

## SPECIFICATION

### SOLID TRADITIONAL CONSTRUCTION

- Traditional brick and block construction with high density concrete floors under a pitched roof

### WINDOWS

- PVCu windows and french doors are weatherstripped and double glazed with multi point locking fasteners

### KITCHEN

- Fully fitted luxury modern kitchen
- Inset 1.5 bowl sink with mixer taps and waste disposal unit
- Stainless steel Smeg electric oven with gas hob and extractor hood
- Integrated dishwasher and fridge freezer
- Ceramic wall and floor tiling

### BATHROOMS

- Fully fitted with modern white suites and chrome fittings
- Fitted vanity units
- Trevi thermostatically controlled shower to shower cubicle
- Chrome towel rails
- Modern Ideal Standard taps
- Ceramic tiling to walls
- Shaver point

### DECORATIVE FINISHES

- Koto veneered internal doors with high quality chrome furniture
- Skirtings and architraves painted white
- Walls emulsioned in off-white

### HEATING

- Efficient and economical condensing boilers
- Gas central heating with thermostatic radiator valves and electronic programmer

### OTHER FEATURES

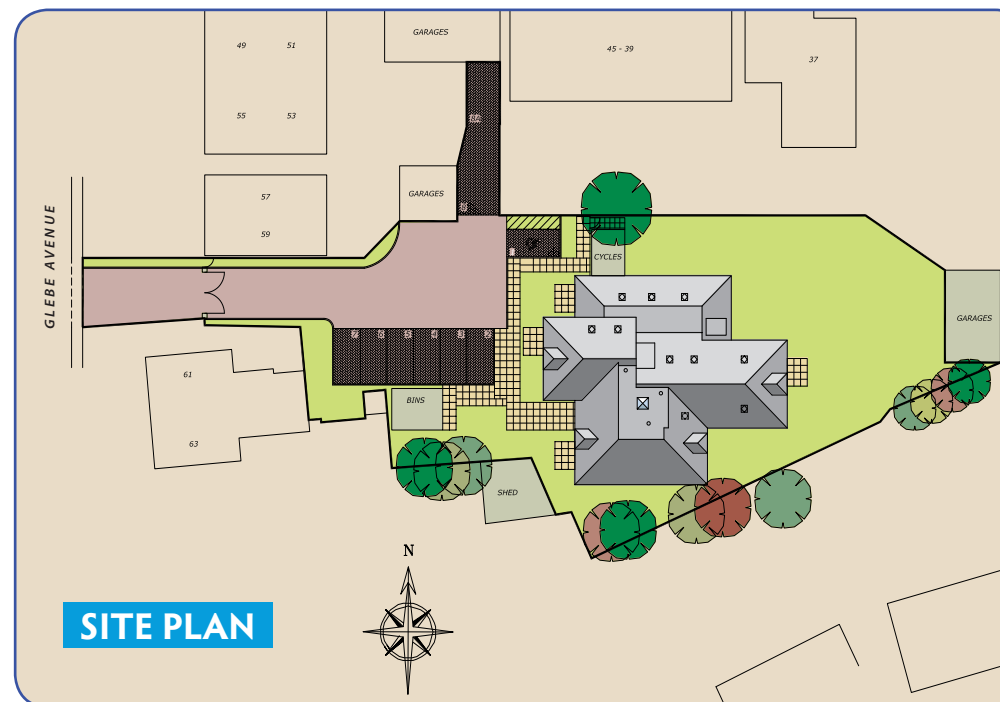
- Excellent sound insulation, above building standards requirements
- Chrome door furniture
- Communal satellite T.V. dish with Sky Plus\*
- Carpeted entrance halls
- Fully landscaped gardens
- Allocated parking bays
- Residents controlled management company

### SECURITY

- Electric gates
- Video entry phone system
- Mains operated smoke detector with battery back up
- All apartments have a ten year NHBC warranty



\* Subject to customer subscription and decoding equipment



### PLEASE NOTE:

Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes and therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract. September 2008.



