



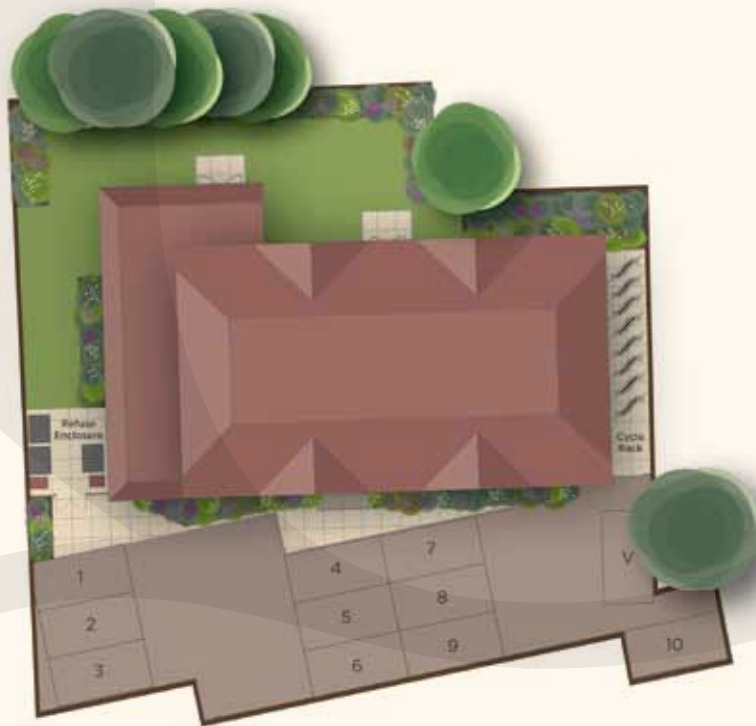
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grove  
HOUSE  
FARNBOROUGH

A MODERN DEVELOPMENT OF TEN 1 AND 2 BEDROOM  
APARTMENTS IN THE HEART OF FARNBOROUGH

# grove HOUSE

FARNBOROUGH

A PRIVATE DEVELOPMENT OF JUST TEN ONE AND TWO BEDROOM APARTMENTS ALL FINISHED TO THE HIGHEST SPECIFICATION, IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND TRAIN STATION.



Perfectly positioned in the heart of Farnborough, residents of Grove House are ideally placed to benefit from all that this thriving town has to offer. With a strong selection of shops, restaurants and leisure facilities on their doorstep; notably a Vue cinema and luxury dining at the Aviator Hotel, bar and restaurant.

These facilities are set to grow substantially with £150 million already spent on regeneration in the town and a further £250 million proposed, making today a great time to invest in a new home in Farnborough. This exciting vision for the area will transform the town's retail and leisure facilities as well as provide attractive new public spaces for residents to enjoy.

Known as the original home of British aviation, the town is famous for hosting

the annual Farnborough International Airshow and boasts an award winning private jet gateway. TAG Farnborough Airport supports the success of the town's many business centres, home to a wide range of leading high tech companies, notably Airbus, BAE Systems and Lockheed Martin.

With such an established business district, Farnborough is appropriately well connected with trains to London Waterloo taking only 34 minutes, while Guildford and Reading are only 17 and 29 minutes away by rail. Residents of Grove House will also benefit from the excellent road network around Farnborough including close proximity to the M3, allowing easy access to London and across the Home Counties.



Horizon Shopping Park





# GROUND FLOOR

Apartments 1, 2, 3 & 4



## Apartment 1

LIVING/DINING/KITCHEN	6.24m max x 5.03m max	20'6" max x 16'6" max
BEDROOM 1	3.91m max x 3.06m max	12'10" max x 10'1" max
BATHROOM	2.13m max x 1.9m	7'0" max x 6'3"

## Apartment 2

LIVING/DINING/KITCHEN	6.99m max x 4.56m max	23'0" max x 15'0" max
BEDROOM 1	3.82m max x 2.9m max	12'10" max x 9'6" max
BATHROOM	2.13m x 1.9m	7'0" x 6'3"

