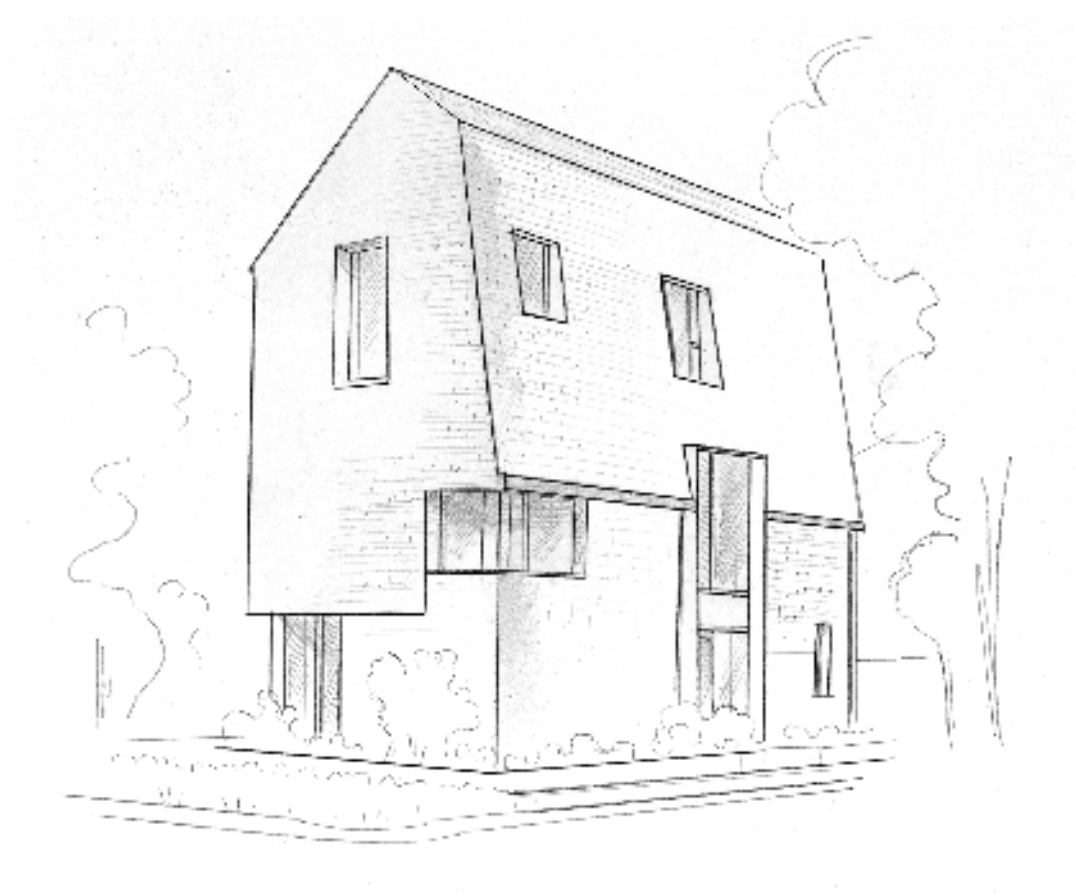


Park Corner Floorplans



CHOICES, CHOICES

If you've ever viewed a house and thought it would be just perfect if only you could magic up an extension, an extra bedroom or a feature window, well here's your chance to do precisely that.

Beechwood gives you the opportunity to work with us to truly sculpt your dream home.

With the ability to craft your own internal configuration and specification, creating spacious areas over three floors as well as the option to have your lounge at the front with the kitchen at the back of your home, or vice versa, you can truly accommodate your lifestyle wishes. With some 316,000 possible permutations in one house alone, you'll never be short of options.

THE PARK CORNER HOUSE

The Park Corner House generally occupies each corner of the linked greens forming an inviting gateway to these open spaces. It offers a 3-storey, three and four-bedroom house with impressively long views across Beechwood's public spaces. In addition you have the choice of having your kitchen dining room or living room as garden facing.