## W.E. BLACK LTD

*Designed with Thought • Built with Care*

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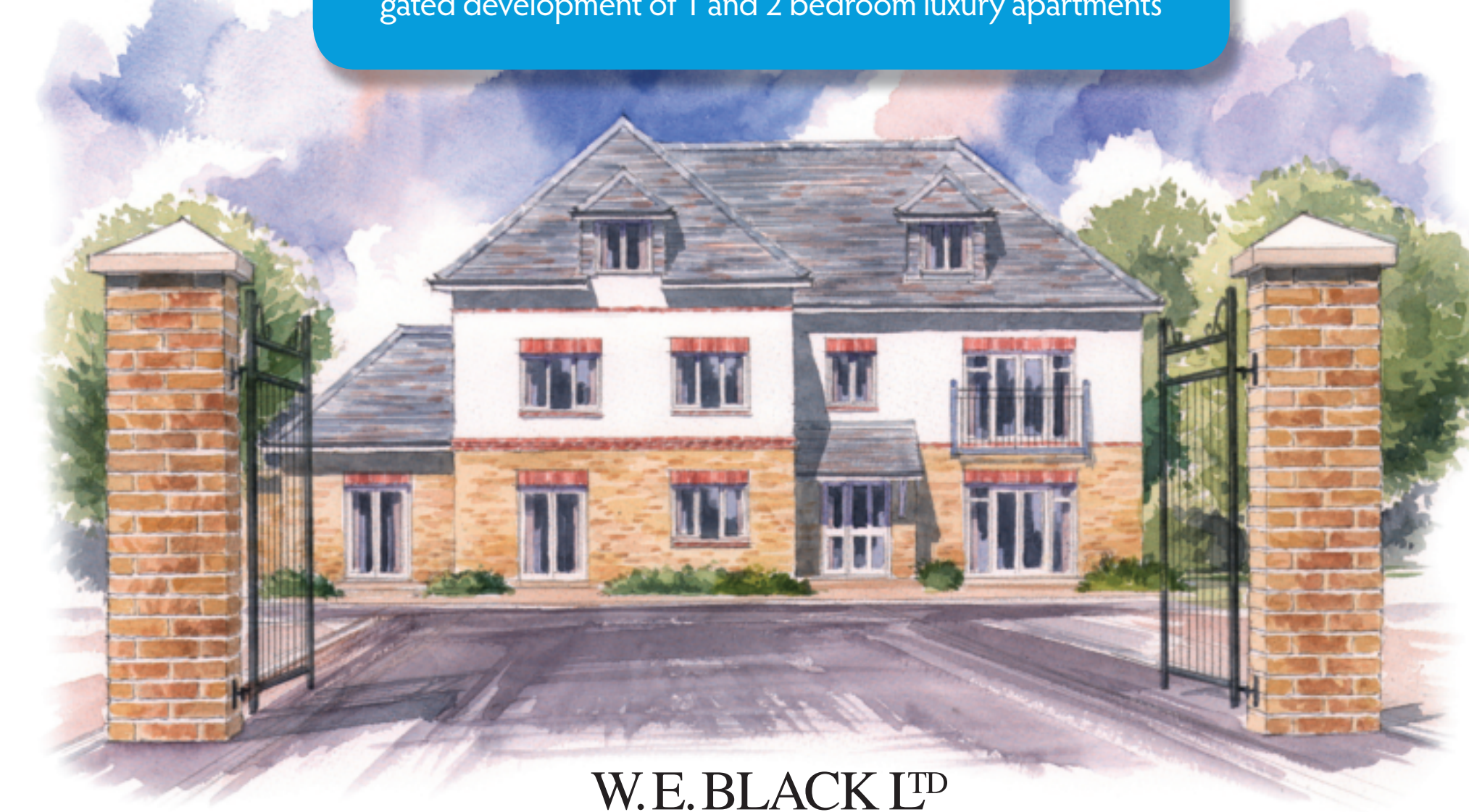
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## Summer Place

A rarity in the heart of Ickenham – an exclusive gated development of 1 and 2 bedroom luxury apartments



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# Glebe Avenue – a sought-after location

Close to the centre of historic Ickenham village is this private gated development of just 8 luxury apartments in a quiet, tranquil setting. These new apartments are a rarity in Ickenham and their location could not be bettered.

Within a few minutes walk of Ickenham Underground station (on the Piccadilly and Metropolitan lines) and a short walk to the village centre, with all its local amenities and an excellent selection of shops, pubs and restaurants.



The A40/M40/M25 and Heathrow Airport are all extremely accessible.

