



# innovus<sup>+</sup> homes

## Laurel Gardens, Hartlepool TS25 4NZ

**Laurel Gardens specialises in accommodation for those aged 55 and over.**

The development comprises of 60 two bedroom apartments of which 30 are available for either shared ownership or outright sale.

Each apartment is designed with you in mind. It has its own kitchen and level access shower room and all door ways are wheelchair accessible.

Laurel Gardens is situated within the residential area on Swinburne Road which has local shops within walking distance and good transport links to Hartlepool Town Centre. The development is also close to the A689 providing motorway links.

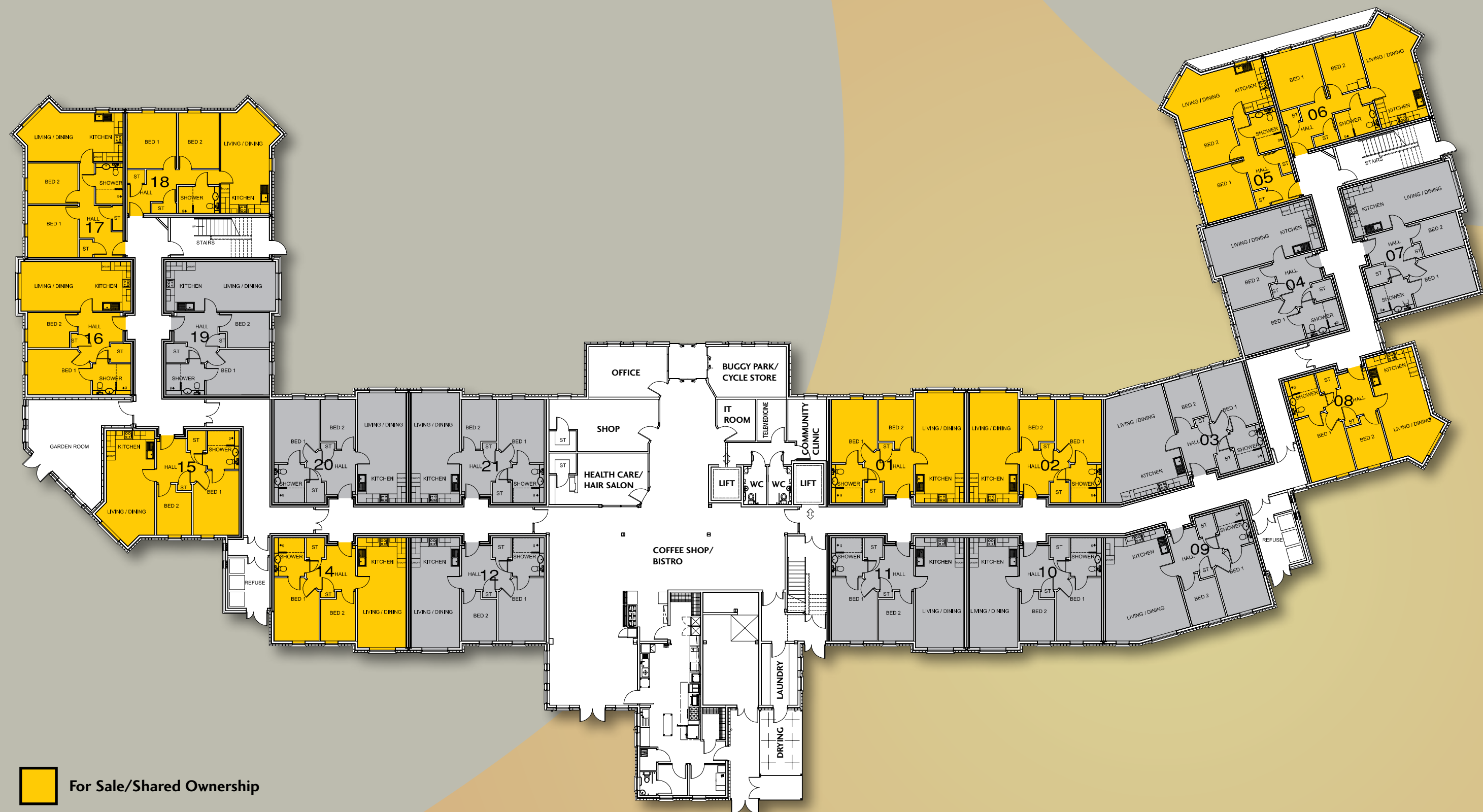
Facilities at Laurel Gardens include a full time court manager, bistro, residents lounge, guest suite and landscaped gardens. Care and support services are available and tailored to individual needs if required.



