

THE MILK YARD
139-141 STATION ROAD, HAMPTON



Welcome to The Milk Yard

The Milk Yard is a stunning new development of nine homes. A range of one and two bedroom apartments and two and three bedroom mews houses means that there is something for everyone.

Located opposite the station in the leafy town of Hampton, this development will be finished to the highest specifications and standards.



*Photos of similar projects recently completed by Sunnyday Capital

Specification

Kitchen

- Fully custom designed fitted kitchen by Elements Kitchens
- 20mm Composite stone worktops and matching splashback
- Under cabinet 12v LED round downlights
- Integrated appliances including;
 - Siemens multi-function oven with microwave
 - Siemens four ring induction hob
 - Integrated extractor
 - Fully integrated fridge freezer
 - 450mm or 600mm fully integrated dishwasher
- Blanco stainless underslung steel sink with Blanco polished chrome mixer

Bathroom & Ensuite

- White branded porcelain sanitary ware
- Wall mounted dual flush WC with concealed cistern
- White bath in family bathroom
- Full height wall tiling in bath and shower recesses
- Mirrored recess matching width of WC and vanity unit with recessed shelf
- Shaver socket located on recess reveal
- Sanovit 2 drawer wall mounted vanity cabinet and sink
- Shower with bi-folding shower door or sliding shower screen
- Wall mounted ‘rain-shower’ chrome shower head or hand-held shower head to all baths & showers with discreet chrome mixer
- Bath with semi-frameless bath screen
- Tiled bath panel
- Branded chrome brassware

Living/Dining room

- Wiring for digital TV in reception room and bedrooms including SkyQ, Sky digital, Sky HD (service not included)
- Super-fast fibre optic broadband to living room and bedrooms

Storage/Wardrobe

- Utility cupboard in hallway with storage space
- Painted white timber doors for hallway storage cupboard and utility cupboard
- Fitted wardrobes to all bedrooms including high level shelf, rail system and LED strip light on underside of high-level shelf
- Cycle store at ground floor

Internal wall & Floor finishes

- Light grey painted walls
- White painted ceilings
- Felt back twist carpet to all bedrooms
- QuickStep Cambridge Oak floor to reception, kitchen area and hallways
- Tiled finish to en-suite and bathrooms

Ironmongery

- Stainless steel lever door handles for apartment front doors
- Multi point locking system to front doors (as required)
- Front door spy-hole, latch and bell

Electrics/Lighting

- Brushed chrome sockets throughout living spaces, kitchen and in bedrooms
- Audio visual door entry system
- Recessed LED downlights in living room, kitchen hallways and bedrooms
- TV point in all bedrooms and the living space

Heating/Ventilation

- Under floor heating throughout
- All electrical heating and hot water supply via Air source heat pump system with hot water storage
- Ventilation is via dedicated automatic extract fans per bathroom, and a fan for the kitchen

Security

- Entrance to apartments via key fob & audio-visual door entry system at front access gate and main entrance