## Apartment 3

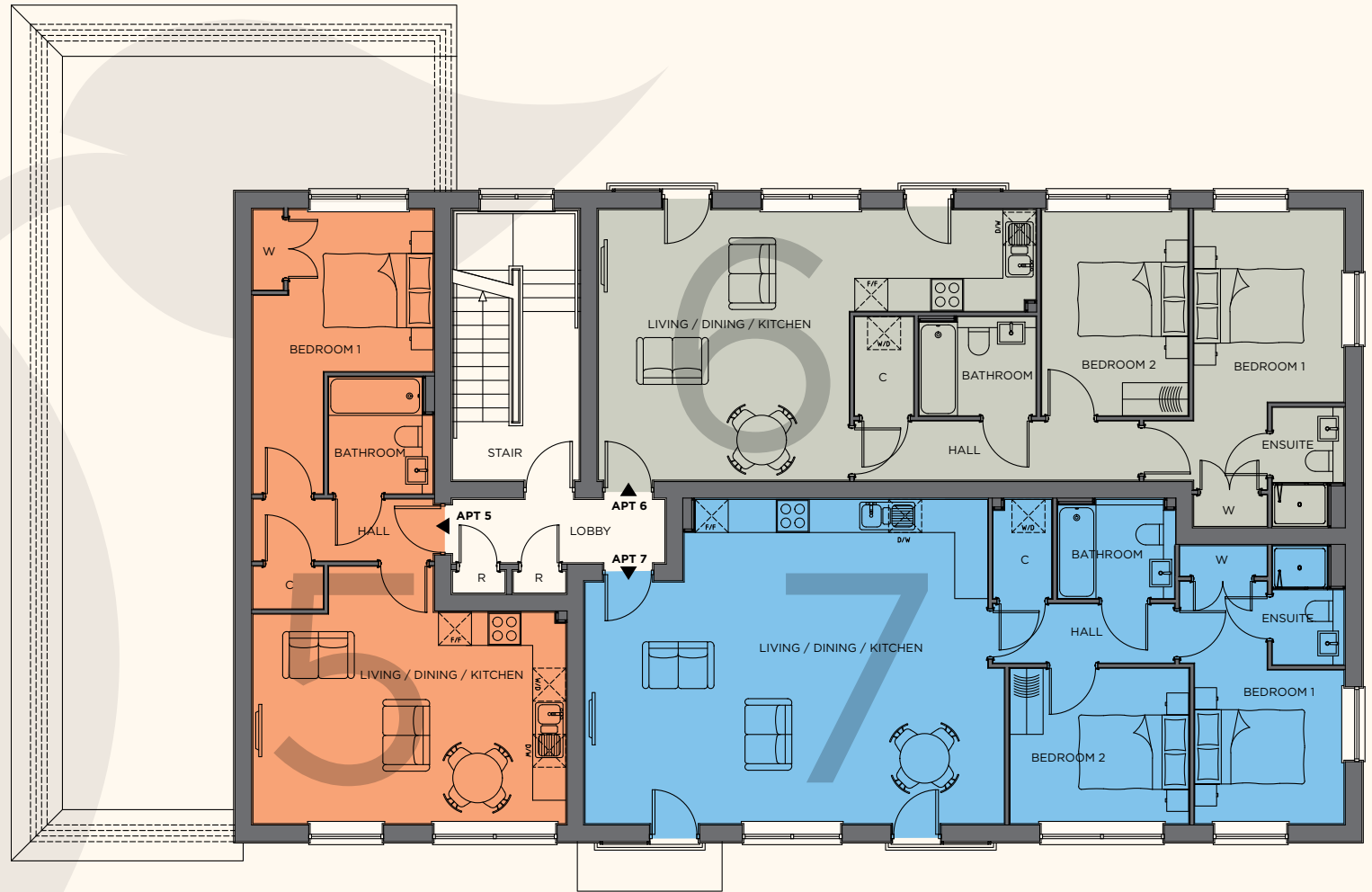
LIVING/DINING/KITCHEN	7.95m max x 4.91m max	26'1" max x 16'2" max
BEDROOM 1	5.10m max x 2.73m max	16'9" max x 9'0" max
BEDROOM 2	3.74m x 2.66m	12'4" x 8'9"
BATHROOM	2.13m x 1.8m	7'0" x 5'11"

## Apartment 4

LIVING/DINING/KITCHEN	5.9m max x 5.81m max	19'4" max x 19'1" max
BEDROOM 1	4.38m max x 2.71m max	14'6" max x 8'11" max
BEDROOM 2	3.24m x 2.82m	10'8" max x 9'4"
BATHROOM	2.13m x 1.8m	7'0" max x 5'11"

# FIRST FLOOR

Apartments 5, 6, & 7



## Apartment 5

LIVING/DINING/KITCHEN  
 BEDROOM 1  
 BATHROOM

5.68m max x 4.67m max  
 5.16m max x 3.27m max  
 2.13m max x 1.9m

18'8" max x 15'5" max  
 17'0" max x 10'9" max  
 7'0" max x 6'3"

