 - first floor



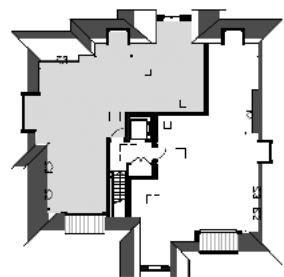
Total Floor Area	81.2 sq m	874 sq ft
Living	4.25m x 3.79m	13' 11" x 12' 5"
Kitchen/Dining	3.46m x 3.32m	11' 4" x 10' 11"
Master Bedroom	4.25m x 3.49m	13' 11" x 11' 5"
Bedroom 2	4.73m x 2.56m	15' 6" x 8' 5"

Apartment 6 - first floor

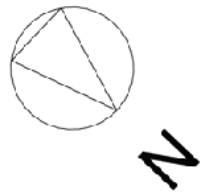


Total Floor Area	78.0 sq m		839 sq ft	
Living	4.55m x 3.79m	14' 11" x 12' 5"		
Kitchen/Dining	3.46m x 3.32m	11' 4" x 10' 11"		
Master Bedroom	3.93m x 3.33m	12' 11" x 10' 11"		
Bedroom 2	3.66m x 2.61m	12' 0" x 8' 7"		

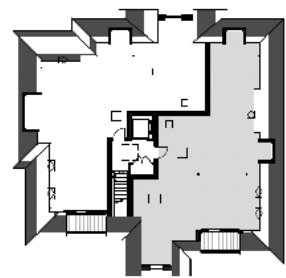
Apartment 7 - second floor



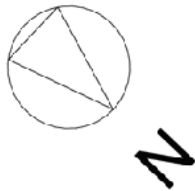
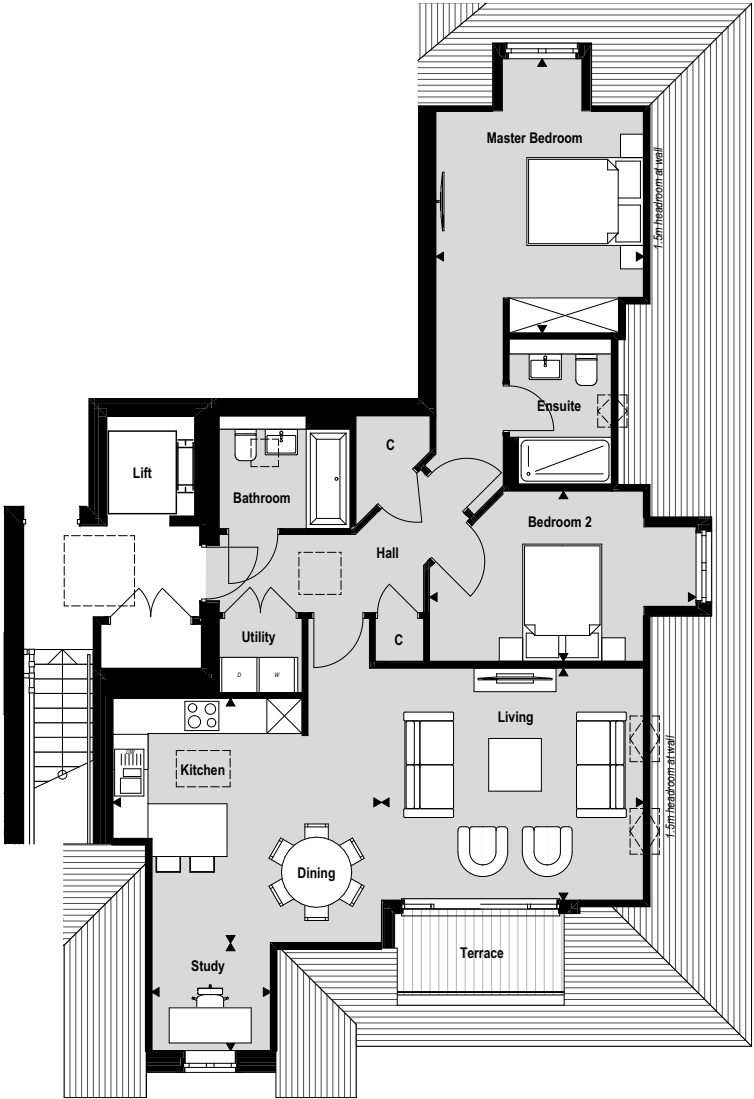
Total Floor Area	95.4 sq m		1026 sq ft	
Living	4.97m x 4.11m	16' 4" x 13' 6"		
Kitchen/Dining	5.84m x 3.90m	19' 2" x 12' 10"		
Master Bedroom	6.55m x 3.31m	21' 6" x 10' 10"		
Bedroom 2	4.49m x 3.70m	14' 9" x 12' 2"		



