

BEECHWOOD GROVE

Caversham, Reading



Set in a leafy residential pocket of prestigious Caversham, Beechwood Grove offers 1 and 2 bedroom apartments combined with stimulating social activities and professional healthcare support, allowing you to live life in comfort and style.



Computer Generated Image is indicative only.



BEECHWOOD GROVE

A WELL-BALANCED LIFE AWAITS

Beechwood Grove is an exciting alternative to traditional extra care schemes, offering you more choice when it comes to how you want to spend your retirement years. Varied activities, tailor-made services and a strong community spirit aim to improve everyday living and give you peace of mind.

Here you can enjoy the privacy and comfort of your very own home, as well as access to a number of communal spaces – including a modern bistro, an activity room and inviting landscaped gardens. You're in good company too: there's plenty of opportunity for socialising with like-minded people.

At Beechwood Grove, we believe it's never too late to learn a new skill. Whether it's a music workshop, a game of bowls or a crafts lesson, our choice of bespoke activities keep minds active. Of course, maintaining a healthy body is paramount to our residents too, which is why we offer opportunities to host weekly exercise classes – yoga and tai chi are among the most popular. Plus a visiting chiropractor and other health professionals are available to support you as and when needed.





Nomad Bakery, Caversham

ALL THAT YOU NEED WITHIN EASY REACH

Surrounded by tree-lined residential streets, Beechwood Grove has prime position in tranquil Caversham. A prestigious suburb in the picturesque county of Berkshire, Caversham's appeal lies greatly in its friendly, village-like atmosphere, yet it's also close to a cluster of local amenities as well as Reading's bustling city centre.

From Beechwood Grove, it's half a mile to Caversham Court Gardens – this Grade II listed garden and mansion provide a stunning riverside setting for afternoon tea and home-baked cakes at the Tea Kiosk. In summer months, Caversham Court Gardens hosts al fresco Shakespeare theatre productions – a popular evening out for our culture-loving residents.

Another advantage of life at Beechwood Grove is the easy access to quintessential English countryside: you are connected to the Thames Path walking trails, while the nearby Chilterns have been officially designated as an 'Area of Outstanding Natural Beauty'.

You're not far from the shops either – Caversham's attractive High Street is lined with red brick Victorian buildings housing independently owned florists, hairdressers, gift shops and jewellers as well as cosy cafés and restaurants. For everyday convenience, there's a Waitrose supermarket, several banks, a library and a doctor's surgery.



Caversham Bowls Club

LEADING AN ACTIVE LIFESTYLE

Life at Beechwood Grove presents boundless opportunities to stay active. Take a refreshing dip or swim a few lengths in the open-air pool at Reading's Thames Lido. Formerly housing Edwardian baths, this elegant complex retains much of its original architecture and offers plenty of indulgent treats too, from massages to memorable meals at the on-site bistro.

