

BROOKLANDS

Budshead Road, Crownhill
Plymouth PL6 5XR

WELCOME

Brooklands is a newly converted, stylish apartment block which sits nestled in a pretty, tree-lined area of Plymouth.

Comprising 12 high specification one and two-bedroom apartments over two floors, these well-appointed apartments are sold with allocated parking with some benefiting from having their own front doors accessed from the outside

Brooklands is a development by 5D Solutions Ltd offering quality homes in a great location. Architectural design by 4D Architects Studio.

For all enquiries please contact the marketing agents: Lang Town and Country – Land and New Homes, 6 Mannamead Road, Plymouth, PL4 7AA

newhomes@langtownandcountry.com
01752 278499

4D Architects
STUDIO

5D
SOLUTIONS

**LANG TOWN
& COUNTRY**
LAND & NEW HOMES

SPECIFICATION

KITCHEN

- ▶ Contemporary fitted, soft-close kitchens by Mayflower.
- ▶ Integrated appliances including:
- ▶ Premium brand single fan-assisted oven
- ▶ Premium brand ceramic hob
- ▶ Extraction cooker hood
- ▶ Dishwasher
- ▶ Fridge/freezer
- ▶ Stainless steel sink with mixer tap
- ▶ I-Quartz worktops and splashback

BATHROOMS (MAIN & EN-SUITE)

- ▶ Floors and walls tiled in neutral porcelain tiles
- ▶ Modern basin and white vanity unit
- ▶ Modern WC
- ▶ Contemporary bath with shower
- ▶ Contemporary chrome fittings, including overhead shower
- ▶ Shaver sockets
- ▶ Chrome heated towel rails

ELECTRICAL

- ▶ LED downlighters to kitchens and bathrooms
- ▶ Pendant lighting to living areas and bedrooms
- ▶ USB sockets to bedrooms, lounge and kitchen areas
- ▶ Media connection hub to living room enabled for digital HD TV/DAB, Satellite and superfast fibre
- ▶ Media connection hub to bedrooms enabled for digital HD TV/DAB and superfast fibre

HEATING AND VENTILATION

- ▶ Mains hot water system supplied from an electrically heated unvented cylinder
- ▶ Dimplex Q Rad Intelligent electric radiators with eco-start and advanced touch control system
- ▶ Apartment 8 Only - Vectaire Midi MVHR mechanical ventilation and heat recovery system
- ▶ All other apartments - Single point extraction fans

SECURITY & PEACE OF MIND

- ▶ Colour video/audio entry system to all communally accessed apartments
- ▶ Key fob access to communal areas
- ▶ Mains supply-operated smoke and heat detectors with battery backup to all apartments and communal areas
- ▶ 10-year GHW building warranty cover

AMENITIES

- ▶ Cycle parking provision
- ▶ Allocated car parking spaces for each apartment (1 space for 1 beds and 2 spaces for 2 beds)
- ▶ 5 EV charging stations with first-fix wiring provided for 9 others.

