



THE COURTYARD
AT DUPORTH

2 BEDROOM APARTMENTS
& 3 BEDROOM PENTHOUSE
PLOTS 20 - 33

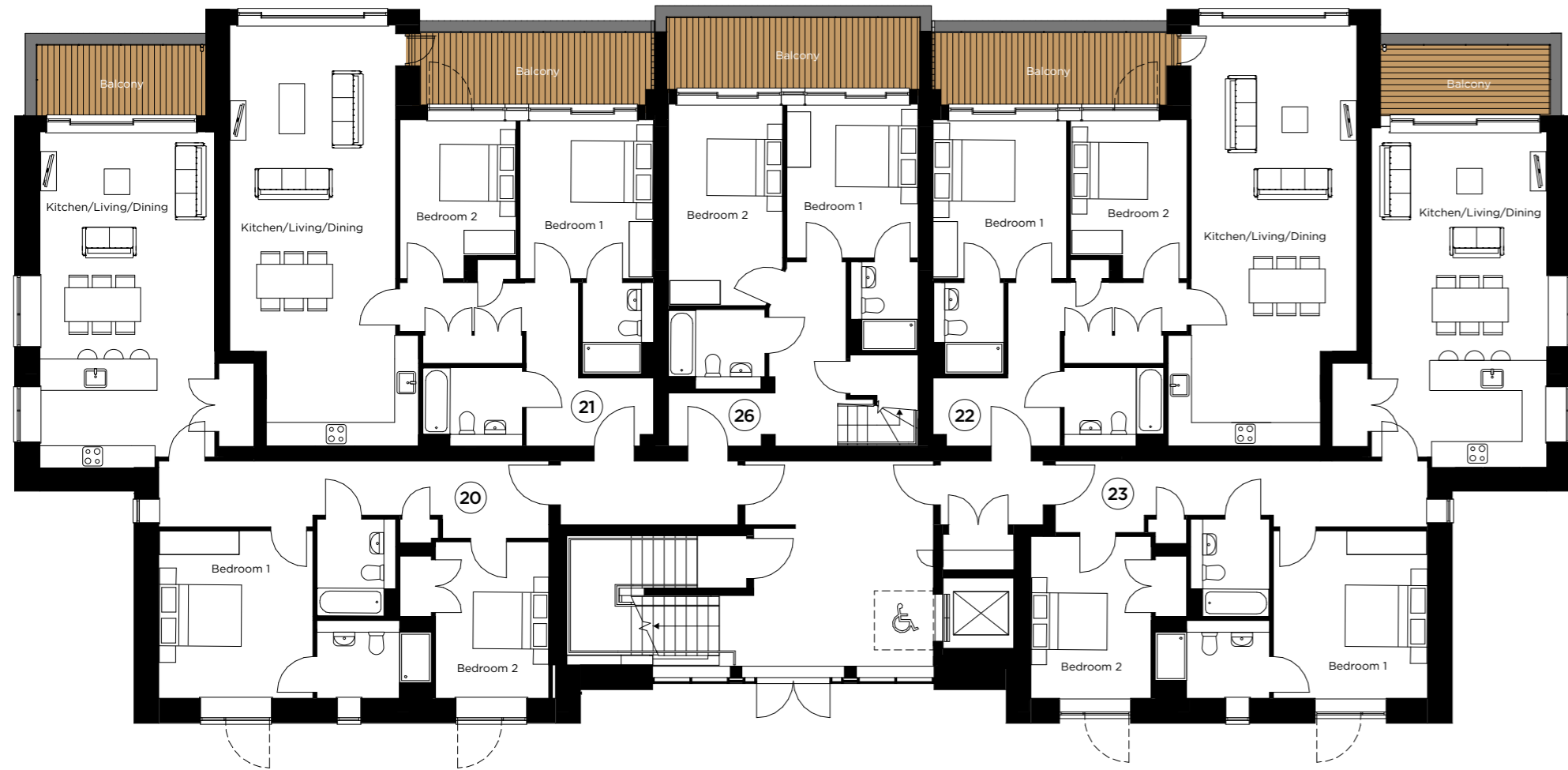


Plots 20 - 33 - computer generated image

THE APARTMENTS



A contemporary collection of 2 bedroom apartments, a 2 bedroom duplex and a 3 bedroom penthouse. These beautifully designed properties boast a mixture of enticing views with some looking out onto the central landscaped courtyard and Grade II listed clock tower while others feature sea views across St Austell Bay.



