



HASLEMERE

# *Wallis Court*

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*A portrait of fine living*

Exclusively for the over 60s: luxury 1 and 2 bedroom apartments & country club, set in 17 acres of beautiful countryside.

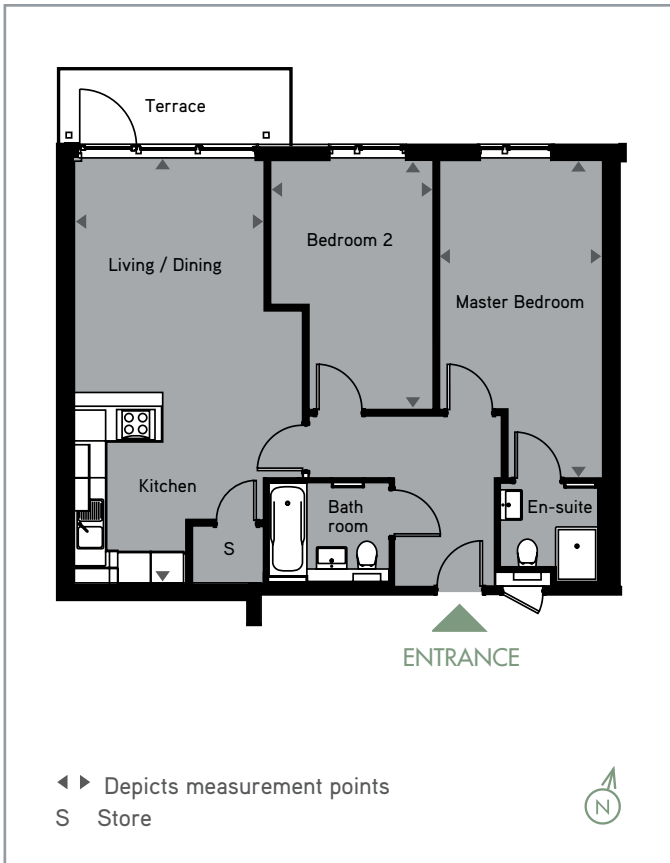


# Wallis Court

## 2 Bedroom Apartment

### Apartment Numbers 1 and 12

Total Area	75.8m <sup>2</sup>	816ft <sup>2</sup>
Living/Dining/Kitchen	7800mm x 3500mm	25'7" x 11'6"
Master Bedroom	5800mm x 2950mm	19' x 9'8"
Bedroom 2	4550 x 2950mm	14'11" x 9'8"



### General

- Sealed low energy double glazed windows with a powder white finish
- Walnut doors with brushed chrome door furnishings
- Neutral internal decoration
- All living areas and bedrooms are fully carpeted with a choice of finish
- Built-in wardrobes to the master bedroom with a choice of finish
- Centralised district heating system with individual heating interface unit for each property
- Lift access to the upper floor
- Low energy down-lighters throughout
- Each ground floor property has an exclusive outdoor area; patio or garden

### Kitchens

- Custom designed and fully fitted modern Symphony kitchens with a high gloss door finish
- Granite worktop and up-stands with stainless steel splash-back, recessed basin with mixer taps
- Stainless steel single integrated AEG electric oven
- Zanussi ceramic electric hob with brushed stainless steel extractor hood
- Built-in stainless steel microwave oven
- Integrated Zanussi fridge, freezer and dishwasher
- Non slip complementing ceramic tiled flooring

### Bathrooms and en-suites

- Master en-suite shower cubicle with sliding doors, mixer taps, wash basin and WC
- Neutral Ideal Standard bath with bath and basin Grohe mixers
- Neutral Ideal Standard WC with an integrated push button flushing system
- Non slip complementing ceramic tiled flooring
- Ceramic tiles half height around sanitary ware, full height around shower or bath
- Roman chrome shower screen over the bath
- Heated chrome towel rails and electric shaving socket
- Mirrors fitted to recess

### Electrics, communications and security

- TV/FM points in living room, bedrooms (Sky+ HD capability)
- Telephone points in living room and master bedroom
- Smoke and heat detectors

### Dwelling efficiency

- Minimum of 75% dedicated energy efficient lighting
- All fitted appliances will achieve a minimum performance A rating
- Designed to meet the Code for Sustainable Homes Level 3
- NHBC warranty

