

ROMILY COURT

ST. ALBANS ROAD BARNET

A fine collection of one bedroom apartments in a wonderfully central location



modern homes for modern lifestyles



ROMILY COURT

ST. ALBANS ROAD BARNET

Set in popular St. Albans Road, Romily Court is a brand new collection of one bedroom apartments perfectly positioned for the town centre and boasting a specification throughout that's designed to please.

The apartments offer a luxurious lifestyle in a location acknowledged as perfect for town, perfect for the countryside and perfect for the busy commuter.

Romily Court is less than one minutes walk of the High Street which offers many brand name stores (including The Spires shopping centre) and a host of excellent restaurants offering top quality international cuisine. These new homes are also a short walk from High Barnet tube station (Northern Line) which gives you quick and easy access into Central London.

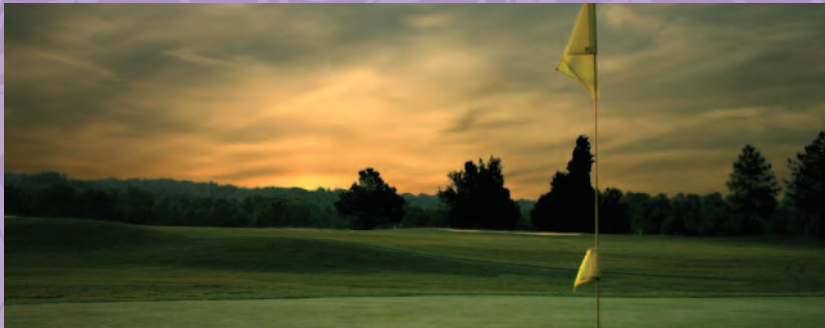
Further along St. Albans Road the town will start to open up into open countryside along which you will also find some great golf courses (including the Seve Ballasteros designed Shires golf club. Travel further along St. Albans road to reach the M25/A1M junctions (5 minutes drive from Romily Court*).

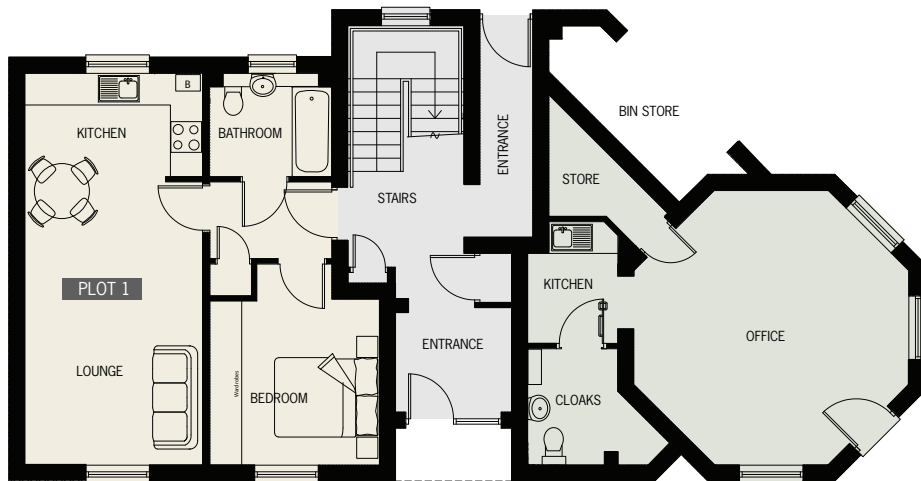
Inside these exciting new homes are an array of 21st century fixtures and fittings that you would expect of a new Tait Homes development. These include a fully fitted kitchen with oven, hob and hood, integrated washing machine/dryer and integrated fridge/freezer. You'll also find a contemporary bathroom suite with heated towel rail with it's warmth provided by an energy efficient gas saver boiler that uses 35% less energy than conventional boilers. This also serves the fully programmable central heating (check out our specification page for full details).

For a great new home in a great location look no further than Romily Court.

