Anton House Development
Broughty Ferry
DD52JT
EARLY RELEASE PRICE LIST

Phase 1 / Stairwell 2

Ground Floor			
Plot 13	**98.6 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 14	**94.9 SQM**	**2 Bed Apartment**	**Price on Application**
First Floor			
Plot 15	**98.6 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 16	**94.9 SQM**	**2 Bed Apartment**	**Fixed Price £249,000**
Second Floor			
Plot 17	**98.6 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 18	**94.9 SQM**	**2 Bed Apartment**	**Price on Application**
Third Floor			
Plot 19 Penthouse	**109.6 SQM**	**2 Bed Apartment**	**Price on Application**

Phase 2 / Stairwell 1

Ground Floor			
Plot 1	**101.2 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 3	**69.2 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 2	**73.3 SQM**	**2 Bed Apartment**	**Price on Application**
Plot 4 (Ground and First floor)	**97.1 SQM**	**2 Bed Apartment**	**RESERVED**
First Floor			
Plot 5	**73.0 SQM**	**2 Bed Apartment**	**Price on Application**
Plot 6	**79.3 SQM**	**2 Bed Apartment**	**Price on Application**
Second Floor			
Plot 7	**102.5 SQM**	**2 Bed Apartment**	**RESERVED**
Plot 8	**64.4 SQM**	**2 Bed Apartment**	**Fixed Price £209,950**
Plot 9	**78.6 SQM**	**2 Bed Apartment**	**Price on Application**
Plot 10	**81.5 SQM**	**2 Bed Apartment**	**RESERVED**
Third Floor			
Plot 12 Penthouse	**141.3 SQM**	**3 Bed Apartment**	**Price on Application**
Plot 11 Penthouse	**112.7 SQM**	**3 Bed Apartment**	**RESERVED**

Mews Block (Rear)

Plot 20	**96 SQM**	**3 Bed Detached House**	**Price on Application**
Plot 21	**96 SQM**	**3 Bed Semi - Detached House**	**Price on Application**
Plot 22	**96 SQM**	**3 Bed Semi - Detached House**	**RESERVED**

Viewing & Enquiries

Thorntons Property Services, Whitehall House,
33 Yeaman Shore, Dundee DD1 4BJ

Telephone: **01382 200099**
Email **newhomes@thorntons-law.co.uk**

Thorntons
Let's get a move on!

Anton House
Forthill Road
Broughty Ferry DD5 2JT

LUXURY DEVELOPMENT

Prime Central Location

“EARLY RELEASE OPPORTUNITIES”

APARTMENTS & PENTHOUSES

Early Release image to show intended shape and layout of the building only.

Thorntons
Let's get a move on!

Chamberlain Bell Developments

Early Release Prices From £209,950

Thorntons
Let's get a move on!

Early Release Apartments & Penthouses

This is an excellent opportunity to acquire one of the outstanding apartments on this prestigious development.

In a mature established setting, within the Broughty Ferry Conservation Area, the project involves the conversion of the landmark Anton House building. The addition of a new build West wing and new build extensions provide a variety of high quality apartments and penthouses. In addition there is a final phase of 3 new build villas to the rear.

Should you wish to create a bespoke apartment there is the opportunity to do so where timescales allow and subject to compliance with building regulations.

The specification list in this Early Release schedule shows the quality of finishing which will apply.

Within easy walking distance of all central Broughty Ferry's amenities these impressive properties will appeal to a variety of buyer types.

For those looking to secure the apartment of their choice at this early stage we offer the opportunity to reserve now at agreed fixed prices.

THIS IS AN OUTSTANDING OPPORTUNITY FOR THOSE IN A POSITION TO ACT NOW TO RESERVE ONE OF THE PRESTIGIOUS EARLY RELEASE PROPERTIES AT AN AGREED FIXED PRICE.

Full brochures and details will follow and this schedule has prepared from information available to assist those considering taking advantage of the Early Release opportunity.

Further information can be obtained from the selling agents Thorntons Property Services Telephone 01382 200099 or email to newhomes@thorntons-law.co.uk.

- Luxury Apartments
- Penthouses
- Contemporary Apartments
- Classical Apartments
- Magnificent Setting
- Early Release
- High Specification
- Central Location
- Mature Grounds

Reservations & Enquiries

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Whitehall House
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Dundee DD1 4BJ

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Anton House

Sales Specifications

Anton House

The buildings are two distinct types: The former Victorian stone villa is being retained and refurbished into Classical Apartments, with a rear extension and a separate side extension providing new Contemporary Apartments and penthouse flats within the new roof space.

All apartments are generously apportioned and provided to the same general specification. The Classical Apartments have certain alternative finishes, as detailed.

Windows

- Fully reversible, high-performance aluminium-faced timber windows.

Heating System

- Underfloor heating throughout, with thermostatic controls.
- Heated towel rails to each Bathroom and Ensuite.
- High performance, energy efficient combination gas boiler.
- Some plots additionally benefit from Air-Source Heat Pumps. Refer to Sales Agent for details.

Electrical

- Generous power sockets throughout, with USB charging points.
- Chrome finish sockets & switches to principal living areas.
- Digital and terrestrial TV & telephone points.
- Recessed downlights to Hallway, Kitchen / Dining, Bathroom and Ensuites.
- Separate kitchen unit lighting.
- Low energy pendant lighting elsewhere.
- Lighting by external doors at Ground Floor and balconies.