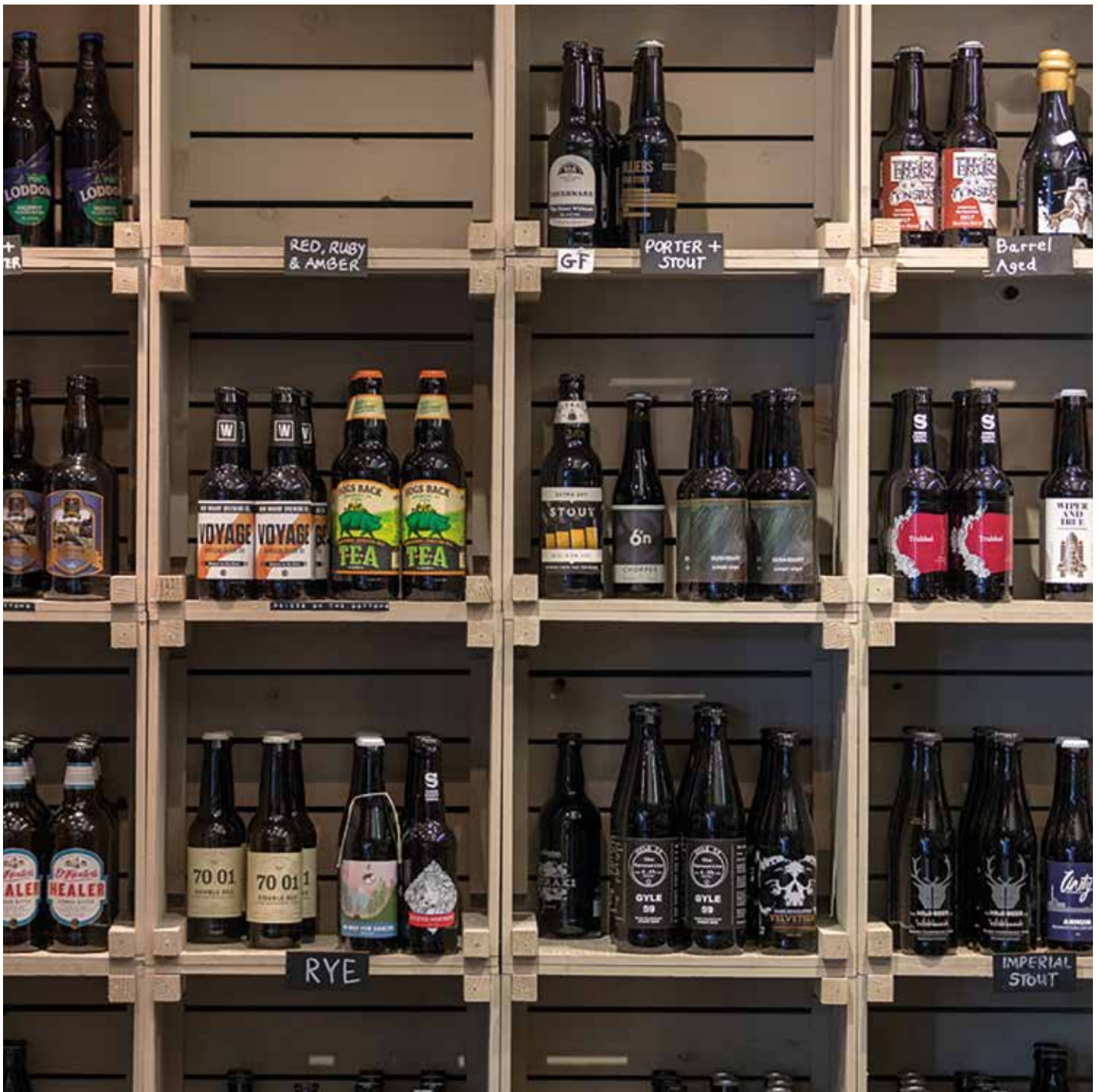
Keen golfers can take a swing at Reading's historic golf course, made up of woodland and parkland. Nearer still, the more modern Caversham Heath Golf Course is an 18-hole course for golfers of all levels. Both venues have formal clubhouses that buzz with social activity all year round.

The area's two main cricket clubs – Reading Cricket Club and Caversham Cricket Club – and the local bowls club brim with quintessential English charm: you can join up and engage in friendly competition, or sit back and watch the action unfold before you.



Caversham Riverside





Reading is a 15-minute walk or 8-minute bus ride from Beechwood Grove. Featuring even more choice when it comes to shops, theatres, cinemas and art galleries, it's also where the highly-rated Royal Berkshire Hospital is located. With Crossrail due to reach Reading Station by the end of 2019, regular and direct routes into central London will be quicker than ever before, taking less than an hour.

