

# Holt Spa

THE MIDLANDS HOLT

A STUNNING DEVELOPMENT OF CONVERTED TOWN HOUSES TOGETHER WITH TWO, THREE AND FOUR BEDROOMED NEW BUILD TOWN HOUSES



DART  DEVELOPMENTS  
*Quality Country Homes*

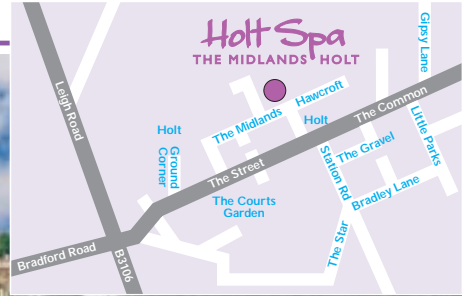
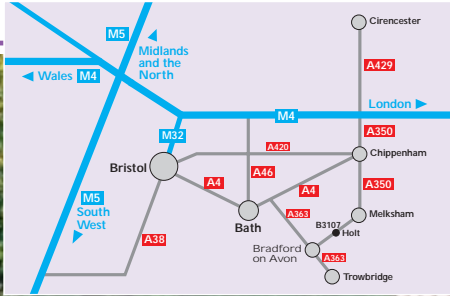


# Site layout - PHASE ONE

## Holt Spa THE MIDLANDS HOLT



# Location



PHASE ONE

# Holt Spa

THE MIDLANDS HOLT

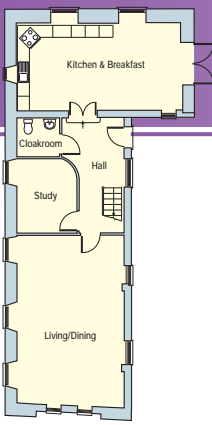


AN EXCITING COMBINATION OF RE-DESIGNED PERIOD AND INNOVATIVE NEW-BUILD PROPERTIES

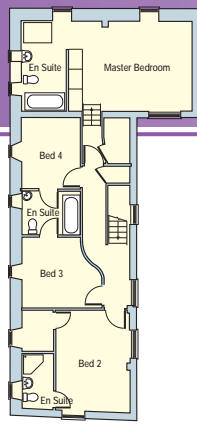
Another quality development by

DART  DEVELOPMENTS  
*Quality Country Homes*

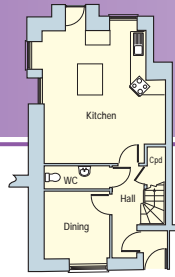




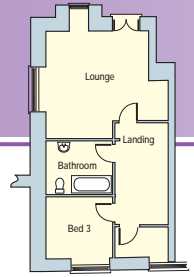
Ground Floor



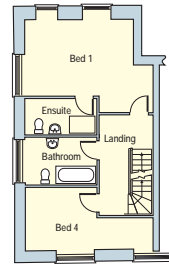
First Floor



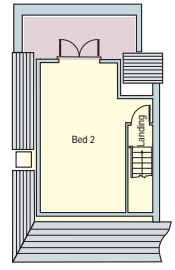
Ground Floor



First Floor



Second Floor



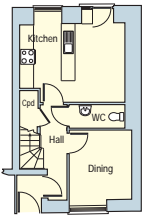
Third Floor

## Plot 1

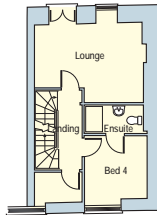
Living/Dining	7.4m x 4.5m (24' 3" x 14' 9")
Study	3.25m x 2.5m (10' 8" x 8' 2")
Cloak	1.6m x 1.75m (5' 3" x 5' 8")
Kitchen/Breakfast	7.1 x 3.7m (23' 5" x 12' 1")
Bed 2	3.1 x 4.3m (10' 2" x 14' 1")
Bed 2 ensuite	1.3 x 2.4m (4' 3" x 7' 10")
Bed 2 dressing	1.75 x 1.3m (5' 8" x 4' 3")
Bed 3	3.4 x 3m (11' 1" x 9' 10")
Bed 4	2.5 x 3m (8' 2" x 9' 10")
Bed 3/4 ensuite	2.5 x 1.9m (8' 2" x 6' 2")
Master bed	5.3 x 3.8m (17' 4" x 12' 5")
Master bed ensuite	1.9 x 3.8m (6' 2" x 12' 5")

## Plot 2

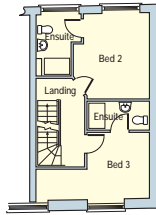
Kitchen	5.8m x 4.6m (19' 3" x 15' 1")	Bathroom	2m x 3.1m (6' 6" x 10' 2")	Bathroom	2.3m x 2.9m (7' 6" x 9' 6")
Dining	3m x 3m (9' 10" x 9' 10")	Bed 4	5.5m x 2.75m (18' x 9')	Bed 3	2.7m x 2.9m (8' 10" x 9' 6")
Bed 1	5.5m x 3.3m (18' x 10' 9")	Bed 2	6.5m x 3.6m (21' 3" x 11' 9")		
Ensuite	1.5m x 3.1m (4' 11" x 10' 2")	Lounge	4.7m x 5.4m (15' 5" x 17' 8")		