Park Corner House Options Overview

	Included	£
3 Bedroom with terrace	●	
4 Bedroom		●
3 Bedroom Extended with terrace		●
4 Bedroom Extended		●
2 x Parking Spaces	●	
Kitchen/Dining to the front	●	
Kitchen/Dining to the rear	●	
Feature Window to Master Bedroom		●

Please note some options may not be available due to individual plot restrictions



Computer generated images are indicative only

CHOOSE YOUR PLOT



PARK CORNER: CHOOSE YOUR FLOORPLAN

● STANDARD OPTIONS

● ADDITIONAL OPTION

PLANS FOR PLOTS:

1, 6, 10, 11, 85, 86, 87, 91, 131, 132, 135, 139, 154, 155, 160, 164, 209 & 222

GROUND FLOOR OPTIONS



1. GARDEN FACING KITCHEN

Drawing No. G01

2. GARDEN FACING LIVING ROOM

Drawing No. G02

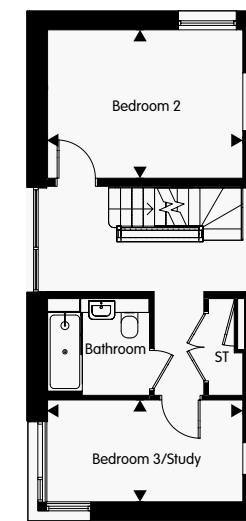
3. GARDEN FACING KITCHEN EXTENDED

Drawing No. G03

4. GARDEN FACING LIVING ROOM EXTENDED

Drawing No. G04

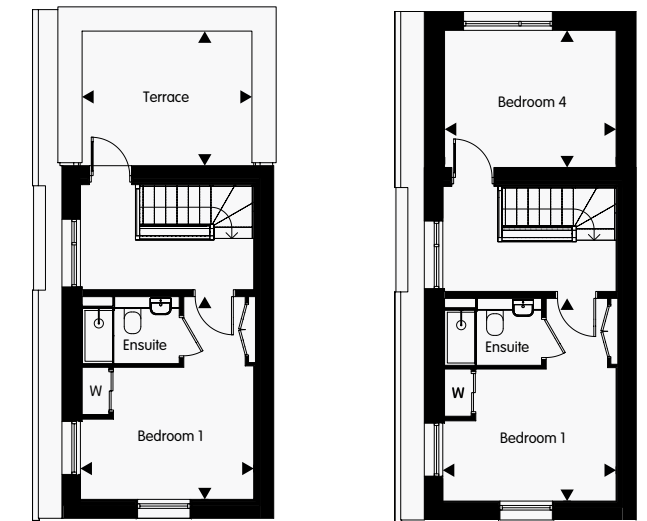
FIRST FLOOR



3 BEDROOM

Drawing No. F01

SECOND FLOOR OPTIONS



1. 3 BEDROOM WITH ROOF TERRACE

Drawing No. S01

2. 4 BEDROOM

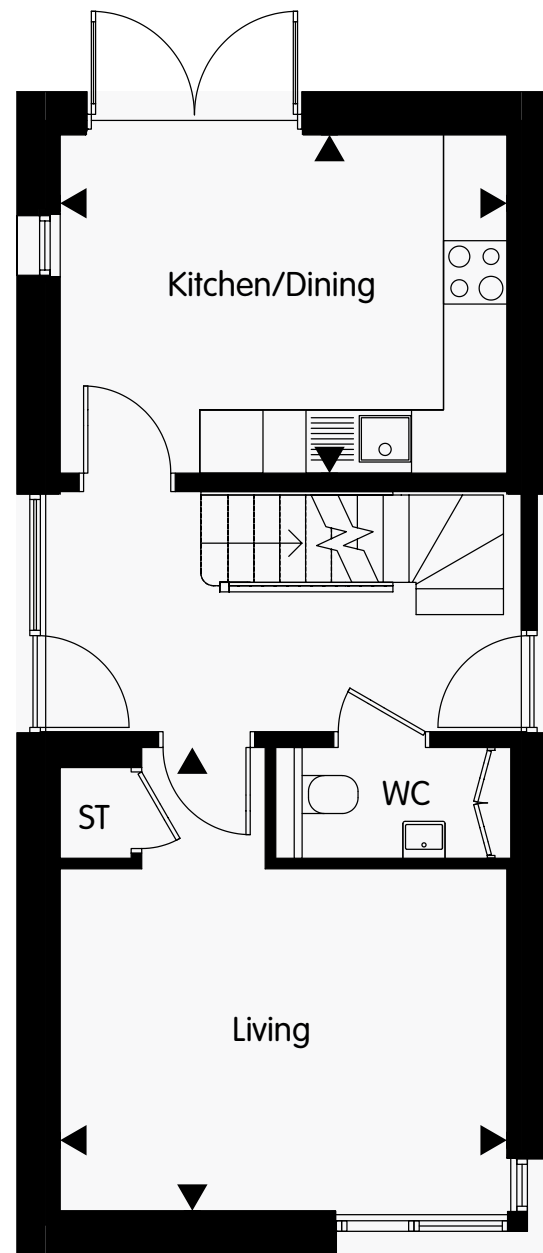
Drawing No. S02

PARK CORNER SIZES

	Sq m	Sq ft
3 Bedroom Standard	112.2	1,206
4 Bedroom Standard	124.2	1,336
3 Bedroom Extended	118.3	1,273
4 Bedroom Extended	130.2	1,403

1. GARDEN FACING KITCHEN

Drawing No. G01

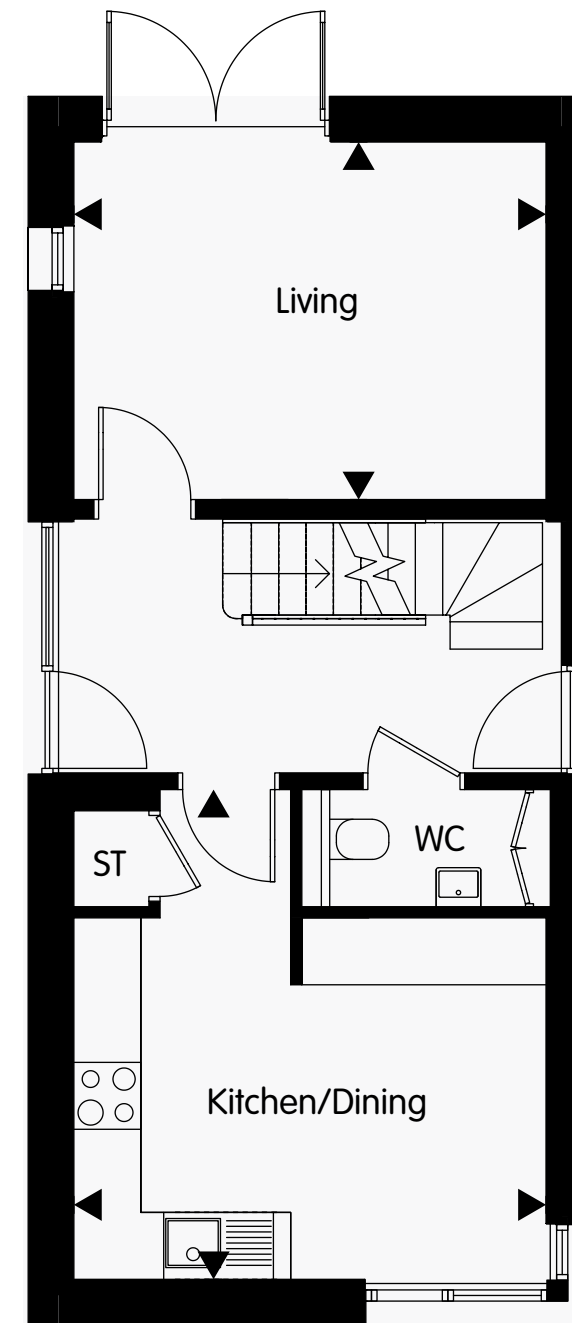


Kitchen / Dining	4.18 x 3.16m	13'8" x 10'4"
Living	4.18 x 4.34m	13'8" x 14'3"