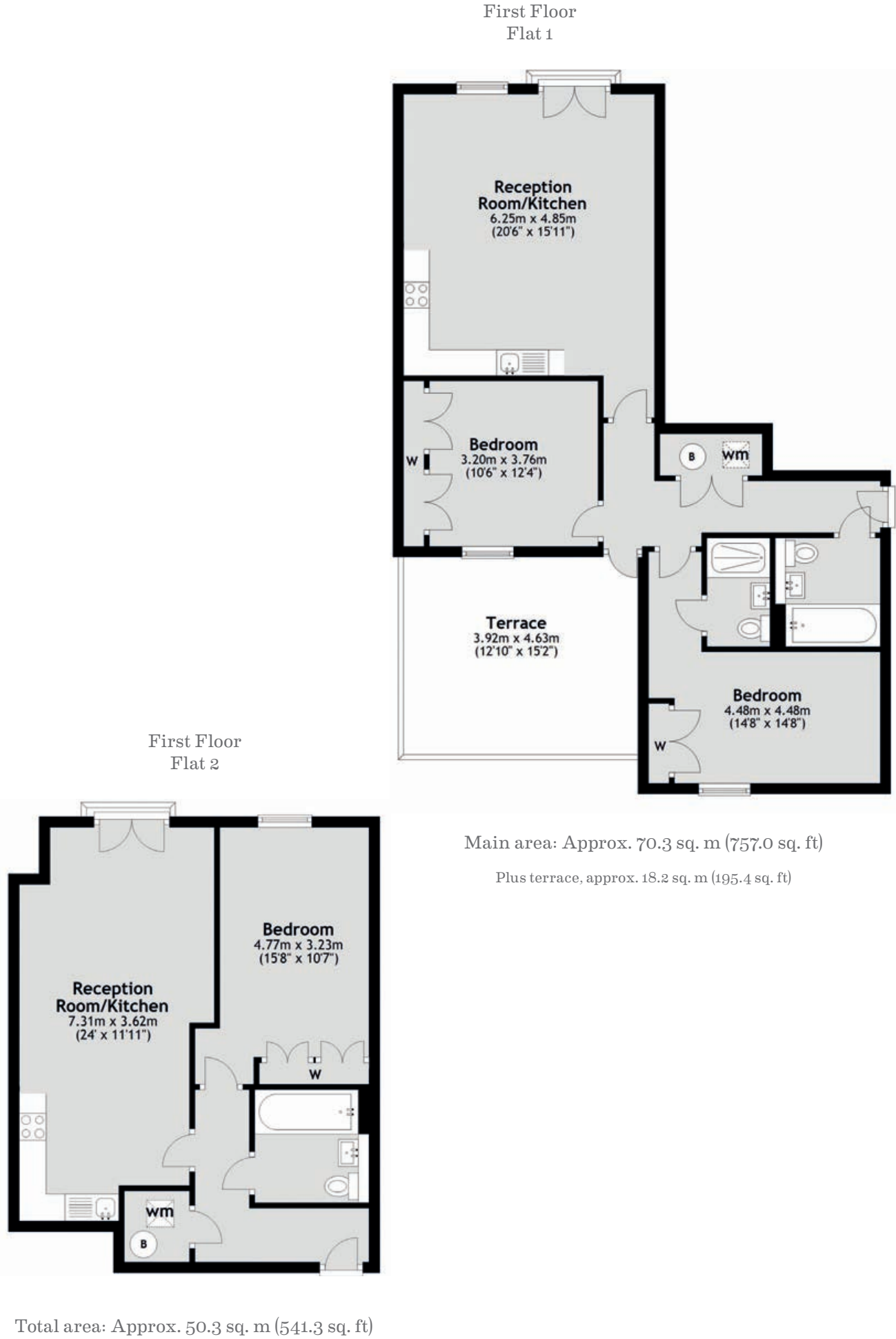
Other

- Sprinkler system in apartments and mains powered smoke detectors
- 10-year Premier warranty
- 2 years contractors defects liability period