*Source: Google maps

A fine collection of one bedroom apartments in a wonderfully central location





PLOT 1

LOUNGE/DINER/KITCHEN

7.40m x 3.36m (24ft 3" x 11ft 1")

BEDROOM

3.80m x 3.20m (12ft 5" x 10ft 5")

BATHROOM

2.30m x 1.95m (7ft 6" x 6ft 4")

OFFICE

MAIN OFFICE

5.20m x 5.20m (17ft 1" x 17ft 1")

GROSS AREA

37m² (400ft²)

PLOT 2

LOUNGE/DINER/KITCHEN

7.40m x 3.36m (24ft 3" x 11ft 1")

BEDROOM

3.80m x 3.20m (12ft 5" x 10ft 5")

BATHROOM

2.30m x 1.95m (7ft 6" x 6ft 4")

PLOT 3

LOUNGE

5.20m max x 5.20m max (17ft 1" max x 17ft 1" max)

KITCHEN

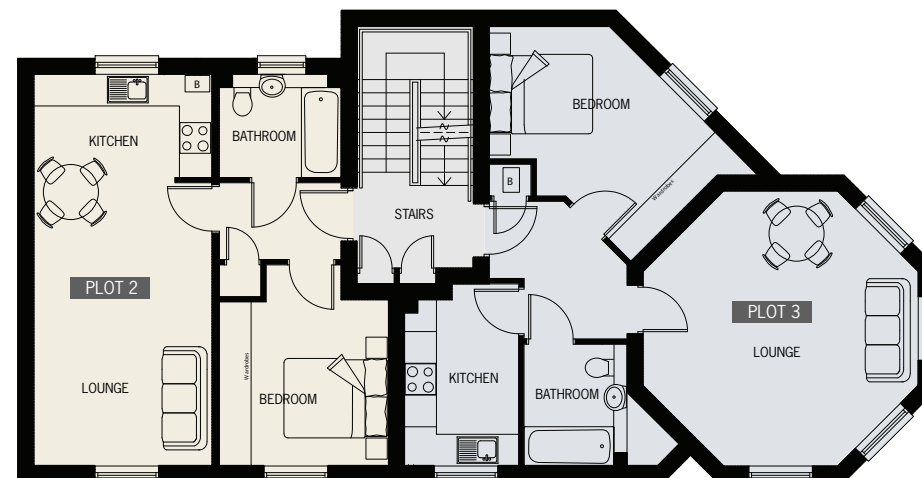
3.44m x 2.16m (11ft 3" x 7ft 1")

BEDROOM

5.05m max x 3.20m max (16ft 6" max x 10ft 5" max)

BATHROOM

2.30m x 1.95m (7ft 6" x 6ft 4")



PLOT 4

LOUNGE/DINING/KITCHEN

6.24m x 3.10m (20ft 5" x 10ft 2")

BEDROOM

3.50m x 3.24m (11ft 5" x 10ft 7")

BATHROOM

2.30m x 1.95m (7ft 6" x 6ft 4")

PLOT 5

LOUNGE/DINING/KITCHEN

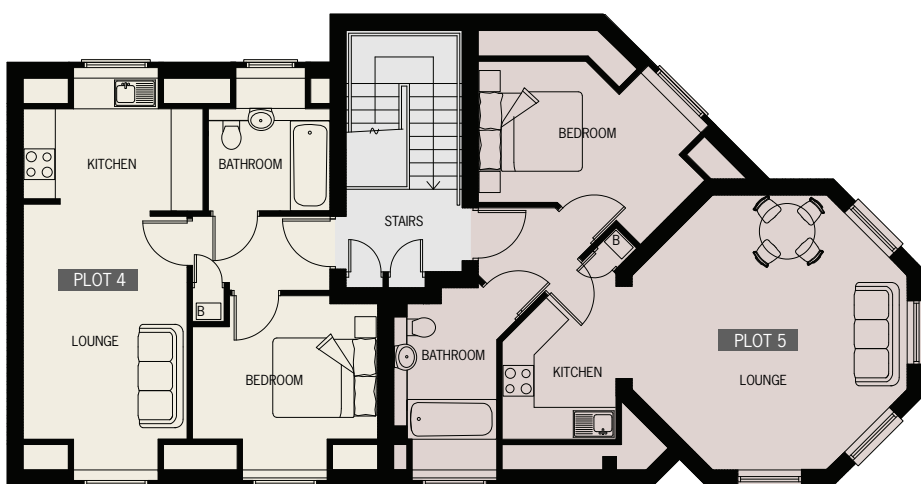
5.10m max x 5.10m max (16ft 8" max x 16ft 8" max)