- Standard
- Additional Option
- ST Store

2. GARDEN FACING LIVING ROOM

Drawing No. G02

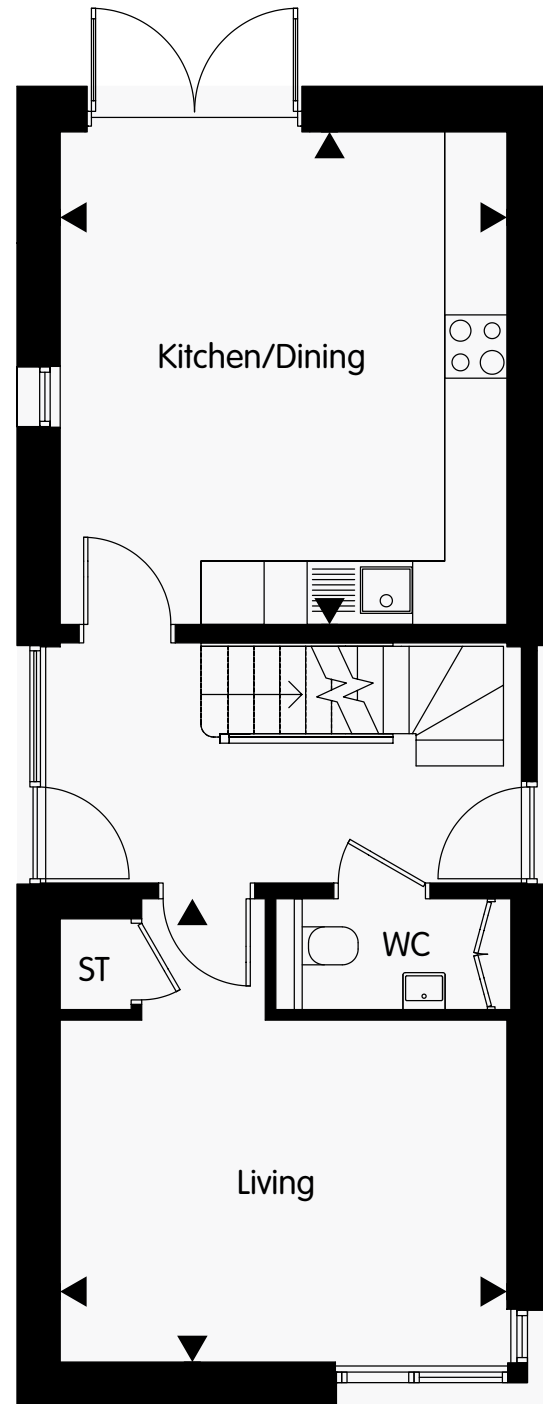


Kitchen / Dining	4.18 x 4.34m	13'8" x 14'3"
Living	4.18 x 3.16m	13'8" x 10'4"

- Standard
- Additional Option
- ST Store

3. GARDEN FACING KITCHEN EXTENDED

Drawing No. G03

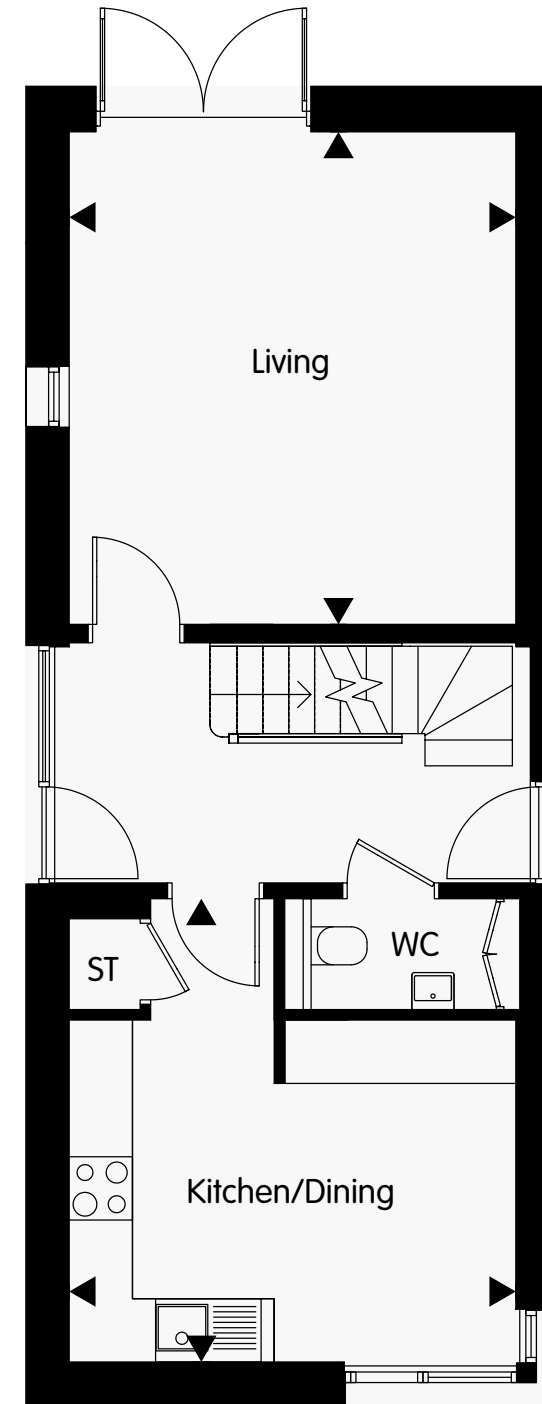


Kitchen / Dining	4.18 x 4.62m	13'8" x 15'2"
Living	4.18 x 3.16m	13'8" x 10'4"