INTERNAL FINISHES

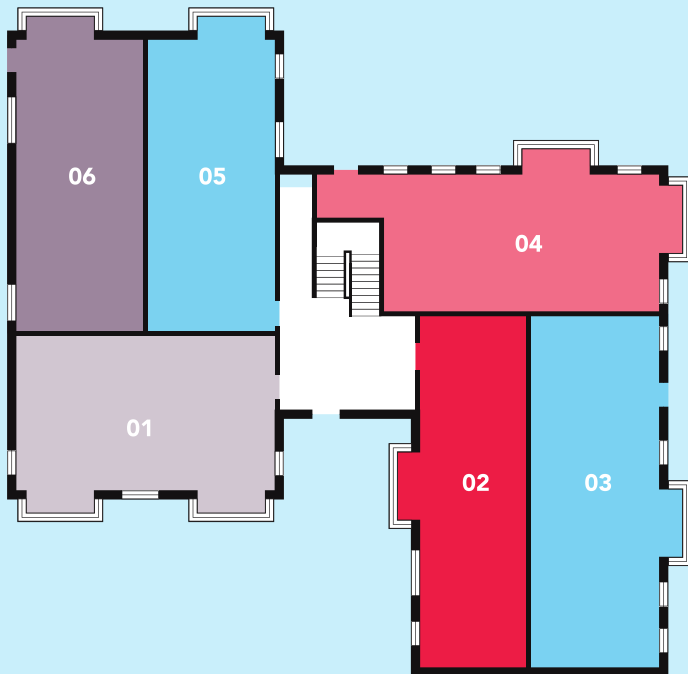
- ▶ Luxury carpets in bedrooms
- ▶ Premium grade laminate flooring
- ▶ Walls finished in on-trend pale grey
- ▶ Skirting, architraves and window boards finished in satinwood white
- ▶ Contemporary internal doors with satin chrome ironmongery



GROUND FLOOR

Apartments 01-06

A mixture of one and two bed, well-appointed apartments, three of which (3, 4 and 6) benefit from having direct and private access from the outside of the building whilst the remaining three (1, 2 and 5) share a spacious and central entrance lobby.

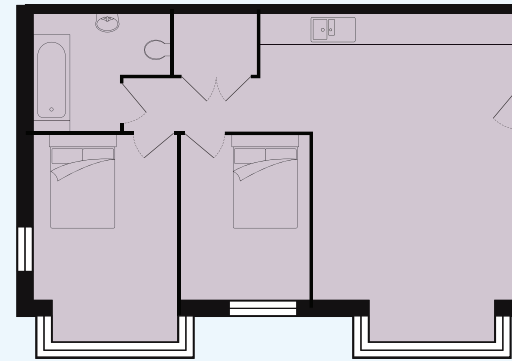


Please note: Plot numbers may differ from allocated postal addresses.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the floor plans, images and room dimensions contained here, these items are provided for illustrative purposes only and should be used as such by prospective purchasers. Therefore no responsibility is taken for any error, omission or misstatement.

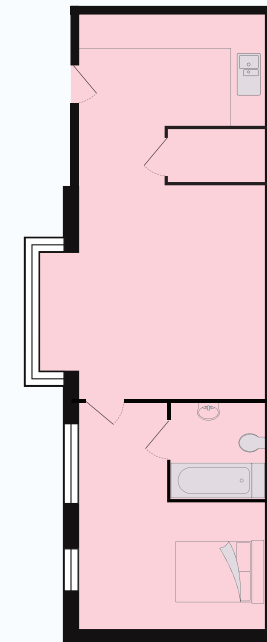
APARTMENT 01 TWO BEDROOM

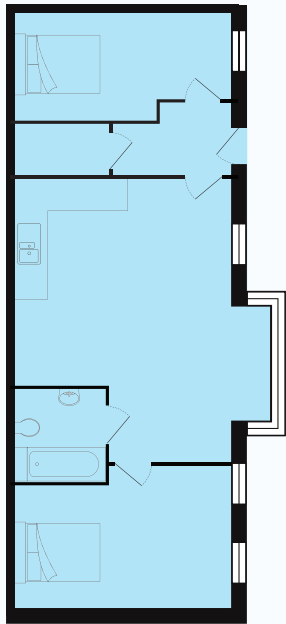
Kitchen: 5m x 2.5m
Dining/Living Room: 4m x 4.25m
Bedroom 1: 2.80m x 4.3m
Bedroom 2: 2.6m x 3.4m
Bathroom: 2.8m x 2.4m



APARTMENT 02 ONE BEDROOM

Kitchen: 4m x 2.1m
Dining/Living Room: 4.6m x 4.5m
Bedroom: 4m x 4.5m
(max - L-shaped room)
Bathroom: 2m x 2m



