

KENNET ISLAND

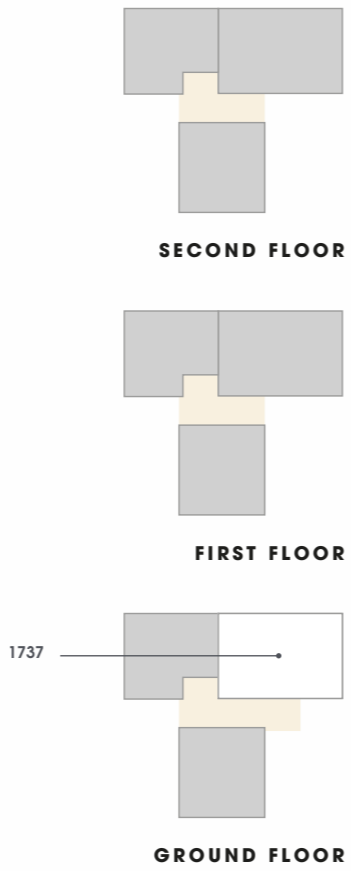
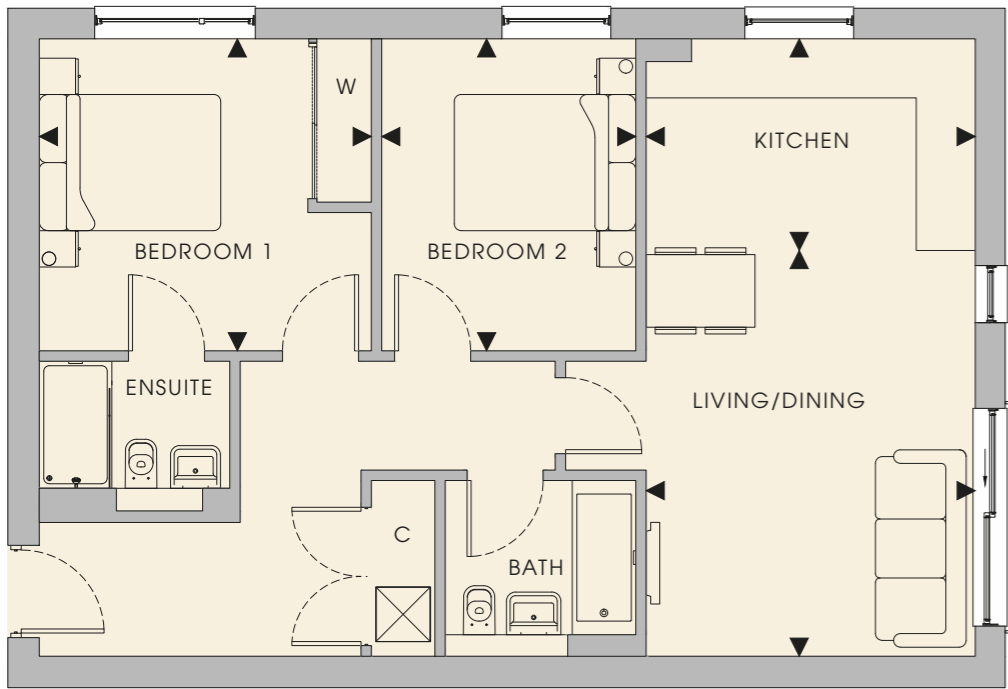
## DOVEDALE WALK APARTMENTS

Dovedale Walk benefits from a secluded location towards the rear of Kennet Island with a selection of high specification one and two bedroom apartments.



