




TOWAN PLACE
WESTWOOD ROAD SOUTHAMPTON



A unique development in a prime location
One, two and three-bedroom luxury apartments
finished to a high specification


Orchard
orchard-homes.co.uk

Southampton
Common
326 acres of beautiful
green space

Towan Place is a modern development ideally situated close to the city centre, in one of Southampton's most sought-after roads

Residents of Towan Place will have easy access to all that Southampton and its picturesque surroundings have to offer.



Acres of beautiful green space on your doorstep

Located on the ever-popular Westwood Road, Towan Place is an ultra-contemporary collection of one, two and three-bedroom apartments.

Each first, second and third floor property includes its own private balcony. The development features split-level designs in two of its top floor apartments with large roof terraces. All plots benefit from the landscaped rear garden and all homes* come with an allocated parking space.

This is a rare opportunity to be able to purchase a spacious three-bedroom apartment either on the ground floor, or on the upper floors, where 2 stylish duplex layouts provide ample outdoor space with exceptional views.

The location of these apartments makes them highly suited to a variety of lifestyles. Westwood Road is conveniently close to the heart

of the city centre and a short walk in the opposite direction lies Portswood High Street, offering an abundance of shops including a Waitrose and Sainsbury's as well as cafés, bars, restaurants and live music venues. Westwood Road is also within easy reach of a mainline train station and Winchester is also just a brief drive along The Avenue and up the M3.

The development has the additional benefit of being just a 2 minute walk away from Southampton Common, a unique 326-acre green space that's loved by locals. Walkers and cyclists can enjoy the beautiful scenery of the Common while lovers of wildlife explore its nature trails and children play in the recreation area and paddling pool.

*with the exception of Plot 5


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Experience the best of Southampton and its beautiful surroundings

A centre for culture

Southampton's Cultural Quarter is the focal point for the city's arts and heritage activities

With award-winning restaurants, cafés, bars, nightclubs, cinemas, sports facilities and internationally acclaimed arts venues – Southampton has everything you could wish for including fantastic shopping.

The city's West Quay Shopping Centre is considered one of the UK's leading retail outlets with its big name stores and wide selection of restaurants. If you're looking for something a little more creative, just a short walk from the Shopping Centre is Southampton City Art Gallery.

The city's Cultural Quarter has already seen the restoration of Guildhall Square and the opening of Sea City Museum. Building on an already strong foundation of heritage and arts activities, further investment means the quarter will become the focal point for entertainment, events, music and dramatic architecture.

Southampton is one of the greenest cities in southern England, thanks to its many parks. The city has over 50 parks and open spaces ranging from small, locally used green areas to large, nationally recognised sites.

There's certainly no shortage of outdoor places in which to relax, walk, run or cycle. The stunning New Forest National Park is close by and the River Itchen winds its way down to join with Southampton Water.

Of course, its coastal location provides a range of opportunities for sports and leisure activities. Boating enthusiasts can partake in a range of activities from sailing on the Solent to rowing, power boating or just gazing at the huge cruise liners that depart from the region's shores.

From culture and cuisine to shopping and sailing, this ancient city is now known for its thriving cosmopolitan scene.

