

BROOKES MEADOW

— AYLESBURY —



Welcome to Brookes Meadow, a stunning new development of 24 two-bedroom luxury apartments. It is located less than one mile from Aylesbury town centre and is close to the residential area of Fairford Leys.



Built by SN Developments, these apartments will be completed to the highest specification to ensure your home environment is both functional and beautiful. The development includes parking for each apartment, with additional spaces available for purchase.



Fairford Leys is a residential development of 1,900 homes. With its own parish council and quaint high street, the area has a gentle village feel and an excellent primary school. There are also a good range of secondary schools within a short distance.

At SN Developments, we are committed to creating beautiful, comfortable homes and Brookes Meadow has been designed to complement the area's existing housing and stunning backdrop.

ABOUT AYLESBURY



Located at the foot of the Chiltern Hills, and rated an Area of Outstanding Natural Beauty, the Aylesbury Vale is prime setting for family life. Rambling countryside walks, a busy canal, community arts and a number of museums mean there is always something to do.

Resting in the heart of Buckinghamshire, Aylesbury is the perfect blend of rural tranquillity and suburban comfort. Surrounded by beautiful countryside and rustic scenes, this market town provides residents with the peace of rolling green landscapes alongside the convenience of town-living.

With a population of under 70,000, Aylesbury feels like a small community yet has all the benefits of a town and is ideal for those seeking an alternative to city life.



TRANSPORT

Aylesbury is just over an hour from Central London and is ideal for those who work in the city yet want to enjoy a more rural lifestyle.



Location	Miles	Time
High Wycombe	15 miles	30 mins
Hemel Hempstead	20 miles	30 mins
Milton Keynes	20 miles	30 mins
Watford	24 miles	35 mins
Oxford	25 miles	40 mins
London West End	45 miles	59 mins



72 On weekdays there are up to 72 trains travelling into London throughout the day and the station has ample parking.

Our development is a short bus ride away from Aylesbury train station. Reliable bus services run to nearby villages & towns from Aylesbury bus station.



A regular train service with Chiltern Railways ensures that commuters reach London Marylebone in 65 minutes or less.

London 65mins



Location	Time
Amersham	21 mins
High Wycombe	24 mins
Harrow-On-The-Hill	43 mins
Wembley Stadium	53 mins
London Marylebone	59 mins

Location	Miles
Luton	35 miles
Heathrow	42 miles

SHOPPING

Whether popping out for daily essentials or treating yourself to something special, Aylesbury is a shopping hub.



Within the town centre, you will find all the main high street retailers.



The town is also served by all the main supermarkets for your convenience.

If you're looking for more unique buys or hunting for bargains, there are a number of independent shops within walking distance of Market Square.



Aylesbury has a tradition of open-air street markets with a general market held three days a week, a weekly vintage and crafts bazaar and a monthly farmers' market.



RIVER ISLAND



TOPSHOP

next

HOUSE OF FRASER



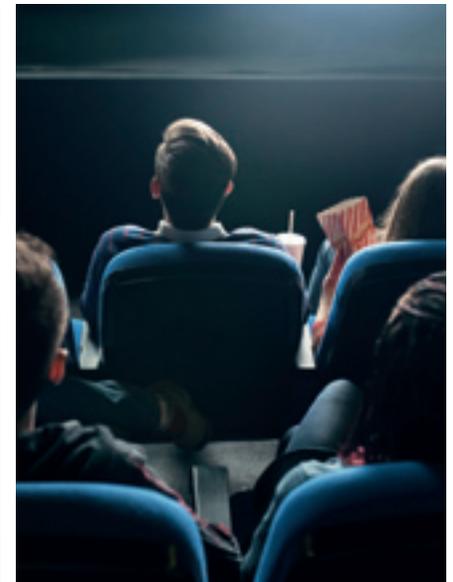
RESTAURANTS AND LEISURE



With outdoor fitness areas, five-a-side pitches, a large gym and Aylesbury Park Golf Club, there is plenty of choice when it comes to keeping you fit and your children busy.

Both children and adults are catered for in this busy market town which promises lots to do whatever your favourite pastime.

There is cuisine from all over the world on offer.



The multi-screen cinema shows all the latest releases.

Aylesbury is packed full of places to eat, from traditional pubs and well-loved names as well as a variety of independent restaurants. There are also a large selection of coffee shops and cafes to choose from.