### Plot locator

2 Bedroom Apartment  
1737



### Key

- C Cupboard      ◄► Measurement points
- W Fitted wardrobe      ⊗ Position for washing machine

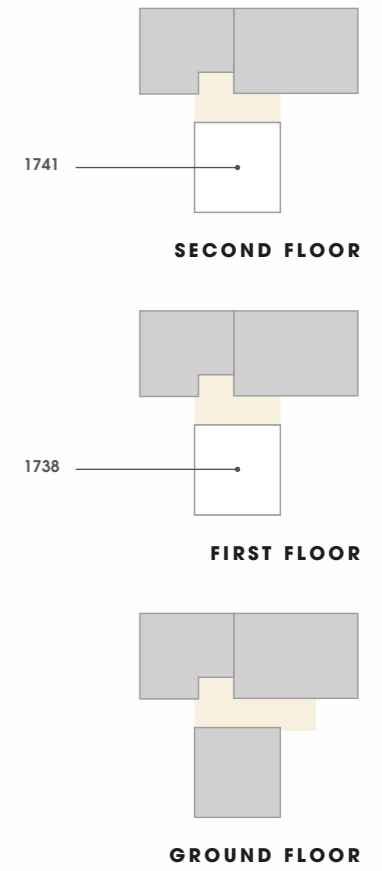
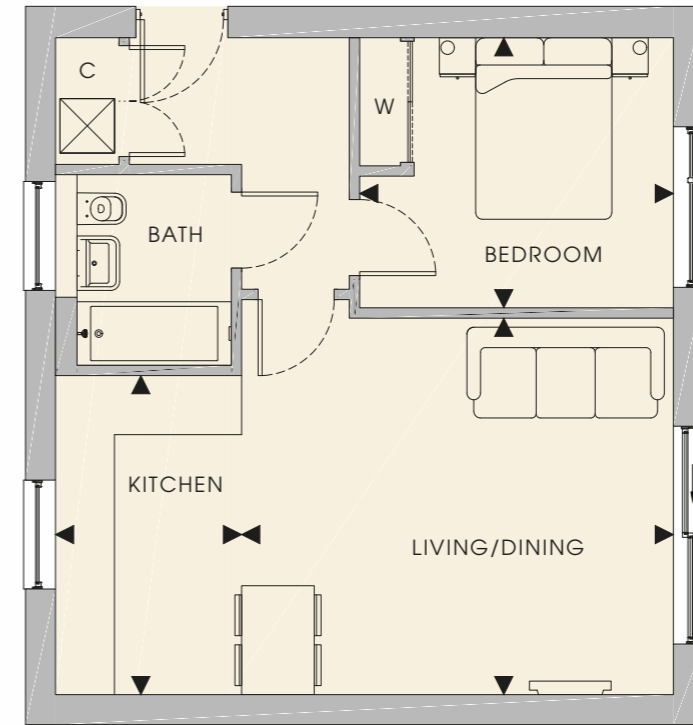
### Dimensions

Total Area	70 sq m	752 sq ft		
Living/Dining	Kitchen	Bedroom 1	Bedroom 2	
4.47m x 3.62m	3.62m x 2.33m	3.66m x 3.38m	3.38m x 2.80m	
14'6" x 11'9"	11'9" x 7'7"	11'11" x 11'0"	11'0" x 9'1"	



### Plot locator

1 Bedroom Apartment  
1738 & 1741



### Key

- C Cupboard      ◄► Measurement points
- W Fitted wardrobe      ⊗ Position for washing machine

### Dimensions

Total Area	49 sq m	530 sq ft		
Living/Dining	Kitchen	Bedroom		
4.75m x 4.14m	3.51m x 2.05m	3.45m x 2.97m		
15'7" x 13'6"	11'6" x 6'8"	11'3" x 9'8"		



Floorplans shown for Kennet Island are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Floorplans show standard double beds (1.37m) in all double bedrooms. To discuss the location of the boiler please speak to your Customer Relations Manager. Kennet Island and Dovedale Walk are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All images used are computer generated images of Kennet Island and are indicative only. Issue date: January 2017.