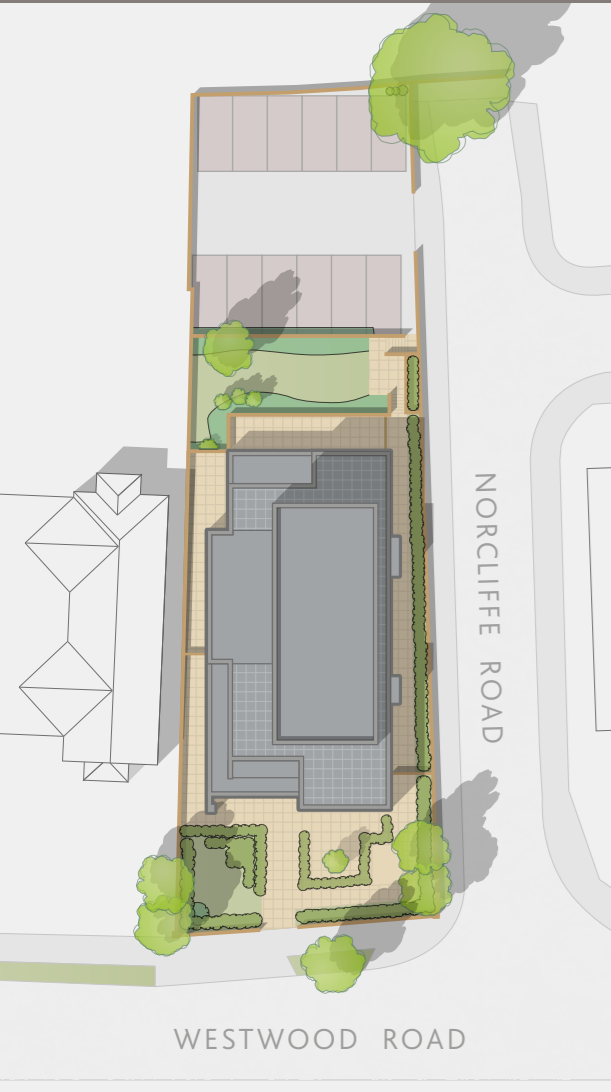


Bedford Place
A hive of activity,
both day and
night

Enjoy the great outdoors
Southampton is one of the greenest cities in the UK


TOWAN PLACE
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The Apartments



These one and two bedroom apartments are designed to provide the best in contemporary living. With stunning white gloss fitted kitchens and chrome fittings in bathrooms, they are high on looks and low on maintenance. Meanwhile built-in features including video entry and combination power point / USB sockets ensure you have all you need to enjoy your modern lifestyle.

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First floor

3 One bedroom apartment

Living/Kitchen/Dining	4.66 x 3.55 *	15'3 x 11'6 *
Bedroom 1	3.33 † x 2.88	10'9 † x 9'4
Bathroom	2.26 x 1.80	7'4 x 5'9
Balcony Area	16.5 m ²	178 ft ²

4 Two bedroom apartment

Living/Kitchen/Dining	6.44* x 6.15*	21'1* x 20'2*
Bedroom 1	4.10 † x 3.62*	13'5 † x 11'9*
En-suite	2.50 x 1.30	8'2 x 4'3
Bedroom 2	3.77 x 2.79	12'4 x 9'2
Bathroom	2.33 x 2.00	7'6 x 6'6
Balcony Area	4.9 m ²	53 ft ²

5 One bedroom apartment

Living/Kitchen/Dining	5.78* x 5.22*	19'0* x 17'1*
Bedroom 1	4.90* x 3.62*	16'1* x 11'9*
Bathroom	2.10 x 1.79	6'9 x 5'9
Balcony Area	3.4 m ²	37 ft ²

6 One bedroom apartment

Living/Kitchen/Dining	5.57* x 4.24*	18'3* x 13'9*
Bedroom 1	3.61 x 3.15	11'8 x 10'3
Bathroom	2.23 x 1.80	7'3 x 5'9
Balcony Area	10.9 m ²	117 ft ²

* max
** into bay
† excluding wardrobe
‡ including wardrobe



Second floor

7 One bedroom apartment

Living/Kitchen/Dining	4.66 x 3.55 *	15'3 x 11'6 *
Bedroom 1	3.33 † x 2.88	10'9 † x 9'4
Bathroom	2.26 x 1.80	7'4 x 5'9
Balcony Area	9.7 m ²	104 ft ²

8 Two bedroom apartment

Living/Kitchen/Dining	6.44* x 6.15*	21'1* x 20'2*
Bedroom 1	4.10 † x 3.62*	13'5 † x 11'9*
En-suite	2.50 x 1.30	8'2 x 4'3
Bedroom 2	3.77 x 2.79	12'4 x 9'2
Bathroom	2.33 x 2.00	7'6 x 6'6
Balcony Area	4.9 m ²	53 ft ²