Ground Floor



First Floor



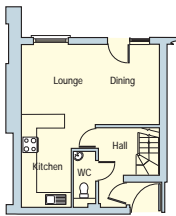
Second Floor



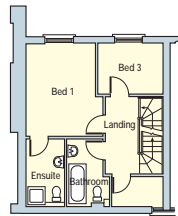
Third Floor

## Plot 3

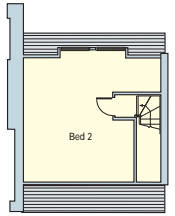
Bed 2	3.7m x 3.3m (12' 1" x 10' 9")
Ensuite	2.6m x 1.5m (8' 6" x 4' 11")
Bed 3	4.9m x 2.8m (16' x 9' 2")
Ensuite	1.2m x 2.7m (3' 11" x 8' 10")
Kitchen	3.5m x 4.75m (11' 5" x 15' 7")
Dining	3m x 2.75m (9' 10" x 9')
Bed 1	5m x 3.7m (16' 4" x 12' 1")
Ensuite	1.8m x 2.4m (5' 10" x 7' 10")
Lounge	3.55m x 4.75m (11' 7" x 15' 7")
Bed 4	2.9m x 2.7m (9' 6" x 8' 10")
Ensuite	1.2m x 2.5m (3' 11" x 8' 2")



Ground Floor



First Floor



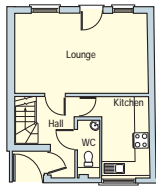
Second Floor

## Plot 4

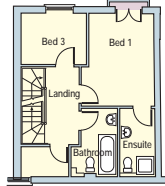
Lounge/diner	5.8m x 2.9m (19' x 9' 6")	Ensuite	2.8m x 1.6m (9' 2" x 5' 3")
Kitchen	3.3m x 2m (10' 9" x 6' 6")	Bed 3	2.1m x 2.7m (6' 10" x 8' 10")
Bed 2	5.3m x 5.8m (17' 4" x 19')	Bathroom	2.8m x 1.5m (9' 2" x 4' 11")
Bed 1	3.9m x 2.9m (12' 9" x 9' 6")		

## Plot 5

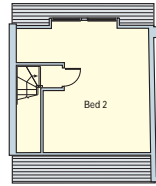
Lounge	3.4m x 5.7m (11' 1" x 18' 8")
Kitchen	3.3m x 2m (10' 9" x 6' 6")
Bed 2	5.7m x 5.2m (18' 8" x 17')
Bed 3	2.1m x 2.7m (6' 10" x 8' 10")
Bed 1	3.9m x 2.7m (12' 9" x 8' 10")
Ensuite	2.8m x 1.5m (9' 2" x 4' 11")
Bathroom	2.8m x 1.5m (9' 2" x 4' 11")



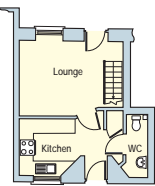
Ground Floor



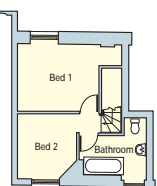
First Floor



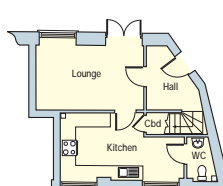
Second Floor



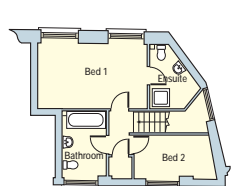
Ground Floor



First Floor



Ground Floor



First Floor

## Plot 6

Bed 1	2.8m x 4.4m (9' 2" x 14' 5")	Lounge	3.2m x 4.4m (10' 6" x 14' 5")
Bed 2	2.7m x 2.5m (8' 10" x 8' 2")	Kitchen	2.3m x 3.6m (7' 6" x 11' 9")
Bathroom	2.6m x 2.8m (8' 6" x 9' 2")		

## Plot 7

Bed 1	4.7m x 2.8m (15' 5" x 9' 2")	Bed 2	1.8m x 3.4m (5' 10" x 11' 1")
Bathroom	1.8m x 2.7m (5' 10" x 8' 10")	Lounge	4.5m x 2.8m (14' 9" x 9' 2")
Ensuite	2.6m x 2.1m (8' 6" x 6' 10")	Kitchen	2.8m x 5.2m (9' 2" x 17')



# Specifications



## Internal Features

- Full gas central heating system to comply with NHBC requirements. Boilers to be wall mounted high efficiency condensing boilers
- Ceilings smooth plaster finish with white emulsion, coving to selected rooms with emulsion finish to match the ceilings
- Doors Cherry veneer 2 panel, or similar
- Chrome door handles and associated ironmongery
- Television and telephone points in living and master bedroom (where applicable)
- Double glazing throughout
- Chrome finish Switches and switched socket outlets

## Kitchens

- Expertly designed and fully fitted Luxury kitchen
- Stainless Steel AEG, gas hob, double oven and extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel splashback to hob area, with perimeter upstand to match worktop
- Quality wall tiles

## Bathrooms/en-suites

- Sanitary ware Ideal Standard "Alto" range, white
- Baths fitted with flexible hose at low level for hair wash facility over the bath
- All en-suites to have thermostatic mixer valves chrome finish.
- Shaver point fitted as standard
- Ceramic wall tiles to half height full height to bath and shower cubical's
- Chrome mixer taps

## External Features

- Hard landscaping area to property
- Windows sliding sash painted white