The 12-mile Round Aylesbury Walk is popular with local residents & visitors.



PREZZO



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COSTA

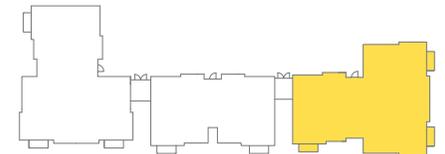
THE APARTMENTS



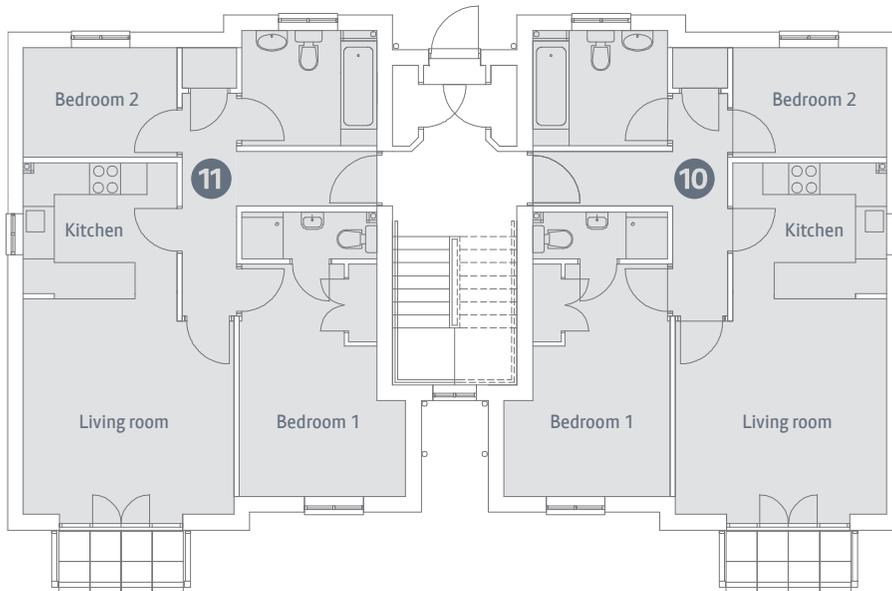
FLOORPLAN BLOCK A



Flat	Floor	Living	Bedroom 1	Kitchen	Bedroom 2
1	Ⓒ	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
2	Ⓒ	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
3	Ⓒ	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61
4	①	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
5	①	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
6	①	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61
7	②	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
8	②	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
9	②	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61

