



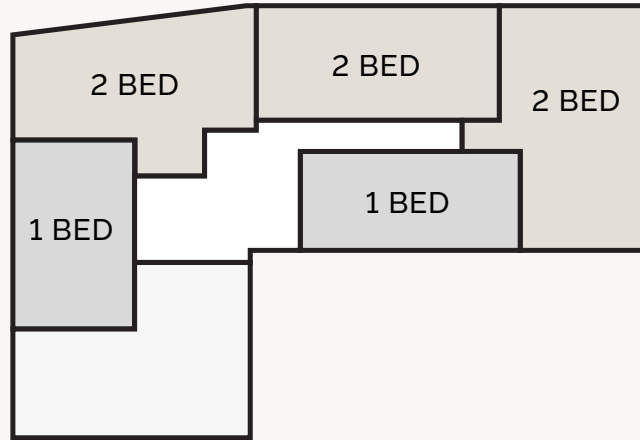
ST. LEONARDS  
QUARTER

WINSOR COURT

1 & 2 BEDROOMS | APARTMENTS 1 - 21, 147 & 148



Ground Floor



#### APARTMENT 1

**Kitchen/Dining/Living**  
6.9m x 6.3m    22' 6" x 20' 6"

**Bedroom 1**  
4.8m x 3.7m    15' 7" x 12' 3"

**Bedroom 2**  
3.6m x 3.4m    11' 8" x 11' 1"

#### APARTMENT 2

**Kitchen/Dining/Living**  
5.9m x 4.6m    19' 5" x 15' 1"

**Bedroom**  
4.6m x 2.9m    15' 1" x 9' 5"

#### APARTMENT 3

**Kitchen/Dining/Living**  
5.3m x 4.5m    17' 5" x 14' 10"

**Bedroom 1**  
3.6m x 3.1m    11' 11" x 10' 2"

**Bedroom 2**  
3.6m x 3.0m    11' 11" x 9' 9"

#### APARTMENT 147

**Kitchen/Dining/Living**  
5.9m x 5.6m    19' 2" x 18' 4"

**Bedroom**  
3.6m x 3.3m    11' 11" x 10' 11"

#### APARTMENT 148

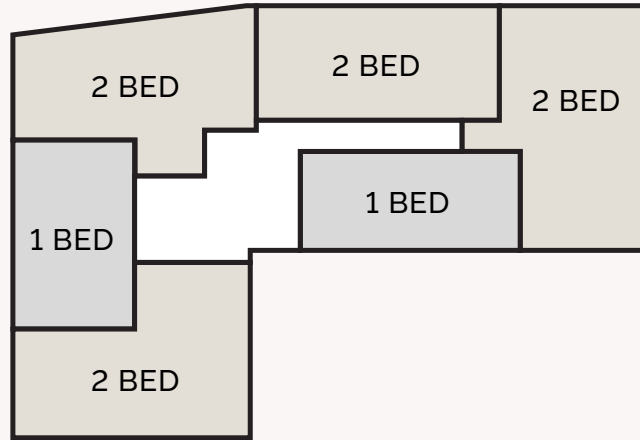
**Kitchen/Dining/Living**  
5.7m x 5.6m    18' 10" x 18' 6"