- Standard
- Additional Option
- ST Store

4. GARDEN FACING LIVING ROOM EXTENDED

Drawing No. G04

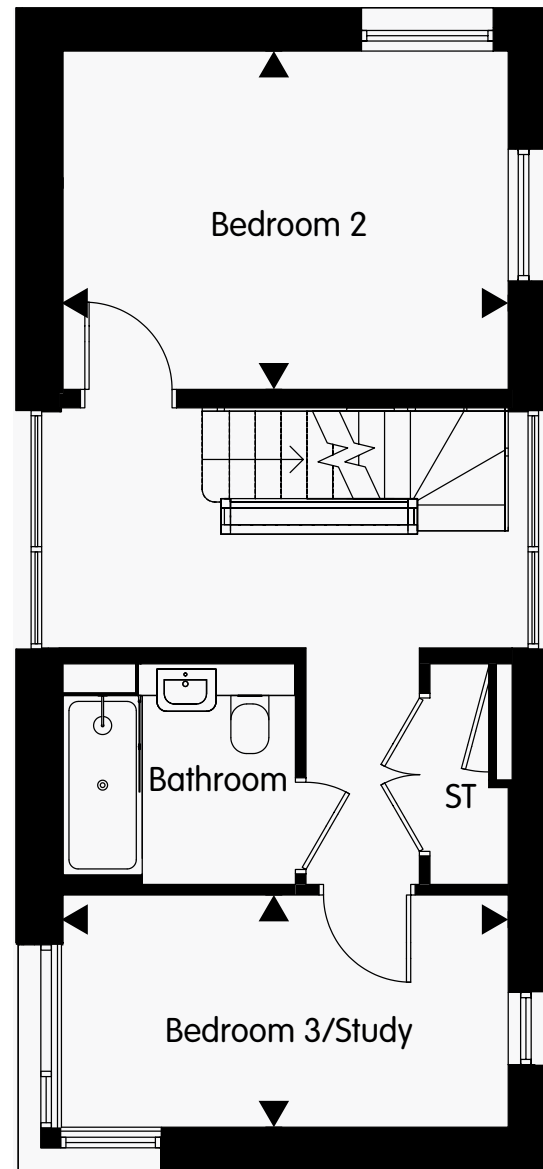


Kitchen / Dining	4.18 x 4.34m	13'8" x 14'3"
Living	4.18 x 4.62m	13'8" x 15'2"

- Standard
- Additional Option
- ST Store

FIRST FLOOR

Drawing No. F01



Bedroom 2	4.18 x 3.16m	13'8" x 10'4"
Bedroom 3/Study	4.18 x 2.15m	13'8" x 7'0"

