

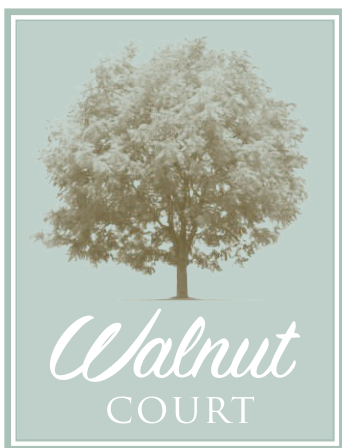
A select development of beautiful two & three bedroom homes

**GOWER**  
HOMES









Walnut Court is a select development of 23 houses with something for everyone. There are 2 and 3 bedroom houses suitable for first time buyers, young families and investors. There are 4 different house types to choose from.

Just one mile from Wrexham town centre Walnut Court has the best of both worlds, situated in the established residential area of Stansty and yet just a brisk 15 minute walk from the town centre, now hailed as the shopping capital of North Wales following the completion of the 95 million Eagles Meadow retail development.

Wrexham really is the place to be with the variety of High Street shops, cinemas, bars and restaurants, good parking and leisure facilities. Wrexham is home to Glyndwr University, Wrexham Tennis Centre, football at Wrexham F.C, horse racing at Bangor-on-Dee. Wrexham is also a great place for golf, mountain biking and rambling and most other spectator or participation sports.

Other places of interest are Erddig Hall, Chirk Castle, the historic city of Chester and Pontcysyllte aquaduct which recently became Wales' newest world heritage site. Slightly further afield Snowdonia is about one hour away.

Easy access via A483 to the M53, M56 & M6 to major cities in the north west and two international airports at Liverpool and Manchester.

## MAINTENANCE

A Management company will be set up to ensure the smooth running of:

- The area of open space.
- The long term maintenance of the private drives, soakaways and site boundary adjacent to the railway line.

Each of the 23 owners will have a share in the Walnut Court Management Company. Once the last property is sold, the owners will control the Management Company, which will be administered by the Managing Agents, Beresford Adams Commercial.

The initial service charge has been estimated at approximately £400.00 per property, per year.

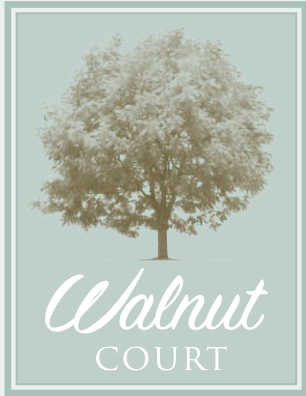
## GOWER HOMES

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 800 houses in north east Wales since 1989. We are a local family business that has established a reputation for providing good quality homes offering excellent value for money and have a strong local following with many of our purchasers having bought from us more than once.

Gower Homes has always had a policy of employing local labour with the majority of our staff, subcontractors, suppliers and consultants located within a ten mile radius of Wrexham. Our continuity of employment and strong management ensures built in quality in all of our homes which has again been recognized by the **LABC 2012, 2013 & 2015** Awards for our recently completed developments, Greenbank Court, Westminster Rise & The Sidings.

## OTHER DEVELOPMENTS

Keep an eye out for our other developments in Pentrebychan and Gwersyllt coming soon...



# SITE PLAN



**KEY:**  DURHAM  HAMPTON  KENDAL  WHITBY



# THE WHITBY

## Three Bedroom Detached Home With Garage

Offering a different view on quality living design. The Whitby features a large living room and open plan kitchen / dining room, en-suite facilities to main bedroom plus two further bedrooms. Our extensive choice of quality kitchen units and worktops means that you can really add your signature to the design - giving you a great environment to entertain family and friends.

Low running and maintenance costs are assured as the Whitby has high value wall, roof and ground floor insulation specifications plus a high efficiency gas boiler and radiators. Our uPVC fascia bargeboards and soffits are maintenance free matched by doors and windows double glazed throughout to the highest standards.

