



## Brunel Court

Nutfield Road,  
Portsmouth, PO1 4JE



### List of specifications

#### To individual apartments

- Fitted kitchen, including oven, hob, fridge/freezer and washer/dryer
- Upvc Double glazing
- Underfloor central heating (thermostatically controlled)
- BT & TV Aerial points to lounge and bedroom(s)
- Level access shower room
- Emergency call facilities via pull cords
- Vinyl floor covering to kitchen and shower room
- Carpet to all areas apart from kitchen and shower room

#### The scheme

- Restaurant
- Residents' Lounge
- Hairdressing Salon
- Laundry
- Health Care Suite
- Landscaped Gardens
- Computer Suite

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Brunel Court is a new and exciting mixed tenure Extra Care development, providing 55 one and two bedroom apartments, 15 of which are available for sale on a Shared Ownership basis to people aged 55 and over.

The development is located in Fratton, close to the heart of Portsmouth, and is within easy reach of city centre shops, cafes and supermarkets, as well as other facilities including a cinema in Fratton Road. Lake Road Health Centre is conveniently located right on the doorstep and there are good local transport links to the city centre, Southsea seafront and Gunwharf Quays which are close by.

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# Apartment plans

## Type one – two bedroom apartment

Flat nos. 16 & 51

	Metric	Imperial
Living Room	4930mm x 4400mm	16'2" x 14'10"
Kitchen	3140mm x 2500mm	10'4" x 8'2"
Bedroom one	5820mm x 3050mm	19'1" x 10'0"
Bedroom two	3800mm x 2810mm	12'6" x 9'3"
Shower Room	2400mm x 2200mm	7'10" x 7'3"



## Type four – one bedroom apartments

Flat nos. 35, 41, 43, 46 & 52

	Metric	Imperial
Living Room	4430mm x 3640mm	14'10" x 11'11"
Kitchen	3100mm x 2150mm	10'2" x 7'
Bedroom	5200mm x 3050mm	17' x 10'
Shower Room	2400mm x 2200mm	7'10" x 7'3"

## Type two – two bedroom apartment

Flat no. 33

	Metric	Imperial
Living Room	4770mm x 4550mm	15'8" x 14'11"
Kitchen	3050mm x 2500mm	10'0" x 8'2"
Bedroom one	5610mm x 3100mm	18'5" x 10'2"
Bedroom two	3770mm x 2300mm	12'4" x 7'7"
Shower Room	2400mm x 2200mm	7'10" x 7'3"



## Type three – two bedroom apartment

Flat no. 34

	Metric	Imperial
Living Room	6500mm x 3640mm	21'4" x 11'11"
Kitchen	3100mm x 2900mm	10'2" x 9'6"
Bedroom	5200mm x 3050mm	17' x 10'
Shower Room	2400mm x 2200mm	7'10" x 7'3"



## Type five – one bedroom apartments

Flat nos. 37, 39, 48, 50, 53 & 55

	Metric	Imperial
Living Room	4430mm x 3640mm	14'10" x 11'11"
Kitchen	3100mm x 2150mm	10'2" x 7'
Bedroom	5200mm x 3050mm	17' x 10'
Shower Room	2400mm x 2200mm	7'10" x 7'3"

Whilst every effort has been taken in the preparation of information contained in this brochure, accuracy cannot be guaranteed and the contents do not constitute a contract or warranty. Dimensions are given for guidance only and we would advise that properties are physically measured.