

MONTGOMERY COURT

Princes Risborough



 Carrington Homes

MONTGOMERY COURT

Spacious living of the highest quality



Front Building No's 1-5



EXCLUSIVITY

An exclusive development of just ten bespoke properties, including nine apartments and one attached bungalow, located in a quiet road within 400m level walk to the town centre.

- The largest apartments in the area
- **Energy efficient**
- Private Gardens to No's 1,2,6,7 and 8
- Loft areas to No's 3,4,6,9 and 10
- High quality specification throughout
- Low maintenance service costs
- Open market (not age restricted)
- Allocated residents parking plus additional visitors spaces
- Private patios and balconies
- Electric car charging facilities

Rear Building No's 6-10

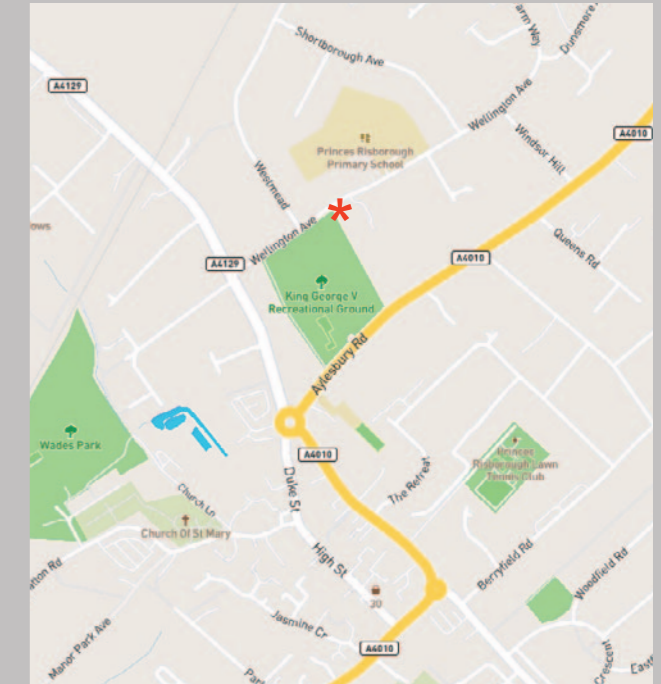
PRINCES RISBOROUGH

Buckinghamshire, HP27 9HY

PRINCES RISBOROUGH – a thriving market town, nestling at the foot of the beautiful Chiltern Hills in an area of outstanding natural beauty. With a mainline station (Marylebone - 55 mins) and good road links (M40 Junc 5 – 16 mins), it is perfectly situated to provide easy access to both the surrounding countryside, other local towns and commuting.

The town itself has as an excellent range of day-to-day facilities with a Tesco store, M&S Food hall, Costa Coffee, together with a good range of independent coffee shops, butchers, bakers and florists. There are also several schools, a fitness and leisure centre, Doctor and Dental surgeries along with several pubs and restaurants, all catering for your everyday needs.

The surrounding villages boast many renowned restaurants and inns, together with an abundance of many walking and biking trails steeped in the beautiful changing scenery, and all on your doorstep !



HIGHEST SPECIFICATION

GENERAL CONSTRUCTION

- Traditional Block and Brick (including internal walls) under a tiled roof
- Concrete first floor and solid dividing walls
- Full double glazed windows and French doors with secure locking mechanisms
- **High level insulation to maximise your energy efficiency**

INTERNAL FEATURES

High Specification including :

- Underfloor heating with individual room controls and high pressure hot water systems
- Generous room sizes plus loft areas to some units
- Individually designed fully fitted kitchens with quality appliances and stone worksurfaces
- Quality sanitaryware with heated towel rails to all bathrooms and ensuites
- 100% low energy lighting
- Connectivity via High Speed Fibre and media installation (Sky available)
- Smoke and heat detectors
- Communal and individual apartment security