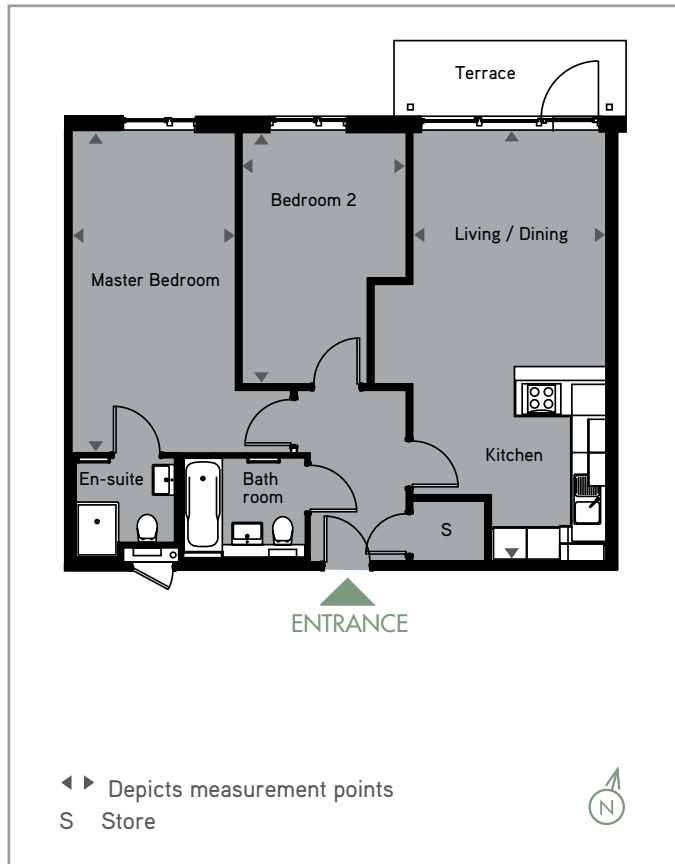


# Wallis Court

## 2 Bedroom Apartment

Apartment Numbers 2, 3, 4, 5\*, 7\*, 8\*, 11\*, 13, 14 & 15

Total Area	75.8m <sup>2</sup>	816ft <sup>2</sup>
Living/Dining/Kitchen	7800mm x 3500mm	25'7" x 11'6"
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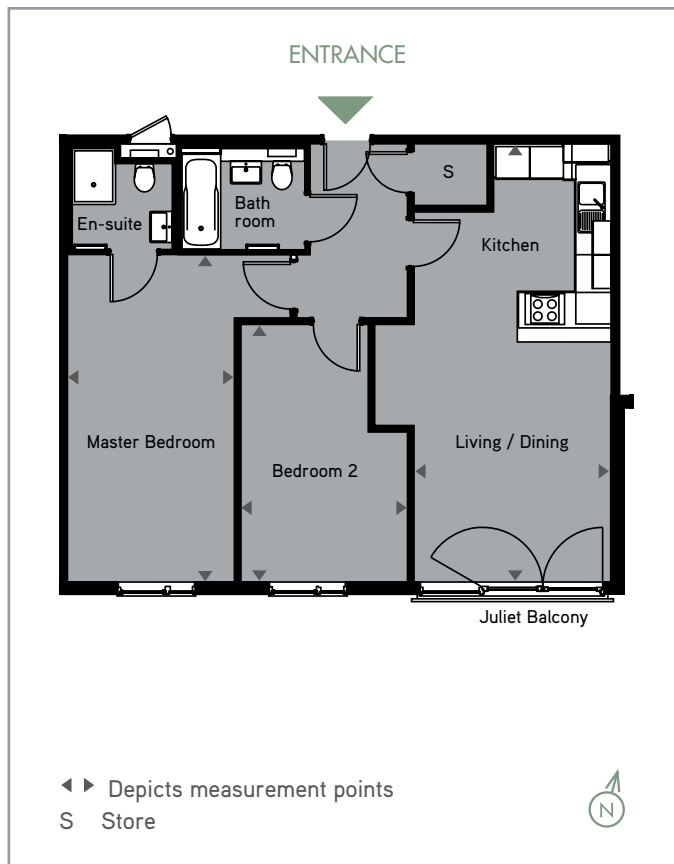
\*Apartments 5, 7, 8 and 11 are mirrored versions of the plan shown

# Wallis Court

## 2 Bedroom Apartment

Apartment Numbers 16, 17 and 20

Total Area	75.8m <sup>2</sup>	816ft <sup>2</sup>
Living/Dining/Kitchen	7800mm x 3500mm	25'7" x 11'6"
Master Bedroom	5800mm x 2950mm	19' x 9'8"
Bedroom 2	4550 x 2950mm	14'11" x 9'8"



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### Kitchens

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### Bathrooms and en-suites

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- Neutral Ideal Standard WC with an integrated push button flushing system
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- Mirrors fitted to recess