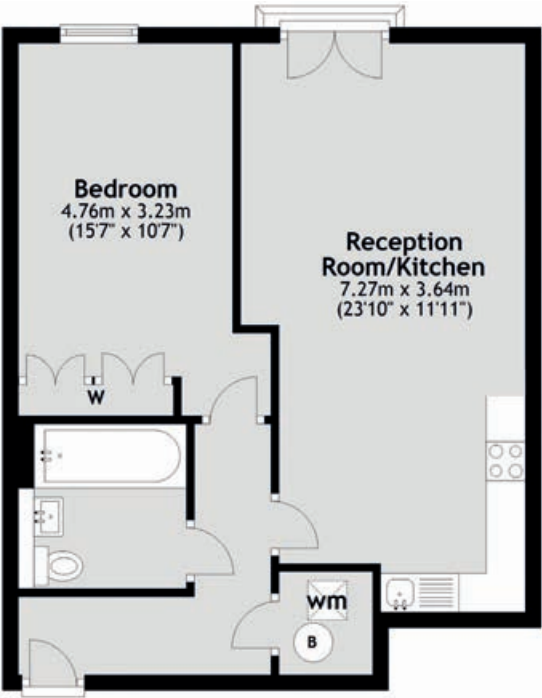
Interior Design

- All interior design by Kay Lear Design

Floorplans

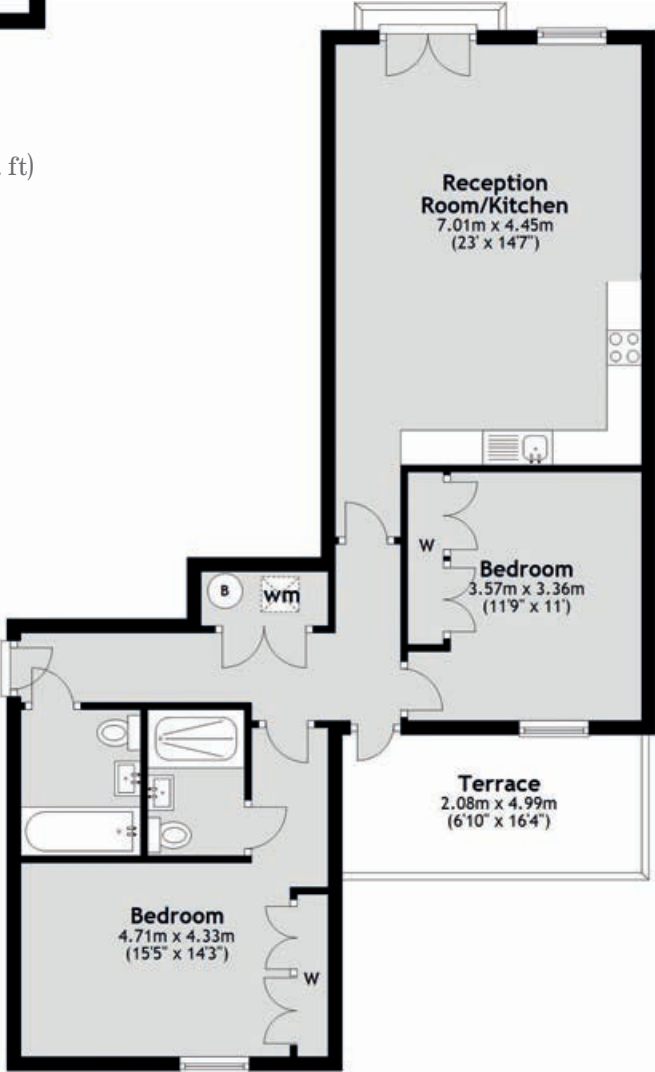


First Floor
Flat 3



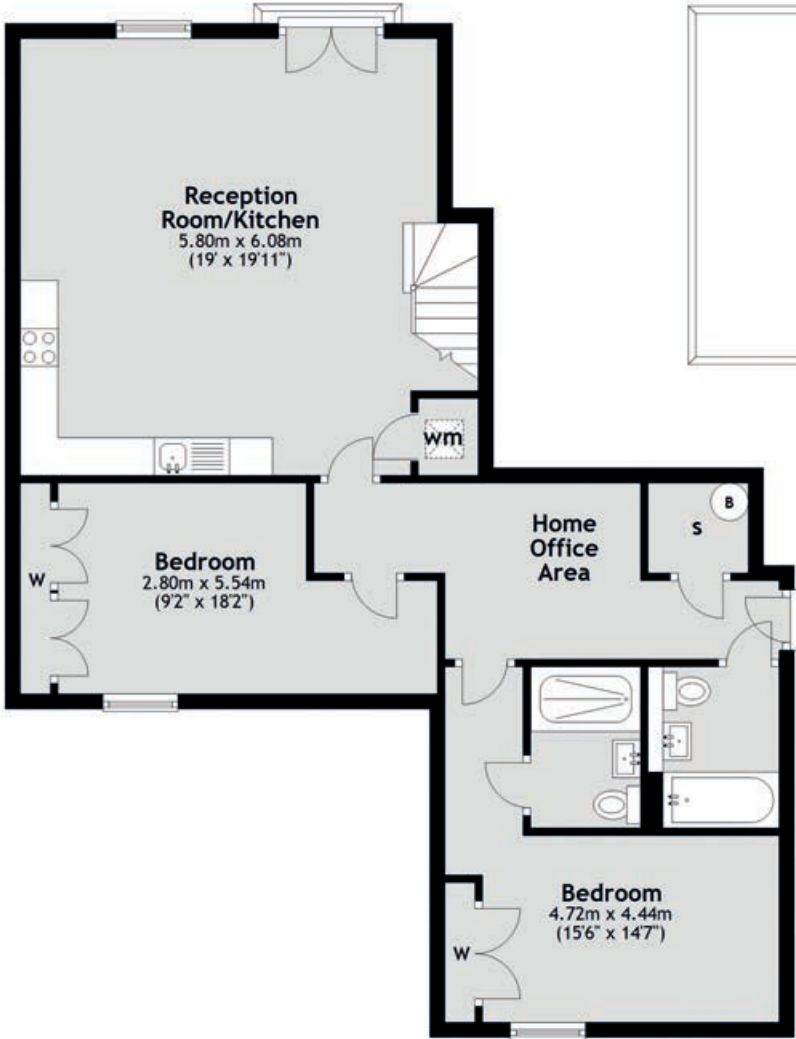
Total area: Approx. 50.7 sq. m (546.1 sq. ft)

First Floor
Flat 4



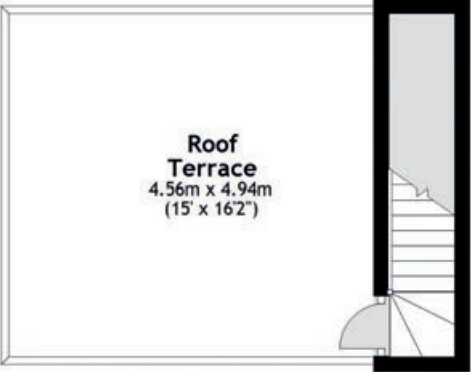
Main area: Approx. 70.0 sq. m (754.0 sq. ft)
Plus terrace, approx. 9.2 sq. m (98.7 sq. ft)