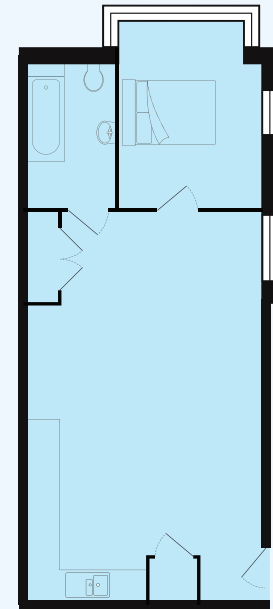


APARTMENT 03
TWO BEDROOM

Kitchen/Dining/Living Room:
4.8m x 6.1m (max)
Bedroom 1: 4.8m x 3.1m
Bedroom 2: 4.85 x 2.1m
Bathroom: 2m x 2m

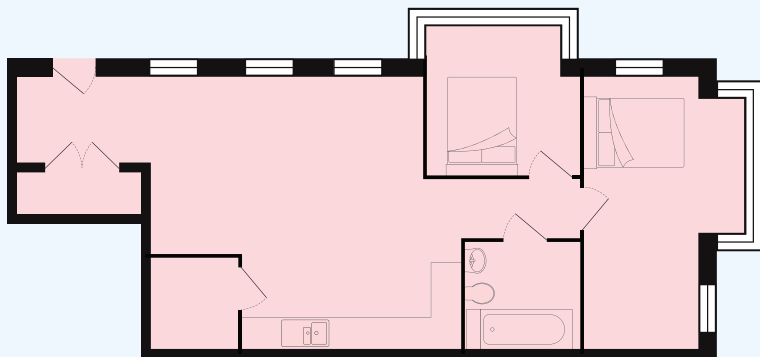
APARTMENT 05
ONE BEDROOM

Kitchen/Dining/Living Room:
4.6m x 7.8m
Bedroom 1: 2.9m x 4.1m
Bathroom: 1.9m x 2.6m



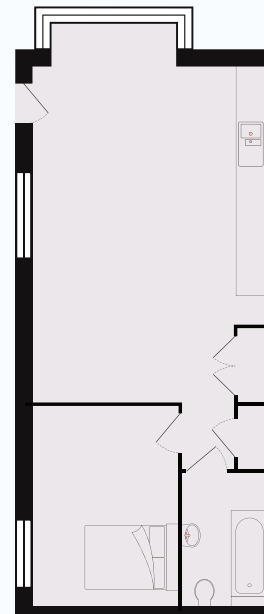
APARTMENT 04
TWO BEDROOM

Kitchen/Dining/Living Room:
5.1m x 5.2m
Bedroom 1: 3m x 5.4m
Bedroom 2: 2.9m x 2.9m
Bathroom: 2m x 2m



APARTMENT 06
ONE BEDROOM

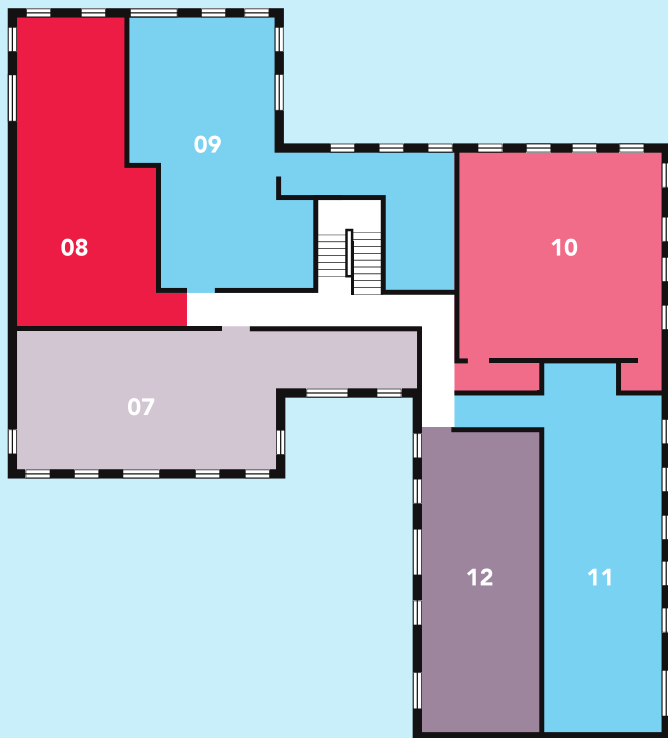
Kitchen/Dining/Living Room:
4.5m x 7.8m
Bedroom: 3m x 4.1m
Bathroom: 1.9m x 2.6m