GROUND FLOOR

PLOT 20

Kitchen/Living/Dining	8.40m x 4.40m	27'6" x 14'5"
Bedroom 1	4.20m x 3.80m	13'9" x 12'5"
Bedroom 2	3.90m x 2.80m	12'9" x 9'2"

PLOTS 21 & 22

Kitchen/Living/Dining	10.6 m x 4.10m	34'9" x 13'5"
Bedroom 1	4.00m x 3.30m	13'1" x 10'9"
Bedroom 2	4.00m x 2.90m	13'1" x 9'6"

PLOT 23

Kitchen/Living/Dining	8.40m x 4.40m	27'6" x 14'5"
Bedroom 1	4.20m x 3.80m	13'9" x 12'5"
Bedroom 2	4.10m x 3.00m	13'5" x 9'10"

PLOT 26 (Duplex)

Bedroom 1	3.80m x 3.30m	12'5" x 10'9"
Bedroom 2	5.00m x 2.80m	16'4" x 9'2"



FIRST FLOOR

PLOT 24

Kitchen/Living/Dining	8.30m x 4.40m	27'2" x 14'5"
Bedroom 1	4.30m x 3.80m	14'1" x 12'5"
Bedroom 2	3.90m x 2.80m	12'9" x 9'2"

PLOT 25

Kitchen/Living/Dining	10.6m x 4.10m	34'9" x 13'5"
Bedroom 1	4.00m x 3.30m	13'1" x 10'9"
Bedroom 2	4.00m x 2.90m	13'1" x 9'6"

PLOT 26 (Duplex)

Kitchen/Living/Dining	8.30m x 7.20m	27'2" x 23'7"
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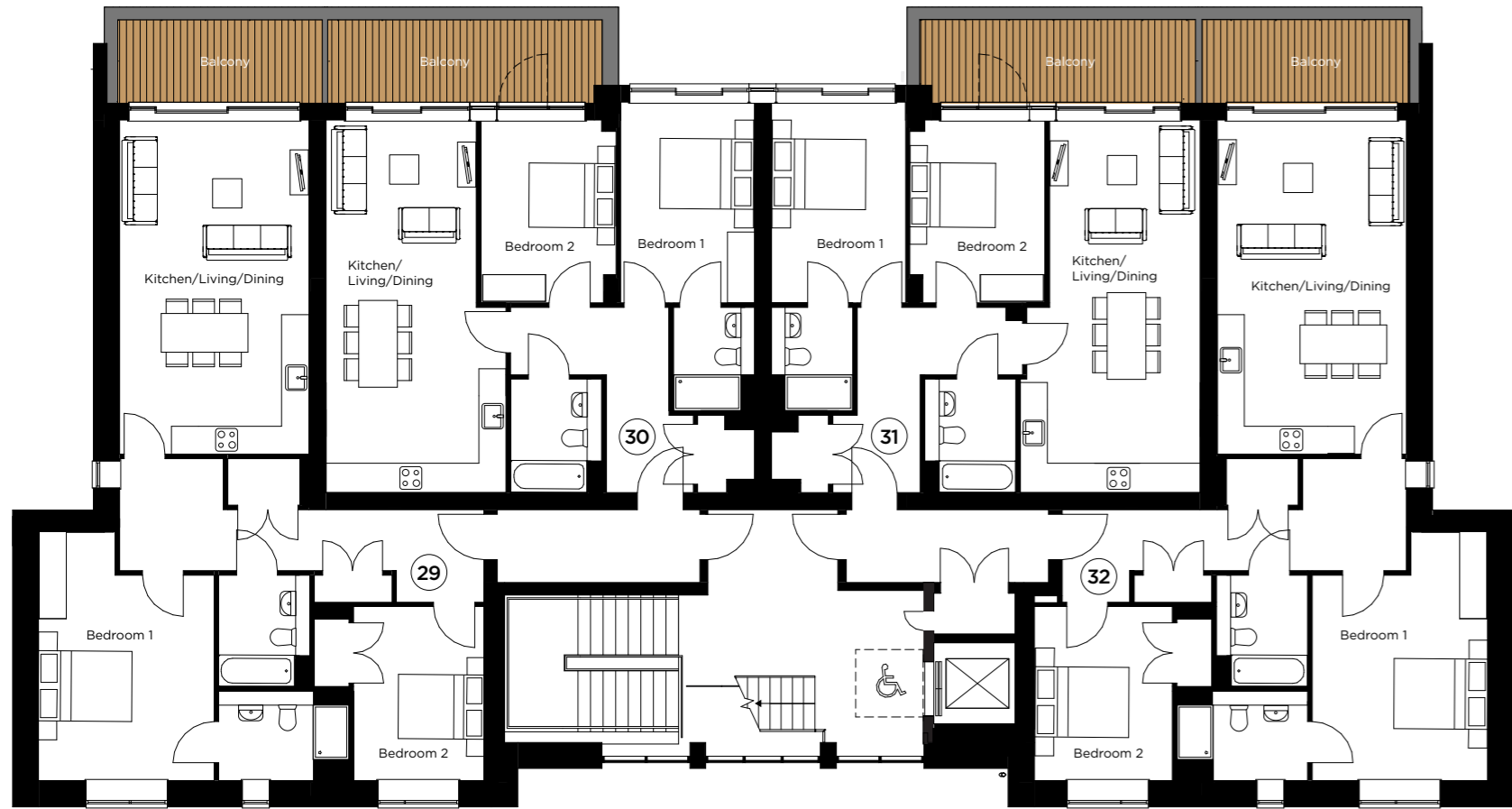
PLOT 27