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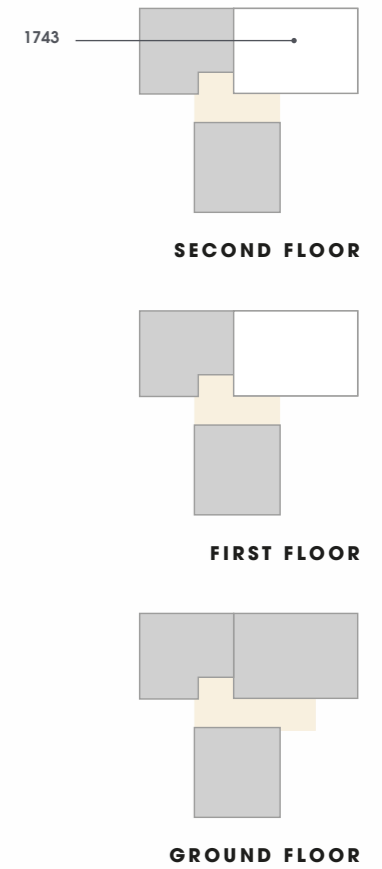
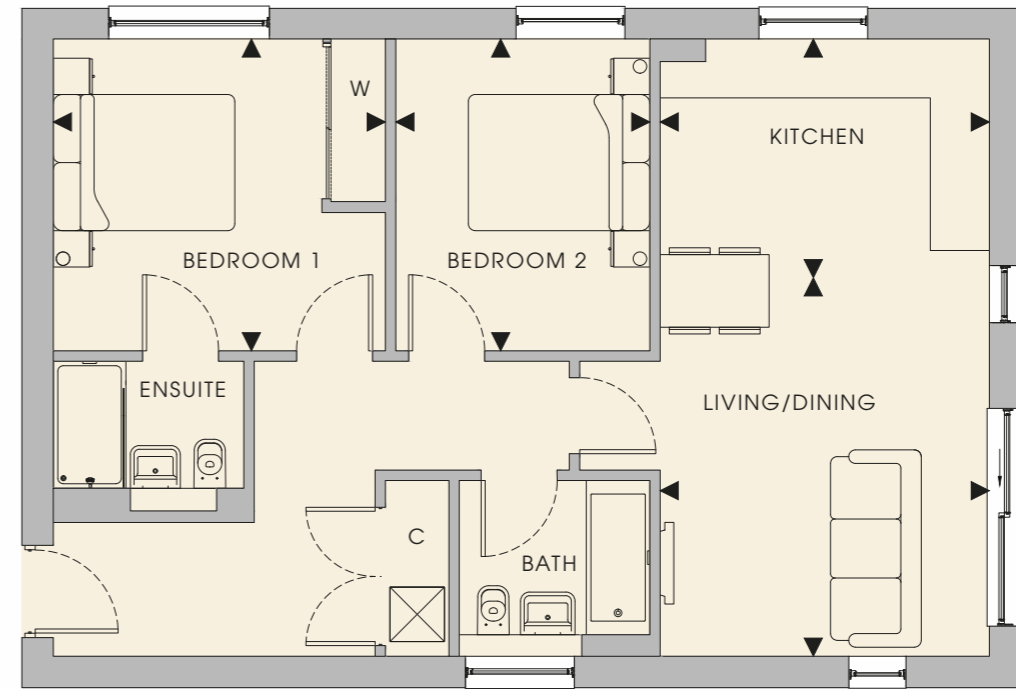
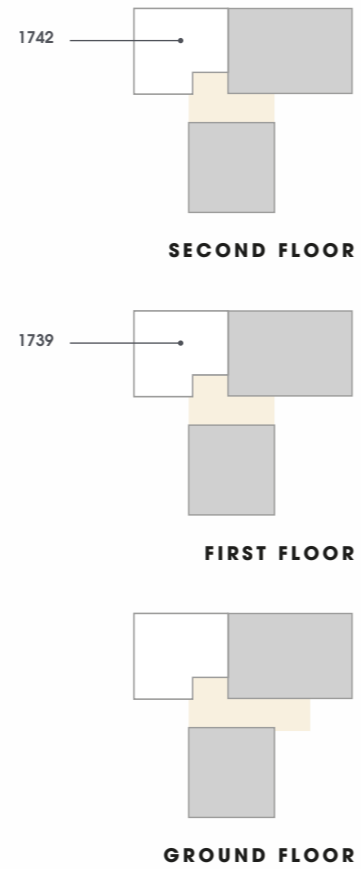
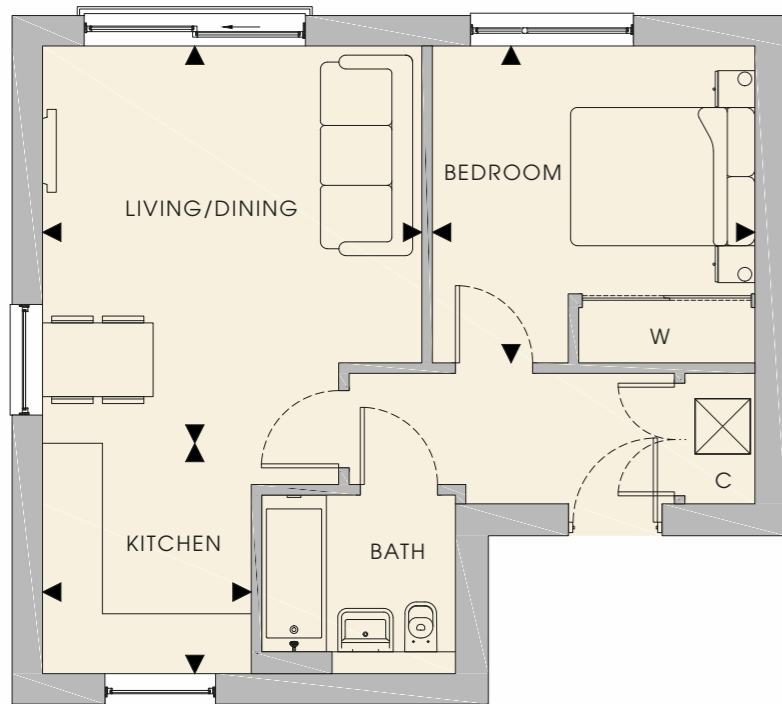
### Plot locator