FIRST FLOOR

Apartments 07-12

A mixture of one and two bed, well-appointed apartments, accessed via a communal stairway and with individual entrances off a spacious and central landing.

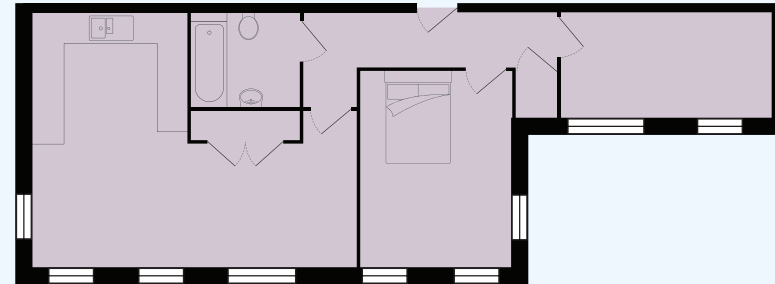


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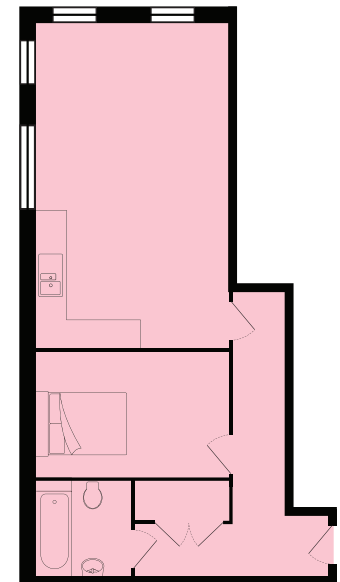
APARTMENT 07 TWO BEDROOM