- Standard
- Additional Option
- ST Store

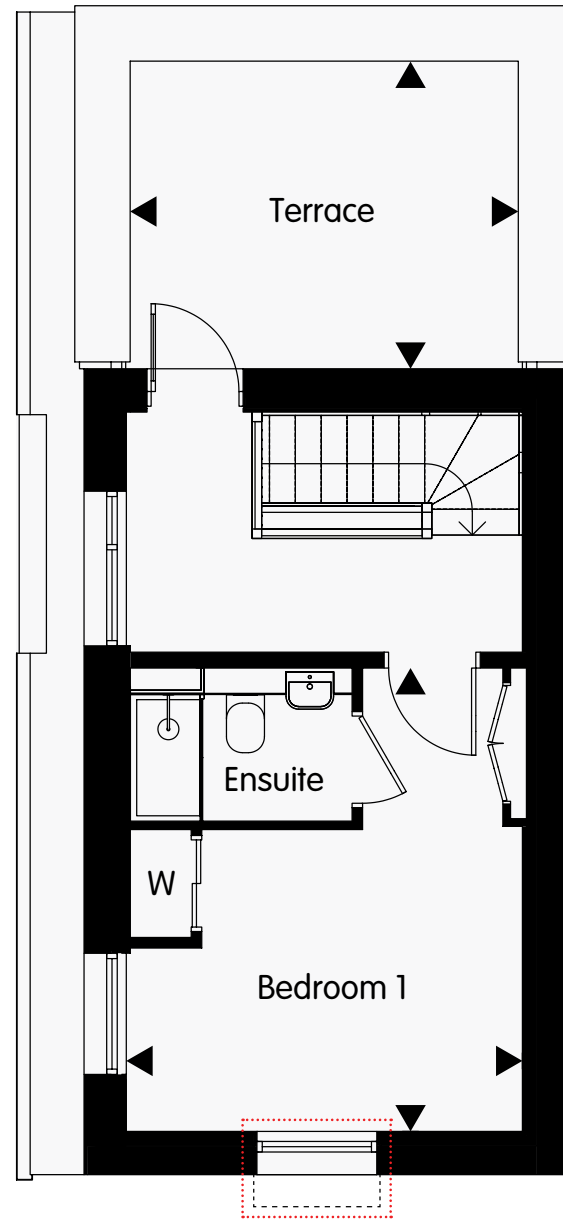


Computer generated images are indicative only.
Photography of Park Corner House showhome.

SECOND FLOOR OPTIONS

1. ROOF TERRACE

Drawing No. S01

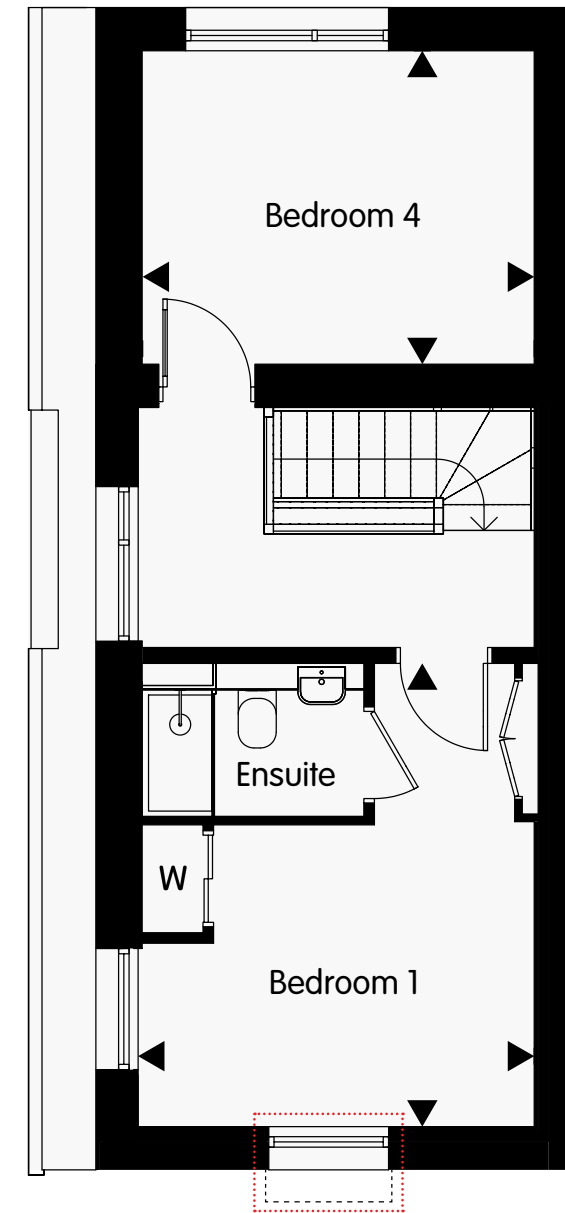


Bedroom 1	3.66 x 4.34m	12'0" x 14'3"
Terrace	3.63 x 2.87m	11'11" x 9'5"

- Bay Window Option
- Standard
- Additional Options
- W Wardrobe

2. 4 BEDROOM

Drawing No. S02



Bedroom 1	3.66 x 4.34m	12'0" x 14'3"
Bedroom 4	3.66 x 3.16m	12'0" x 10'4"