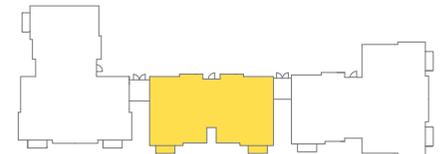


FLOORPLAN BLOCK B

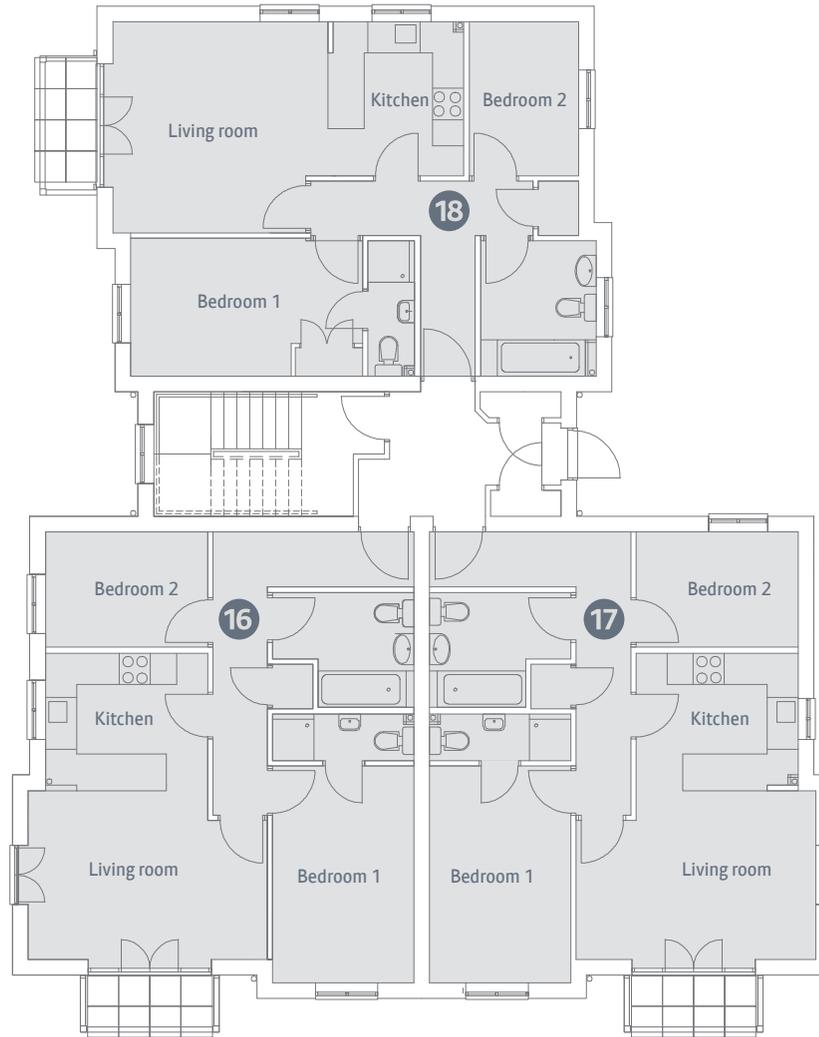


Ground floor

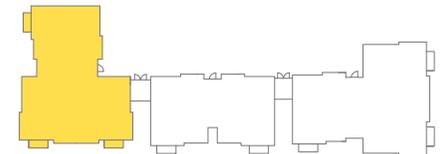
Flat	Floor	Living	Bedroom 1	Kitchen	Bedroom 2
10	G	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10
11	G	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10
12	1	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10
13	1	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10
14	2	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10
15	2	4.15 x 4.06	4.47 x 3.21	2.96 x 2.61	2.96 x 2.10



FLOORPLAN BLOCK C



Flat	Floor	Living	Bedroom 1	Kitchen	Bedroom 2
16	Ⓒ	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
17	Ⓒ	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
18	Ⓒ	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61
19	①	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
20	①	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
21	①	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61
22	②	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
23	②	4.61 x 3.24	4.17 x 2.73	3.13 x 2.64	3.13 x 2.22
24	②	4.15 x 4.06	4.47 x 2.65	2.96 x 2.64	2.96 x 2.61



SPECIFICATION



Kitchen

- Contemporary kitchens by Symphony
- Contemporary Tectonica worktops
- Integrated handles with soft close doors and drawers
- Concealed LED lighting to underside of wall units
- Electric single oven
- Integrated extractor
- Integrated full width dishwasher
- Integrated fridge-freezer
- Integrated washing machine

Bathroom & en-suites

- Full height Porcelanosa tiles to bath surrounds and showers
- Porcelanosa floor tiles to bathrooms & en-suites
- Floor mounted Porcelanosa toilet
- Porcelanosa chrome taps
- Chrome towel rail to main bathroom
- Thermostatically controlled shower to bathroom & en-suites
- Shaver point to bathroom & en-suites

Interior & finishes

- Engineered oak flooring to hallway, living room and kitchen
- Carpet to all bedrooms
- Internal oak veneered flush timber doors and brushed aluminum ironmongery
- Soft white Dulux painted walls
- Skirting and architraves in white painted finish
- UPVC double glazed windows
- Balconies or patios to all apartments



Electrical & heating

- Communal TV aerial to access Freeview
- Audio entry system
- Mains operated smoke/heat detectors
- Gas central heating
- Radiators to living area, hallway and bedrooms

Warranty

- 10 Year Build Warranty with Build Zone

PORCELANOSA

ABOUT SN

SN Developments is a leading residential developer working in London and the Home Counties. The company specialises in developing land and creating luxury new build homes.



Past projects

The founders of SN Developments have a combined experience of 35 years in the property market. Their team is passionate about building stunning homes for families, individuals and investors. SN Developments has chosen highly qualified architects and construction specialists to advance their vision and create communities.

Trusted and reliable, SN Developments focuses its designs on homes of high quality, comfort and longevity.



FUTURE DEVELOPMENTS

As well as Brookes Meadow, SN Developments is building houses and flats in Leytonstone in East London, Haywards Heath in West Sussex and Godalming in Surrey.



Leytonstone
Five luxury three-bedroom houses in East London



Haywards Heath
12 new build apartments in a town centre location

Godalming
91 apartments in this historic market town

sndevelopments.com