BEDROOM

4.60m max x 2.80m max (15ft 1" max x 9ft 2" max)

BATHROOM

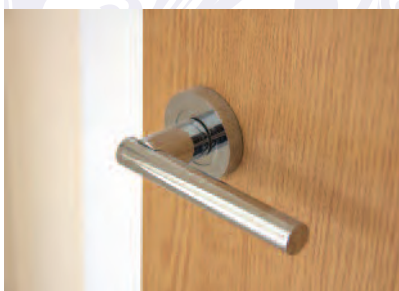
3.40m x 1.95m (11ft 2" x 6ft 4")



Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.



The computer generated illustration is drawn from plan and is indicative only of how the completed development will appear.



SPECIFICATION

KITCHEN

- Professionally designed, fully fitted kitchen units.
- Laminated work top with complimentary upstands.
- Stainless steel sink and drainer with chrome monobloc tap.
- Stainless steel gas hob and single electric oven.
- Stainless steel chimney extractor hood with stainless steel back plate.
- Recessed low voltage down lighting and under unit lighting.
- Ceramic floor tiles.
- Integrated washing machine/dryer.
- Integrated 50/50 fridge freezer.
- Fully plumbed and ready to receive dishwasher.

BATHROOMS

- Contemporary white bathroom suites
- Thermostatically controlled shower with shower screen to bath.
- Under floor heating.

- Chrome heated towel rail.
- Recessed low voltage down lighting.
- Full height wall tiling to bath area, half height tiling to basin and w/c.
- Ceramic floor tiling.

HEATING

- Energy efficient boiler with gas saver. Hot water heated using 35% less energy, reducing energy bills and carbon waste.
- Independent fully programmable gas fired central heating and hot water
- Individual, thermostatically controlled radiator valves.

INTERIOR

- Flush, oak veneered doors with chrome door furniture.
- Brushed chrome electrical sockets and switches throughout.
- TV and BT points to lounge and bedroom.
- Sky compatible points to lounge and bedroom (wired only).

- Wall finishes in Gardenia.
- Ceiling finishes in smooth white.
- Moulded skirtings, architraves and window boards finished in satin white.

EXTERNAL

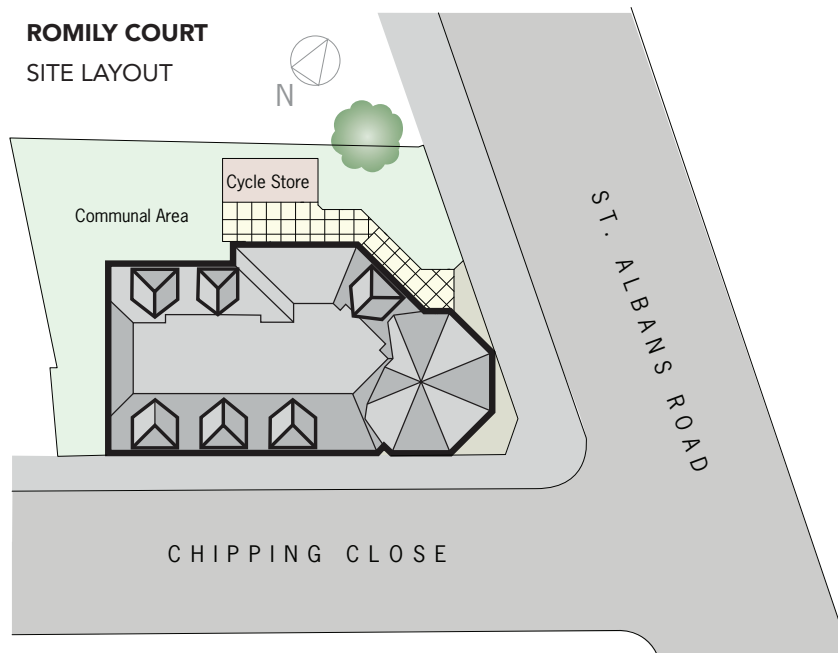
- Secluded and private, landscaped communal garden.
- Sheltered bicycle storage.
- Buff riven paving slabs to all walkways.