## Apartment living

Summer Place provides a choice of accommodation over three floors - two 1-bedroom and five two-bedroom apartments plus, uniquely, one two-bedroom duplex apartment over the first and second floors.

Each apartment is finished to the very highest standards and offers the space and light that you would expect. The well-designed fitted kitchen has a range of quality integrated appliances. The luxury bathroom is furnished with classic white sanitaryware – and there is an additional en-suite (shower or bath) in the two-bedroom apartments.

Each apartment has an allocated parking bay and there is also secure storage for bicycles.

The grounds will be attractively landscaped with lawns and shrubs and paved parking bays.

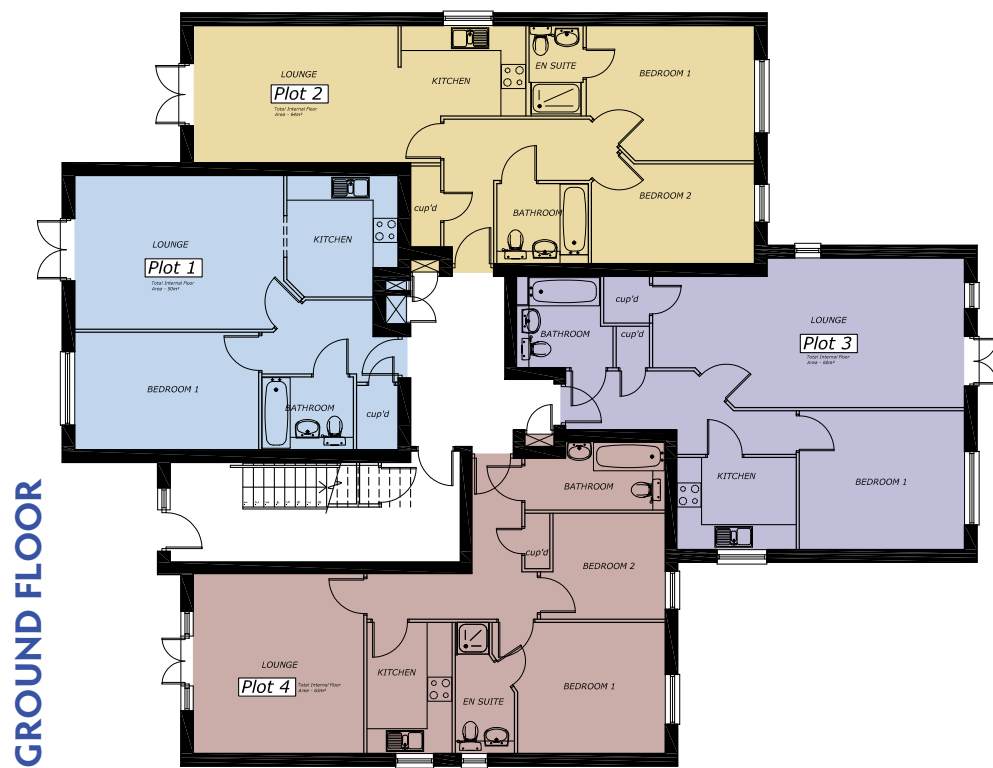
## W.E. Black

W.E. Black Limited has been established for nearly 90 years. Whilst incorporating the very latest materials, we also use traditional craft skills and many of our tradesmen have at least thirty years experience. All of the materials we use more than meet the required performance standards and most are personally selected by our directors.

When you purchase one of our homes, you gain the benefit of this combined knowledge and experience, which we believe, is unrivalled in the industry.

## In good hands...

Our site manager at Summer Place is Peter Elins, who has just won a national Quality Award in NHBC's Pride in Job Awards. The award was won for Peter's outstanding site management skills and he was hand-picked from more than 18,000 contenders across the U.K.