# Development Plan

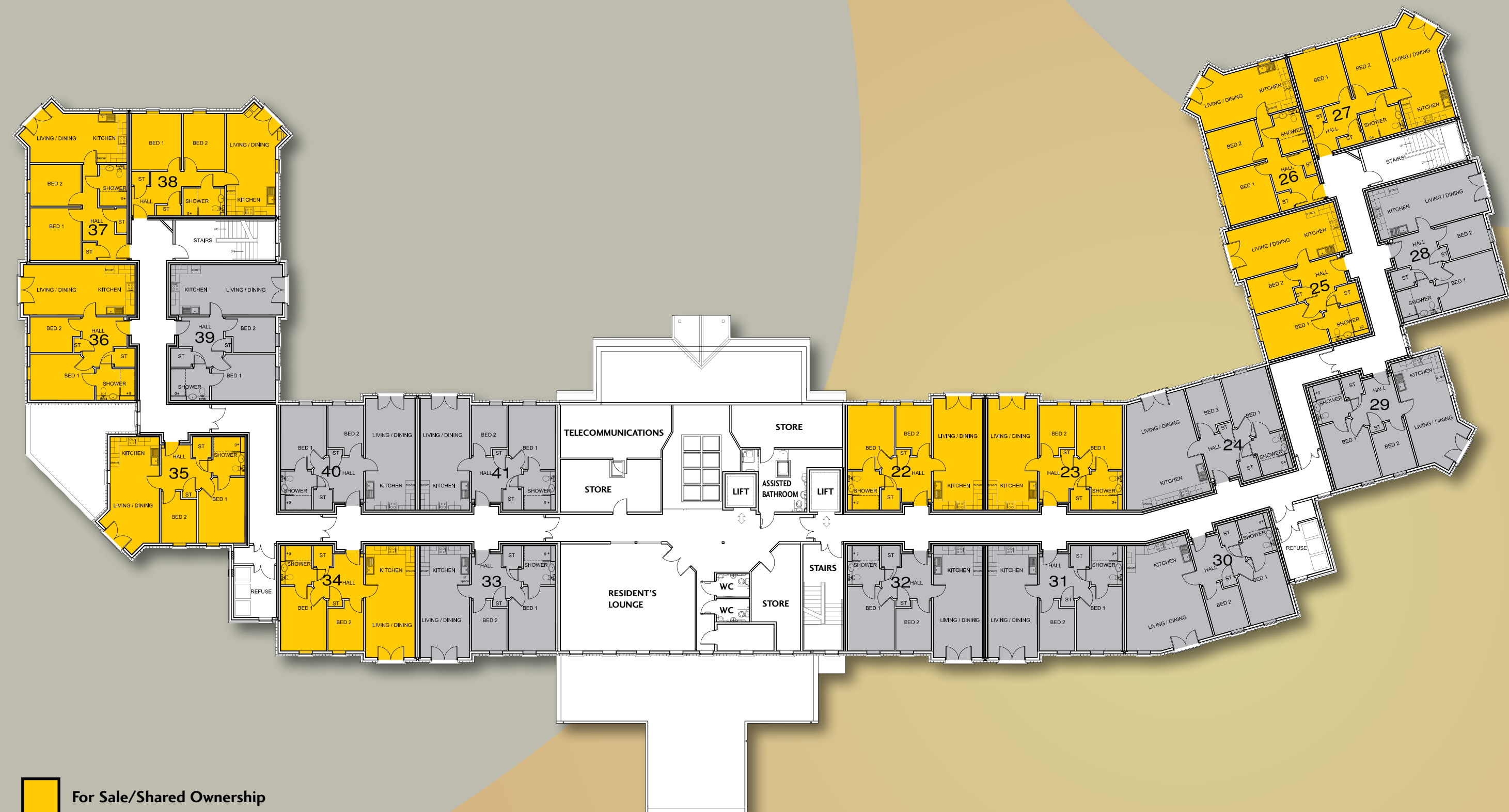


# Ground Floor Plan

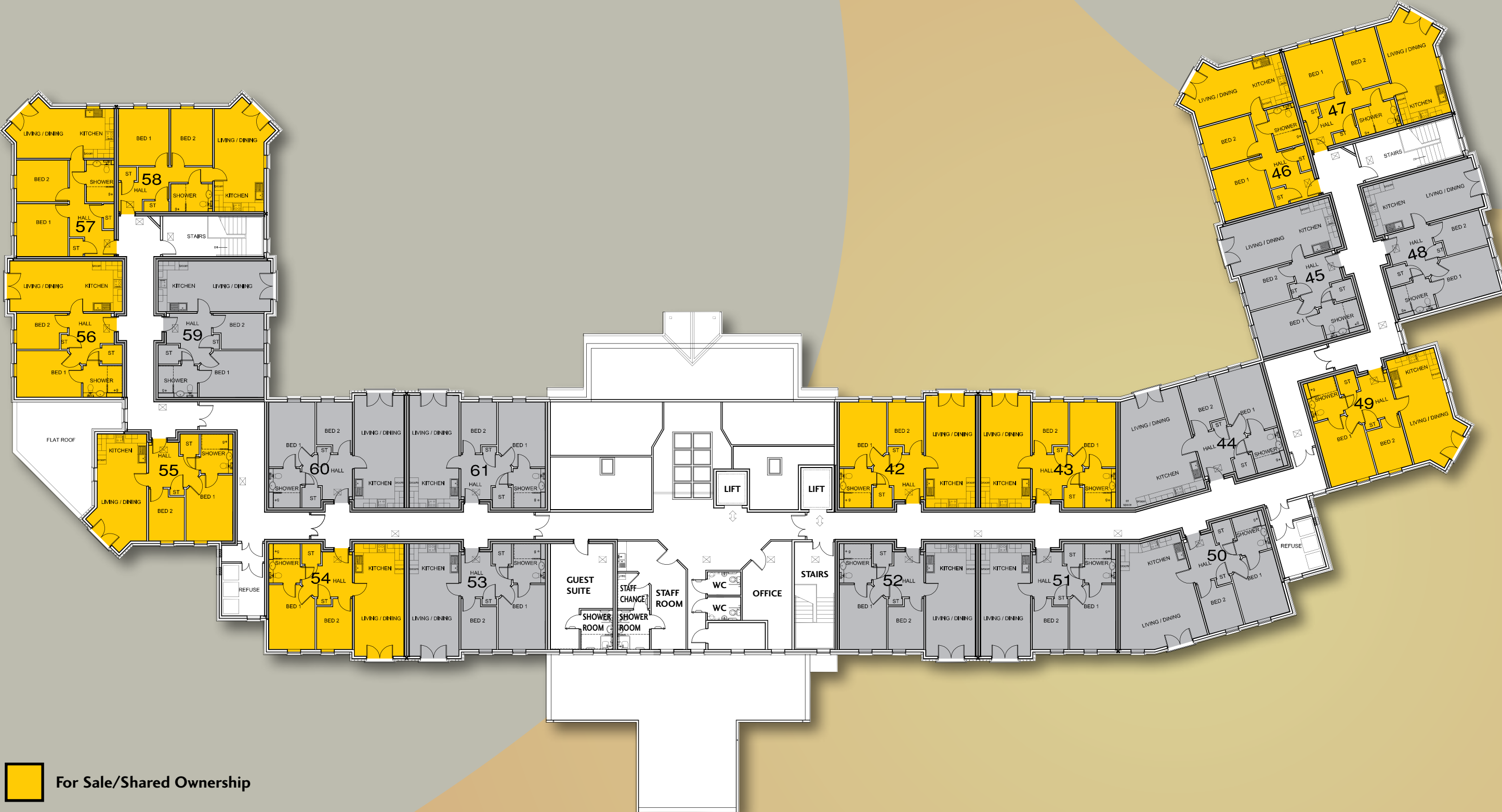




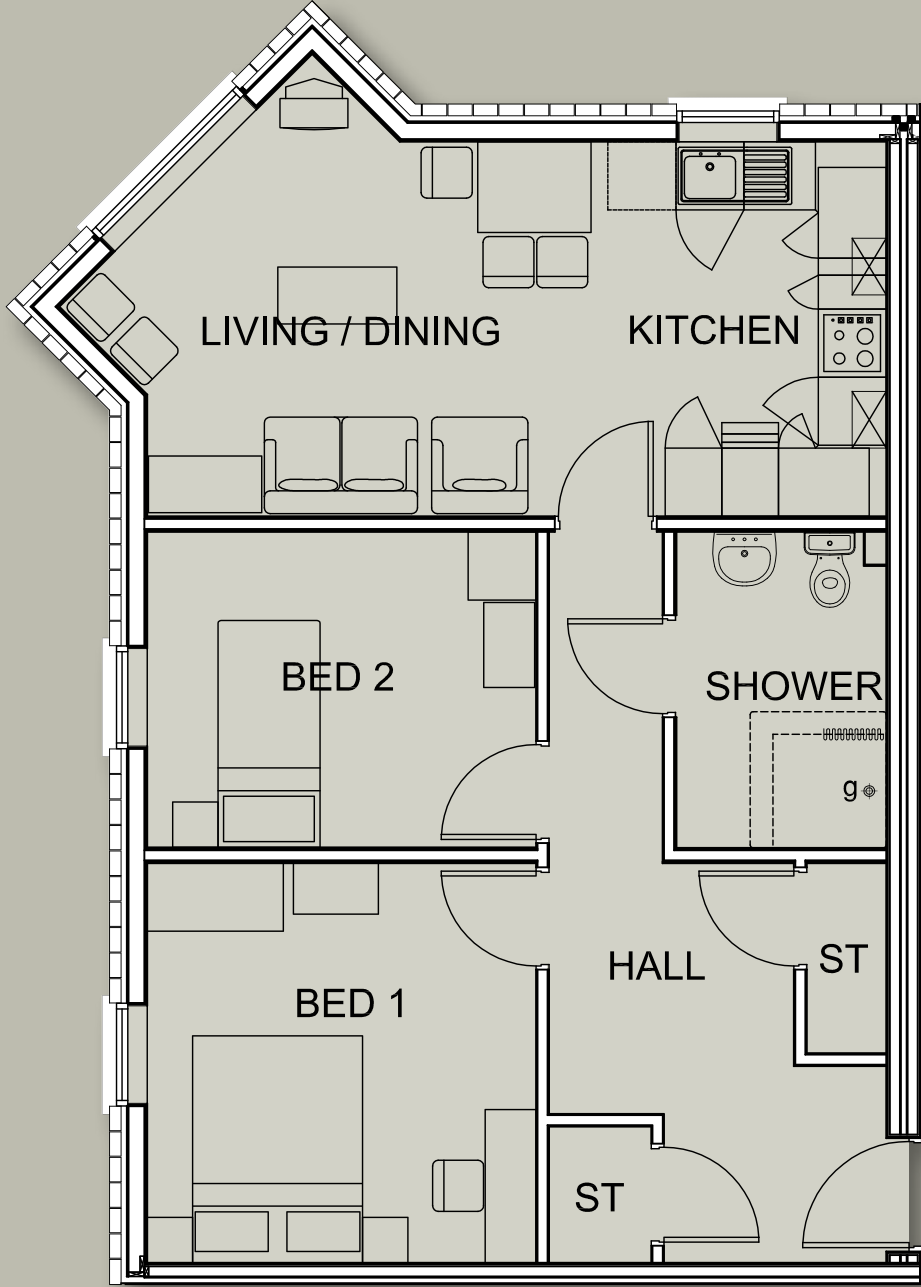