Apartment 8 - second floor



Total Floor Area	93.3 sq m		1004 sq ft	
Living	4.48m x 3.97m	14' 8" x 13' 0"		
Kitchen/Dining	4.58m x 4.18m	15' 0" x 13' 9"		
Study	2.04m x 1.83m	6' 8" x 6' 0"		
Master Bedroom	4.68m x 3.55m	15' 4" x 11' 8"		
Bedroom 2	4.55m x 2.90m	14' 11" x 9' 6"		



Specification

General

- Traditional architecture with red brick, white through render, Portland cast stone detailing, clay roof tile and PVCu windows.
- Upper floor to feature a number of roof lights to create an abundance of light
- Frameless glass balustrade to all balconies with composite decking
- Solar Photovoltaic panels fitted to the roof providing electricity to all communal areas
- Luxurious communal entrance with large format tiled and remaining areas fitted with carpet
- 6 man lift to all floors
- Video door entry system
- Block paved driveway and parking area
- Fully landscaped garden areas
- 999 year lease with share of Freehold
- 10 Year Premier Guarantee

Finishing Touches

- Full height dark doors with designer stainless steel furniture throughout
- Laminate wood flooring to entrance hall and open plan living/kitchen/dining area
- Tiled utility room
- Carpets to bedrooms
- Fitted wardrobes to master bedroom
- Zoned under floor heating powered by gas fired combo boiler

Electrical

- Recessed LED lighting throughout with rotary dimmers to Living/Kitchen/ Dining Area
- TV Points to all bedrooms and Living Area which include a network point to allow hard wiring of internet access to smart TVs
- Communal satellite and TV aerial with distribution to all apartments to allow the use of Freeview and SkyQ

Kitchen / Utility

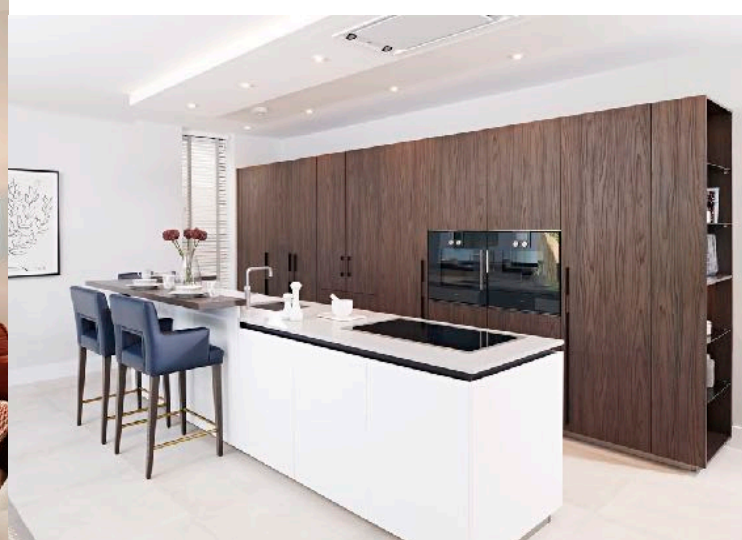
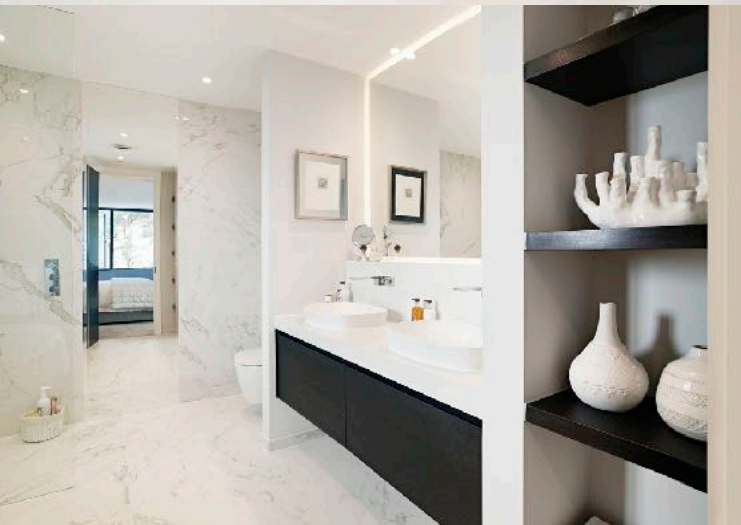
- Contemporary designer handleless kitchen designed and installed by Kitchen Elegance
- A range of fully integrated appliances including full height fridge/freezer, dishwasher and Bosch fan assisted oven and induction hob
- Quartz 'white marble' worktop
- Under cupboard lighting
- Utility fitted with laminate worktop ready to receive washer dryer beneath with fitted wall cupboards above

