



# Two Orchards House



**hicks developments ltd**  
building your perfect home



New build development of only six  
1 & 2 bedroom apartments

### APARTMENT 1

Living Room	17'6" (5370) x 13'3" (4050)
Kitchen Area	10'9" (3270) x 6'9" (2050)
Bedroom	10'0" (3050) x 9'6" (2950)

### APARTMENT 2

Living Room	13' (3950) x 12' (3650)
Kitchen Area	10' (3050) x 6'9" (2050)
Bedroom 1	10' (3050) x 9'6" (2950)
Bedroom 2	10' (3050) x 6'9" (2050)

### APARTMENT 3

Living Room	13'0" (3950) x 9'6" (2950)
Kitchen Area	10'0" (3050) x 9'0" (2750)
Bedroom 1	14'9" (4590) x 8'9" (2650)
Bedroom 2	10'4" (3150) x 6'9" (2050)



## Two Orchards House Bracknell

Orchard House is situated between Wokingham and Bracknell on Wokingham Road.

The village of Binfield is nearby with its Blue Mountain Golf Course, shops and restaurants.

Bracknell itself has its own Shopping Centre. There are indoor markets on Friday and Saturday and many High Street names can be found in the Princess Square Shopping Centre. Other offerings include a multiplex cinema, a range of pubs and restaurants plus the renowned John Nike Leisure Centre offering ice skating and dry slope skiing.

Orchard House offers excellent commuter links with Junction 10 of the M4 within 5 miles and the M3 under 7 miles away.

Bracknell station is within 1.25 miles and offers services to Reading in around 20 minutes and London, Waterloo in around 60 minutes.



### APARTMENT 4

Living Room	17'6" (5370) x 13'3" (4050)
Kitchen Area	10'9" (3270) x 6'9" (2050)
Bedroom	10'0" (3050) x 9'6" (2950)

### APARTMENT 5

Living Room	13' (3950) x 12' (3650)
Kitchen Area	10' (3050) x 6'9" (2050)
Bedroom 1	10' (3050) x 9'6" (2950)
Bedroom 2	10' (3050) x 6'9" (2050)

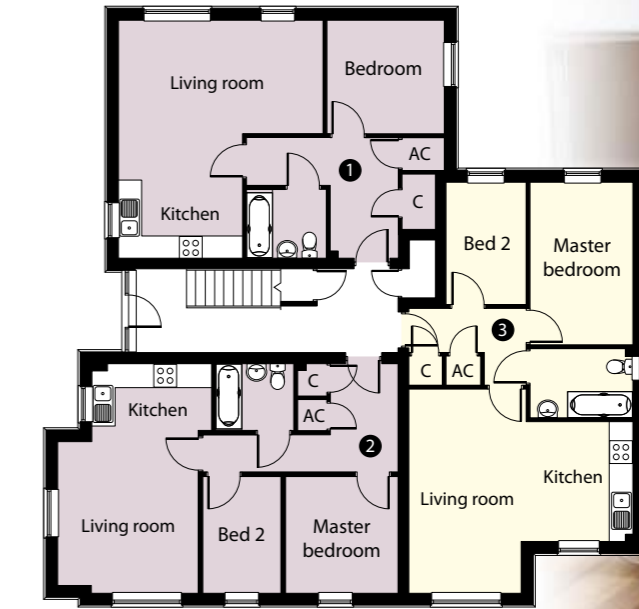
### APARTMENT 6

Living Room	13'0" (3950) x 9'6" (2950)
Kitchen Area	10'0" (3050) x 9'0" (2750)
Bedroom 1	14'9" (4590) x 8'9" (2650)
Bedroom 2	10'4" (3150) x 6'9" (2050)