## Apartment 6

LIVING/DINING/KITCHEN  
 BEDROOM 1  
 BEDROOM 2  
 BATHROOM

7.95m max x 4.91m max  
 5.12m max x 2.73m max  
 3.74m x 2.66m  
 2.13m x 1.8m

26'1" max x 16'2" max  
 16'10" max x 9'0" max  
 12'4" x 8'9"  
 7'0" x 5'11"

## Apartment 7

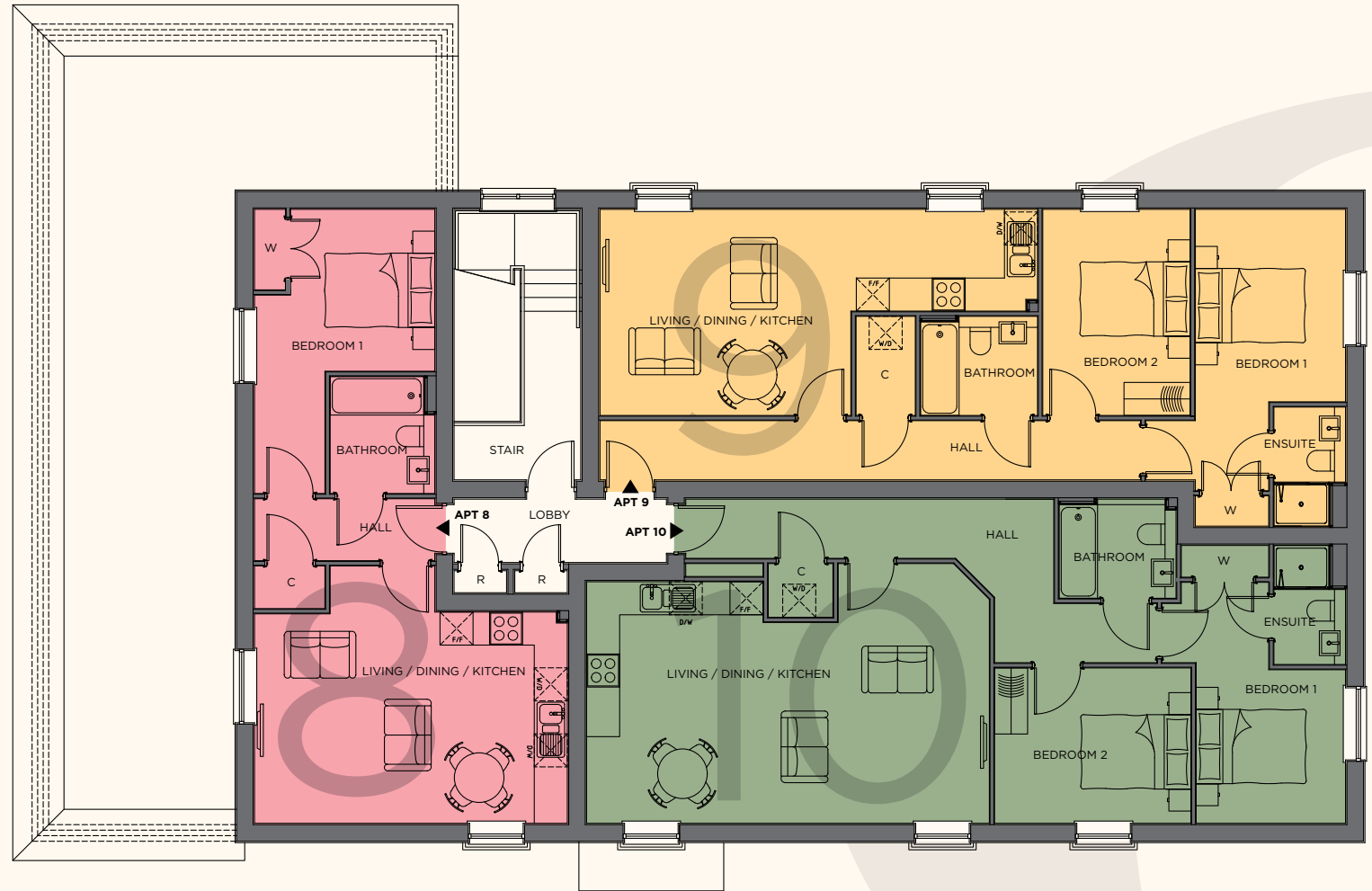
LIVING/DINING/KITCHEN  
 BEDROOM 1  
 BEDROOM 2  
 BATHROOM

