



ELWYN GREEN

APARTMENTS • EXMOUTH

*A unique coastal development of 12 apartments in the heart
of one of Devon's most beautiful and vibrant environments*



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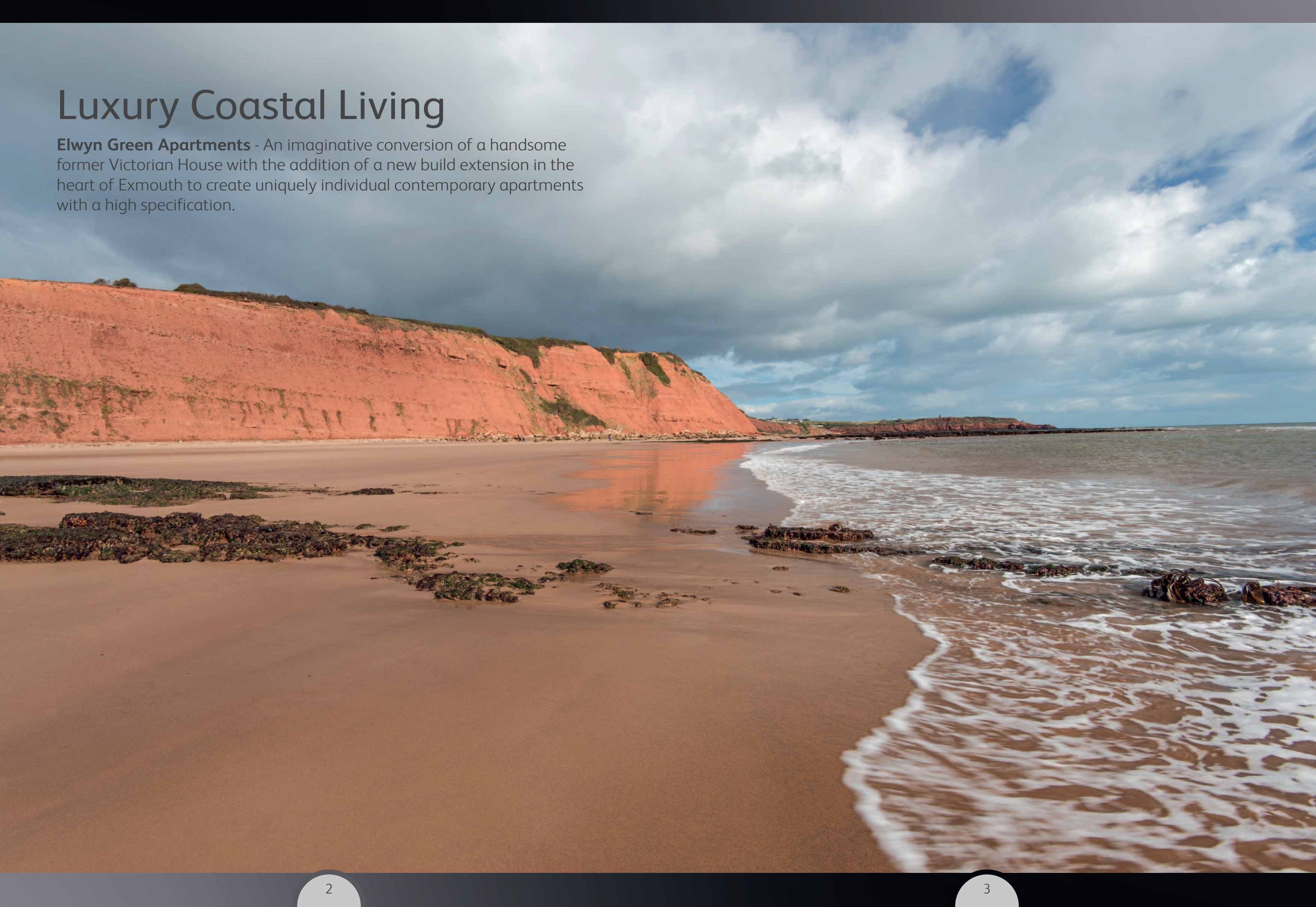
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Luxury Coastal Living

Elwyn Green Apartments - An imaginative conversion of a handsome former Victorian House with the addition of a new build extension in the heart of Exmouth to create uniquely individual contemporary apartments with a high specification.





Rich Heritage

Enjoy the beauty of the Jurassic Coastline, miles of breathtaking coastal paths, stunning views and historic landmarks.

Exmouth marks the start of the Jurassic Coast and is marked by a 5 metre Geo-needle at Orcombe Point. The coastline changes as you walk along the timeline of the Jurassic Coast – at Exmouth you can see the Triassic Rock – rich and red with unique stacks at Ladram Bay.