Kitchen/Living/Dining	10.6m x 4.10m	34'9" x 13'5"
Bedroom 1	4.00m x 3.30m	13'1" x 10'9"
Bedroom 2	4.00m x 2.90m	13'1" x 9'6"

PLOT 28

Kitchen/Living/Dining	8.30m x 4.40m	27'2" x 14'5"
Bedroom 1	4.20m x 3.90m	13'9" x 12'9"
Bedroom 2	4.00m x 3.00m	13'1" x 9'10"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect's plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 02/21



SECOND FLOOR

PLOT 29

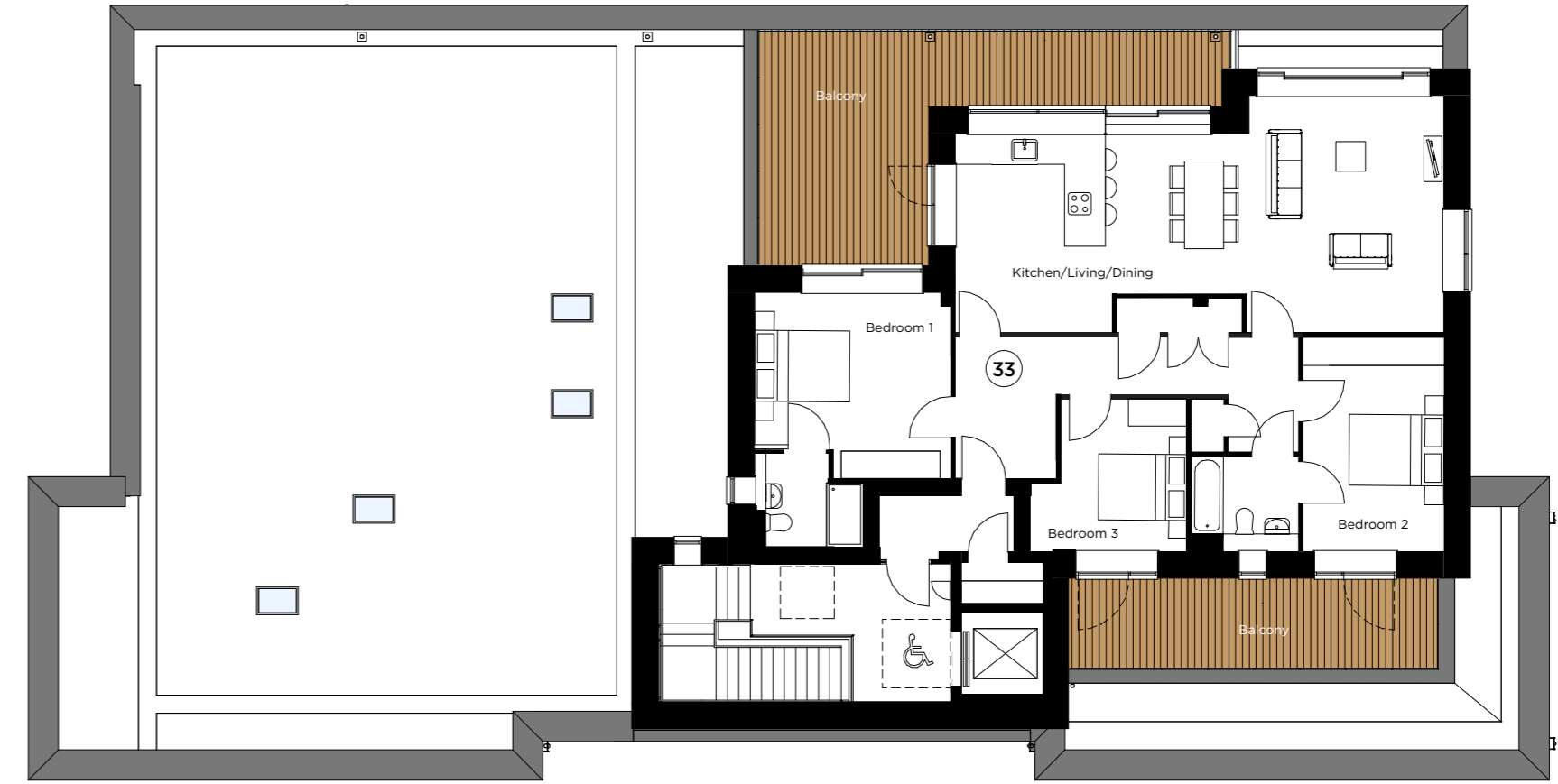
Kitchen/Living/Dining	7.40m x 4.10m	24'3" x 13'5"
Bedroom 1	5.40m x 3.80m	17'8" x 12'5"
Bedroom 2	3.80m x 2.80m	12'5" x 9'2"