Second Floor
Flat 5

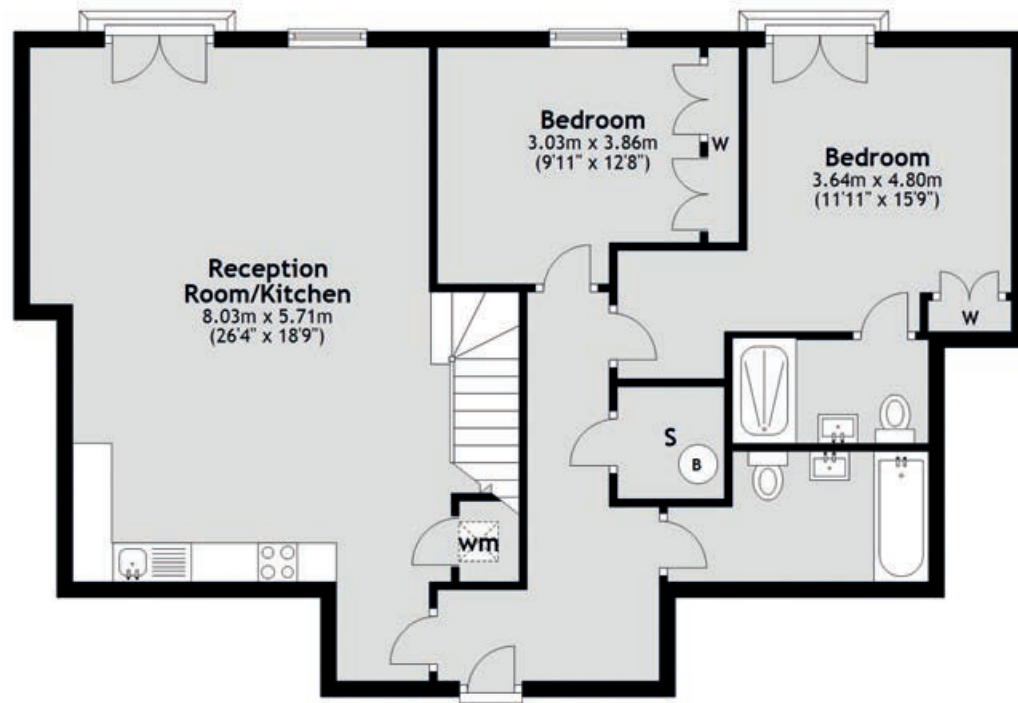


Main area: Approx. 81.6 sq. m (878.5 sq. ft)
Plus roof terrace, approx. 4.0 sq. m (42.9 sq. ft)

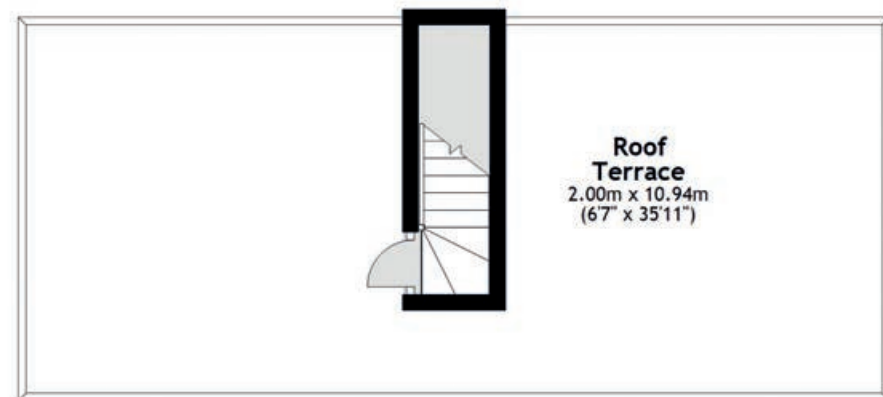
Third Floor
Roof Terrace



Second Floor
Flat 6



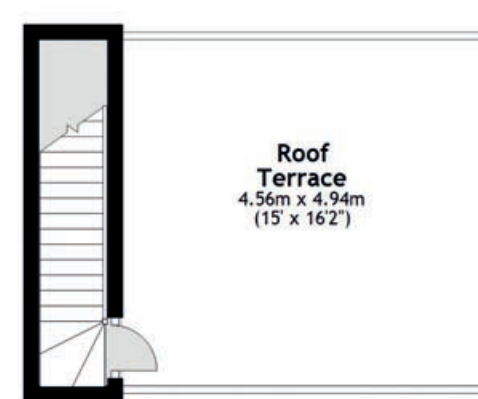
Third Floor



Main area: Approx. 86.0 sq. m (925.4 sq. ft)

Plus roof terrace, approx. 3.2 sq. m (34.0 sq. ft)