9 One bedroom apartment

Living/Kitchen/Dining	5.78* x 5.22*	19'0* x 17'1*
Bedroom 1	4.90* x 3.62*	16'1* x 11'9*
Bathroom	2.10 x 1.79	6'9 x 5'9
Balcony Area	3.4 m ²	37 ft ²

10 One bedroom apartment

Living/Kitchen/Dining	5.57* x 4.24*	18'3* x 13'9*
Bedroom 1	3.61 x 3.15	11'8 x 10'3
Bathroom	2.23 x 1.80	7'3 x 5'9
Balcony Area	10.9 m ²	117 ft ²

* max
** into bay
† excluding wardrobe
‡ including wardrobe

Introducing The Suites

These three bedroom / two bathroom suites are truly unique. Each one has been planned with care to meet demands for both light and space. The designer kitchens, bathrooms and en-suites to master bedrooms are complemented by the luxurious standard of interior decoration throughout.

These sizeable properties combine the spacious nature of their surroundings with the

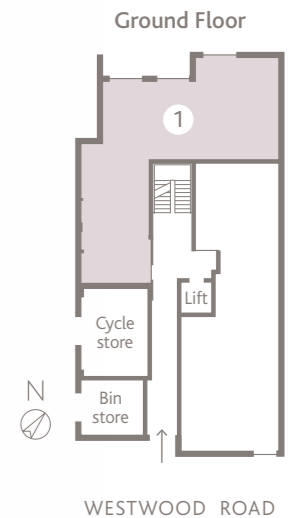
convenience of low maintenance and a stress free environment. For those looking for a highly individual, contemporary home coupled with an outstanding location these suites offer an exclusive opportunity to acquire the very best of city living.

With very few available apartments of this nature the demand is expected to be very high.



Living/Kitchen/Dining	6.45 x 5.22	21'2 x 17'1
Bedroom 1	4.73* x 3.05	15'6* x 10'0
En-suite	1.80 x 1.70	5'10 x 5'6
Bedroom 2	3.72 † x 2.92	12'3 † x 9'7
Bedroom 3/Study	3.73 x 2.75	12'3 x 9'0
Bathroom	2.69 x 2.12	8'10 x 7'0

* max † excluding cupboard



Suite 1

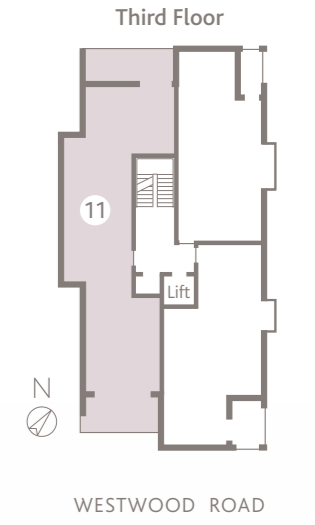
Suite 1 is an exceptional three bedroom apartment on the ground floor. Bi-fold doors open out from the open plan living area and both rear bedrooms onto the large private patio. The family bathroom has a bath as well as a separate shower cubicle. The apartment also benefits from allocated parking.



Suite 11

Living/Kitchen/Dining	7.65* x 4.68	25'1" x 15'4"
Bedroom 1	4.24 x 3.72	13'9" x 12'2"
En-suite	2.04 x 1.78	6'7" x 5'8"
Bedroom 2	3.61 x 3.52	11'8" x 11'5"
Bedroom 3	3.50 x 3.06	11'5" x 10'0"
Bathroom	2.27 x 1.80	7'4" x 5'9"
Rear Balcony	10.9 m ²	117 ft ²
Front Balcony	9.7 m ²	104 ft ²