Bathrooms & En-suites

- Wall hung vanity unit with bespoke inset shelf and large recessed fitted mirror
- Contemporary tiles to all bathrooms
- Wall hung toilets with concealed cisterns
- Large over sized showers with sliding rail shower
- Baths to include shower screen and sliding rail shower
- Wall mounted heated towel rail

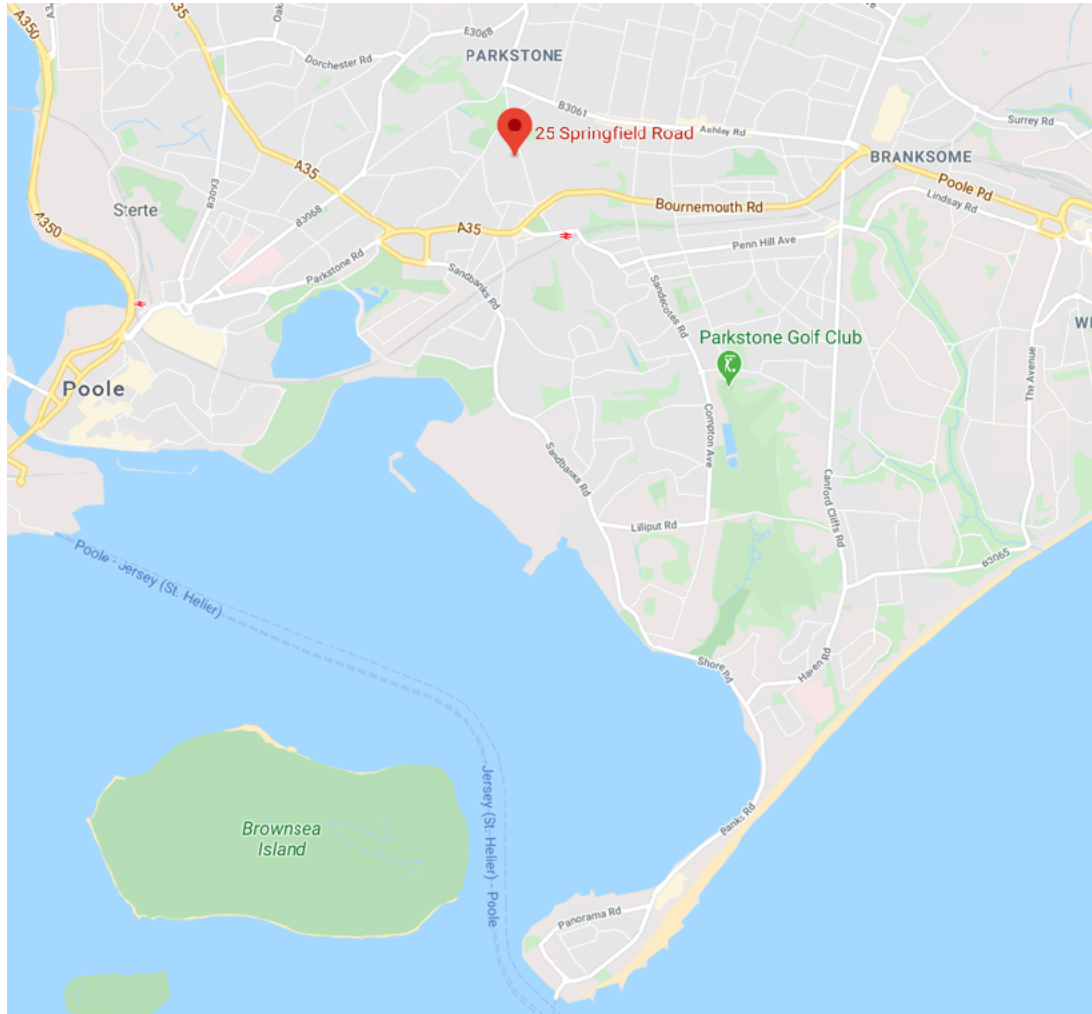
Security

- High security locks with matched keys to all external doors
- Communal entrance to feature an electronic latch with access provided by a 'fob' or key





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Important Note: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Towncourt Homes reserve the right to make any any changes thought necessary to the development, individual specifications, or floor layouts at any time. The contents of these particulars do not constitute an offer or form any contract or inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Last updated: 9th April 2021