**Bedroom 1**  
5.6m x 2.8m    11' 9" x 9' 3"

**Bedroom 2**  
3.9m x 3.3m    12' 10" x 10' 11"



First Floor



**APARTMENT 4**

**Kitchen/Dining/Living**  
6.9m x 6.3m    22' 6" x 20' 6"

**Bedroom 1**  
4.8m x 3.7m    15' 7" x 12' 3"

**Bedroom 2**  
3.6m x 3.4m    11' 8" x 11' 1"

**APARTMENT 5**

**Kitchen/Dining/Living**  
5.9m x 4.6m    19' 5" x 15' 1"

**Bedroom**  
4.6m x 2.9m    15' 1" x 9' 5"

**APARTMENT 6**

**Kitchen/Dining/Living**  
5.3m x 4.5m    17' 5" x 14' 10"

**Bedroom 1**  
3.6m x 3.1m    11' 11" x 10' 2"

**Bedroom 2**  
3.6m x 3.0m    11' 11" x 9' 9"

**APARTMENT 7**

**Kitchen/Dining/Living**  
6.8m x 5.1m    22' 5" x 16' 10"

**Bedroom 1**  
4.9m x 3.1m    16' 2" x 10' 1"

**Bedroom 2**  
4.1m x 2.9m    13' 5" x 9' 4"

**APARTMENT 8**

**Kitchen/Dining/Living**  
5.9m x 5.6m    19' 2" x 18' 4"

**Bedroom**  
3.6m x 3.3m    11' 11" x 10' 11"

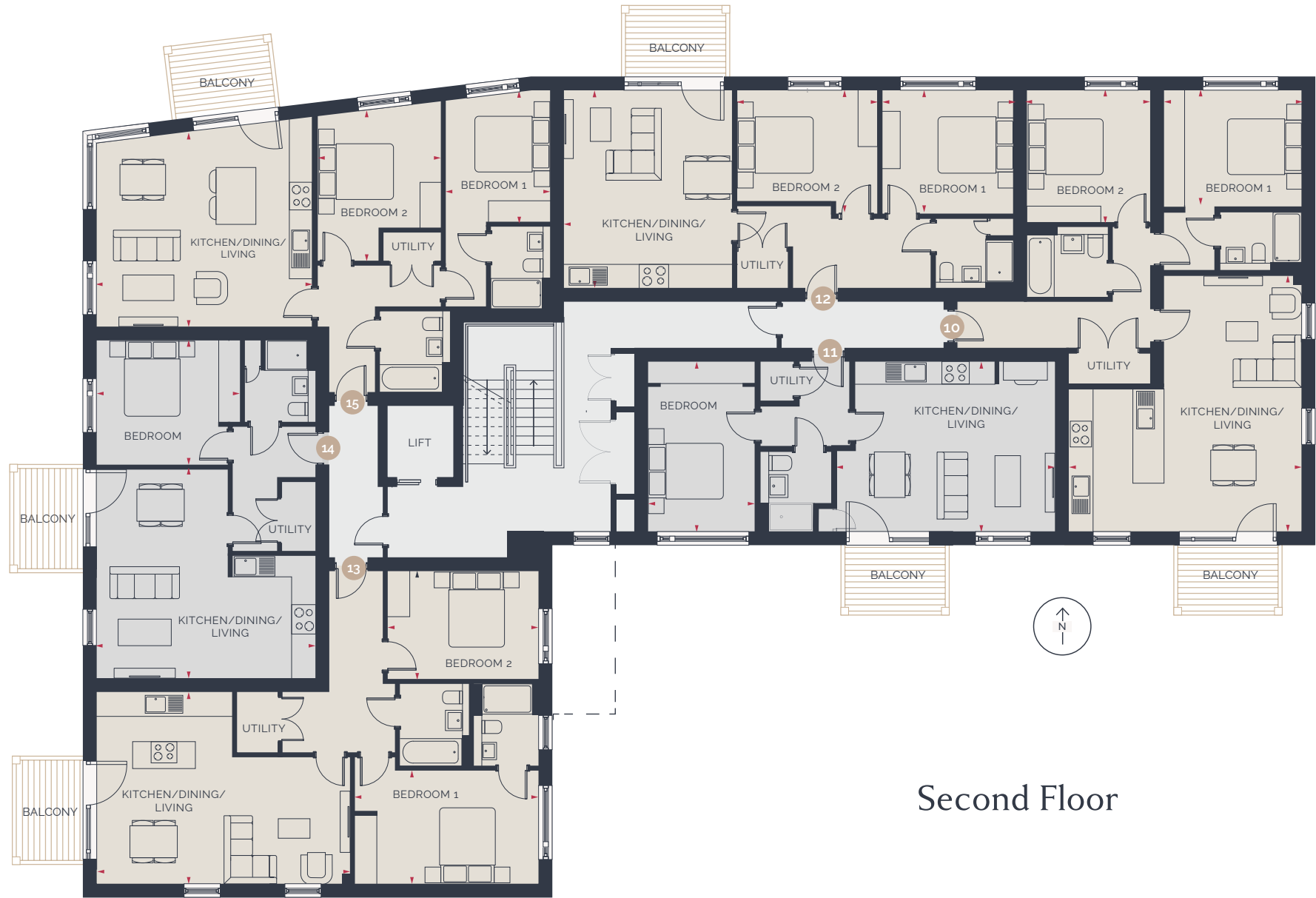
**APARTMENT 9**

**Kitchen/Dining/Living**  
5.7m x 5.6m    18' 10" x 18' 6"

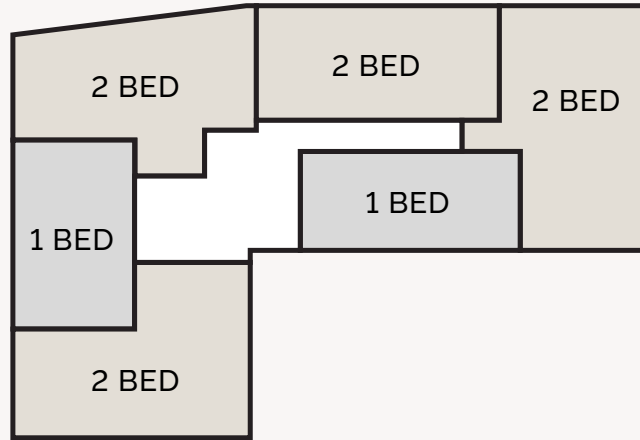
**Bedroom 1**  
5.6m x 2.8m    11' 9" x 9' 3"

**Bedroom 2**  
3.9m x 3.3m    12' 10" x 10' 11"