The Jurassic Coast is England's first natural UNESCO World Heritage Site and ranks among the Great Barrier Reef and the Grand Canyon as one of the wonders of the natural world.



Surroundings & Connections

Exmouth is surrounded by the beautiful Devon countryside and is situated at the mouth of the Exe estuary, at the very beginning of the Jurassic Coast.

Exmouth is a bustling little town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, theatre, sports amenities and a range of excellent restaurants.

It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, airport, connection to the M5 motorway and all major shops and facilities.

Boasting one of the warmest climates in the UK. With over three miles of glorious golden sands that is host to a variety of watersports. Exmouth is known nationally as a regional centre for water sports activities – especially Sailing & Windsurfing. It is popular with ramblers as there are many beautiful walks. Also, it has SSSI status (Site of Special Scientific Interest), Bird Watchers often travel a long way to see the rare birds at Exmouth.

Specifications

The majority of the apartments have private balconies or patios outside of the main living space and apartment 1 has a veranda

Designer appointed Interiors & Exteriors

- Original plaster coving and ceiling roses in the existing building
- High Quality Engineered Oak Flooring throughout all living areas
- Porcelanosa porcelain tiled floors & walls in all the bathrooms
 - Thermostatically controlled Underfloor heating
 - Contemporary Lighting

Heating and Lighting

- Energy efficient lighting is fitted in all the kitchens, halls, bathrooms & en -suites.
- Under floor heating throughout with the exception of apartments 1 and 2 which are heated with radiators
- Open fires in Apartments 1, 3 and 4 • Energy efficient boilers
 - Power and light points on Balconies
- TV, radio and telephone points for broadband internet access in all bedrooms and living areas



Interiors - Kitchens

- Stunning fully fitted bespoke kitchen
- Integrated fridge/ freezer • fully Integrated dishwasher
- 4 zone gas hob and extractor • Single Oven – Circo-therm with multifunction
- Kitchen sink & mixer taps in stainless steel
 - Contemporary Cooker
 - LED under cabinet lighting

Roof, Wall, Doors and Flooring Finishes

- **Clay Tiles** - With insulated roofing system
- **External Walls** - Face brick with Lime mortar flush pointing
- **Internal Walls** - Traditional plaster in existing building with the original plaster coving and ceiling roses
- Other internal walls are painted in matt emulsion with skirting's and architraves painted in eggshell.
- **Flooring** - The kitchens and living room areas are fitted with engineered Oak flooring. The bathrooms are laid with Porcelain tiles & the bedrooms feature fitted carpets
- **Internal Doors** - Doors of Distinction. Door furniture is brushed stainless steel.



Interiors - Bathrooms

- Striking contemporary designer bathroom suites
 - Large walk-in shower enclosures
- Concealed thermostatic showers with all flow function
- Wall hung WC with concealed cistern/frame with a wall flush plate and soft close seat and cover
 - Porcelanosa porcelain tiled floors & walls
 - Heated chrome towel rails