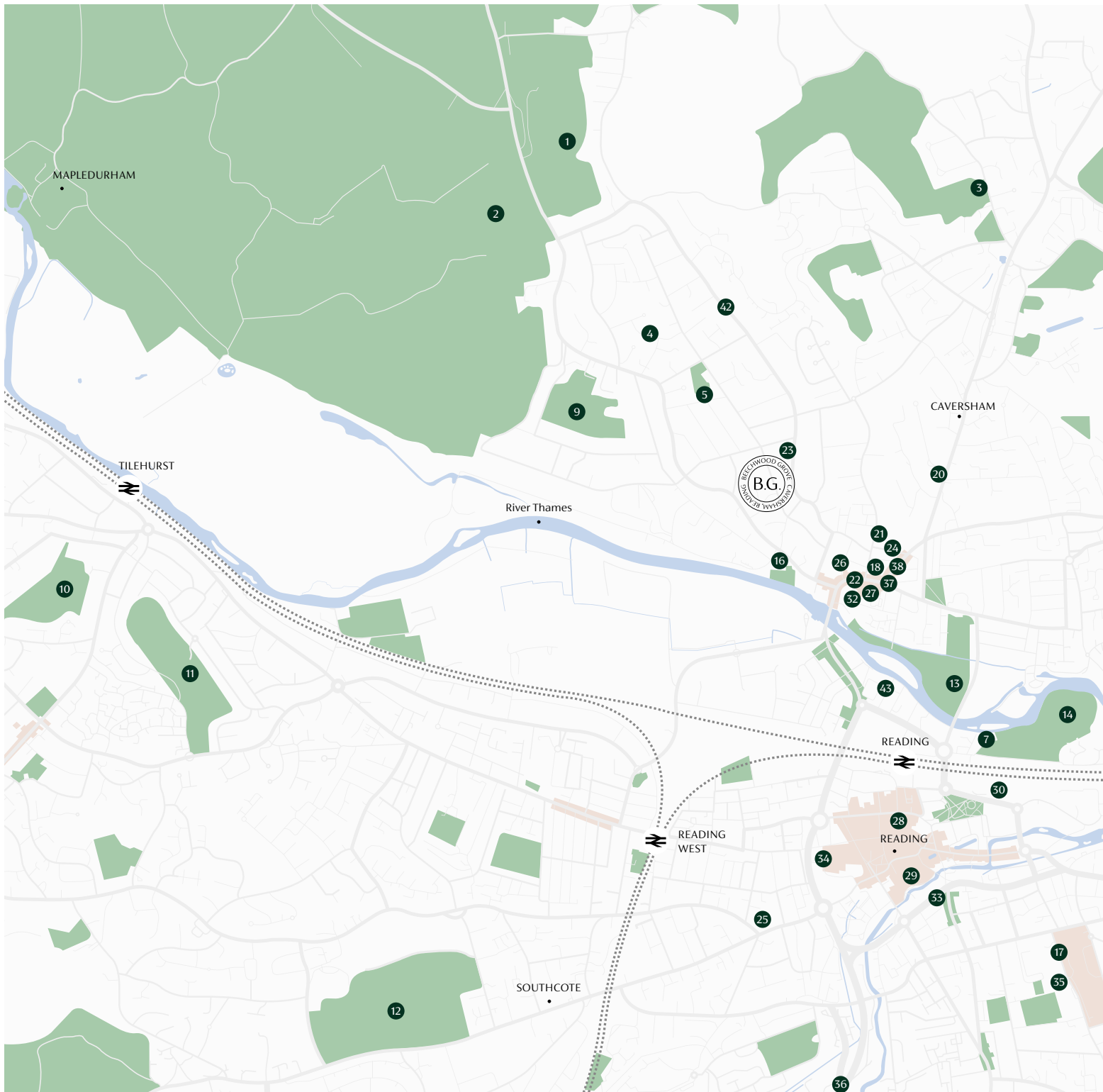
Henley is a 20-minute drive away, where historical pubs, stylish bistros and independent boutiques line the banks of the River Thames.

Slightly further afield is the picturesque village of Sonning, home to the much loved restaurant, Ivy of Sonning – an unmissable treat if you like fresh, spice-infused Indian cuisine. The Mill at Sonning is also a beautiful building dating back to the 18th century, serving delectable dinners and drinks overlooking the River Thames and home to an intimate theatre hosting a range of theatre productions, comedy nights and live music concerts.



Caversham High Street

CAVERSHAM & THE BOROUGH



BEECHWOOD GROVE

Leisure

- 1 Mapledurham Golf Club
- 2 Caversham Heath Golf Club
- 3 Reading Golf Club
- 4 Caversham Lawn Tennis Club
- 5 Caversham Bowls Club
- 6 Sonning Cricket Club
- 7 Thames Lido
- 8 Woodford Park Leisure Centre