First Floor
Roof Terrace



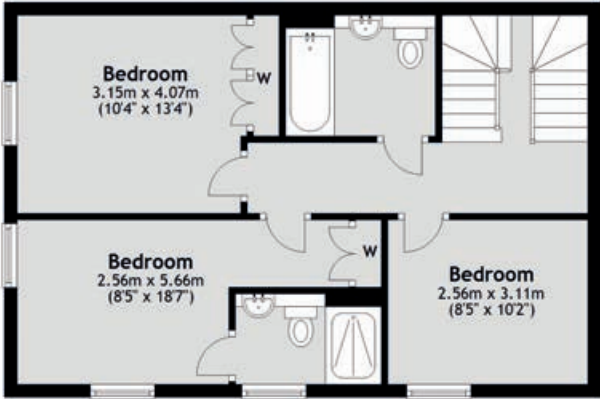
Second Floor
Flat 7



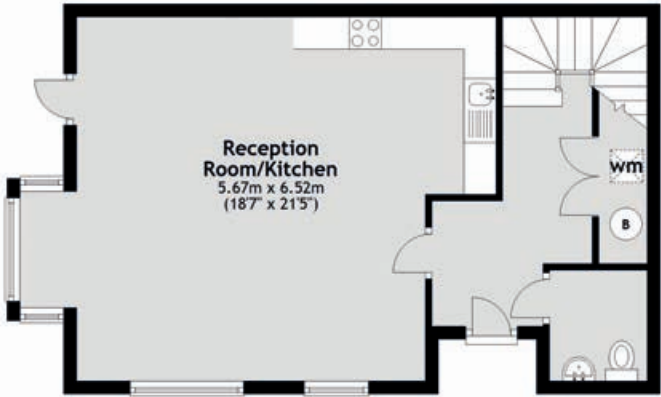
Main area: Approx. 85.6 sq. m (921.5 sq. ft)

Plus roof terrace, approx. 4.1 sq. m (44.6 sq. ft)

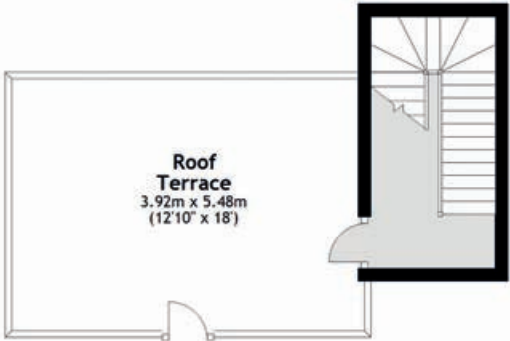
1 Morshead Yard
No. 52



Ground Floor



Second Floor



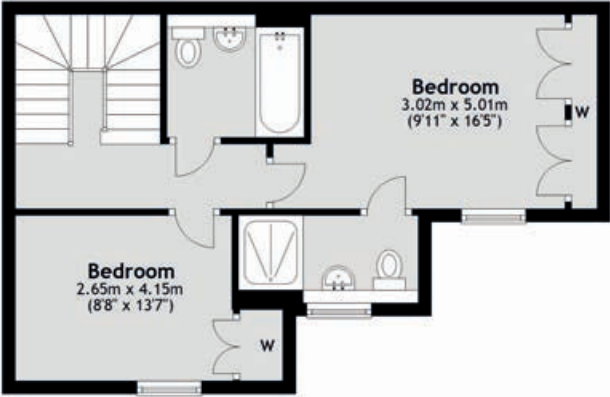
Main area: Approx. 101.1 sq. m (1,088.6 sq. ft)
Plus roof terrace, approx. 21.5 sq. m (231.4 sq. ft)

2 Morshead Yard
No. 54

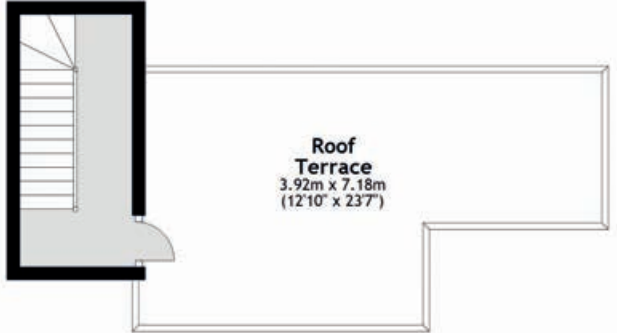
Ground Floor



First Floor



Second Floor
Second Floor



Main area: Approx. 90.9 sq. m (978.1 sq. ft)
Plus roof terrace, approx. 23.8 sq. m (255.6 sq. ft)



Local Area

Transport and Amenities

Hampton is situated in the London Borough of Richmond upon Thames.

