

TRINITY COURT

TRINITY DRIVE ♦ HILLINGDON ♦ MIDDLESEX



**6 TRADITIONAL STYLE THREE BEDROOM HOMES
AND 8 APARTMENTS**

W.E. BLACK LTD

Designed with Thought • Built with Care

THE LOCATION

THE MEADOWS

Picture your new home in a private cul-de-sac of two and three bedroom houses, or in an apartment peacefully located in this sought after area of Hillingdon, with Uxbridge close by.

A warm and inviting low maintenance home with the latest insulation specification to keep those expensive utility bills under control.

Designed by award winning Architect W J Macleod , the development is an imaginative mix of properties, some of which have en-suite facilities to the master bedroom and modern kitchens and bathrooms. The development will be attractively landscaped with allocated brick paved parking bays.



Walks along the River Colne at Uxbridge



Hillingdon Parish Church



Uxbridge Station with frequent services to London



Uxbridge High Street & Chimes Shopping Centre



Tranquil Pub in Hillingdon

HILLINGDON HAS IT ALL...

LOCAL AMENITIES

Shopping: Hillingdon has a useful selection of shops for day-to-day needs.

The Chimes Shopping Mall in Uxbridge which includes a 9 screen cinema is within easy reach. Brent Cross and Watford are also easily accessible.

Schools: The area has a number of first class schools and colleges including Brunel University.

Local Sports Clubs for Athletics, Cricket, Rugby, Lawn Tennis and Gymnastics.

Golf at Harefield Place, Hillingdon and Stockley Park.

Football Clubs include Uxbridge , Hayes and Yeading

Leisure: Fitness First Gym, Harrow Leisure Centre.

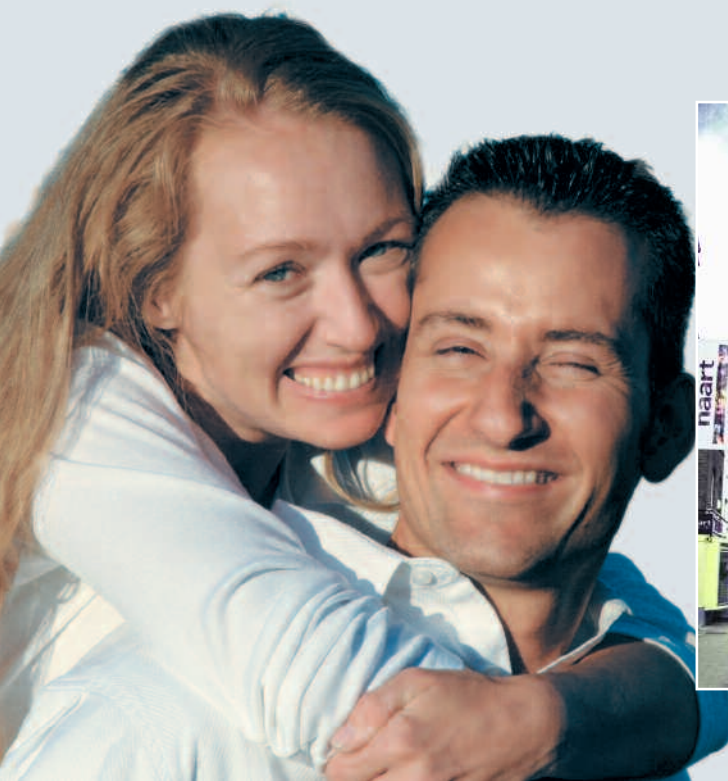
Trains: Uxbridge to Baker Street and the City (Metropolitan Line) and Uxbridge to the West End (Piccadilly Line)

Car: Hillingdon to M40-nearby, Hillingdon to West End via A40 -nearby.