1 Bedroom Apartment  
1739 & 1742



### Plot locator

2 Bedroom Apartment  
1743



### Key

- C Cupboard      ◄► Measurement points
- W Fitted wardrobe      ☒ Position for washing machine

### Dimensions

Total Area	46 sq m	500 sq ft
Living/Dining	Kitchen	Bedroom
4.31m x 4.10m	2.50m x 2.26m	3.50m x 3.38m
14'0" x 13'5"	8'2" x 7'4"	11'5" x 11'1"



### Key

- C Cupboard      ◄► Measurement points
- W Fitted wardrobe      ☒ Position for washing machine

### Dimensions

Total Area	70 sq m	752 sq ft	
Living/Dining	Kitchen	Bedroom 1	Bedroom 2
4.47m x 3.62m	3.62m x 2.33m	3.66m x 3.38m	3.38m x 2.80m
14'6" x 11'9"	11'9" x 7'7"	11'11" x 11'0"	11'0" x 9'1"



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## SPECIFICATION

### 1 Bedroom Apartment

#### Kitchens

- Custom designed kitchen with soft closing doors\*
- Laminate worktops plus matching upstand and hob splash back\*
- Under unit LED lighting
- Bosch integrated A rated oven
- Bosch 4 zone induction hob
- Bosch fully integrated A+ rated fridge freezer
- Bosch telescopic recirculating extractor
- Abode designer chrome polished mixer tap
- Stainless steel single bowl sink