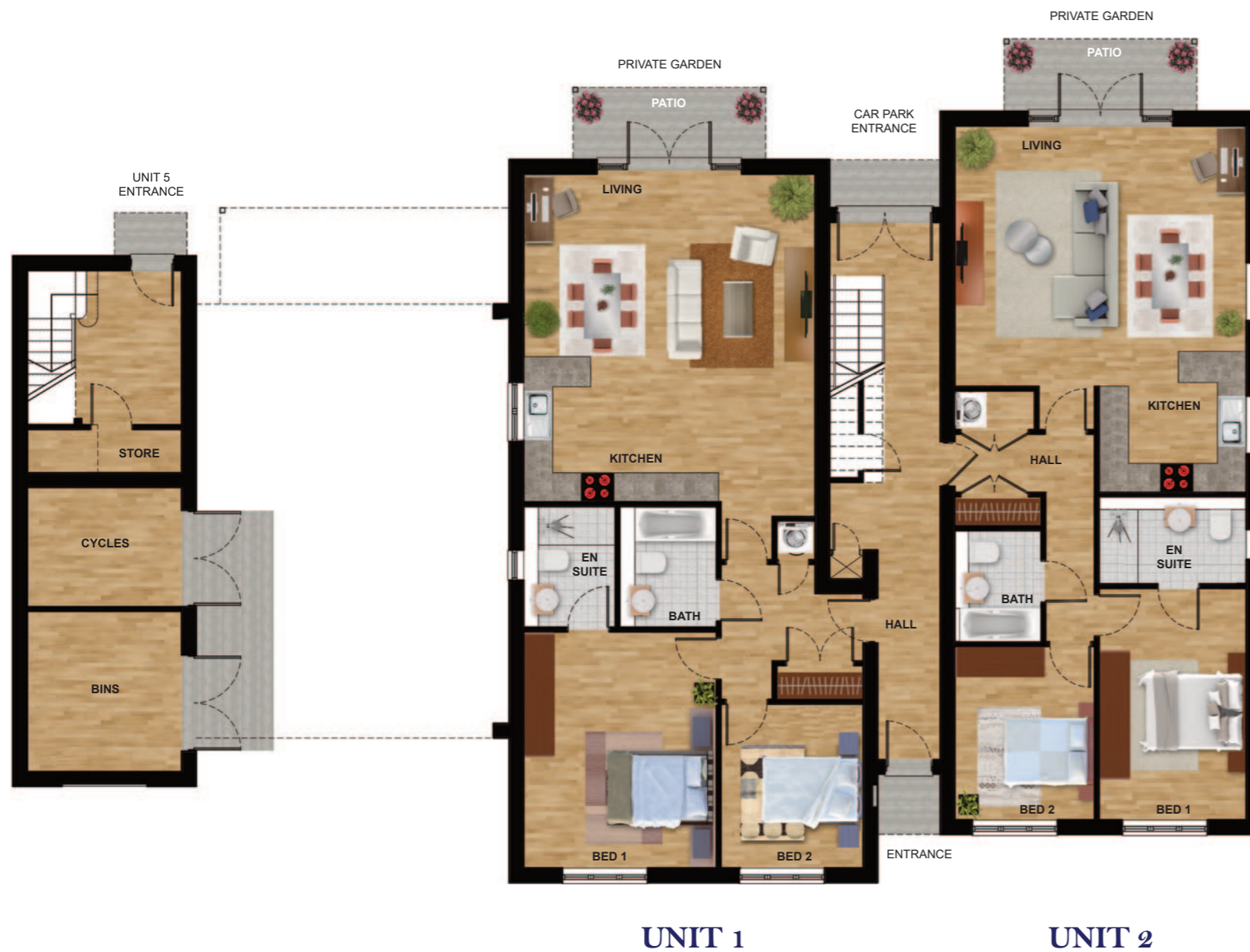
OUTSIDE

- Allocated parking plus visitors spaces
- Electric car charging
- Private patios and balconies
- Professionally designed gardens with specimen plants and lawns

WARRANTY

Backed by a 10 year build warranty. Full details available on request.





UNIT 1

UNIT 2

GROUND FLOOR PLAN FRONT BUILDING

UNIT 1 - Interior Dimensions (1,006 ft²)

Living Room	Total 6.8m x 6m	(22'3" x 19'6")
Kitchen	4m x 3.3m	(13' x 10'8")
Bedroom One	4.9m x 4m	(16' x 13'1")
Bedroom Two	3.4m x 2.9m	(11'2" x 9'6")

UNIT 2 - Interior Dimensions (938 ft²)

Living Room	6m x 5.4m	(19'6" x 17'7")
Kitchen	3.1m x 3m	(10'2" x 9'8")
Bedroom One	4.8m x 3.05m	(15'7" x 10')
Bedroom Two	3.6m x 2.9m	(11'8" x 9'6")





UNIT 5

**UNIT 3
PLUS LOFT**

**UNIT 4
PLUS LOFT**

**FIRST FLOOR PLAN
FRONT BUILDING**

**UNIT 3
Interior Dimensions (1,006 ft² + loft)**

Living Room	6.5m x 6m	(21'3" x 19'6") Total
Kitchen	4m x 3.4m	(13' 11'2")
Bedroom One	5.2m x 4m	(17' x 13')
Bedroom Two	4.1m x 2.95m	(13'5" x 9'7")