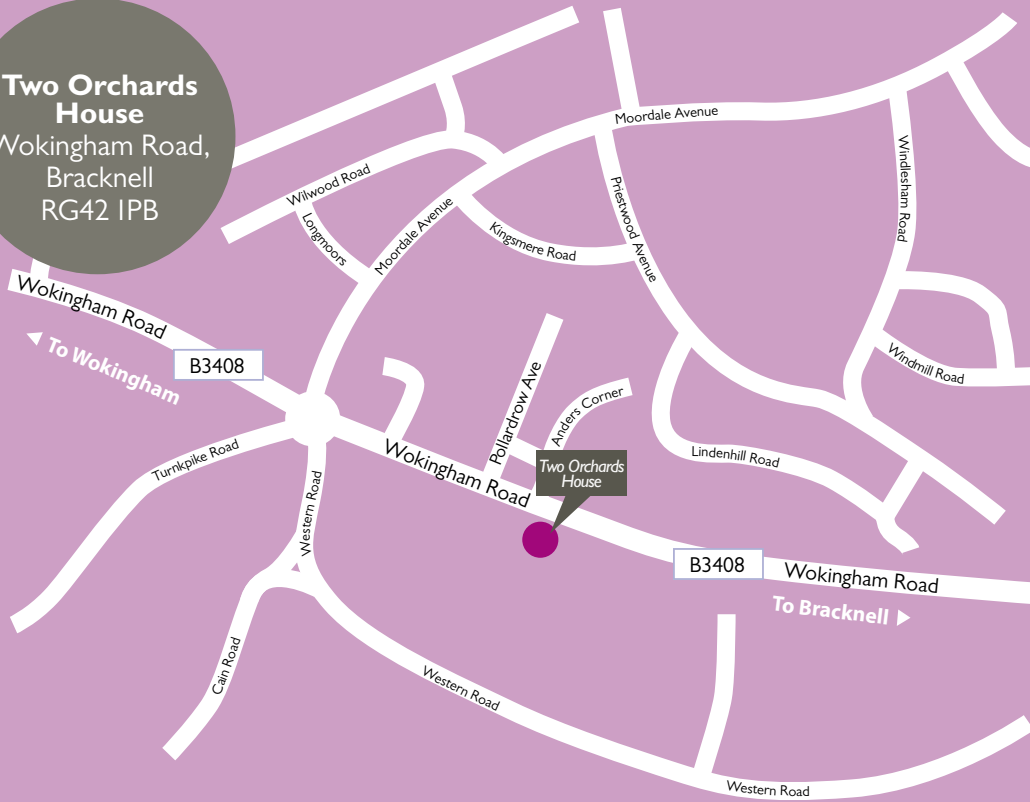


## Specifications

- 10 Year NHBC Warranty
- Shaker style kitchen with integrated oven, hob, fridge and washer/dryer
- Fully tiled bathroom with Ideal Standard white sanitary ware
- Wood effect laminate flooring to hall, living room and kitchen area and fitted carpet to bedrooms
- Gas combi boiler and under-floor heating
- Oak veneered interior doors with chrome ironmongery
- BT and TV satellite points to living room and all bedrooms. Communal satellite system with Sky+ facility (subject to subscription)
- Concrete first floor construction
- 5 lever mortice deadlocks to front door and security window locks
- Mains operated smoke alarms
- Entry phone system
- Allocated parking space to each apartment and visitor parking



**Two Orchards House**  
Wokingham Road,  
Bracknell  
RG42 1PB

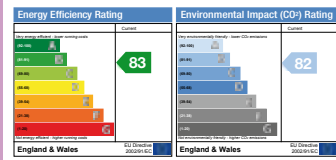


Selling Agent



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**Predicted Energy Assessment: Plot 1 - 6**



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**Disclaimer:** These details are intended to give a general indication of the proposed development and floor layout. All measurements are given in feet and inches + or - 3". The company reserves the right to alter any part of the development, specification or floor layout at any time to complete the works. All designs vary a little according to the plot and all details should be checked at the sales office. The contents herein shall not form any part of any contract or be a representation including any such contract. These properties are offered subject to availability.

**Agents Note:** These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice. The development name 'Two Orchards' has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address name which is decided by the postal and local authorities.

All photographs are of previous Hicks Developments and are for illustration purposes only.

# HICKS DEVELOPMENTS LTD



Every project is individually designed to optimise its own environment.

The Hicks Group is a design award winning company and has built several hundred high quality homes in the Thames Valley over the last 40 years.

As a group the company has the resources and expertise to undertake any sized project, but always cares for the individual requirements of every purchaser.

The properties range from flats to large houses, including many converted barns and listed buildings, but irrespective of the size of the development the common features are craftsmanship and attention to detail at every stage.

Hicks Joinery is also a group company enabling spectacular purpose-built joinery to be incorporated into the development.

High quality and customer service remain our key priorities and are reflected in the various Design Awards achieved by the Group since it was founded.

Current projects include homes under construction in Charvil, Winnersh, Bracknell and Woodley.