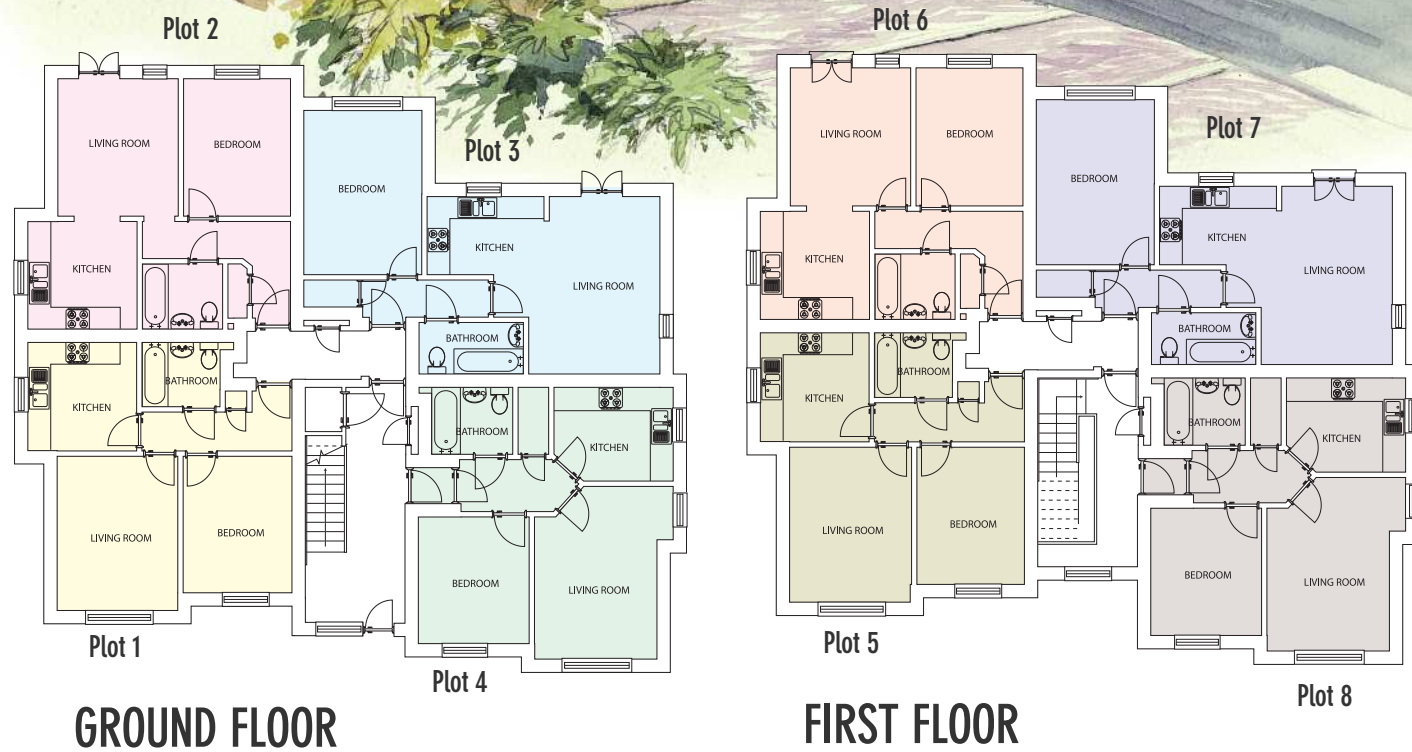
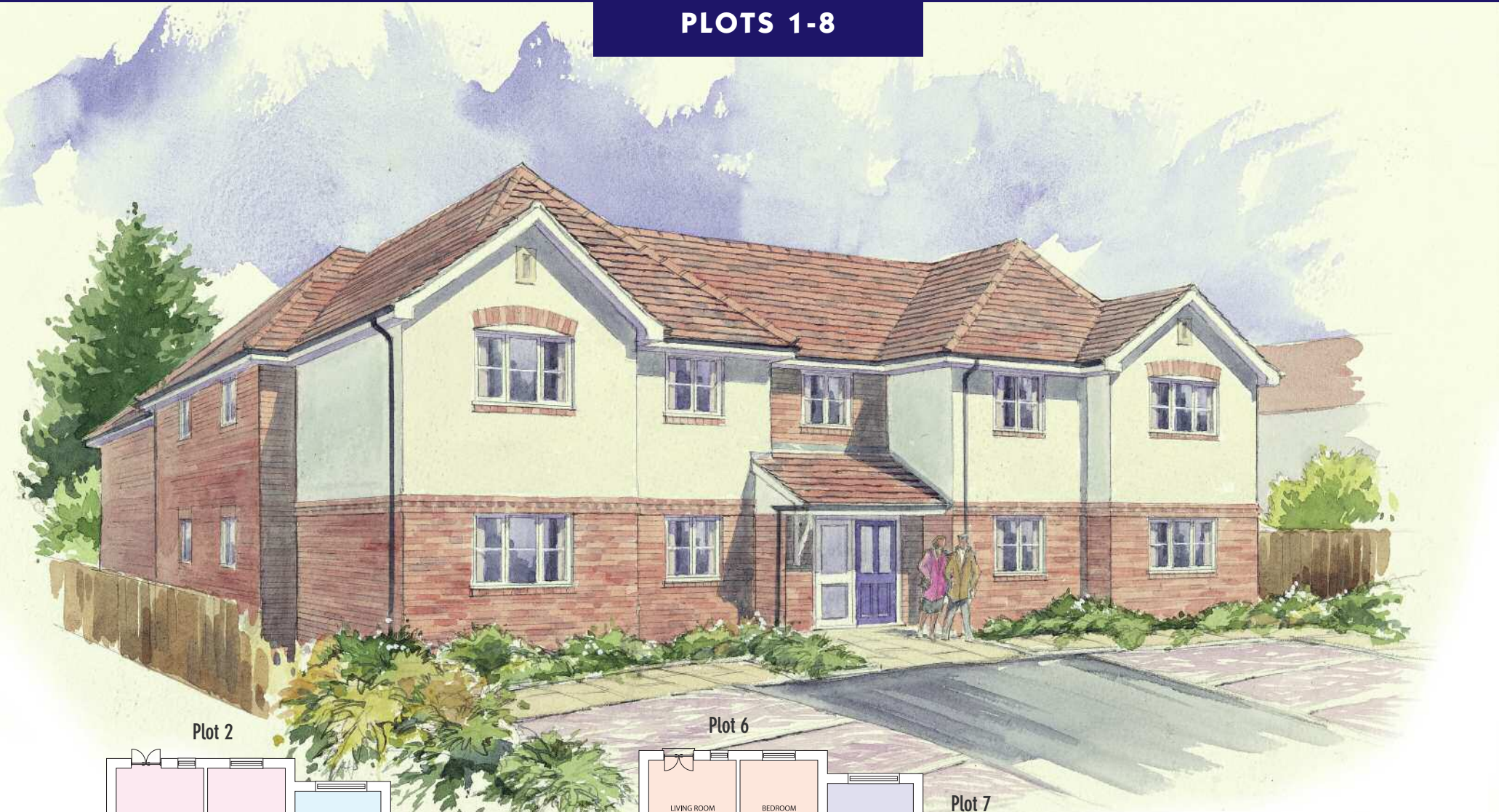