Open Spaces

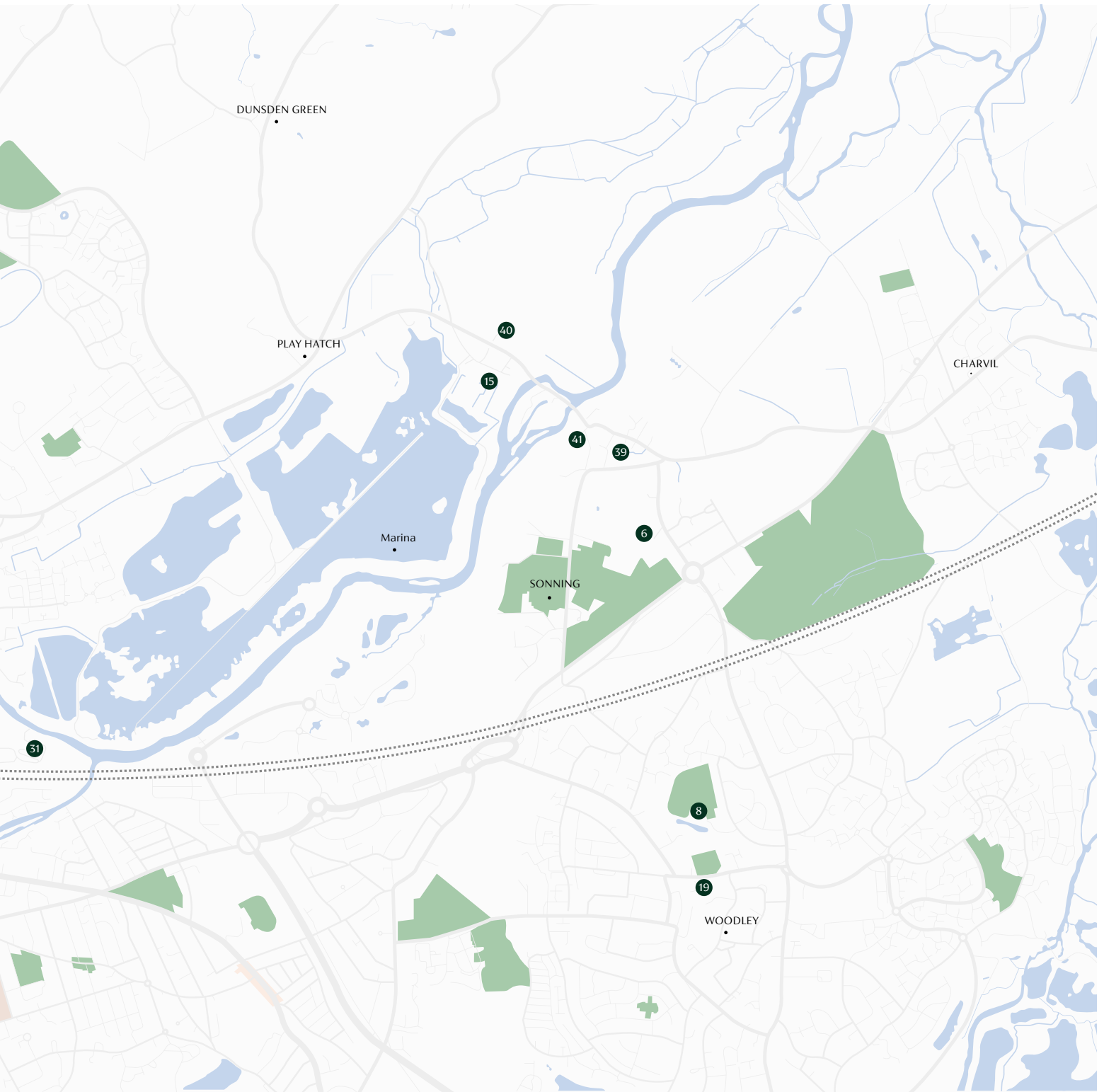
- 9 Mapledurham Fields
- 10 The Arthur Newbery Park
- 11 McIlroy Park
- 12 Prospect Park
- 13 Christchurch Meadows
- 14 King's Meadow
- 15 Sonning Eye
- 16 Caversham Court Gardens

Services

- 17 Royal Berkshire Hospital
- 18 Caversham Library
- 19 Woodley Library
- 20 Peppard Road Surgery
- 21 Balmore Park Surgery
- 22 Riverside Dental Practice
- 23 Caversham Heights Dental Centre
- 24 Reflex Chiropractic Clinic
- 25 Spire Dunedin Private Hospital

Shopping

- 26 Tesco Esso Express
- 27 Waitrose
- 28 Marks & Spencer
- 29 The Oracle Shopping Centre
- 30 Forbury Retail Park
- 31 Tesco Extra
- 32 St Martin's Precinct



Entertainment

- 33 Vue Cinema
- 34 The Hexagon Theatre
- 35 Museum of English Rural Life
- 36 Madejski Stadium

Dining

- 37 Kyrenia, Prospect Street
- 38 Quattro, Prospect Street
- 39 The Ivy of Sonning
- 40 The French Horn
- 41 The Bull Inn
- 42 The Caversham Rose
- 43 The Moderation

Map not to scale and shows approximate locations only.