### Electrics, communications and security

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### Dwelling efficiency

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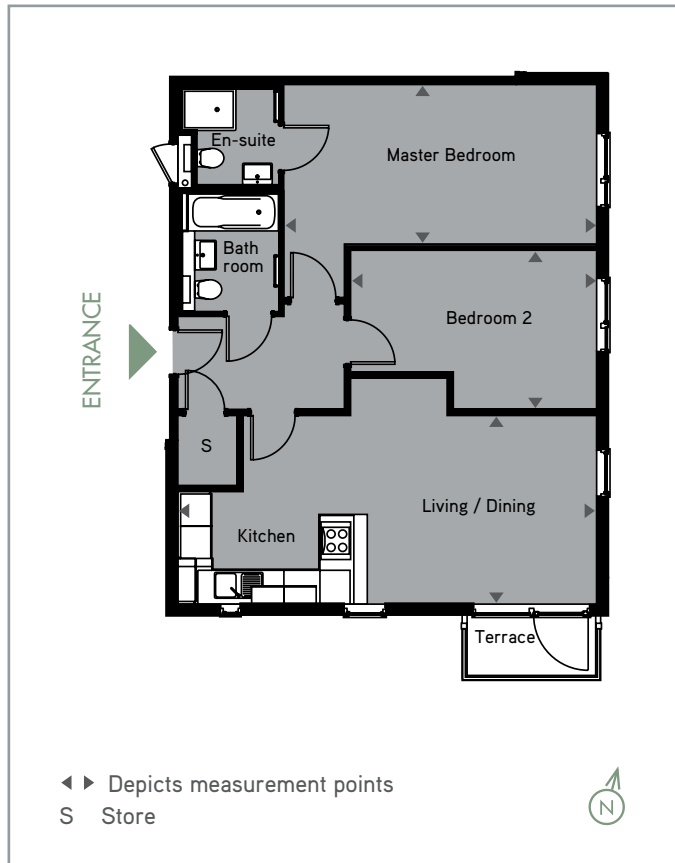


# Wallis Court

## 2 Bedroom Apartment

Apartment Numbers 9, 10\*, 18 and 19\*

Total Area	75.8m <sup>2</sup>	816ft <sup>2</sup>
Living/Dining/Kitchen	7800mm x 3500mm	25'7" x 11'6"
Master Bedroom	5800mm x 2950mm	19' x 9'8"
Bedroom 2	4550 x 2950mm	14'11" x 9'8"



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### Kitchens

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- Heated chrome towel rails and electric shaving socket
- Mirrors fitted to recess

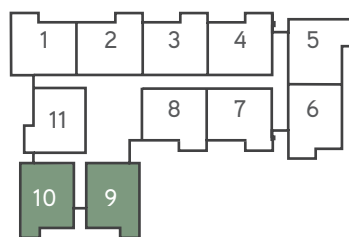
### Electrics, communications and security

- TV/FM points in living room, bedrooms (Sky+ HD capability)
- Telephone points in living room and master bedroom
- Smoke and heat detectors

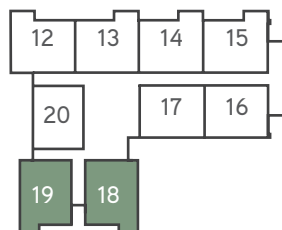
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GROUND FLOOR



FIRST FLOOR



\*Apartments 10 and 19 are a mirrored versions of the plan shown

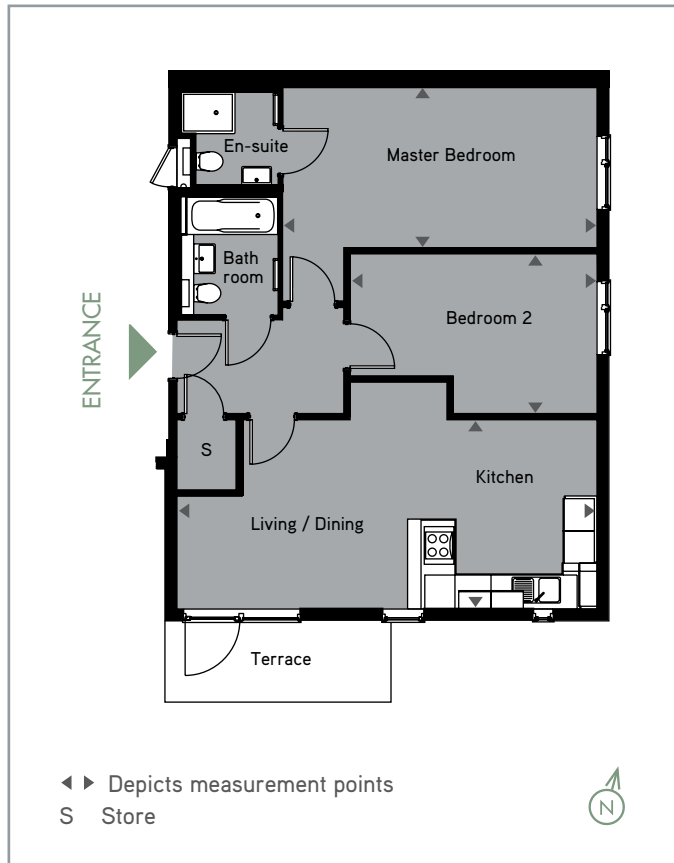
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Finishes and material may vary from those shown here. Please ask your Sales Advisor for specific details.

# Wallis Court

2 Bedroom Apartment

Apartment Number 6

Total Area	75.8m <sup>2</sup>	816ft <sup>2</sup>
Living/Dining/Kitchen	7800mm x 3500mm	25'7" x 11'6"
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- Roman chrome shower screen over the bath
- Heated chrome towel rails and electric shaving socket
- Mirrors fitted to recess

## Electrics, communications and security

- TV/FM points in living room, bedrooms (Sky+ HD capability)
- Telephone points in living room and master bedroom
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## Dwelling efficiency

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- NHBC warranty