- Bay Window Option
- Standard
- Additional Options
- W Wardrobe

SPECIFICATION

External Finishes

		Standard	Upgrade	Addition
Window & Door Colour	Choice of UPVC Double Glazed Windows - 4 colour finishes with matching front door	●		
Elevation Finishes	Choice of 2 x Brick, 2 x Painted Brick or 2 x Tile Hung finishes	●		
Roof Tile	Choice of 2 Tile Colours	●		
Master Bedroom Feature Window	Bay Window Feature		●	
Patio	450 x 450 Buff Paving Slabs to Rear Garden	●		
Turf	Rear Garden Laid to Turf	●		
Parking	Two Parking Spaces	●		

Kitchen

		Standard	Upgrade	Addition
Kitchen Doors	Porto Matt Flush Doors with Handle Options in 3 Colours	●		
	Maida Gloss Flush Doors with Handle Options in 3 Colours		●	
	Elba Matt Flush Doors with Handle Options in 3 Colours		●	
	Zurich Gloss Handle Less Doors in 2 Colours		●	
Kitchen Worktop	Laminate worktop with upstand in 6 colours	●		
	Quartz worktop with upstand in 4 colours		●	
Splashback to Hob	Choice of 4 Glass Colours	●		
Kitchen Tap	Bristan Prism Chrome Mixer Tap	●		
	Bristan Artisan Chrome Mixer Tap		●	
	Franke Boiling Water Tap - 2 options			●
Kitchen Sink	1 1/2 bowl Stainless Steel Sink	●		
	Undermounted 1 1/2 bowl Stainless Steel Sink (only available with Quartz Worktop)		●	
Appliances	Single Electric Oven	●	●	
	Ceramic Hob	●	●	
	Telescopic Cooker Hood	●	●	
	Integrated Fridge/Freezer	●	●	
	Integrated Dishwasher	●	●	
	Integrated Washer/Dryer	●	●	
	Wine Cooler			●
Recycling & Waste Bin	Integrated Waste Bins	●		

Bathroom, Ensuite & Cloakroom

		Standard	Upgrade	Addition
Bathroom Vanity Unit	White vanity unit with storage under sink to Bathroom	●		
Accessories & Mirrors	Mirror to Wall above Basin in Ensuite & Bathroom	●		
	Chrome Toilet Roll Holder			●
	Mirror with Glass Shelf		●	
	Wall Mounted Rotating Mirror		●	
Bath	Roca The Gap Single Ended Bath	●		
	Glass Bath Screen	●		
Basin	Roca The Gap Semi Recessed or Wall Hung Basin	●		
	Roca Dama N Semi Recessed or Wall Hung Basin		●	
Toilet	Roca Debba Back to Wall with Soft Close Seat	●		
	Roca The Gap Back to Wall with Soft Close Seat		●	
Basin Tap	Bristan Atlas Medium Height Monoblock Lever Tap		●	
	Bristan Monoblock L90 Lever Tap		●	
Bathroom Shower Valve	Prism 3 Way Thermostatic Shower Valve	●		
	Puzzle 3 Way Thermostatic Shower Valve		●	
Bathroom Shower Head	Rainsense 200mm	●		
	Raindream 300mm		●	
Ensuite Shower Valve	Victoria T Column Thermostatic Shower Set	●		
	Even-T Column Thermostatic Shower Set		●	
Ensuite Shower Enclosure	Chrome framed shower enclosure with white shower tray	●		
Wall Tiling Bathroom/Ensuite/Cloakroom	Ceramic Tiling in 3 Finishes laid to standard areas	●		
	Ceramic Tiling in 3 Finishes laid to full height			●
	Porcelain Tiling in 2 Finishes laid to standard areas		●	
	Porcelain Tiling in 2 Finishes laid to full height			●
	Ceramic Tiling in 3 Finishes laid to half height			●
	Porcelain Tiling in 2 Finishes laid to half height			●
	Porcelain Tiling in 2 Finishes laid to half height			●

Flooring

		Standard	Upgrade	Addition
Vinyl	Forbo Novillon Classic in 4 Wood Effects	●		
Allura Luxury Vinyl Tile	Forbo Allura in 4 Wood Effects		●	
Laminate	Lifestyle Floors Chelsea Extra in 4 Wood Effects		●	
Karndean Luxury Vinyl Tile	Knight Tile in 4 Tiled Effects		●	
	Knight Tile in 4 Wood Effects		●	
Tiled Floor	Ceramic Tiling in 3 Finishes	●		
	Porcelain Tiling in 2 Finishes		●	
Carpet	Tomkinson Twist 80/20 40oz in 4 Colours	●		
	Cormar Oaklands 80/20 42oz in 4 Colours		●	
	Cormar Primo Excellence Elite 100% Polypropelene in 4 Colours		●	