7.61m max x 5.89m max  
 4.41m max x 2.71m max  
 3.25m x 2.82m  
 2.13m x 1.8m

25'0" max x 19'4" max  
 14'6" max x 8'11" max  
 10'8" x 9'4"  
 7'0" x 5'11"

# SECOND FLOOR

Apartments 8, 9 & 10



## Apartment 8

LIVING/DINING/KITCHEN	5.68m max x 4.67m max	18'8" max x 15'5" max
BEDROOM 1	5.16m max x 3.27m max	17'0" max x 10'9" max
BATHROOM	2.13m max x 1.9m	7'0" max x 6'3"

## Apartment 9

LIVING/DINING/KITCHEN	7.95m max x 3.74m max	26'1" max x 12'4" max
BEDROOM 1	5.12m max x 2.73m max	16'10" max x 9'0" max
BEDROOM 2	3.74m x 2.68m	12'4" x 8'10"
BATHROOM	2.13m x 1.8m	7'0" x 5'11"

## Apartment 10

LIVING/DINING/KITCHEN	7.31m max x 4.72m max	24'0" max x 15'6" max
BEDROOM 1	4.41m max x 2.71m max	14'6" max x 8'11" max
BEDROOM 2	3.57m x 2.82m	11'9" x 9'4"
BATHROOM	2.13m x 1.8m	7'0" x 5'11"

# SPECIFICATION

## WALLS

White emulsion to all rooms from Dulux contract range.

## CEILINGS

White emulsion from Dulux contract range.

## FLOORS

Laminate to hallway, kitchen and living.  
Carpets to all other rooms.

## KITCHEN UNITS

Pre-selected range and under unit LED lighting. Laminate worktops and upstands and splashback to hob to all apartments.

## KITCHEN APPLIANCES

AEG single electric integrated oven.  
AEG gas hob 4 burner with cast iron pan supports.  
Elica integrated extractor hood.  
AEG integrated fridge/freezer.  
AEG integrated dishwasher.  
AEG washer dryer.  
All brushed steel finish except fridge/freezer, dishwasher and washer dryer.

## INTERNAL DOORS

Deanta Seville walnut pre-finished. Chrome furniture to all doors.

Apartment front doors - Deanta Seville walnut solid core door with chrome night latch and deadlock, spy hole and apartment number.

Wardrobe doors (master bed only) - As internal doors. Fitted with chrome hanging rail and shelving.

Chrome doorstops to doors that clash with radiators and walls.

## SANITARY WARE

Bath - Villeroy & Boch bath with bath panel. Grohe wall mounted bath/shower mixer with shower head & hose.

Shower - Low profile shower tray. Vado Aquablade shower head.

Basin - Semi-pedestal Villeroy & Boch basin.



W.C. - Villeroy & Boch Onovo wall hung pan with soft close seat. Grohe push button flush.

Towel Radiator - Myson Avonmore Straight Chrome with chrome thermostatic valve, plumbed into domestic hot water primary flow.

## WALL TILING

Ceramic tiling to kitchen and bathroom floor. Porcelanosa pre-selected ranges.

Bathroom - Half height tiling behind sanitary ware with full height tiling to around baths and within showers.

## SWITCHPLATES

Chrome to kitchen and living room.

## DOWNLIGHTERS

White low voltage throughout - warm white.



## TV POINTS

Fitted in lounge and bedrooms.

## AUDIO ENTRY SYSTEM

Phone to be fitted in hall of each apartment linked to main doors.

## SKY Q

Communal dish and wiring to be provided for direct connection from customer's Sky box.

## AERIAL

Communal digital aerial to be provided for terrestrial connection.

## WARRANTY

10 year Premier Guarantee warranty.



Images are examples of a typical specification.



WITH A PASSIONATE COMMITMENT TO CLIENT CARE, CALIDUS BELIEVES THAT THE ONLY ROUTE TO EXCELLENCE IS ATTENTION TO DETAIL.

The Calidus team are highly skilled and takes great pride in the high quality of the buildings they produce. Each member of the team has been working in the construction industry for a minimum of 20 years covering a wide range of building projects including flats, prestigious luxury homes, barn renovations and conversion of listed buildings.

The Client's needs are very important, Calidus value all aspects of a project and liaise closely to ensure that good value and total satisfaction is achieved.



**grove**  
HOUSE  
FARNBOROUGH

For further information, contact:

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