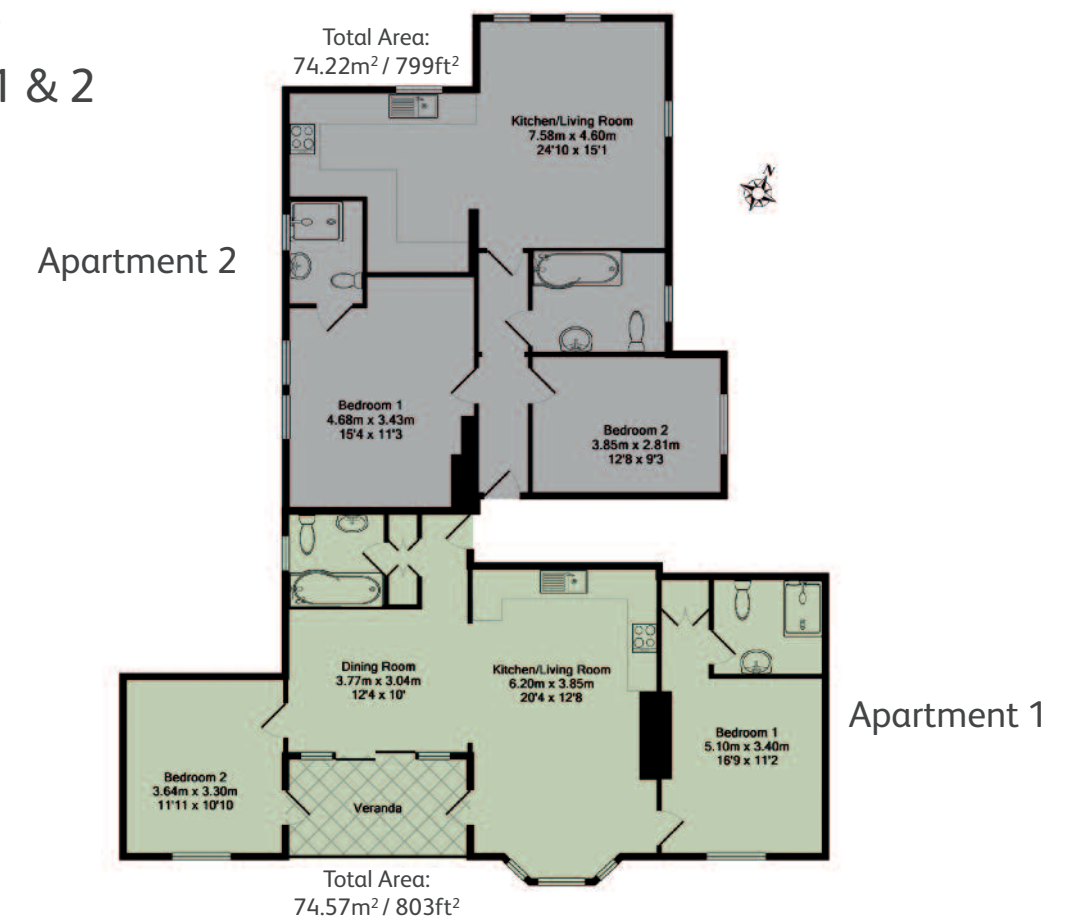
Communal Areas

- The Lift provides access to each level of the building. Holding 10 persons with the benefit of wheelchair access
 - CCTV security cameras throughout
- Video intercom access control is provided to the main entrance door to the flats and on the main entrance gate.
- The exit gate operates automatically via a sensor located to activate when a vehicle is leaving the grounds only.
 - Parking
 - Soft Landscaping