COMMUTING

SITE PLAN



PLOTS 1-8



Plots One (Ground) & Five (First)

Living Room 4.12m x 3.18m 13'6" x 10'5"

Kitchen 2.92m x 2.87m 9'7" x 9'5"

Bedroom 3.68m x 2.88m 12'1" x 9'5"

Plots Two (Ground) & Six (First)

Living Room 3.70m x 3.18m 12'2" x 10'5"

Kitchen 2.92m x 2.87m 9'7" x 9'5"

Bedroom 3.70m x 2.86m 12'1" x 9'4"

Plots Three (Ground) & Seven (First)

Living Room/Kitchen

5.96m^{max} x 4.76m^{max}

19'6" ^{max} x 15'7" ^{max}

Bedroom 4.35m x 3.05m 14'3" x 10'0"

Plots Four (Ground) & Eight (First)

Living Room 4.63m^{max} x 3.62m^{max}

15'2" ^{max} x 11'10" ^{max}

Kitchen 3.10m x 2.56m 10'2" x 8'5"

Bedroom 3.43m x 2.90m 11'3" x 9'6"

SPECIFICATION

HOUSE SPECIFICATION

TRADITIONAL CONSTRUCTION

- Traditional brick and block construction with pre-stressed concrete ground floors.

- High specification insulation.

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

LUXURY KITCHEN

- Fully fitted "Symphony" kitchen.

- Inset 1.5 bowl sink with mixer taps.

- Stainless steel Smeg electric oven with gas hob and extractor.

- Fully integrated dishwasher unit.

- Ceramic wall tiling.

- Low voltage down lighters.

QUALITY BATHROOMS

- Classic white sanitaryware.

- Steel bath.

- Fitted vanity unit as specified.

- Chrome taps and fittings.

- Ceramic tiling to walls.

DECORATIVE FINISHES

- Moulded 4 panel doors together with moulded skirtings and architraves in white gloss.

- Walls are emulsioned in barley-white except in bathrooms and kitchens which are in white.

HEATING

- Individual gas fired central heating.

OTHER FEATURES

- Fully landscaped front gardens.

- Allocated brick paved parking spaces and garages to specific plots.

APARTMENT SPECIFICATION



TRADITIONAL CONSTRUCTION

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

- High specification sound insulation.

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

LUXURY KITCHEN

- Fully fitted "Symphony" kitchen.

