



**HOLME HOUSE**  
NOTTINGHAM



**PROSPERITY**  
WEALTH



## HOLME HOUSE

Luxury one and two bedroom apartments with parking\* located in Carlton, South of Nottingham.



### Project details



**New Build**  
CONSTRUCTION



**22**  
APARTMENTS



**£119,995**  
ONE BED



**£139,995**  
TWO BED



**Q4 2022**  
BUILD COMPLETION

**Address:** Highclere Drive, Carlton, NG4 3DJ

**Apartment Sizes:** 42m<sup>2</sup> - 66m<sup>2</sup>

**Lifts:** 2

**Parking:** Yes

**Planning Consent:** Pending

**Developer/Contractor:** ALB Group

**Service Charge:** £1,000 (estimated)

**Ground Rent:** 0.1% of purchase price

**Lease Terms:** 125 years

**Freeholder:** Prosperity Developments

**Warranties:** Property will have the benefit of

warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone

**Vendor Legals:** Feldon Dunsmore Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ

**Client Legals:** Harrison Clark Rickerbys Limited 5 Deansway, Worcester, Worcestershire, WR1 2JG



DESIGN MATTERS

# URBAN LIVING

## Design specification

### Flooring

- Safetred anti-slip vinyl flooring
- Bedroom areas fitted with contemporary carpeting

### Kitchens

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, washer/dryer and fridge freezer as per kitchen supplier's proposals

### Bathrooms

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail




## Location

Nottingham is ranked as one of the best places to live in the UK, the top city for small business growth, the fastest growing fintech and life science sectors, and the biggest business centre in the East Midlands.

The proximity of major road links and expansion of the award-winning tram network means the city is easily accessible. Over 70 trains a day run direct to London St. Pancras International, with its Eurostar connection into the heart of Europe.




### Transport

 Driving distances  
Carlton Train Station (2 min)  
Nottingham Train Station (12 mins)  
Victoria Bus Station (14 mins)




### Business & Industry

 Driving distances  
E.on (15 mins)  
Capital One Plc (15 mins)  
Experian Plc (16 mins)  
Boots Head Office (20 mins)



### Entertainment & Culture

 Driving distances  
Motorpoint Arena (10 mins)  
intu Victoria Centre (15 mins)  
Old Market Square (17 mins)  
Nottingham Castle (19 mins)