With journey times of around 45 minutes, Hampton station provides twice hourly train services to London Waterloo.

On your doorstep Hampton has a plethora of restaurants and boutique shops. The ancient market town of Kingston upon Thames is only a 15 minute car journey away with over 500 stores, two shopping centres and a bustling marketplace. It's no wonder Kingston is the third biggest shopping destination in South West London.

Parks, Green Spaces and Recreation

Hampton is known for its historical Hampton Court Palace which was one of King Henry VIII's favourite palaces - plan a visit for an authentic Tudor experience.

The Milk Yard is 0.7 miles away from the entrance to Bushy Park which is the second largest of London's Royal Parks and situated between Teddington and the River Thames. Bushy Park offers a green space for cycling, picnics and children's play areas - great for families and those who enjoy the outdoors.

Leisure and Fitness

There are a variety of gyms in Hampton from David Lloyd to the Riverside Gym. Hampton is perfect for those who want to follow an active lifestyle. Hampton Pool is open air, heated and available to swimmers 365 days a year. If you are someone who prefers to be on the water rather than in it, Thames Motor Yacht Club and Hampton Sailing Club may be just for you. Fulwell Golf Club is a mere 1.9 miles from the development.

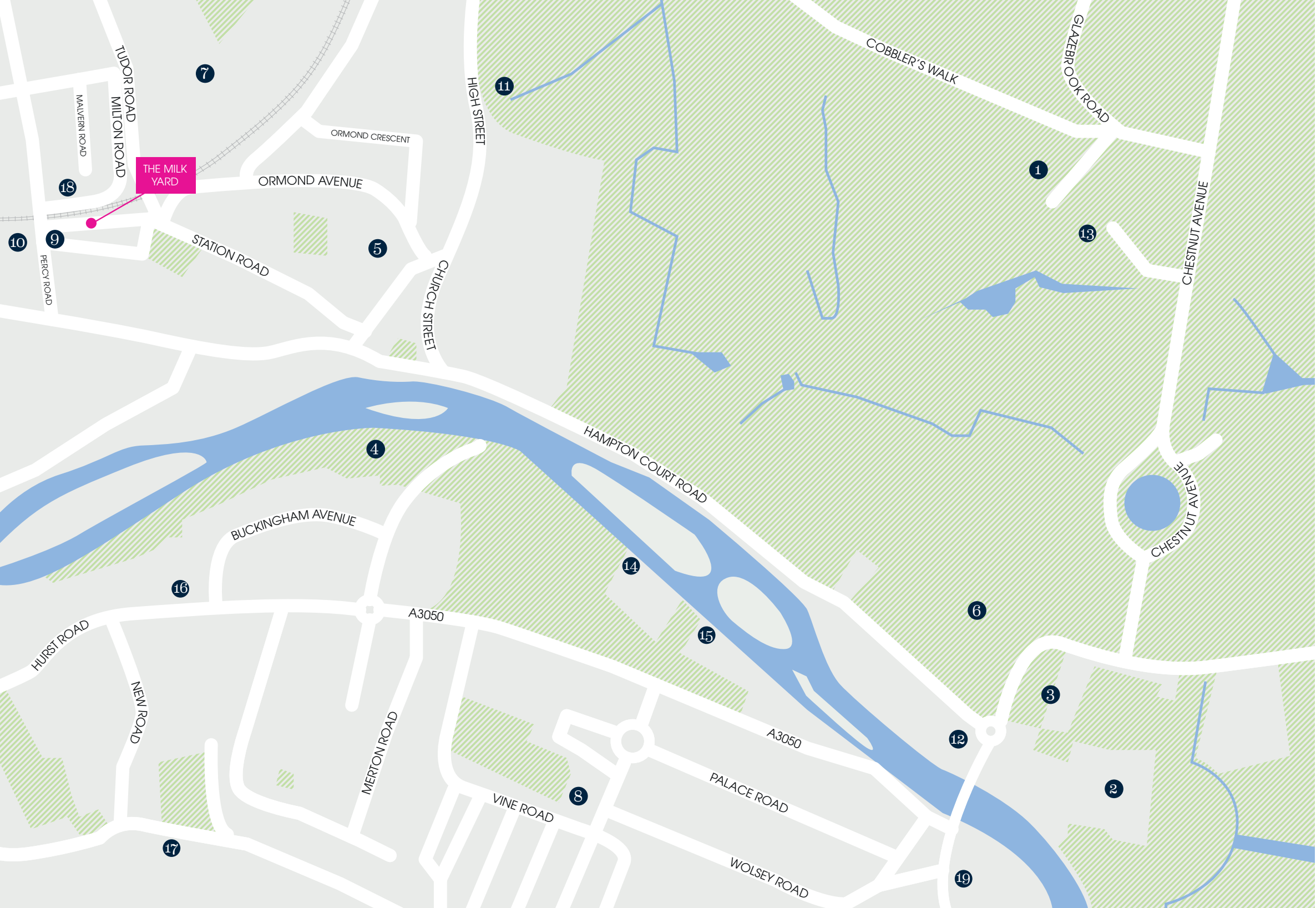
Dining Out

Hampton has various highly rated international cuisines to choose from ranging from Italian to Chinese, Bangladeshi and Indian. Five star must-visits are Piazza Firenze, the Beach House and Chowka Indian Kitchen.

Education

Hampton has a variety of public, private, primary and secondary schools, classed from good to excellent. Hampton is situated in Richmond borough with Kingston borough conveniently located next door. Both boroughs are top of the table with some of the best schools in London.