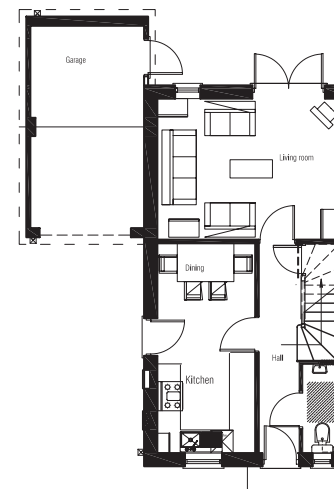


### ROOM SIZES

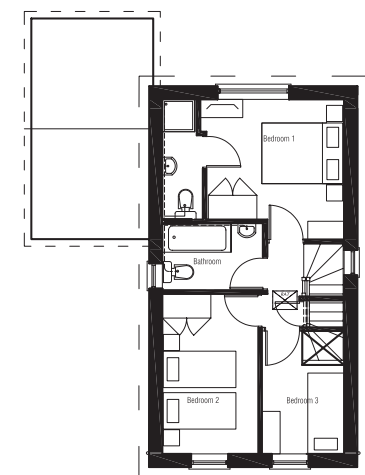
	Metric	Imperial
Lounge	4.46m x 3.44	14'8 x 11'3
Kitchen/dining	5.15m x 2.44m	16'10 x 8'0.
Bed 1	3.55m x 3.43m (max)	11'8 x 11'3 (max)
Bed 2	3.91m x 2.325m	12'10 x 7'8
Bed 3	3.025m x 1.91m	9'10 x 6'3.



3 Bedroom Detached Home With Garage



Ground Floor Layout Plan



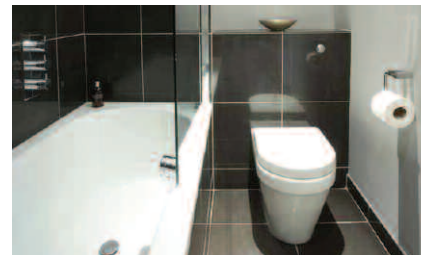
First Floor Layout Plan

# THE HAMPTON

## Three Bedroom Home

A great home for a family or for a couple seeking flexible living space, the three bedroom Hampton is a great compact house with big personality!

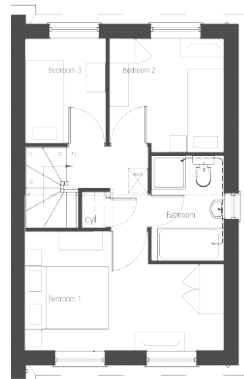
With a large living room and open plan kitchen/dining room, plus an individual downstairs cloakroom - this is a home just waiting for you to add your unique signature. High specification wall, roof and ground floor insulation are all included in the amazing value price, plus a high efficiency gas boiler, your choice of kitchen units and worktops and double glazing throughout.



Three Bedroom Home



Ground Floor Layout Plan



First Floor Layout Plan

755380E,8

	Metric	Imperial
Lounge	4.781m x 2.973m (max)	15'7" x 9'9" (max)
Kitchen / Dining	4.781m x 2.323m	15'7" x 7'7"
Bedroom 1	4.781m x 2.848m	15'7" x 9'4" / 6'8"
Bedroom 2	2.758m x 2.708m (max)	9'0" x 8'10" (max)
Bedroom 3	2.378m x 1.918m	7'9" x 6'3"



# THE KENDAL

## Two Bedroom Home

Beautifully designed for easy living, 'The Kendal' features a spacious living room, quality fitted kitchen, downstairs cloakroom and one large double bedroom and one spacious single bedroom.

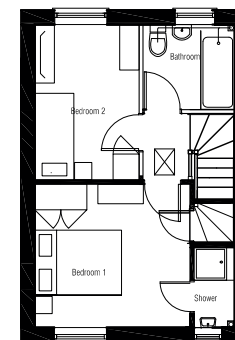
High value wall, roof and ground floor insulation plus a high efficiency gas boiler and double glazing throughout help reduce running costs. Also uPVC fascia bargeboards, doors, windows and soffits contribute to low maintenance - for easy living.