* max



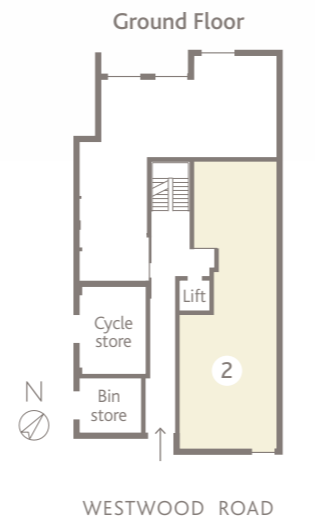
Suite 11 is an individual and impressive three bedroom, third floor apartment with both north and south facing aspects. Bi-fold doors open out from the open plan living area and master bedroom onto balconies. The apartment has allocated parking.

Suite 2

Living/Kitchen/Dining	6.35 x 6.15	20'8" x 20'2"
Bedroom 1	3.60 † x 2.87	11'8" † x 9'4"
En-suite	2.45 x 1.72	8'0" x 5'6"
Bedroom 2	4.42 † x 2.63*	14'5" † x 8'6"*
Bedroom 3	2.89 x 2.45	9'5" x 8'0"
Bathroom	2.27 x 2.08	7'4" x 6'8"

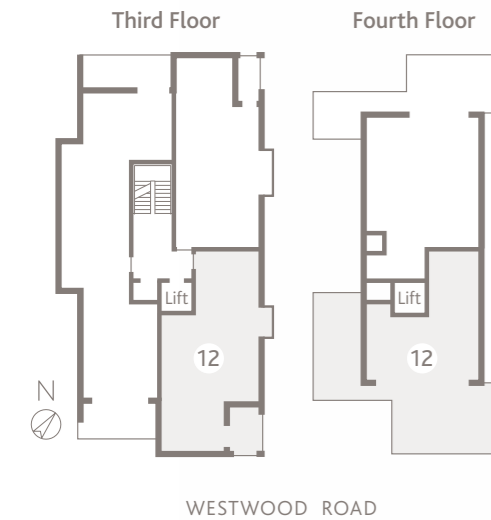
* max † excluding cupboard

Suite 2 is a superb, spacious three bedroom, ground floor apartment with a southerly facing large kitchen/living area boasting a central island for modern day lifestyles. It benefits from a private patio area and allocated parking.



Suite 12

Suite 12 is one of an exceptional pair of three bedroom duplex apartments arranged over the third and fourth floors. Bi-fold doors open out from the open plan living area onto the expansive dual-aspect terrace which enjoys superb views over Southampton, a particular feature of this property. The family bathroom has a bath and separate shower cubicle. The master bedroom has a balcony and the apartment also benefits from allocated parking.

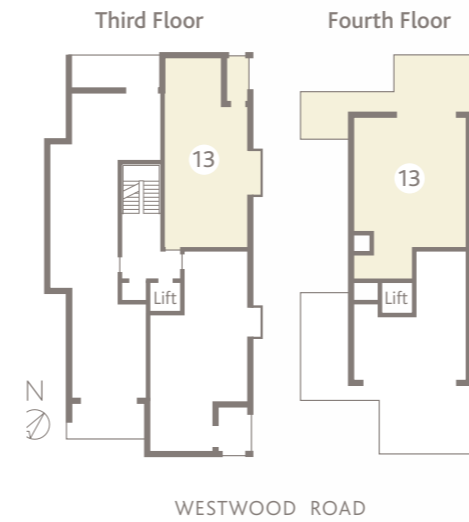


Living/Kitchen/Dining	7.01 x 6.11*	23'0 x 20'0
Bedroom 1	3.98 x 2.78 †	13'1 x 9'1 †
4th Floor Balcony	44.5 m ²	479 ft ²
En-suite	2.21* x 1.99	7'3* x 6'5
Bedroom 2	3.67 x 3.61**	12'0 x 11'8**
Bedroom 3	3.77 x 2.86	12'4 x 9'4
Bathroom	3.33 x 1.99	10'9 x 6'5
3rd Floor Terrace	4.7 m ²	51 ft ²