Points of interest location key

- 1. Bushy Park
- 2. Hampton Court Palace
- 3. Magic Garden
- 4. Hurst Park
- 5. Twickenham Prep School
- 6. Hampton Court House School
- 7. Hampton Prep School
- 8. St Lawrence CE Junior School
- 9. Hampton Junior School
- 10. Waitrose
- 11. Hampton Pool
- 12. The Mute Swan
- 13. The Pheasantry
- 14. East Molesey Cricket Club
- 15. Molesey Boat Club
- 16. Tesco
- 17. Sainsbury's
- 18. Hampton Train Station
- 19. Hampton Court Train Station



The Help To Buy scheme is an equity loan provided by the Government. They lend you up to 40% of the cost of your new build home, so you need a minimum of 5% deposit and a 55% mortgage to make up the rest.

For this scheme you must have a mortgage, which will be the first charge, as the equity loan can only be a second charge.

The equity loan is for a maximum of 25 years or before if the property is sold or the mortgage redeemed, whichever term is the shorter of the two.

You will not be charged interest on the 40% loan for the first 5 years of owning your home. However, a management fee of £1 a month will be applicable from the date of purchase. From year six, a fee of 1.75% is payable on the equity loan, which rises annually by RPI (Retail Price Index) inflation plus 1%.

Please call us for more information.



A development by Sunnyday Capital
sunnydaycapital.co.uk

The details contained in this brochure are intended to give a general impression of the homes referred to therein but do not form any part of any specification or contract. The dimensions are approximate and may vary depending on the internal finish. Since printing this brochure some details may have changed due to Sunnyday Capital's policy of continually updating and improving design features.

Dexters

Hampton
020 8255 7777

dexters.co.uk