- Inset 1.5 bowl sink with mixer taps, washer/drier and waste disposal unit.

- Stainless steel Smeg electric oven with gas hob and extractor.

- Ceramic wall tiling.

QUALITY BATHROOMS

- Fully fitted with classic white suites, chrome fittings and ceramic tiling to walls.

DECORATIVE FINISHES

- Moulded koto veneer internal doors with high quality chrome furniture.

- Moulded skirtings and architraves painted in white.

- Walls are emulsioned in barley-white



except in bathrooms and kitchens which are in white.

HEATING

- Individual gas fired central heating combined with very high insulation specification.

OTHER FEATURES

- Video entry phone for convenience and security.

- Carpeted communal entrance halls.

- Fully landscaped grounds.

- Allocated block paved parking bays.

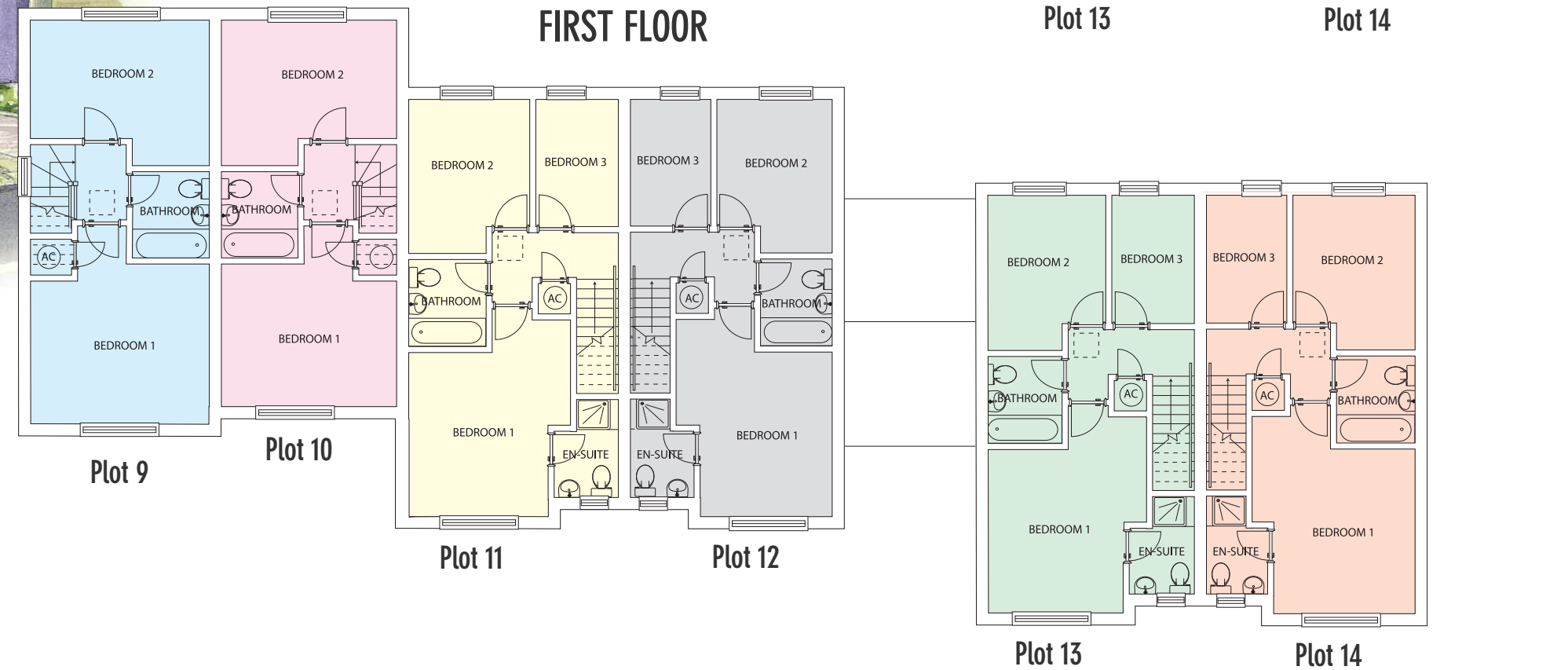
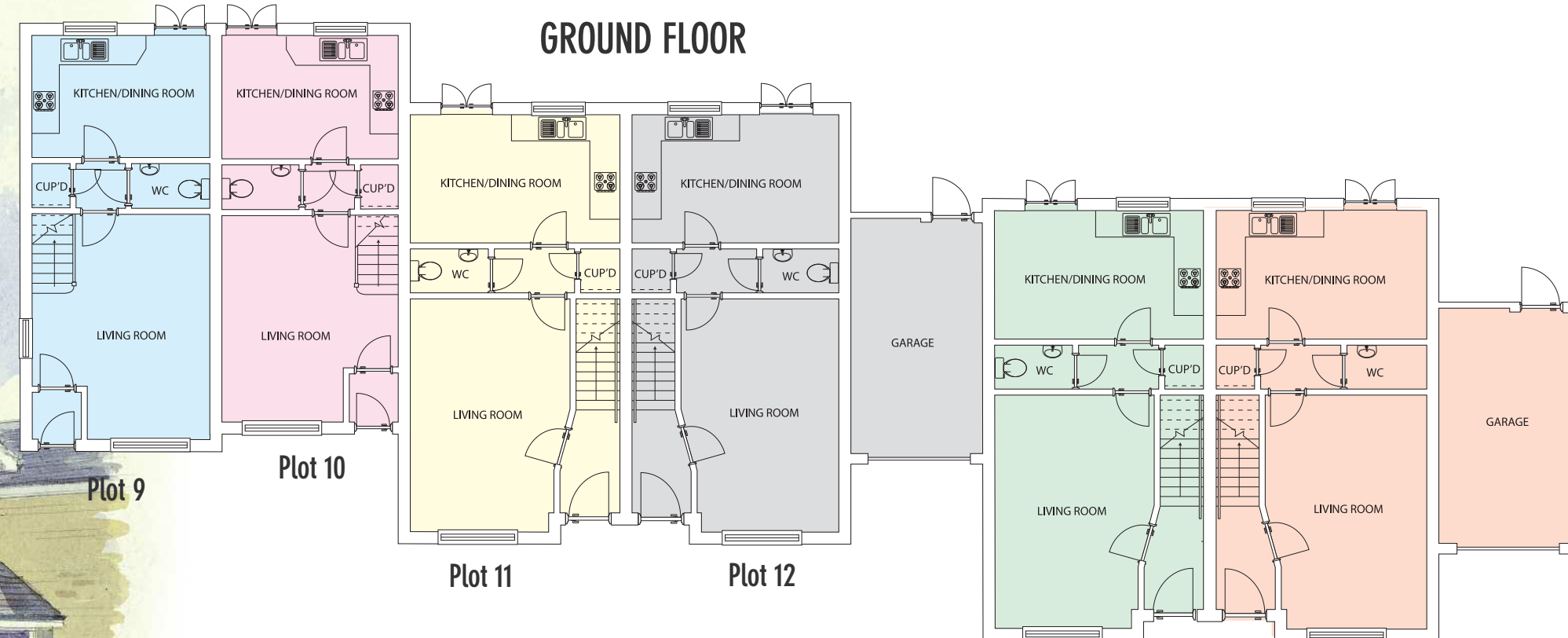
- Residents controlled management company.