Windows may differ on specific plots. Speak to a sales advisor for more information. 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 development, specification or 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 architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. 01/26



Second Floor



**APARTMENT 10**

**Kitchen/Dining/Living**  
6.9m x 6.3m    22' 6" x 20' 6"

**Bedroom 1**  
4.8m x 3.7m    15' 7" x 12' 3"

**Bedroom 2**  
3.6m x 3.4m    11' 8" x 11' 1"

**APARTMENT 11**

**Kitchen/Dining/Living**  
5.9m x 4.6m    19' 5" x 15' 1"

**Bedroom**  
4.6m x 2.9m    15' 1" x 9' 5"

**APARTMENT 12**

**Kitchen/Dining/Living**  
5.3m x 4.5m    17' 5" x 14' 10"

**Bedroom 1**  
3.6m x 3.1m    11' 11" x 10' 2"

**Bedroom 2**  
3.6m x 3.0m    11' 11" x 9' 9"

**APARTMENT 13**

**Kitchen/Dining/Living**  
6.8m x 5.1m    22' 5" x 16' 10"

**Bedroom 1**  
4.9m x 3.1m    16' 2" x 10' 1"

**Bedroom 2**  
4.1m x 2.9m    13' 5" x 9' 4"

**APARTMENT 14**

**Kitchen/Dining/Living**  
5.9m x 5.6m    19' 2" x 18' 4"

**Bedroom**  
3.6m x 3.3m    11' 11" x 10' 11"

**APARTMENT 15**

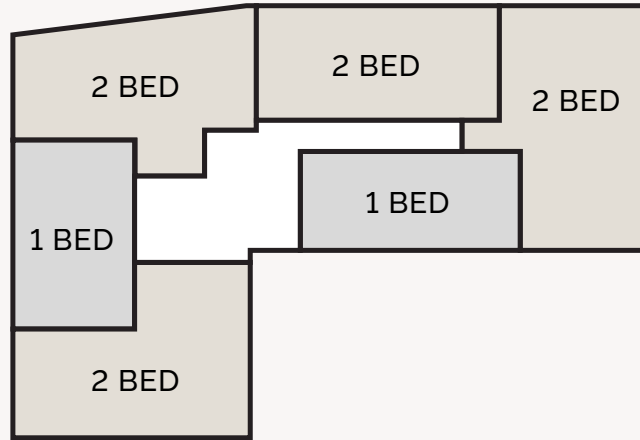
**Kitchen/Dining/Living**  
5.7m x 5.6m    18' 10" x 18' 6"

