

FLORENCE  
3 BEDROOM HOMES



## THE FLORENCE

With 3 bedrooms, 2 bathrooms and a fabulous ground floor living space and kitchen, each Florence home at Rossetti Gardens is as great inside as it is attractive externally.

Our designs feature several pretty, gabled fronts and a combination of brickwork and part tile-hung, part weatherboard façades. Look out for classic stonework too, including detailing surrounding the windows and named plaques.

## LIGHT, SPACIOUS INTERIOR

A full height glazed panel next to the front door has been designed to bring light into the entrance hall, off which you'll find the downstairs WC and staircase.

Beyond, discover a stunning kitchen with a range of built-in appliances and a choice of unit finishes, worktops and handles, offset by a grey, high gloss tiled floor.

With clean lines, sleek surfaces and great storage, it's everything you could want for in a kitchen.

Downlighters throughout the ground floor add to the scheme, creating a light and airy interior. Beyond, the main living room provides views out to the rear garden via French doors and you'll also find a useful storage cupboard.

On the first floor, the large master bedroom at the front of the Florence enjoys an en suite shower room, with a family bathroom off the landing and two further bedrooms.

## MORE FOR YOUR MONEY

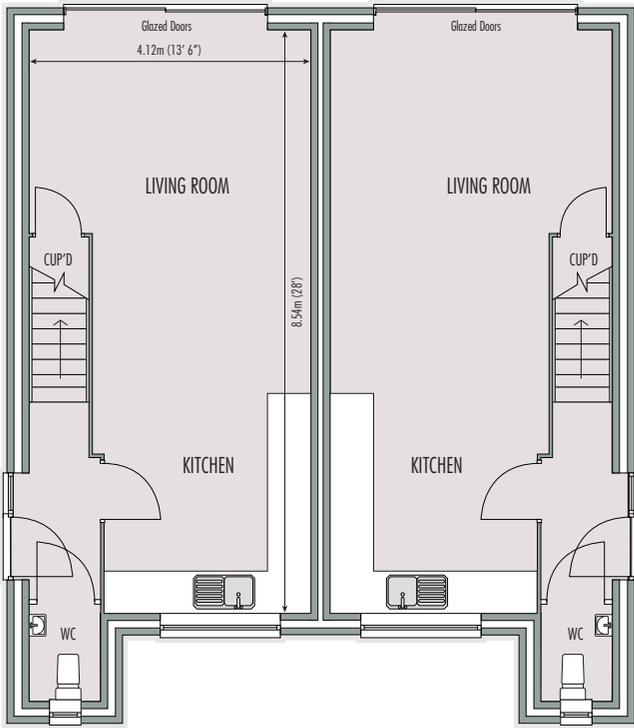
The Park Lane Group are unique in including a comprehensive package of fixtures and fittings which most housebuilders charge extra for. For details of everything we add above and beyond a standard specification, please refer to our 'More for your Money' guide.

## BUYING FROM THE PARK LANE GROUP

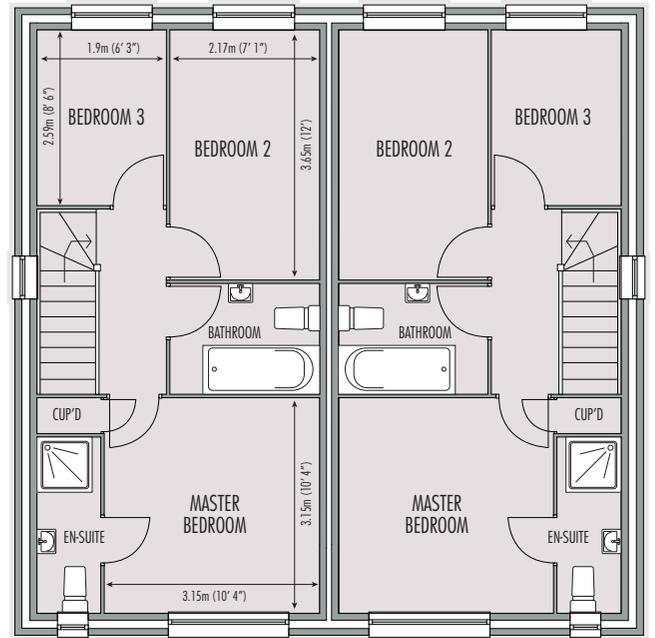
- Development for private ownership
- Off-road parking for each home & visitor spaces
- Attractive landscaping & private gardens
- Beautifully designed interiors
- Contemporary kitchens & bathrooms with choice of kitchen styling for early reservations
- Flexible, open plan living spaces
- Range of great schools nearby
- Excellent transport links – road, bus & rail
- NHBC 10 year warranty
- Low 5% deposit option with Help to Buy scheme
- Great investment opportunity



THE  
PARK LANE GROUP



GROUND FLOOR



FIRST FLOOR



*The Florence*  
Plots 24 & 26 to 35

### AT A GLANCE:

- Off-road parking
- Entrance hall
- Mirror & vanity unit to WC
- Designer kitchen with choice of unit finish, worktops & handles
- Built-in appliances
- High gloss tiled floor to kitchen diner
- Downlighters to ground floor
- French doors to garden from living room
- Understairs storage cupboard
- Master bedroom with en-suite shower & WC
- Two further bedrooms
- Family bathroom

For details of the £15,000 package of fixtures, fittings and appliances included within each home please refer to our **More for Your Money** brochure.

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. Choice of kitchen finishes only available for early reservations.

Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent. Please also note that this information does not constitute a contract, part of a contract, or a warranty.



## SALES ENQUIRIES

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