**UNIT 4
Interior Dimensions (1,166 ft² + loft)**

Living Room	6.5m x 6m	(21'3" x 19'6") Plus alcove
Kitchen	3.8m x 3m	(12'5" x 9'8")
Bedroom One	4.9m x 3.8m	(16' x 12'5")
Bedroom Two	3.7m x 3.7m	(12' x 12')

**UNIT 5
Interior Dimensions (1,060 ft²)**

Living Room	5.3m x 4m	(17'4" x 13')
Kitchen	4m x 3.5m	(13' x 11'5")
Bedroom One	4.3m x 4.1m	(14' x 13'5")
Bedroom Two	3.8m x 3.3m	(12'5" x 10'8")

GROUND FLOOR PLAN REAR BUILDING

UNIT 6 - The Bungalow Interior Dimensions (1,378 ft² + loft)

Living Room	5.1m x 4.68m (16'7" x 15'4") Total
Kitchen	4m x 3.5m (13' x 11'5")
Bedroom One	5.7m x 3.6m (18'7" x 11'8")
Bedroom Two	5.9m x 4.8m (19'4" x 15'7")

UNIT 7 Interior Dimensions (1,030 ft²)

Living Room	7.3m x 5.4m (24' x 17'7")
Kitchen	3m x 3m (9'8" x 9'8")
Bedroom One	4.8m x 3.3m (15'7" x 10'8")
Bedroom Two	3.9m x 2.7m (12'8" x 8'9")

UNIT 8 Interior Dimensions (1,020 ft²)

Living Room	7.3m x 4m (24' x 13')
Kitchen	4m x 2.5m (13' x 8'2")
Bedroom One	5.1m x 3.3m (16'7" x 10'8")
Bedroom Two	3.9m x 2.7m (12'8" x 8'9")



UNIT 6, FIRST FLOOR
PLUS EVES STORAGE

UNIT 6

UNIT 7

UNIT 8



**FIRST FLOOR PLAN
REAR BUILDING**

UNIT 9

Interior Dimensions (1,115 ft² + loft)

Living Room	7.3m x 5m	(24' x 16'4")
Kitchen	3.7m x 3m	(12'2" x 9'8")
Bedroom One	4.8m x 3.8m	(15'7" x 12'5")

Bedroom Two	3.9m x 3.3m	(12'8" x 10'8")
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UNIT 10

Interior Dimensions (1,020 ft² + loft)

Living Room	7.3m x 4m	(24' x 13')
Kitchen	4m x 2.5m	(13' x 8'2")
Bedroom One	5.1m x 3.3m	(16'7" x 10'8")
Bedroom Two	3.9m x 2.7m	(12'8" x 8'9")



**UNIT 9
PLUS LOFT**

**UNIT 10
PLUS LOFT**



INTERNAL FEATURES

- Solid construction to floors and walls
- Underfloor heating throughout with individual room controls
- High pressure hot water systems
- Generous room sizes with provision for home working

KITCHENS

- Fully fitted (bespoke to each apartment) quality open plan kitchens *
- Extensive stone worksurfaces
- Quality built in oven, combi microwave / grill, 5 burner gas or induction hob, fridge freezer, washer dryer, dishwasher, and Quooker boiler tap***

BATHROOMS

- Quality sanitaryware
- Engineered showers and taps
- Generous vanity units providing much needed storage
- Heated towel rails
- Spanish or Italian wall tiling

ELECTRICAL & HEATING

- High Energy Efficiency inc 100% low energy lighting
- Connectivity via high speed fibre (up to 67 Mbps) and media installation (Sky Q available) throughout

SMART HOME TECHNOLOGY

- HD video entry system
- Smart technology, for lighting and heating remotely**

LOW SERVICE CHARGE

- Details TBC

HIGHEST SPECIFICATION

DECORATION & INTERNAL FINISH

- Fitted quality carpet and luxury laminate floors with underfloor heating
- Generous windows and French doors to individual patios or balconies

OUTSIDE

- Allocated parking plus additional visitors spaces
- Electric car charging facilities
- Private patios and balconies, along with outside storage facilities
- Large, secure cycle store
- Professionally designed communal gardens with many specimen plants and lawns
- Amenity lighting integrated into the landscaping

WARRANTY

- 10 year build warranty. Full details available on request.

AFTERCARE

- Specialist property management company for maintenance of the communal building and grounds.

**All kitchens are open plan but can be enclosed subject to additional charges, price on application.*

*** (TBC)*

**** Optional extra*

Images are used as examples and specification may change.

CH Carrington Homes

Creating Exceptional Homes

- Over 20 years local experience
- Building “Homes” not just houses
- Uncompromising high quality standards
- Energy efficient, environmentally and ecologically assured
- Specialist in land, planning, new builds and conversions
- Bespoke project management for individual clients
- Flexible and friendly approach
- Property development and management





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