Computer Generated Image is indicative only.



ADDING ENJOYMENT TO EVERYDAY LIFE

Beechwood Grove offers hotel-style amenities that make life easier and more enjoyable. At the heart of the community is a stylish lounge – a place to connect with other residents and guests over a cup of tea. You're welcome to join our weekly workshops too – they're ideal for honing a skill or simply socialising with your new neighbours.

Central to community life at Beechwood Grove are the landscaped gardens, with level footpaths leading to comfortable seating areas. These are idyllic spots to relax in warm weather; they are also where our popular lawn bowls take place. Close by is our vegetable patch, open all year round to green-thumbed residents.

Life is satisfyingly stress-free at Beechwood Grove: an on-site store stocks quality essentials and basics, and if you don't feel like cooking, our modern bistro serves delicious dishes – perfect for when family come to visit. There's plenty of opportunity for quiet contemplation too but for a special treat, book one of our on-site spa services – from hair styling to massage.

Other amenities that add value to daily life at Beechwood Grove include a scooter charging area, private parking spaces (limited availability), and even a guest suite so that friends and family can comfortably stay over whenever they require.



BEECHWOOD GROVE





Communal lounge, Computer Generated Image is indicative only.





Communal dining area, Computer Generated Image is indicative only.



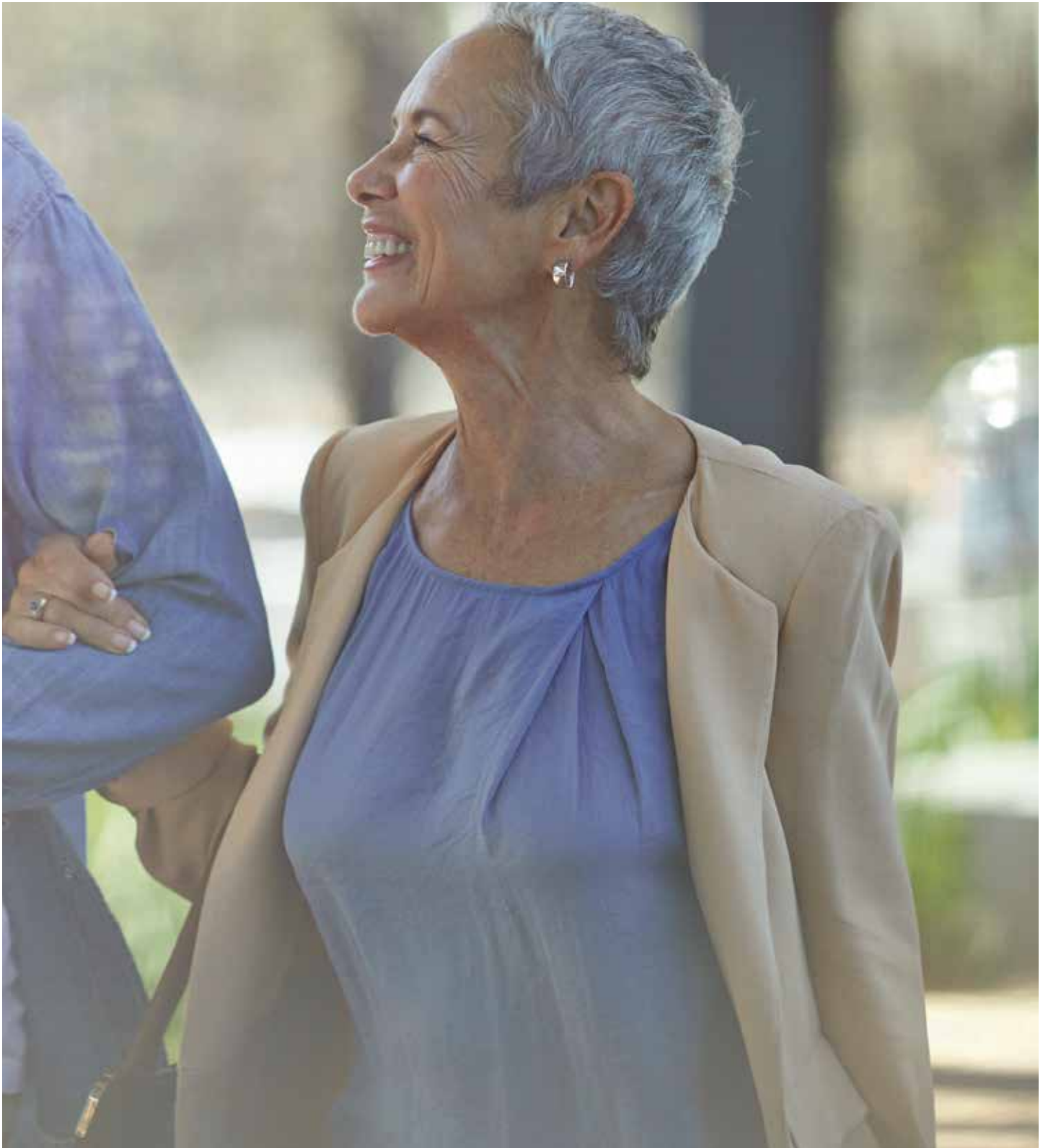
OFFERING YOU SPECIALIST CARE AND SUPPORT