	<b>PLOT 1</b>
Bedroom 1	4.43m x 2.83m 14'6" x 9'3"
Living Room	5.03m x 3.70m 16'6" x 12' 2"
Kitchen	2.68m x 2.23m 8'10" x 7'4"

	<b>PLOT 2</b>
Bedroom 1	4.05m max x 3.25m 13'3" max x 10' 8"
Bedroom 2	3.93m x 2.40m 12'11" x 7'11"
Living Room	4.48m x 3.30m 14'8" x 10'10"
Kitchen	3.45m max x 2.18m 11'4" max x 7'2"

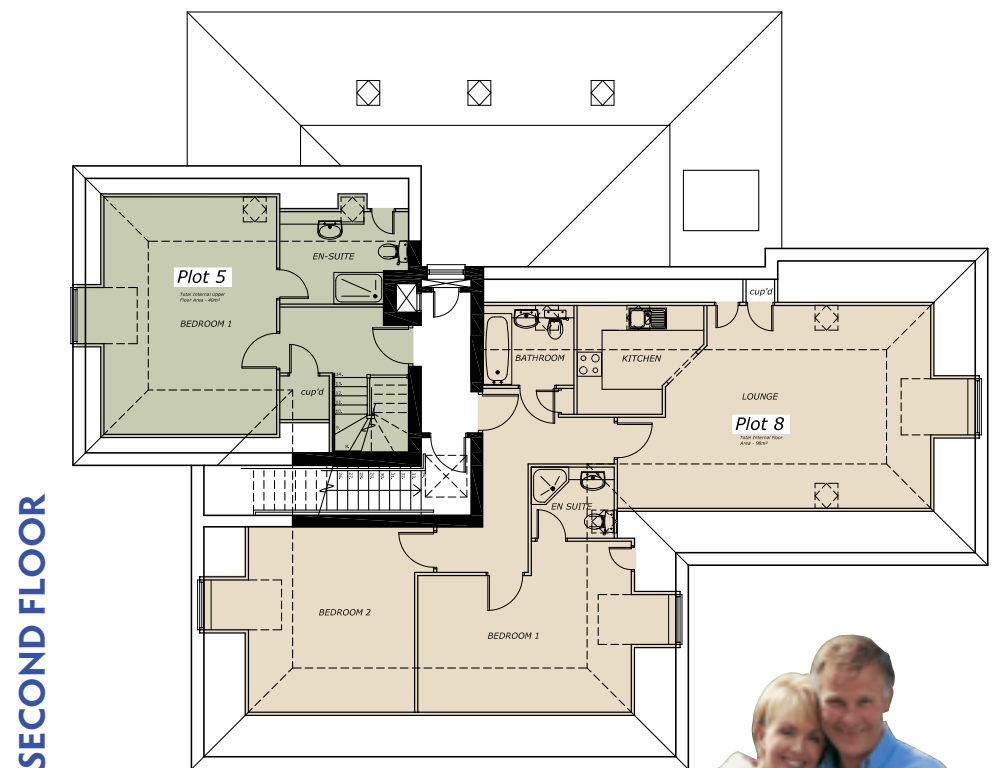
	<b>PLOT 3</b>
Bedroom 1	3.98m x 3.34m 13'1" x 10'11"
Living Room	7.51m max x 3.60m 24'8" max x 11'10"
Kitchen	2.88m x 2.22m 9'5" x 7'3"

	<b>PLOT 4</b>
Bedroom 1	3.55m x 3.16m 11'8" x 10'4"
Bedroom 2	3.00m max x 2.5m 9'10" max x 8'4"
Living Room	4.33m x 4.10m 14'3" x 13'
Kitchen	3.16m x 2.05m 10'4" x 6'9"



	<b>PLOT 5 (DUPLX)</b>
Bedroom 2	4.15m x 2.88m 13'7" x 9'5"
Living Room	5.03m max x 3.65m 16'6" max x 11'10"
Kitchen	3.35m x 2.68m 11'0" x 8'10"

	<b>PLOT 6</b>
Bedroom 1	7.84m x 4.48m 25'9" x 14'8"
Bedroom 2	3.98m x 3.34m 13'1" x 10'11"
Living Room	7.76m x 3.60m 25'2" x 11'10"
Kitchen	2.88m max x 2.22m max 9'5" max x 7'3" max



	<b>PLOT 5 (DUPLX)</b>
Bedroom 1	5.71m x 4.60m max 18'9" x 15'1" max

	<b>PLOT 8</b>
Bedroom 1	6.03m max x 4.11m 19'9" x 13'6"
Bedroom 2	4.90m max x 4.46m 16'1" max x 14' 8"
Living Room	7.54m max x 4.88m 24'9" max x 16'0"
Kitchen	3.05m max x 2.62m max 10'0" max x 8'7" max