* max ** into bay † excluding cupboard




Suite 13



Living/Kitchen/Dining	10.00* x 7.01	32'8* x 23'0
Bedroom 1	4.85* x 2.69*	15'9* x 8'8*
En-suite	3.19 x 1.91	10'5 x 6'3
Bedroom 2	3.40 † x 2.73	11'2 † x 9'0
4th Floor Balcony	27.6 m ²	297 ft ²
Bedroom 3	3.57 x 2.95	11'7 x 9'7
Bathroom	2.20 x 1.94	7'2 x 6'4
3rd Floor Terrace	3.4 m ²	37 ft ²

* max † excluding cupboard

Suite 13 is an elegant, three bedroom, duplex apartment arranged over the third and fourth floors. Bi-fold doors open out from the extremely spacious open plan living area onto the large dual-aspect terrace. The second bedroom has a balcony and the apartment also benefits from allocated parking.



Outstanding attention to detail throughout

The finest finishing touches

Kitchen

Each property comes with a stylish fitted Malmo, white high-gloss kitchen with Silestone worktops, matching upstands and the latest energy efficient appliances.

- Electrolux electric oven, gas hob and extractor
- Electrolux combination microwave grill & oven (2 and 3 bedroom apartments only),
- Zanussi fridge freezer, washer dryer and dishwasher.

You'll also find a stainless steel inset sink with drainer, recessed spotlights, Modica LED under-unit lights and Porcelanosa ceramic floor tiling.

Bathrooms & En-suites

All bathrooms and en-suites will have white Roca sanitary ware with chrome fittings. En-suites have a Mira shower tray and glass shower screen enclosure with a Roca thermostatically controlled shower. Porcelanosa full height tiling to wet areas and splashback ceramic tiling to basins as well as recessed ceiling spotlights. The apartments have a heated towel rail in the bathroom and LED bathroom mirrors with shaver socket.

Photographs are examples of kitchen and bathroom specification and are indicative only. Orchard Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.



Interiors

Each home is fitted with underfloor heating, video entry system and integrated smoke detectors. There are telephone and TV aerial points fitted in the living room and all bedrooms with chrome sockets throughout. USB sockets are fitted in the living room and master bedroom. The properties are pre-wired for Sky+ and Virgin Media. The walls and ceilings are finished in white. Porcelanosa ceramic floor tiling to kitchen and bathroom areas with carpets to the hall, lounge and bedrooms with the exception of Plot 1 which has tiled flooring. Plots 11 and 12 have wooden flooring to the living areas.

Outside

Each home has uPVC double glazed windows and doors, the majority of balcony doors are bi-fold allowing full use of indoor/outdoor living. Courtesy lights are fitted around the development. There is a lockable bike store and bin store to the side elevation.

Parking

Each apartment comes with an allocated parking space to the rear.*

* with the exception of Plot 5



Orchard Homes

Our Vision

We have been building homes since 1997 and are proud of our extensive portfolio. Our vision was to be recognised for our inspirational design, outstanding workmanship and responsible building practices. We're proud to say we turned that vision into reality.

The Future

To continue to build individually designed houses and apartments with their own unique characters.



NHBC

NHBC is the UK's leading standard-setting body and provider of warranty and insurance for new homes. NHBC work with Orchard Homes to raise the standards of new homes and to provide consumer protection for homebuyers.



TOWAN PLACE 11 WESTWOOD ROAD SOUTHAMPTON SO17 1DL



Travel links

Southampton has excellent road, rail, sea and air travel links. The M3, M27 and A34 provide direct road links into the city centre from the North, London and the Home Counties. The A36 is the major route from the West Country, Bristol and Wales; from the East, follow the A27/M27. Southampton Central Train Station is a short walk from the city centre and runs direct services to London every half hour. For holidays and business travel, Southampton International Airport provides frequent flights to more than 40 destinations.

Orchard Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed. This brochure does not constitute an offer or contract and Orchard Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.



orchard-homes.co.uk
+44 (0) 23 8038 6006



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