Beechwood Grove's tailor-made services stretch far beyond simply providing you with a new home. We want you to make the right choice for you and we're here to help with the transition by offering a personalised plan from the moment you decide to move in. Our Care and Support team will also be on hand to answer any questions you may have and support you as needed.

To make your move a little easier we offer a range of services including expert agents to help market and sell your property, a financial expert to talk you through the services and buying process as well as a trusted and fully-vetted handy person to help you move in.

Once you've settled in, together we create customised services to make life simple for you and your family. Our amenities and activities have been carefully coordinated with you in mind so that you can enjoy your new home, friends and family without worrying about daily chores or stresses.

At Beechwood Grove, our promise to you is that your individual wellbeing and care needs will be a priority.



CAREFULLY CONSIDERED INTERIORS WITH YOU IN MIND

INTERIOR FINISHES

- Wool carpet to bedrooms and halls
- Laminate flooring to living room for apartment types B, C, E, F, G, H, J, L, M, N, S, T and U
- Wool carpet to living room for apartment types A, D, K, P, Q, R, V and W
- Beko washer dryer (integrated in kitchen for apartment types A, D, K, Q and V)
- Triple door built in wardrobe to master bedroom
- White electrical sockets and switches
- Brush chrome ironmongery

KITCHEN

- Bespoke fitted, matt-finish kitchens with square bar handles
- Laminate worktop
- White glass splashback behind hob
- Integrated appliances including:
 - AEG side hung single oven
 - AEG ceramic four ring hob with touch controls
 - Beko fridge freezer
- Dishwasher (slimline to plots 3, 8, 16, 17, 18, 19, 20, 23, 29, 31, 41, 42 and 43)
- LED under cupboard lighting
- Elica recirculating cooker hood
- Stainless steel one-and-a-half bowl sink with single lever mixer tap
- Laminate flooring

BATHROOMS

- Porcelain large format floor tiles and ceramic wall tiles
- Hand wash basin with chrome mixer tap
- Glass shower screen
- Wall-mounted chrome shower mixer
- Wall-mounted WC with dual chrome flush plate
- Heated chrome towel rail
- Provision for a door to be introduced to give direct access to the shower room if required
- Mobility aids available for an additional charge

ELECTRICAL

- Energy efficient downlights to kitchens and bathrooms, pendant lighting to all other areas
- Wiring for Sky+HD and IRS (subscription required)
- Spur for security alarm
- Wiring for BT fibre broadband/telephone (subscription required)
- USB ports

HEATING AND HOT WATER

- Combined heat and power system
- Hot water supplied by central storage system
- Underfloor heating



COMMUNAL AREAS

- Landscaped gardens including short lawn bowls green, a green house, chicken coop, vegetable patch and woodland trail
- Shared lounges, restaurant, activity room, spa
- Residents parking (limited availability)
- Cycle storage
- Passenger lifts
- Scooter storage with charging points
- Guest suite