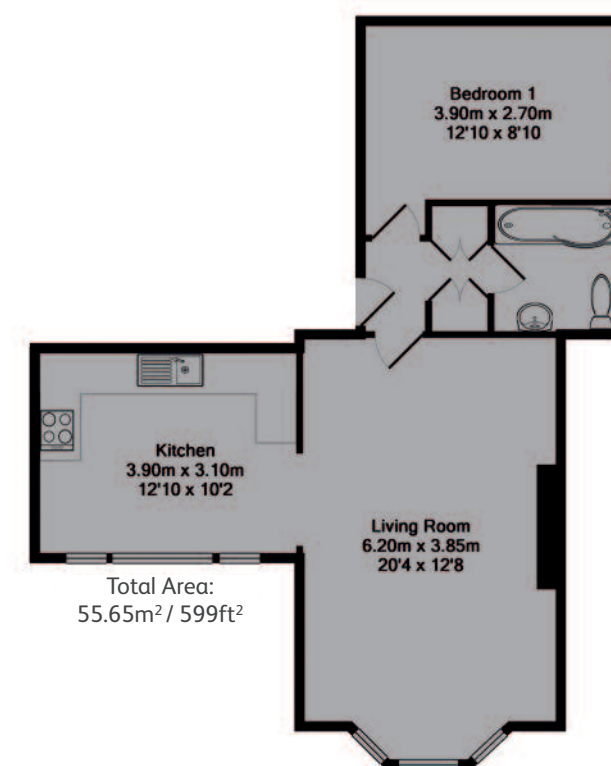


Floorplans

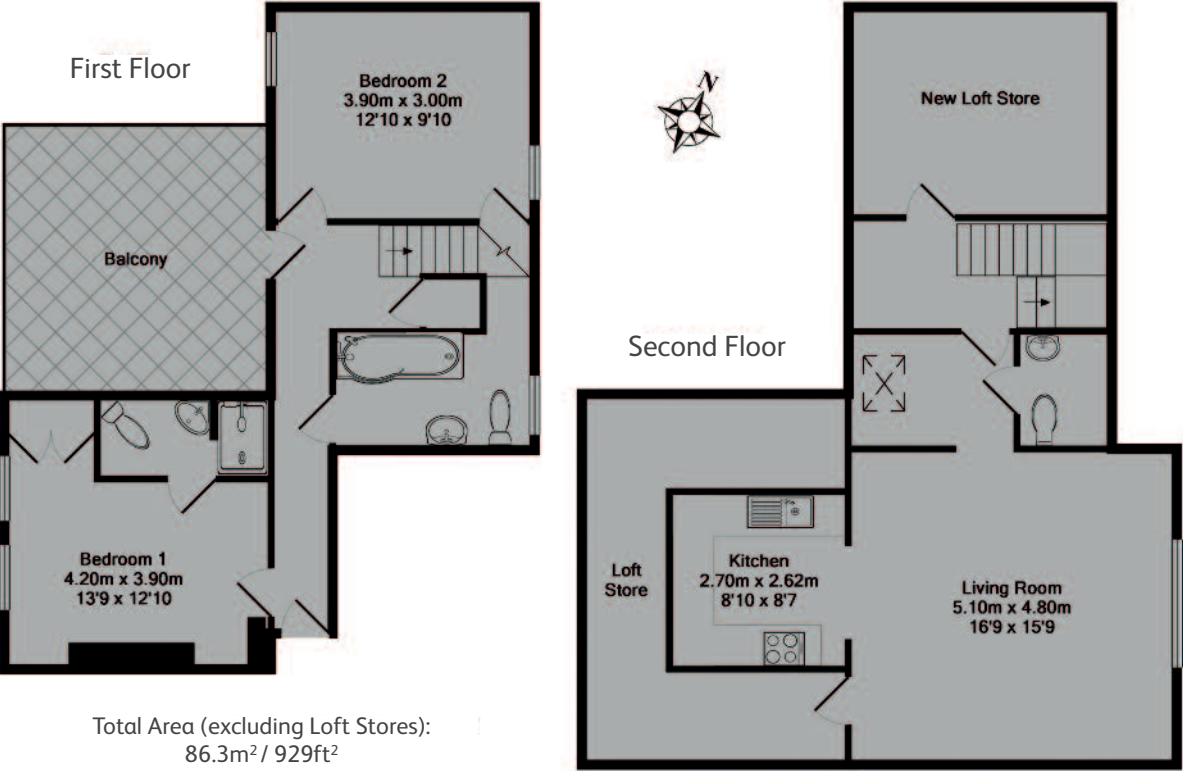
Ground Floor Apartments 1 & 2



First Floor Apartment 3



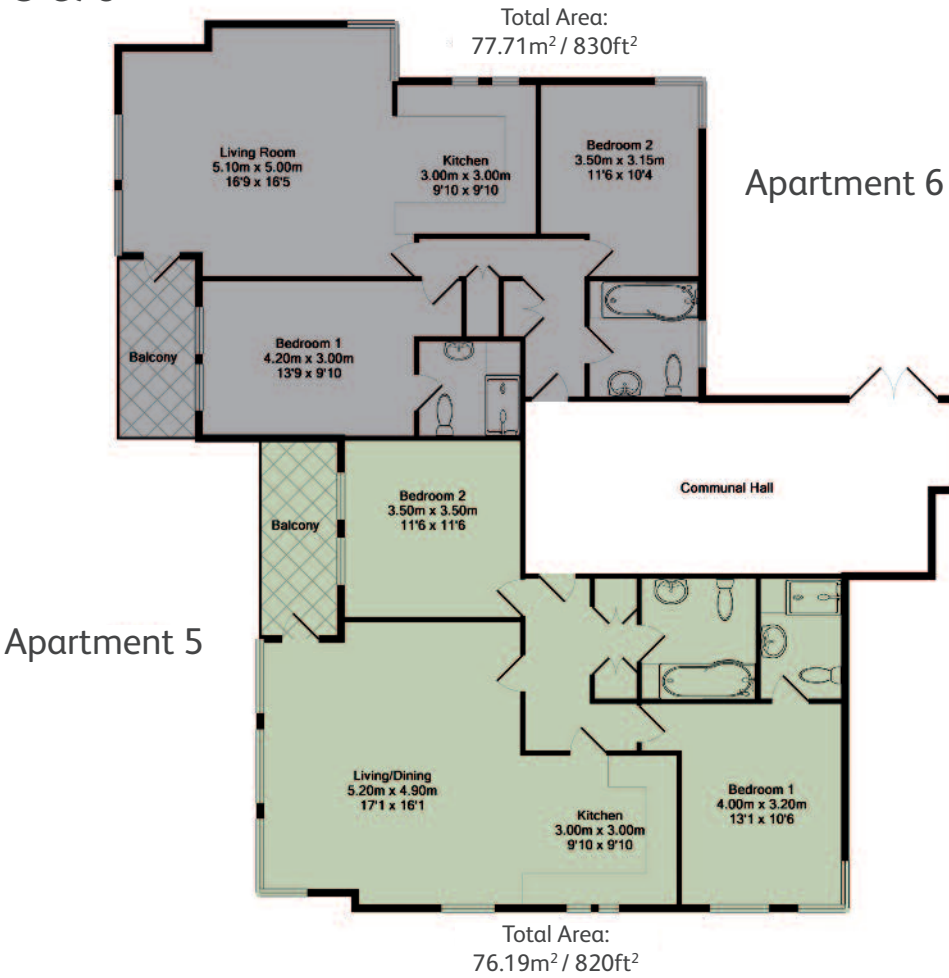
First & Second Floor Apartment 4



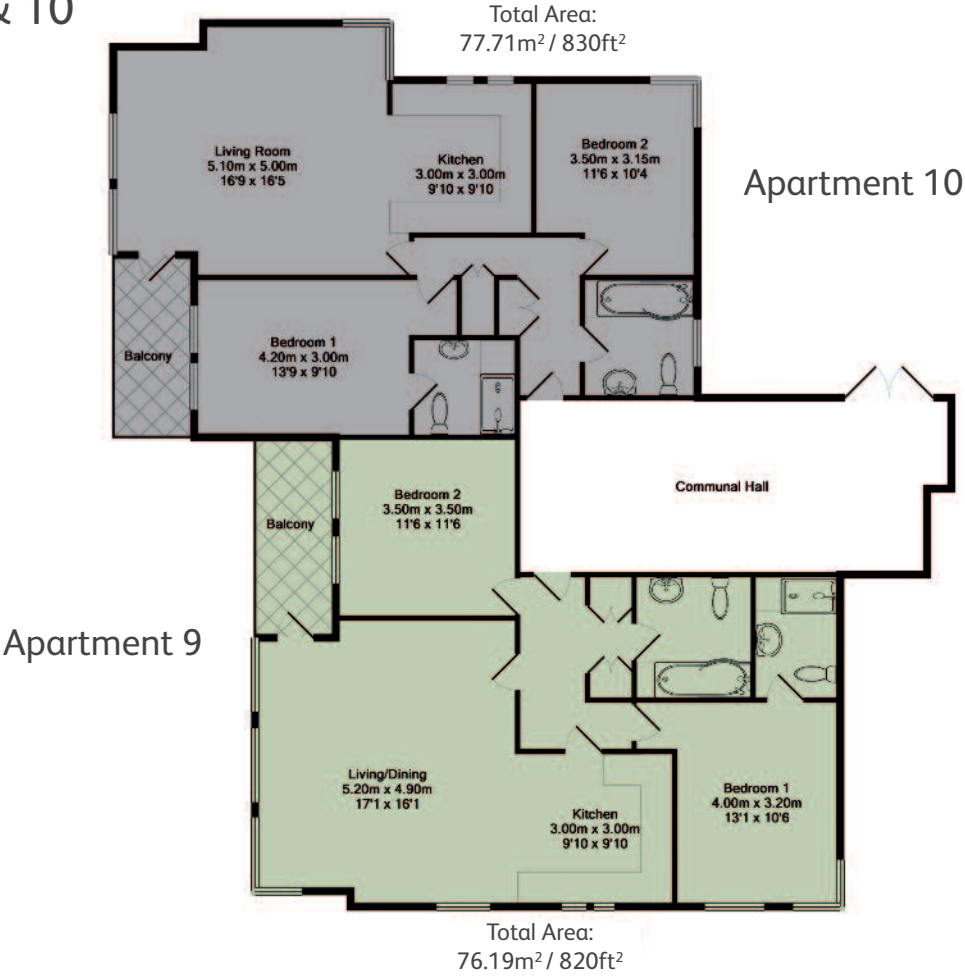
Lower First Floor Apartments 7 & 8



Lower Ground Floor Apartments 5 & 6



Lower Second Floor Apartments 9 & 10



Third Floor Apartments 11 & 12



PLEASE NOTE: These particulars have been prepared as a general guide and could be subject to change during the build process. please contact the agent to discuss any matters which could affect your decision to purchase. Prospective purchasers should not rely upon measurements before buying carpets or furnishings.

Location

A stylish collection of just eleven 2 bedroom and one 1 bedroom luxury individual apartments in the heart of Exmouth.

Elwyn Green Apartments, Elwyn Road, Exmouth are located in the popular "Avenues" area of the town within easy reach of shops and the golden sands sea front.





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EXCELLENCE IN DEVELOPMENT

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ELWYN GREEN

ELWYN ROAD • EXMOUTH • DEVON

A Contemporary Coastal Development in Exmouth

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