# First Floor Plan



# Second Floor Plan



Apartment Layout Plans

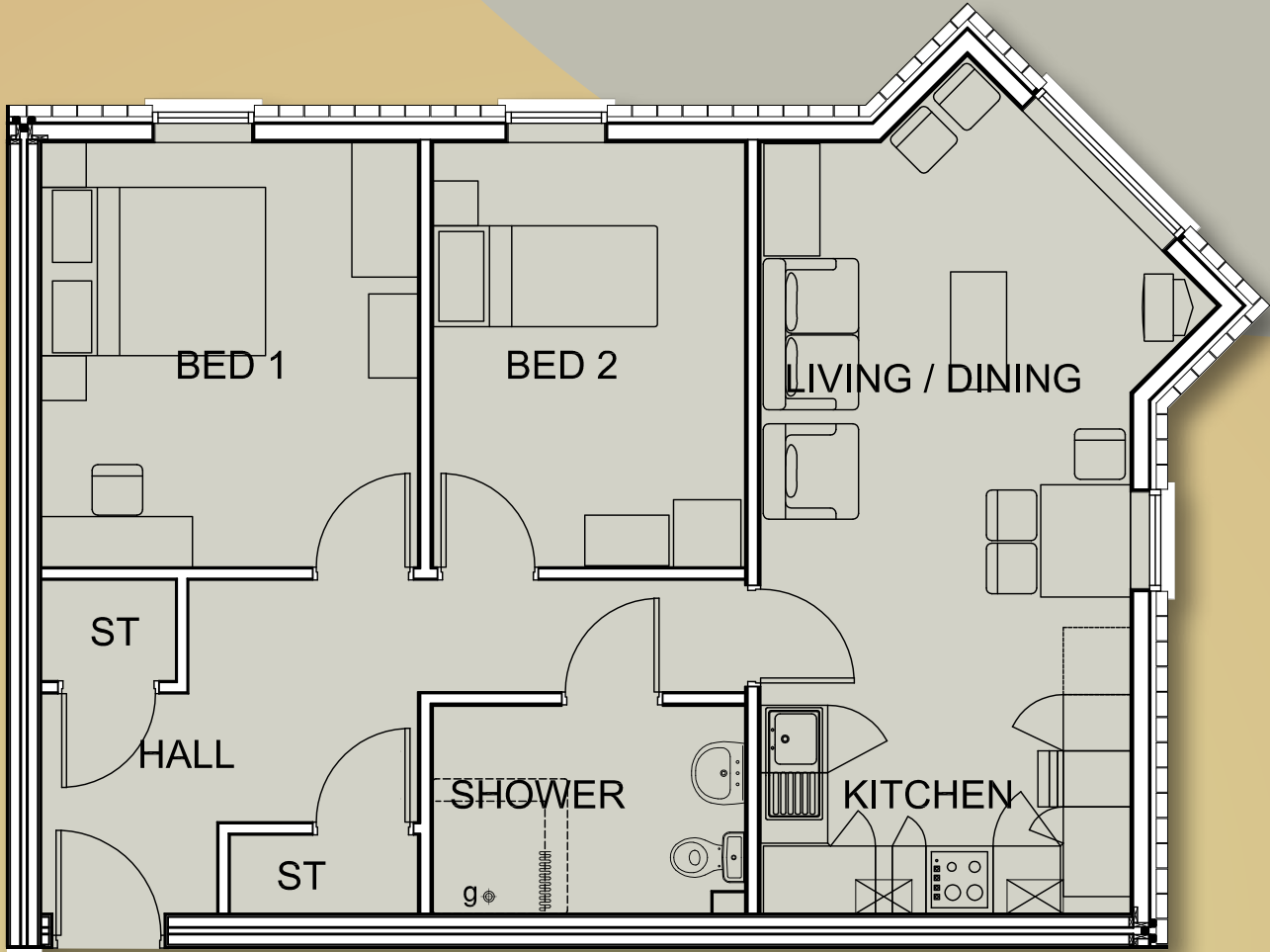


Apartment Type A

Apartments: Ground Floor - 5, 17  
First Floor - 26, 37  
Second Floor - 46, 57

Dimensions

Kitchen/Living	6520mm x 3300mm	21' 5" x 10' 10"
Bedroom 1	3520mm x 3430mm	11' 6" x 11' 3"
Bedroom 2	2780mm x 3430mm	9' 1" x 11' 3"
Shower Room	2785mm x 1850mm	9' 1" x 6' 1"
Floor Area	65.3m <sup>2</sup>	702.9 sq ft.