Kitchen/Dining/Living Room:
4.5m x 7.8m
Bedroom: 3m x 4.1m
Bathroom: 1.9m x 2.6m



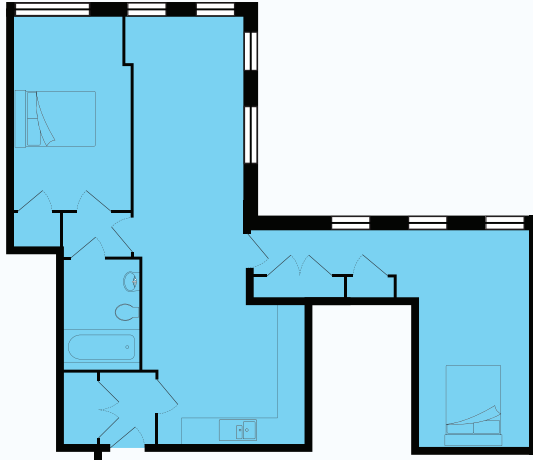
APARTMENT 08 ONE BEDROOM

Kitchen/Dining/Living Room:
4m x 6.8m
Bedroom: 4m x 2.8m
Bathroom: 2m x 1.8m



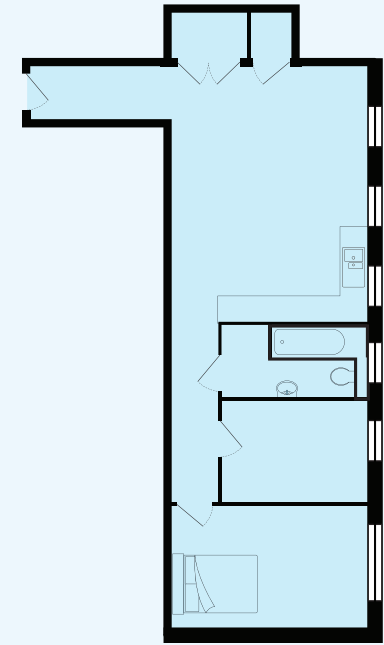
APARTMENT 09
TWO BEDROOM

Kitchen: 3.8m x 3.1m
Dining/Living Room: 2.6m x 7m
Bedroom 1: 2.7m x 4.5m
Bedroom 2: 2.6m x 5.1m
Bathroom: 1.8m x 2.5m



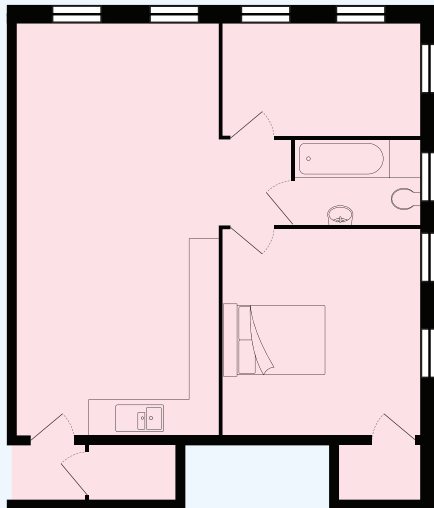
APARTMENT 11
TWO BEDROOM

Kitchen/Dining/Living Room: 4.5m x 6m
Bedroom 1: 4.5m x 2.7m
Bedroom 2: 3.25m x 2.3m
Bathroom: 3.25m x 1.6m



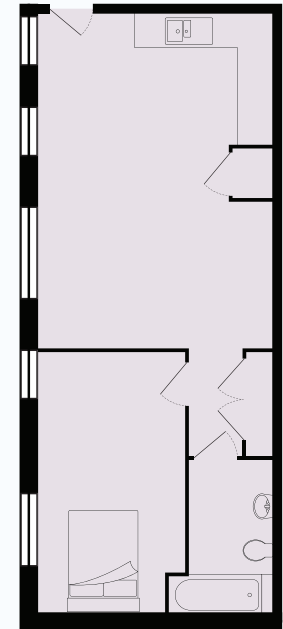
APARTMENT 10
TWO BEDROOM

Kitchen/Dining/Living Room: 4m x 7.8m
Bedroom 1: 3.6m x 3.6m
Bedroom 2: 3.6m x 2.2m
Bathroom: 2.25m x 1.8m



APARTMENT 12
ONE BEDROOM

Kitchen/Dining/Living Room: 4.4m x 6.8m
Bedroom: 2.8m x 4.9m
Bathroom: 1.8m x 2.8m



LOCATION

Located in the sought-after residential area of Crownhill, Brooklands is close to reputable schooling, many local amenities and the convenient shops of Crownhill Village. Derriford and the Nuffield hospital are a short drive away and local bus routes provide easy access to Plymouth City Centre and beyond. Its proximity to the A38 carriageway also allows for convenient travel beyond Plymouth. For those with a love of the outdoor pursuits, access to Dartmoor is less than 4 miles away. This is the perfect location for those seeking a great work/life balance.



DIRECTIONS

Heading from the A38, approaching the Manadon roundabout slip road westbound, you will pass through a set of traffic lights, exit the roundabout at the 4th exit onto the A386 slip road towards Tavistock/Derriford, merge onto Manadon Hill/A386 and continue to follow A386, take the B3373 exit towards Tamerton Foliot. At the roundabout, take 2nd exit onto Budshead Road/B3373, and finally, turn right and follow the signs for Brooklands.

Sat-nav: 680 Budshead Road, Crownhill Plymouth PL6 5XR