**Bedroom 1**  
5.6m x 2.8m    11' 9" x 9' 3"

**Bedroom 2**  
3.9m x 3.3m    12' 10" x 10' 11"

Windows may differ on specific plots. Speak to a sales advisor for more information. 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 development, specification or 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 architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. 01/26





**APARTMENT 16**

**Kitchen/Dining/Living**  
6.9m x 6.3m    22' 6" x 20' 6"

**Bedroom 1**  
4.8m x 3.7m    15' 7" x 12' 3"

**Bedroom 2**  
3.6m x 3.4m    11' 8" x 11' 1"

**APARTMENT 17**

**Kitchen/Dining/Living**  
5.9m x 4.6m    19' 5" x 15' 1"

**Bedroom**  
4.6m x 2.9m    15' 1" x 9' 5"

**APARTMENT 18**

**Kitchen/Dining/Living**  
5.3m x 4.5m    17' 5" x 14' 10"

**Bedroom 1**  
3.6m x 3.1m    11' 11" x 10' 2"

**Bedroom 2**  
3.6m x 3.0m    11' 11" x 9' 9"

**APARTMENT 19**

**Kitchen/Dining/Living**  
6.8m x 5.1m    22' 5" x 16' 10"

**Bedroom 1**  
4.9m x 3.1m    16' 2" x 10' 1"

**Bedroom 2**  
4.1m x 2.9m    13' 5" x 9' 4"

**APARTMENT 20**

**Kitchen/Dining/Living**  
5.9m x 5.6m    19' 2" x 18' 4"

**Bedroom**  
3.6m x 3.3m    11' 11" x 10' 11"

**APARTMENT 21**

**Kitchen/Dining/Living**  
5.7m x 5.6m    18' 10" x 18' 6"

**Bedroom 1**  
5.6m x 2.8m    11' 9" x 9' 3"

**Bedroom 2**  
3.9m x 3.3m    12' 10" x 10' 11"

Windows may differ on specific plots. Speak to a sales advisor for more information. 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 development, specification or 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 architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. 01/26

# SPECIFICATION

## KITCHEN

- Contemporary fitted handleless kitchen with Caesarstone worktop  
*Colour choices available – subject to build stage*
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated Bosch appliances to include:
  - 70/30 fridge/freezer
  - Built-in multifunction oven
  - Induction hob
  - Dishwasher
  - Extractor fan
- Caesarstone splash-back behind hob
- Under-wall unit LED lighting
- **To selected properties:**
  - Downdraft hob
  - Built-in microwave

## UTILITY (where applicable)

- Space and plumbing for washing machine/dryer

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall-mounted wash basin

- Polished chrome brassware by Vado to include:
  - Wall-mounted taps
  - Hand-shower set over bath
  - Wall-mounted slim-line shower head and hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower

## HEATING, VENTILATION AND HOT WATER

- Highly-efficient Worcester Bosch boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

## INTERIOR FINISHES

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

## EXTERNAL FINISHES

- Oversized front door with spyhole
- High performance triple glazed windows
- Communal bin store
- Communal bike store

## ELECTRICAL FITTINGS , POWER & LIGHTING AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- Sky TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- CAT6 network to selected rooms
- Brushed stainless steel and white sockets and switches to kitchen
- White sockets and switches everywhere else
- External light to patio/balcony
- White shaver sockets in bathroom and en-suite

## COMMUNAL AREAS

- Ceramic tiled flooring to ground floor communal area
- Carpet to communal staircases, first, second and third floor communal areas
- Lift access

## PEACE OF MIND

- 10 year ICW warranty
- 999 year lease

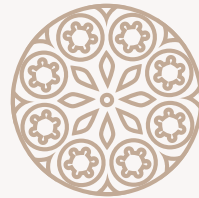
## SECURITY

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors
- Individual mail boxes located next to communal entrance doors

## MANAGEMENT COMPANY

- Remus appointed as management company and include:
  - Maintenance of all public open spaces and landscaping
  - Building insurance
  - Window cleaning
  - Cleaning of communal space of apartment building





ST. LEONARDS  
QUARTER

**01392 241 410**

ACORNPROPERTYGROUP.ORG

different by design