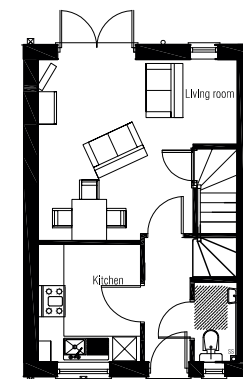
2 Bedroom Home

### B::8 C5L1C

	Metric	Imperial
Lounge	4.615m x 4.085m (max)	15'1" x 13'4" (max)
Kitchen	2.720m x 2.135m	8'10" x 7'0"
Bedroom 1	3.56m x 3.27m	11'8" x 10'9"
Bedroom 2	3.580m x 2.360m	11'8" x 7'8"



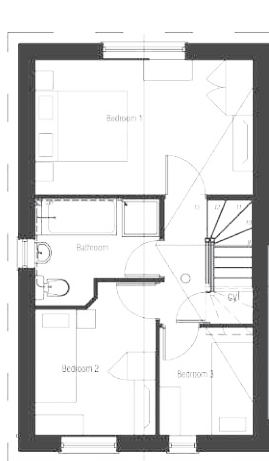
First Floor Layout Plan



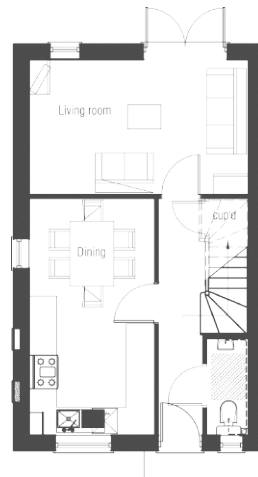
Ground Floor Layout Plan



Three Bedroom Home



First Floor Layout Plan



Ground Floor Layout Plan

# THE DURHAM

## Three Bedroom Home

Traditionally built for spacious family living, the three bedroom Durham has a contemporary open plan kitchen and dining room - and you can choose from a selection of quality kitchen units, worktops and cooker hoods.

Low running costs are incorporated into the design, with high specification wall, roof and ground floor insulation, double glazed throughout and an energy efficient gas boiler and heating system. Low maintenance is also a priority, with full double glazing and uPVC fascia bargeboards, soffits, doors and windows.



	Metric	Imperial
Lounge	4.725m x 2.830m (max)	15'6" x 9'3" (max)
Kitchen / Dining	5.055m x 2.495m	16'7" x 8'2"
Bedroom 1	4.725m x 2.870m	15'6" x 9'5"
Bedroom 2	2.890m x 2.555m (max)	9'6" x 8'4" (max)
Bedroom 3	2.150m x 2.000m	7'1" x 6'6"





Town Centre - 12 minutes walk



Sainsbury's - 5 minutes walk



Yale College - 11 minutes walk



Eagles Meadow - 18 minutes walk



Train Station - 8 minutes walk



Tesco - 20 minutes walk



Swimming Baths - 11 minutes walk



Odeon Cinema - 18 minutes walk



Bus Station - 12 minutes walk



Glyndwr University - 7 minutes walk



Wrexham FC - 8 minutes walk



Maelor Hospital - 14 minutes walk



## HELP TO BUY WALES

### YOU COULD BE MOVING INTO YOUR BRAND NEW HOME WITH ONLY A 5% DEPOSIT!

Thanks to the Welsh Assembly government scheme equity loans are now available for homes worth up to £300,000. With Help to Buy Wales the Welsh Government will lend you up to 20% of the property value through an equity loan. You'll only need to secure up to a 75% mortgage from a bank or building society. You won't be charged any loan fees for the first 5 years of owning your own home.

Help to Buy - Wales allows eligible purchasers to buy new-build homes with assistance from the Welsh Government in the form of a shared equity loan.

For further information speak to our Sales Manager, Carol Hughes or visit [helptobuywales.co.uk](http://helptobuywales.co.uk)



Cefnogr gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

## LOW RUNNING COSTS

Low running costs and easy maintenance are hallmarks of Gower Homes, our houses are built with exceptional thermal efficiency and innovative energy saving features to reduce running costs.