PLOT 30 & 31

Kitchen/Living/Dining	8.20m x 3.90m	26'10" x 12'9"
Bedroom 1	4.40m x 2.90m	14'5" x 9'6"
Bedroom 2	4.00m x 2.90m	13'1" x 9'6"

PLOT 32

Kitchen/Living/Dining	7.40m x 4.10m	24'3" x 13'5"
Bedroom 1	5.40m x 3.80m	17'8" x 12'5"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"



THIRD FLOOR

PLOT 33

Kitchen/Living/Dining	10.6m x 5.20m	34'9" x 17'0"
Bedroom 1	4.60m x 3.00m	15'1" x 9'10"
Bedroom 2	4.20m x 3.60m	13'9" x 11'9"
Bedroom 3	3.30m x 2.70m	10'9" x 8'10"

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UNDERCROFT PARKING AND STORAGE

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SPECIFICATION



KITCHEN

Contemporary fitted kitchen with Quartz stone worktop and upstand
 Under wall unit LED lighting
 Under unit feature lighting
 Stainless steel sink with mixer tap
 A range of integrated appliances to include:

- Neff fridge/freezer
- Neff built in oven
- Bosch ceramic hob and Neff extractor over
- Neff dishwasher
- Wine cooler*

Neff free standing washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

Contemporary style white sanitary ware
 Contemporary wall mounted controls
 Thermostatic shower
 Clear glazed curved bath screen / shower sliding door screen
 Wall tiling
 Fitted bathroom mirror above sink

HEATING/ HOT WATER

Under floor heating throughout
 Heated towel rail to bathroom and en-suite
 Electronic programming for heating system

ELECTRICAL FITTINGS

Mixture of LED lighting and pendants
 Dimmer switches to living/dining and Bedroom 1*
 Fibre optic internet connection to property
 TV aerial points to living room and bedrooms
 Telephone point to living/dining and Bedroom 1
 Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

Karndean flooring to hall, kitchen and living room
 Carpet to bedrooms
 Floor tiles to bathroom and en-suite
 Walls and ceilings in matt emulsion
 High performance window system
 Individual post box

EXTERNAL FINISHES

Decking and lighting to balcony
 Tarmac parking bays
 Communal bin store area
 Individual storage cage

PEACE OF MIND

10-year structural warranty

SECURITY

Video entry door access
 Mains operated smoke and fire alarm with battery back up
 Multi point locking system to front door

* Plot specific - please speak to a sales advisor for more detail. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated images for illustrative purposes only. 02/21

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