Apartment Type B

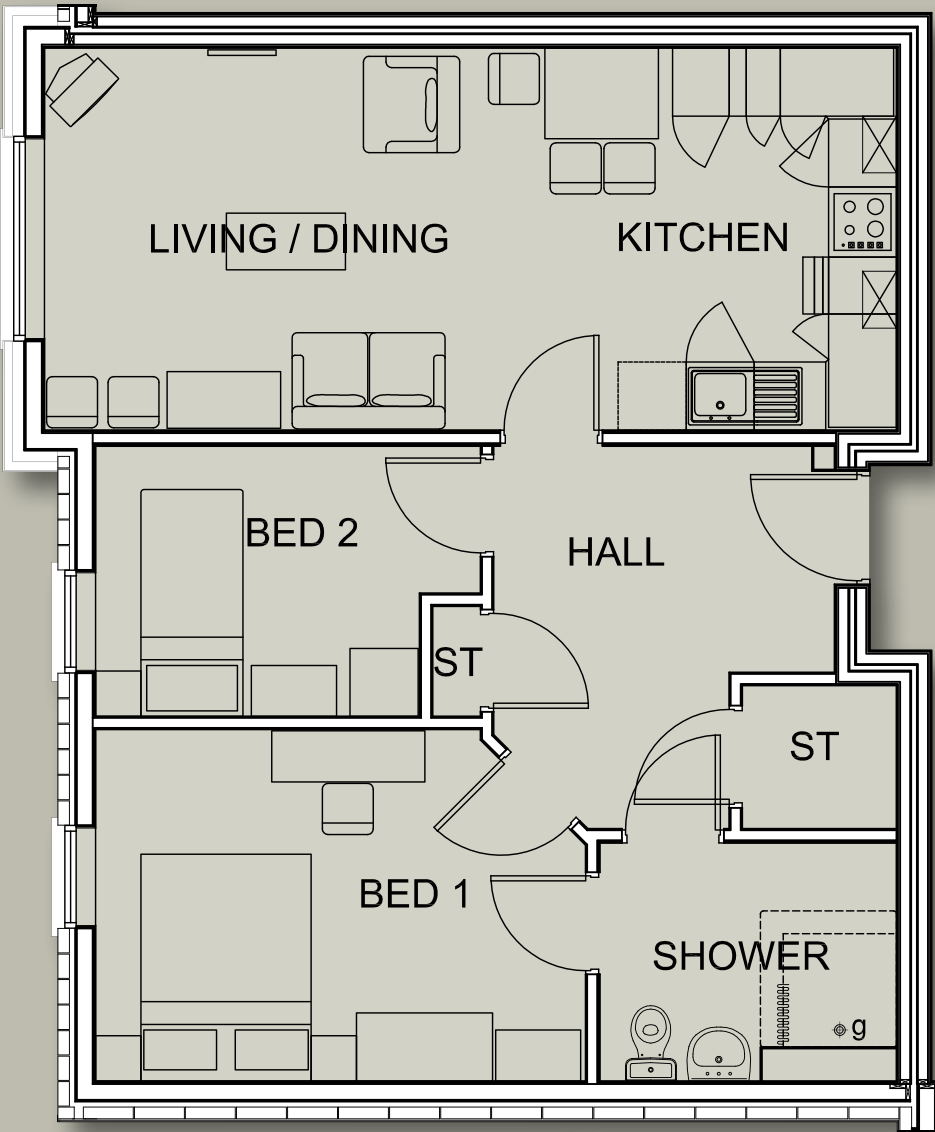
Apartments: Ground Floor - 6, 18  
First Floor - 27, 38  
Second Floor - 47, 58

Dimensions

Kitchen/Living	6860mm x 3275mm	22' 6" x 10' 9"
Bedroom 1	3785mm x 3360mm	12' 5" x 11' 3"
Bedroom 2	3785mm x 2780mm	12' 5" x 9' 1"
Shower Room	2785mm x 1850mm	9' 1" x 6' 1"
Floor Area	67.7m <sup>2</sup>	728.7 sq ft.