- Energy efficient kitchen appliances
- Water saving dual flush toilets and low flow basin taps
- The most efficient gas central heating system with combi boiler and thermostatic valves
- Advanced timber frame technology with very high specification roof and wall insulation
- Low energy lighting
- High value insulation, low maintenance UPVC windows

## ENVIRONMENTAL IMPACT

Although Walnut Court is located near to a semi rural location the environmental impact of our site operations will not just be minimal but will actually have a positive effect on the local environment during the lifetime of the development and in the long term:

- Walnut Court is a previously developed Brownfield site and was once home to British Telecom offices prior to it being the Total Fitness overspill car park.
- We expect to crush and re-use over 2,000 tons of stone. We will drain the roof and road water by soakaways thus reducing the pressure on the existing surface water sewer network.

## SPECIFICATIONS

### GENERAL

All properties will be traditionally built timber framed construction White framed uPVC double glazing throughout. Gas central heating with high quality combi-boiler and thermostatic radiator valves. High security insulated external doors. Exceptional levels of wall, roof and ground floor insulation. Maintenance friendly white uPVC fascias, bargeboards and soffits. NHBC 10 year structural warranty.

### EXTERNAL

Turf and planting to front garden

### KITCHEN

An extensive choice of quality fitted kitchen units and worktops. Single oven with gas or electric hob, cooker hood.

### BATHROOM

Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

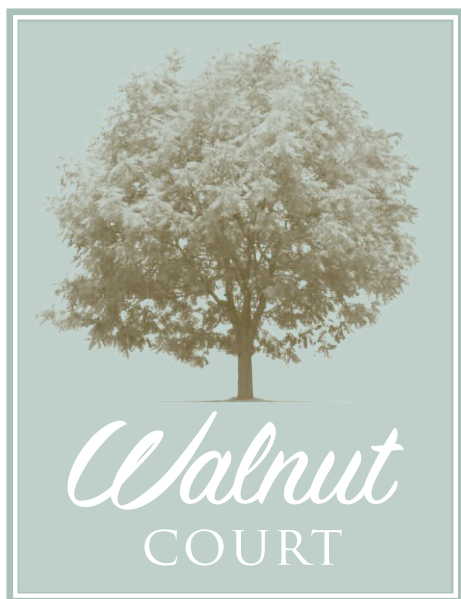
### ELECTRICAL

Front and rear external porch light. BT point to lounge. Front door bell. Mains operated smoke detectors with battery backup.

### TERMS AND CONDITIONS

None of the statements contained in these particulars are to be relied upon as statement or representation of fact. Any intended purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each statement contained in these particulars. The developer does not make or give, nor does any person in their employ have the authority to make or give, any representation or warranty whatsoever in relation to Westminster Rise or any part of it. We reserve the right to vary the specification at any time and purchaser should note that the picture is an example of the house type and not a picture of the actual house. Additional detailed plans and specifications are available for inspection at our sales office during normal working hours. Boundaries, driveways and landscaping are illustrative purposes only and room sizes are for guidance only and can be confirmed on site at plastering stage if required.