OTHER FEATURES

- Traditional brick and block construction.
- Audio entry-phone system from entrance door to all apartments.
- Mains operated smoke detectors.
- Secure mortice locks to all apartment entrance doors and secure locking system to all windows.
- Communal digital TV aerial and Sky compatible satellite dish.
- Fully tested sound and thermal insulation.
- Ten Year NHBC Warranty.

NOTE: Tait Homes reserves the right to introduce alterations and/or substitutions to any item(s) within the specification where it is deemed that manufacturers improvements have been made or it is considered that the item(s) are no longer appropriate to the development.

“ **Tait Homes** have always worked to one philosophy: ‘We build it as if we are going to live in it’. This ethos has been instilled into everything we do and we endeavour to maintain that standard in every new home we build. ”



This site layout is for guidance purposes only.

We are not huge corporate builders; every new home we build has its own stamp of individuality and character.

Our speciality is building quality homes in good existing residential areas as close to excellent shopping, recreational and transport facilities as is practical.

We are very focussed when selecting new development sites that we can meet most, if not all of these criteria. We always strive to ensure that each new home will boast the attention to detail, design and finish that, as a company we expect of ourselves.

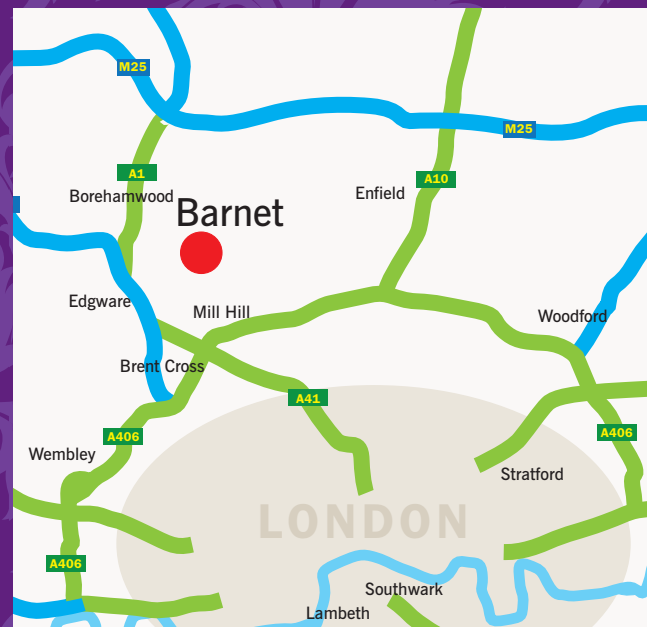
We always design and build our new homes with you in mind and look to include innovative features and touches of luxury enhancing your home experience and protecting your investment.

All our homes come with a full NHBC warranty as you expect from any reputable builder.

Our management team have a ‘hands-on’ approach and are always available to discuss purchaser changes as and when the build schedule will allow.



Images shown above are from recently completed Tait Home developments



DISTANCES

- High Street restaurants less than 1 minute* • The Shires Golf club 0.6 miles*
- Old Fold Manor 0.6 miles* • East Barnet Golf Club 0.9 miles*
- High Barnet Rail station 0.7 miles (Northern Line, into Kings Cross/St. Pancras)*
- Barnet High Street 400 feet* • A1M/M25 2.4 miles (5 minutes drive)*

www.tait-homes.co.uk

*Source: Google maps



modern homes for modern lifestyles

Ground Floor, 3 Grace House, Harrovia Business Village, Bessborough Road, Harrow, Middlesex HA1 3EX

Telephone: 020 8864 9838/9 Fax: 020 8422 1762 email:office@tait-homes.co.uk