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

# Apartment Layout Plans

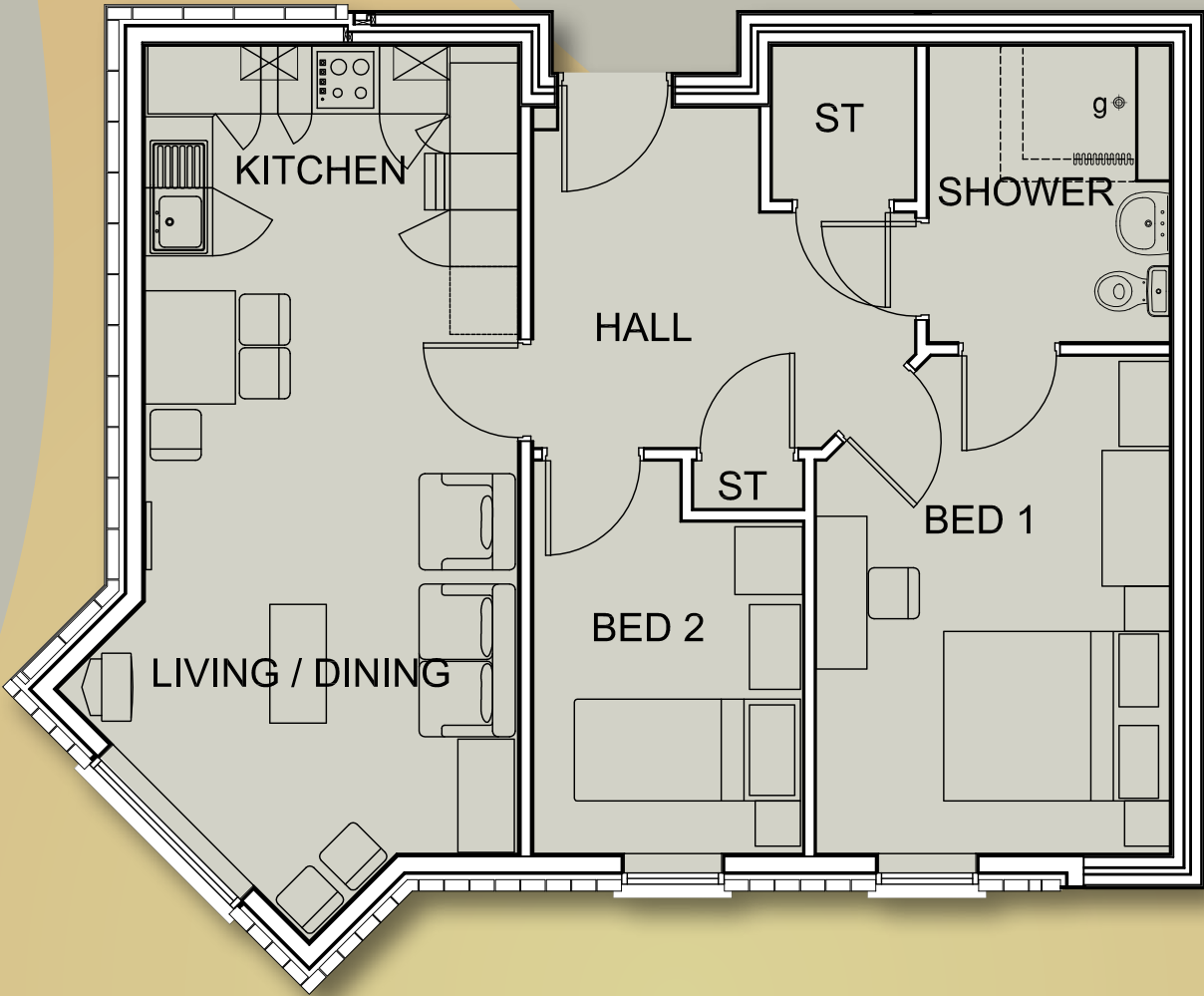


## Apartment Type C

Apartments: Ground Floor - 1, 2, 14, 16  
First Floor - 22, 23, 25, 34, 36  
Second Floor - 42, 43, 54, 56

### Dimensions

Kitchen/Living	7510mm x 3370mm	24' 7" x 11' 0"
Bedroom 1	4320mm x 3100mm	14' 2" x 10' 2"
Bedroom 2	2850mm x 2385mm	9' 4" x 7' 10"
Shower Room	2620mm x 2100mm	8' 7" x 6' 10"
Floor Area	64.6m <sup>2</sup>	695.3 sq ft.



## Apartment Type D

Apartments: Ground Floor - 8, 15  
First Floor - 35  
Second Floor - 49, 55

### Dimensions

Kitchen/Living	7140mm x 3300mm	23' 5" x 10' 9"
Bedroom 1	4400mm x 3130mm	14' 5" x 10' 3"
Bedroom 2	2930mm x 2385mm	9' 7" x 7' 9"
Shower Room	2620mm x 2130mm	8' 7" x 6' 11"
Floor Area	64.5m <sup>2</sup>	694.2 sq ft.

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# List of Specifications

## To Individual Apartments

- Fully fitted kitchens including oven and hob
- Level access shower room
- PVC-u double glazed windows
- Under floor gas central heating
- Plumbed for washing machine
- Telecare system
- Vinyl flooring to kitchen and bathroom
- Door entry system

## The Scheme

- Full time court manager service
- Guest suite
- Dedicated laundry facility
- Residents lounge
- Assisted bathroom
- Buggy store
- Landscaped gardens
- Shop
- Hairdressing Salon/Healthcare facility
- Bistro



# Location Plan



## Innovus Homes

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