

SYCAMORE HOUSE



1 AND 2 BEDROOM APARTMENTS

POTTERS WOOD

EDMONDSHAM ROAD | VERWOOD | BH31 7PB



SYCAMORE HOUSE

Key: ◀ ▶ Maximum dimension External roof ☐ Skylight C = Cupboard A/C = Airing Cupboard

Ground floor



Apartment 195

Living/Dining	4.48m x 3.36m	14' 8" x 11' 0"
Kitchen	3.16m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

Apartment 196

Living/Dining	4.38m x 3.07m	14' 4" x 10' 1"
Kitchen	3.07m x 2.24m	10' 1" x 7' 4"
Bedroom 1	3.38m x 3.14m	11' 1" x 10' 4"

Apartment 197

Living/Dining	4.49m x 3.33m	14' 8" x 10' 11"
Kitchen	3.17m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

First floor

Key: ◀ ▶ Maximum dimension External roof ☒ Skylight C = Cupboard A/C = Airing Cupboard



Apartment 198

Living/Dining	4.48m x 3.36m	14' 8" x 11' 0"
Kitchen	3.16m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

Apartment 199

Living/Dining	4.38m x 3.07m	14' 4" x 10' 1"
Kitchen	3.07m x 2.24m	10' 1" x 7' 4"
Bedroom 1	3.38m x 3.14m	11' 1" x 10' 4"

Apartment 200

Living/Dining	4.49m x 3.33m	14' 8" x 10' 11"
Kitchen	3.17m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

Apartment 201

Living/Dining	4.37m x 3.02m	14' 4" x 9' 11"
Kitchen	3.01m x 2.26m	9' 10" x 7' 5"
Bedroom 1	3.38m x 3.14m	11' 1" x 10' 4"

Second floor

Key: ◀ ▶ Maximum dimension External roof ☐ Skylight C = Cupboard A/C = Airing Cupboard



Apartment 202

Living/Dining	4.48m x 3.36m	14' 8" x 11' 0"
Kitchen	3.16m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

Apartment 203

Living/Dining	4.38m x 3.07m	14' 4" x 10' 1"
Kitchen	3.07m x 2.24m	10' 1" x 7' 4"
Bedroom 1	3.38m x 3.14m	11' 1" x 10' 4"

Apartment 204

Living/Dining	4.49m x 3.33m	14' 8" x 10' 11"
Kitchen	3.17m x 2.14m	10' 4" x 7' 0"
Bedroom 1	3.91m x 3.38m	12' 10" x 11' 1"
Bedroom 2	3.38m x 2.58m	11' 1" x 8' 5"

Apartment 205

Living/Dining	4.37m x 3.02m	14' 4" x 9' 11"
Kitchen	3.01m x 2.26m	9' 10" x 7' 5"
Bedroom 1	3.38m x 3.14m	11' 1" x 10' 4"

Silver property specifications

2 year
Pennyfarthing
Homes Customer
Care Warranty

Kitchen:

- Luxury units with soft close cabinet doors and drawers
- Integrated stainless steel electric oven
- Integrated stainless steel 4 burner gas hob with extractor hood
- One and a half bowl sink with chrome mixer tap
- Laminate worktop with upstand and glass splashback above hob
- Washer/Dryer supplied to Kitchen

Bathroom:

- White sanitary ware with contemporary chrome fittings
- Full and half height wall tiling to bathroom
- Heated towel rail to bathroom
- Mirror with integrated light, shaver socket and demister to bathroom

Lighting and Electrical:

Co-ordinating lighting points and electrical fittings provided in ample quantity throughout plus:

- Recessed ceiling LED downlighters to kitchen and bathroom
- White switches throughout
- TV, Fibre and SkyQ points provided to home*

Heating:

- Dual zone gas fired central heating with energy efficient Worcester combi-boiler
- Radiators with thermostatic radiator valves

Finishing Touches:

- Oak faced doors with grooves and contemporary chrome lever handles
- Plastered ceilings finished in matt white emulsion
- Moulded architraves with co-ordinated skirting boards in white satin finish
- Walls finished in matt white emulsion
- White PVCu double glazed doors and windows

Externally:

- Allocated parking space in resident's car park
- Juliette balcony to selected plots

Safety and Guarantee:

- Each new home has a 10 year One Guarantee and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke, heat and CO detectors with battery back-up
- Wiring for future alarm to individual apartments

Communal Areas:

- Video telephone entry system
- Walls and ceilings in matt white emulsion
- External lighting with PIR and dusk-to-dawn sensor with timer
- Carpet to all communal areas

* Requires subscription with service provider.

Frequently asked questions

We have collated the most common questions asked by our existing homeowners.

Is there any ground rent?

No, ground rent is no longer applicable.

Is there a service charge? If so, how much is it?

Please speak to your Sales Adviser for information on the service charge.

What is the service charge and what does it cover?

The service charge covers for any required servicing, repairs, maintenance, insurance, improvements or costs of management to maintain the apartment building and communal areas.

Who is the managing agent responsible for maintaining the apartment building and communal spaces?

Remus, as managing agent, are responsible for maintaining all internal and external communal spaces.

What are the management fees, and what do they cover?

The management fee is part of service charge and covers off the administration of managing the apartment block.

What are the managing agent's contact details?

Please see following page for information on Remus, including contact details.

Is there a bike store?

Yes, a communal bike store is provided for residents to use.

Am I allowed pets?

No pets are allowed at Sycamore House.

Will there be allocated parking?

Yes. This will be confirmed by the Sales Adviser prior to reservation.

Is the apartment leasehold or freehold?

All apartments are leasehold properties with a share of the freehold.



Caring for your home

As managing agent for Sycamore House, Remus are responsible for the general maintenance and upkeep of the main apartment building, such as the roof and external walls, maintenance of the communal areas and general upkeep of the property.

Remus's function is determined by the provisions set out in a Lease or Transfer Document and the legal requirements governed by various Acts of Parliament, Remus has agreed to adhere to a strict code of practice set out by the Association, including providing and maintaining services to the highest standards.

A full outline of Remus's role as managing agent, their responsibilities of maintaining Sycamore House, confirmation of the service charge, and their contact details will be provided to you during the reservation process.

If you have any further questions regarding the management of the apartment block, please speak to a Sales Adviser.

For more information please visit:
www.remus.uk.com



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