Kitchen

- Choose from our selected range of designer fitted kitchens, worktops with matching upstands and glass splashback for cooking.
- Under unit lighting
- Stainless steel designer sinks and taps.
- Seimens, or equal, branded integrated appliances
    - Gas hob
    - Electric oven
    - Feature Extract Hood
    - Fridge / Freezer
    - Dishwasher
    - Washer / Dryer (freestanding where shown in Utility Space)

Bathroom & Ensuite

- Contemporary white sanitary-ware, with mixer taps
- Choice of vanity units
- Choose from our selective range of modern ceramic tiles full height around bath, within shower enclosures and floor
- Underfloor heating, with heated chrome towel rail
- LED Downlights
- Shower in Ensuite: Milan Triple feature shower, with glazed enclosure.
- Shower over bath: Tritan electric power shower, with glazed side screen
- Shaver socket

Internal Finishes

- Oak veneer doors with contemporary lever handles
- Fitted wardrobe doors with internal shelving and hanging rails
- Walls and ceilings painted off-white, with timber finishes painted white satinwood

Security & Safety

- Audio-Visual access control system to communal entrance door, with fob activation
- Flat doors with multi-point locking system
- Heat, Smoke and CO detectors.
- Postal boxes for each property within communal zones.

Classical Apartments

- Plots 1, 4, 7 & 10 have similar specification, but with certain variations.
- Existing sash & case windows enhanced with Slimlite double glazing units, refurbished with new finish and ironmongery.
- High ceilings and decorative cornicing within primary rooms.
- Heating with period feature radiators and underfloor heating to Bathroom & Ensuites.
- Existing period staircase refurbished, with stain-glass feature window, carpeted finish and period cornicing.

Externals

- Allocated parking space
- Visitors & disabled parking
- Electric vehicle charging points
- Secure cycle storage
- Communal refuse collection store
- External lighting
- Mature garden grounds set within the Broughty Ferry Conservation Area, with landscape maintenance by Factor.

Optional Extras

- Why not make your home bespoke to suit your own style?
- Internal layout changes are possible for those early to conclude missives, and subject to Building Regulations
- Standard extras are available from our Interior Design service, by separate agreement

Note: Thorntons Property Services make every effort to ensure that all particulars are correct and up to date.

The illustrations, floor plans and details shown are taken from the original plans and drawings for the development and are provided at this stage to give indications of the proposed layouts and finishings.

These may alter during the construction and should be considered on that basis.

THE FLOORPLANS IN THIS "EARLY RELEASE" HANDOUT ARE TO SHOW THE POSITIONING OF THE APARTMENTS WITHIN THE BUILDING ONLY.THE LAYOUTS ARE FROM THE ARCHITECTS PLANS AND MAY ALTER DURING CONSTRUCTION.

Further information on particular apartments/houses are available from the selling agents.

Plot 2

Lounge/Kitchen – 13'1 x 16'10

Bedroom 1 - 13'3 x11'06

Bedroom 2 – 13'1 x 15'5

Plot 3

Lounge/Kitchen - 14'8 x 16'10

Bedroom, 1 – 10'3 x 15'4

Bedroom 2 – 10'2 x 14'8

Plot 13

Lounge – 17'1 x 23'7

Kitchen – 9'3 x 15'12

Bedroom 1 – 23' 9 x 11'3

Bedroom 2 – 16'8 x 10'0

Plot 1

Lounge / Kitchen –15'3 x 25 '1

Bedroom 1 – 12'9 x14'9

Bedroom 2 – 14'8 x 10'11

Plot 4

Lounge / Kitchen – 17'4 x 20'6

Bedroom 1 – 17'5 x 13'1

Bedroom 2 - 17'5 x 13'1

Plot 14 + 16 + 18

Lounge/Kitchen – 13'5 x 34'1

Bedroom 1 - 13'9 x13'0

Bedroom 2 – 12'9 x 12'4

Plot 5

Lounge/Kitchen - 13'2 x 16'10

Bedroom, 1 – 13'3 x 11'6

Bedroom 2 – 13'1 x 15'3

Plot 6

Lounge/Kitchen – 14'1 x 16'10

Bedroom 1 – 15' 4 x 10' 2

Bedroom 2 – 15'4 x 10'3

Plot 15 + 17

Lounge –17'1 x 23 '7

Kitchen – 9'3 x 16'0

Bedroom 1 – 23'9 x 11'3

Bedroom 2 – 16'8 x 10'0

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Plot 8

Lounge/Kitchen – 17’2 x 17’3

Bedroom 1 - 13’3 x12’2

Bedroom 2 – 13’13 x 9’10

Plot 9

Lounge/Kitchen - 17’2 x 17’10

Bedroom, 1 – 16’3 x 10’2

Bedroom 2 – 16’3 x 10’3

Plot 7

Lounge / Kitchen – 15’12 x 25’9

Bedroom 1 – 16’0 x 13’1

Bedroom 2 – 13’7 x 13’2

Plot 10

Lounge – 17’12 x 16’6

Kitchen –9’3 x 8’8

Bedroom 1 – 14’8 x12’7

Bedroom 2 – 12’4 x 9’5

Plot 19

Lounge/Kitchen – 15’10 x 33’8

Bedroom 1 - 13’5 x14’7

Bedroom 2 – 13’10 x 12’10

Plot 11

Lounge/Kitchen - 19’5 x 21’4

Bedroom, 1 – 14’8 x 14’3

Bedroom 2 – 14’8 x 10’5

Bedroom 3 - 14’8 x 10’9

Plot 12

Lounge/ Kitchen – 17’3 x 23’11

Bedroom 1 – 20’8 x 14’1

Bedroom 2 – 14’ 7 x 10’6

Bedroom 3 – 11’3 x 13‘5