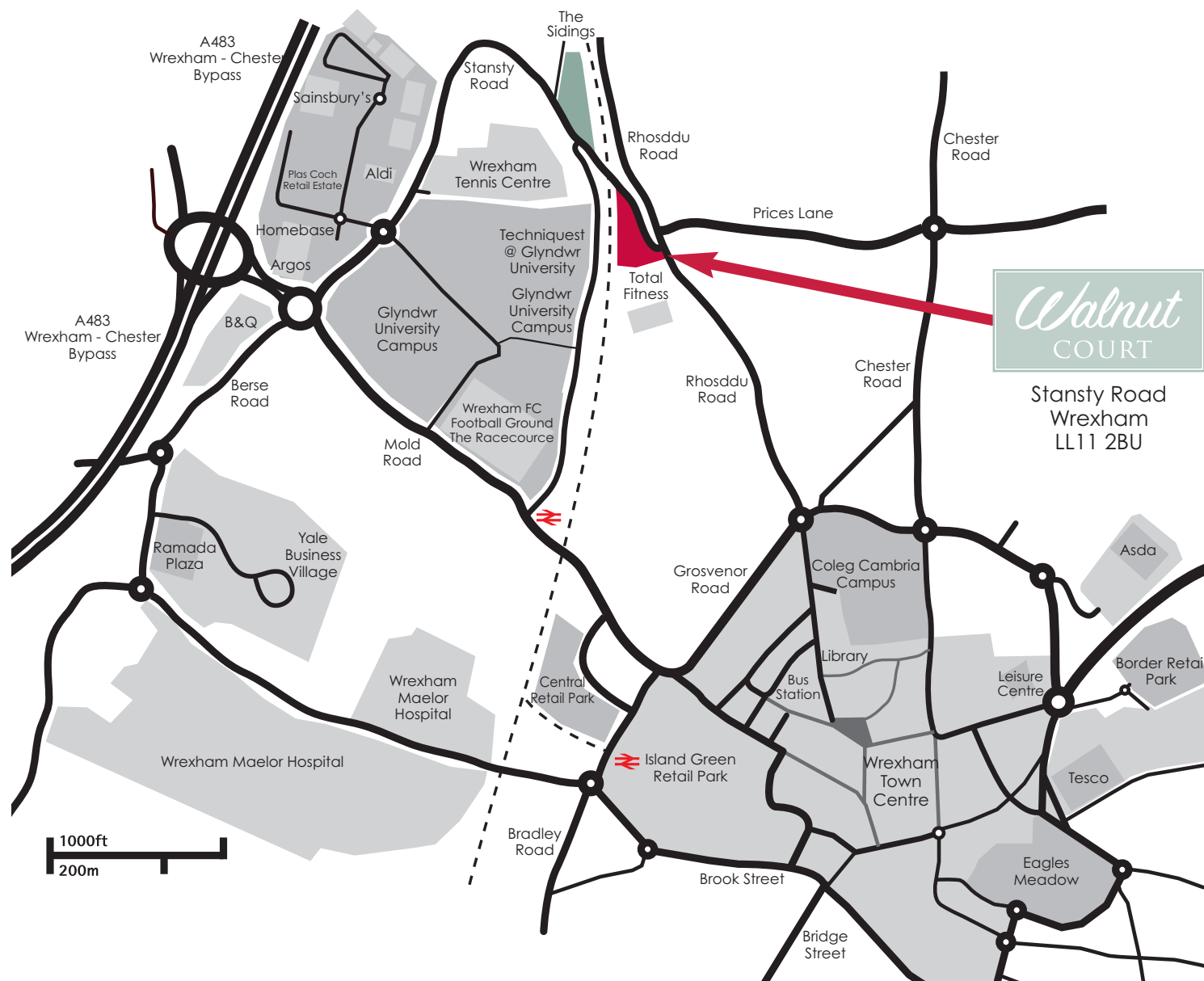




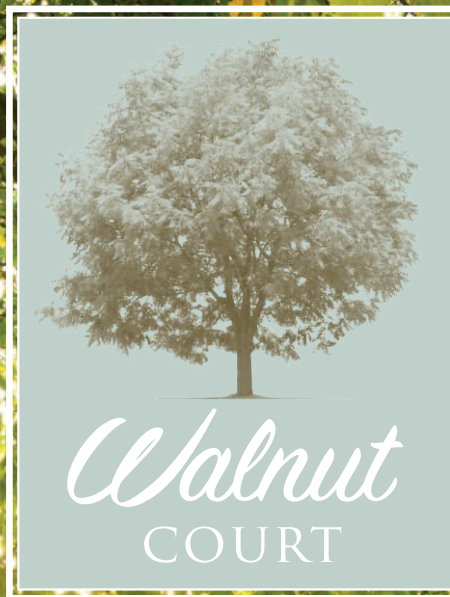
Stansty Road, Wrexham, LL11 2BU

Walnut Court is ideally located, being close to Wrexham town centre, Glyndwr University and the Maelor Hospital making it the perfect choice for young professionals, first time buyers and investors alike.

**GOWER**  
**HOMES**







BEST SMALL DEVELOPMENT  
**2012 WINNER**  
**2013 WINNER**  
**2015 WINNER**



**GOWER**  
**HOMES**



Cefnogr gan  
Lywodraeth Cymru  
Supported by  
Welsh Government



For more information call Carol on 01978 821 998 or visit [www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)

Gower Homes, 8 Temple Row Wrexham LL13 8LY. Tel: 01978 291 364