All properties have a full NHBC ten year warranty.



Please Note: photographs are indicative of the type and style of W.E. Black's interior finishes and do not necessarily represent this specific development.

PLOTS 9-14

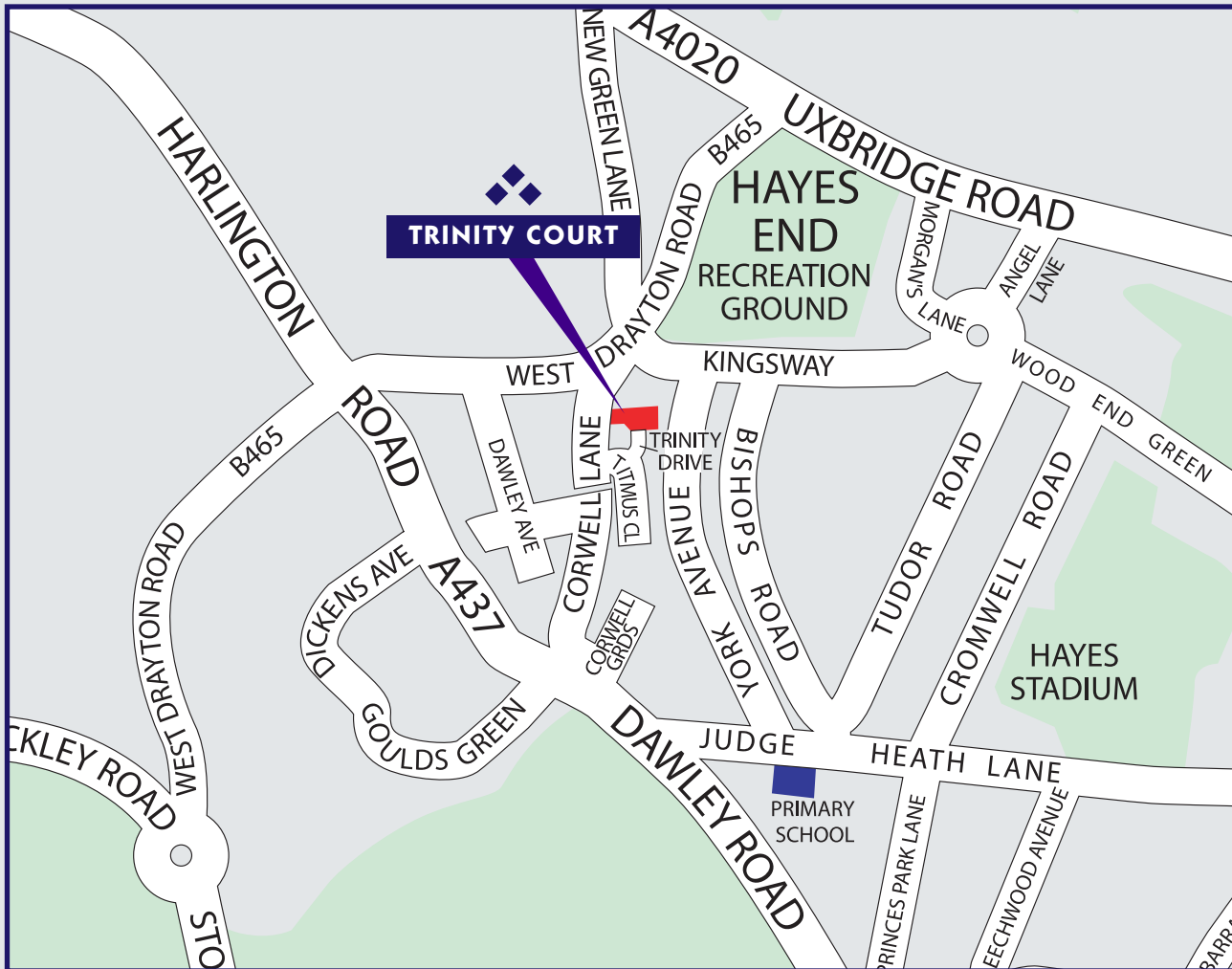


Plot Nine		
GROUND		
Living Room	5.35m x 4.00m	17'6" x 13'1"
Kitchen/Dining	4.00m x 2.80m	13'1" x 9'2"
FIRST		
Bedroom 1	4.00m x 3.75m _{max}	13'1" x 12'3"
Bedroom 2	4.00m x 3.40m _{max}	13'1" x 9'10"
Plot Ten		
GROUND		
Living Room	5.35m x 4.00m	17'6" x 13'1"
Kitchen/Dining	4.00m x 2.80m	13'1" x 9'2"
FIRST		
Bedroom 1	4.00m x 3.00m _{max}	13'1" x 12'3"
Bedroom 2	4.00m x 2.80m _{max}	13'1" x 9'2"

Plots Eleven & Twelve		
GROUND		
Living Room	5.45m x 3.68m _{max}	17'10" x 12'1"
Kitchen/Dining	4.70m x 3.00m	15'5" x 9'10"
FIRST		
Master Bedroom with en-suite shower	4.87m _{max} x 3.68m _{max}	16'0" _{max} x 12'1" _{max}
Bedroom 2	3.60m _{max} x 2.72m _{max}	11'10" _{max} x 8'11" _{max}
Bedroom 3	3.00m x 1.90m	9'10" x 6'3"

Plots Thirteen & Fourteen		
GROUND		
Living Room	5.45m x 3.68m _{max}	17'10" x 12'1"
Kitchen/Dining	4.70m x 3.00m	15'5" x 9'10"
FIRST		
Master Bedroom with en-suite shower	4.87m _{max} x 3.68m _{max}	16'0" _{max} x 12'1" _{max}
Bedroom 2	3.60m _{max} x 2.72m _{max}	11'10" _{max} x 8'11" _{max}
Bedroom 3	3.00m x 1.90m	9'10" x 6'3"

LOCATION



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 a contract. July 2007

FOR FURTHER INFORMATION CONTACT OUR AGENTS

THE BUILDERS

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 their 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.



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