#### Internal Finishes

- White painted internal doors
- Polished chrome lever handles
- Tiled flooring to kitchen and bathroom\*
- Carpet to hall, living / dining areas and bedroom\*
- Floor to ceiling mirrored wardrobes with shelf and hanging rail in master bedroom

#### Bathroom

- Elegant white Roca wall mounted basin with contemporary chrome VADO tap
- White Roca dual flush wall mounted WC with concealed cistern, soft close seat and cover
- Bespoke fixed mirror\*\*
- White bath with wall mounted VADO mixer and stowaway bath storage panel
- VADO shower head over bath
- Chrome heated towel rail
- Choice of colour options to tiled walls and floors\*
- Full height tiling to bath walls
- Full height tiling to WC / basin run

#### Lighting, Electrical & Heating

- LED apartment door number
- Wiring for Sky to living room
- TV points to living room and bedroom
- Telephone points to living room and bedroom
- Chrome sockets and switches to kitchen
- White sockets and switches to all areas excluding kitchen
- 100% low energy chrome downlights to hall, kitchen / living room and bathroom
- 100% low energy pendant lighting to bedroom
- Automatic lighting to hall cupboard
- White shaver socket to bathroom
- Mechanical extract ventilation (MEV) to kitchen and bathroom
- White radiators with thermostatic valves
- Gas central heating

#### Security & Safety

- Multi- point locking system to front door
- Audio entry system to apartments
- Smoke detector

#### Sustainability

- Integrated recycling bin
- Energy monitor – SMART meter



Actual photography from Kennet Island showhome, indicative only.

\* Choices and upgrades available dependant on stage of construction. The specification above is indicative only; due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided.

\*\* Where applicable



## SPECIFICATION

### 2 Bedroom Apartment

#### Kitchens

- Custom designed kitchen with soft closing doors\*
- Laminate worktops plus matching upstand and hob splash back\*
- Under unit LED lighting
- Bosch integrated A rated oven
- Bosch 4 zone induction hob
- Bosch fully integrated A+ rated fridge freezer
- Bosch telescopic recirculating extractor
- Abode designer chrome polished mixer tap
- Stainless steel single bowl sink

#### Internal Finishes

- White painted internal doors
- Polished chrome lever handles
- Tiled flooring to kitchen and bathroom\*
- Carpet to hall, living / dining areas and bedroom\*
- Floor to ceiling mirrored wardrobes with shelf and hanging rail in master bedroom

#### Bathroom & Ensuite

- Elegant white Roca wall mounted basin with contemporary chrome VADO tap
- White Roca dual flush wall mounted WC with concealed cistern, soft close seat and cover
- Bespoke fixed mirror\*\*
- White bath with wall mounted VADO mixer and stowaway bath storage panel
- Low profile shower enclosure with contemporary chrome VADO mixer\*\*
- Chrome heated towel rail
- Choice of colour options to tiled walls and floors\*
- Full height tiling to bath walls
- Full height tiling to WC / basin run

#### Lighting, Electrical & Heating

- LED apartment door number
- Wiring for Sky to living room
- TV points to living room and bedroom
- Telephone points to living room and bedroom
- Chrome sockets and switches to kitchen
- White sockets and switches to all areas excluding kitchen
- 100% low energy chrome downlights to hall, kitchen / living room and bathroom
- 100% low energy pendant lighting to bedroom
- Automatic lighting to hall cupboard
- White shaver socket to bathroom
- Mechanical extract ventilation (MEV) to kitchen and bathroom
- White radiators with thermostatic valves
- Gas central heating

#### Security & Safety

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## Sales & Marketing Suite

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Green Park Village, 301 Longwater Avenue,  
Reading, Berkshire RG2 6AB

**T: 0118 321 8251**

**[KennettIslandSales@BerkeleyGroup.co.uk](mailto:KennettIslandSales@BerkeleyGroup.co.uk)**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Kennett Island and Tean House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures.

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