Heating & Electrical

Sockets & Switches	White Sockets and Switches Throughout	●		
	Brushed Chrome Socket and Switches Throughout		●	
LED Downlights	White Bezel Downlights to Hall, Landing, Cloakroom, Bathroom, Ensuite, Kitchen, Lounge and Dining	●		
Kitchen Under Unit Lighting	LED Downlights beneath Kitchen Wall Units	●		
Pendant Lights	Pendant Light to All Bedrooms	●		
Smoke Detector	Electrically installed with battery back up	●		
Shaver Socket	White shaver socket to Bathroom & Ensuite (Brushed Chrome Upgrade Available)	●	●	
External Lights	Brushed Chrome Light to Front Door and Rear Garden	●		
TV Sockets	TV points to lounge, dining area and all bedrooms with sockets in White (Brushed Chrome Upgrade Available). Additional SAT/FM/Broadband combined in the living room TV point only	●	●	
Internet	Ultra fast fibre optic broadband connectivity to Virgin Media or BT* with sockets in White (Brushed Chrome Upgrade Available)	●		
Telephone	Telephone Sockets in White installed to Hall, Kitchen, Lounge and Bedroom 1 with sockets in White (Brushed Chrome Upgrade Available)	●	●	
Mechanical Ventilation & Heat Recovery	MVHR Unit to recirculate air throughout house	●		
Heating	Central heating throughout	●		
Heated Towel Rail	Chrome Heated Towel Rail to Bathroom and Ensuite	●		

Internal Finishes

		Standard	Upgrade	Addition
Carpentry Finishes	Square Edge Skirting, Architraves and Stair Spindles painted white	●		
Internal Decoration	White painted walls & ceilings	●		
Internal Doors	White Flush Internal Door with Lever on Rose Brushed Chrome Handle	●		
	Silsden Smooth Internal Door with Lever on Rose Brushed Chrome Handle		●	
	White Four Panel Internal Door with Lever on Rose Brushed Chrome Handle		●	
	Stile Oak Internal Door with Lever on Rose Brushed Chrome Handle		●	
Portico Sliding Door Wardrobe	In Bedroom One			●
	In Bedroom Two			●

Warranty

BLP - Building Lifepans Ltd	10 year warranty	●		
NU living Warranty	2 year warranty for internal house area	●		

Standard Specification:

Ceramic Tiles
 Bathroom: Full Height to Bath and Vanity Upstand
 Ensuite: Full Height to Shower Enclosure, Splashback to Basin
 Cloakroom: Splashback to Basin

Vinyl Flooring laid to Hall, Kitchen, Dining and Lounge.
 Carpet to Stairs, Landing & Bedrooms.
 Ceramic Tiles to Bathroom, Ensuite & Cloakroom

* Purchaser subscription required. Data speeds subject to service provider

ABOUT NU LIVING

NU living is a design-led, innovative developer with an ethical stance, committed to putting customers first and providing homes that reflect 21st Century expectations and lifestyles.

We put a huge amount of thought into planning, landscaping and building to ensure that our developments not only look good inside and out, but they feel like home. NU living is making a difference to individuals, couples and families, creating homes people love, in places where they want to build their futures. Quite simply, we build, regenerate and sustain communities from the profits that we make from the sale of our homes.

Unlike other private developers, all profits from the sales of our homes are reinvested within Swan Group to fund the next project to provide quality affordable homes for hundreds of new residents. You can feel happy and proud that the purchase of your NU living home is also contributing to the regeneration of homes and communities for others.

Innovation and flexibility backed with experience and integrity are the cornerstones of the NU living ethos. We are regeneration experts, with experienced staff working collaboratively with our partners and suppliers towards one common goal.

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NU living is a trading name of Swan New Homes Limited. Company Reg No 5207468. Registered office: Pilgrim House, High Street, Billericay, Essex, CM12 9XY. NU living, part of the Swan Group, is the authorised selling agent for Swan Housing Association Shared Ownership new build homes.



360 Barking



The Paragon



Blackwall Reach

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Working in partnership with



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