SECURITY AND PEACE OF MIND

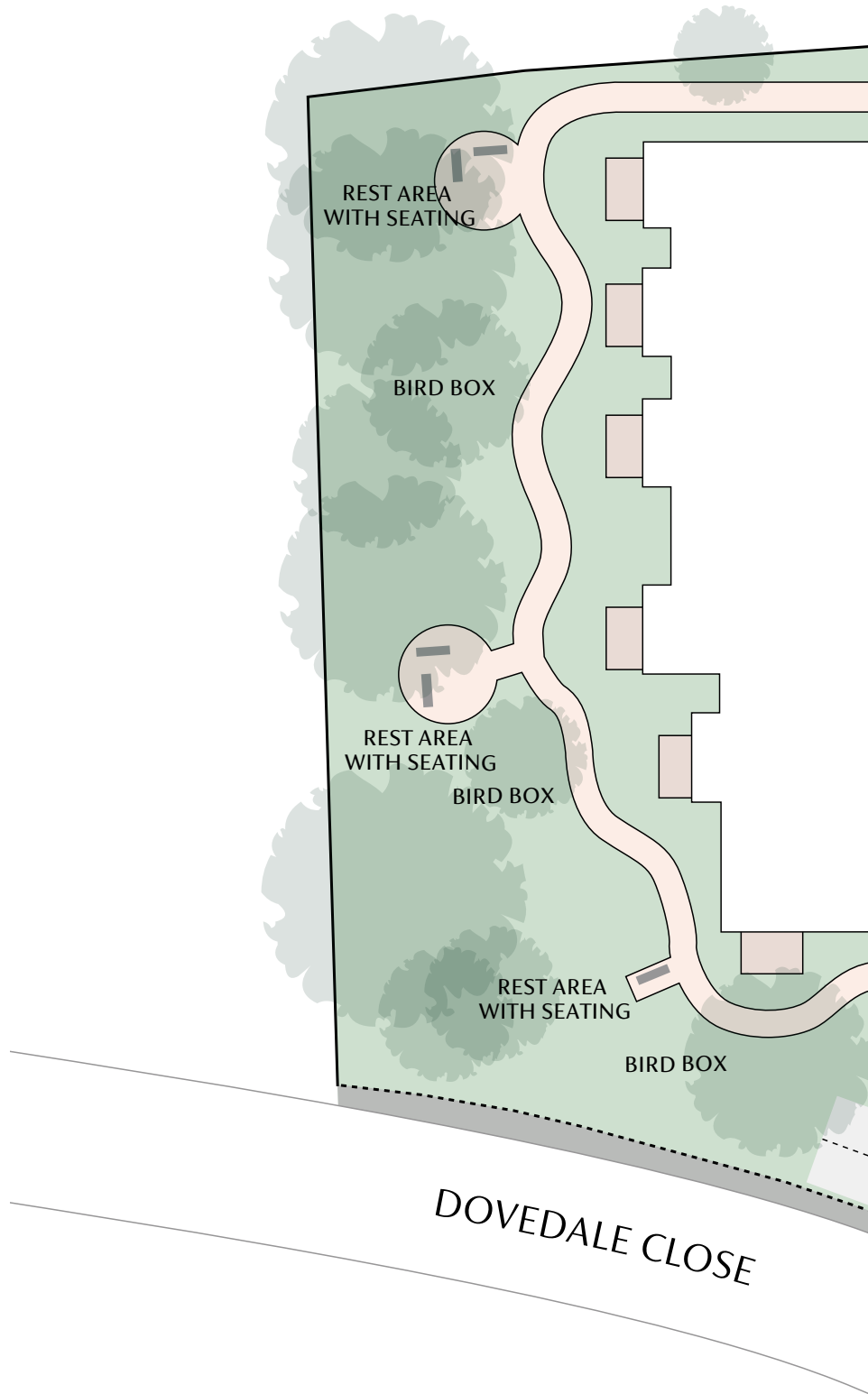
- 10 year Premier warranty
- Audio video door entry control and progressive privacy
- Front door peephole
- 12 month defects warranty cover
- BREEAM certified
- Designed in accordance with Secured by Design principles

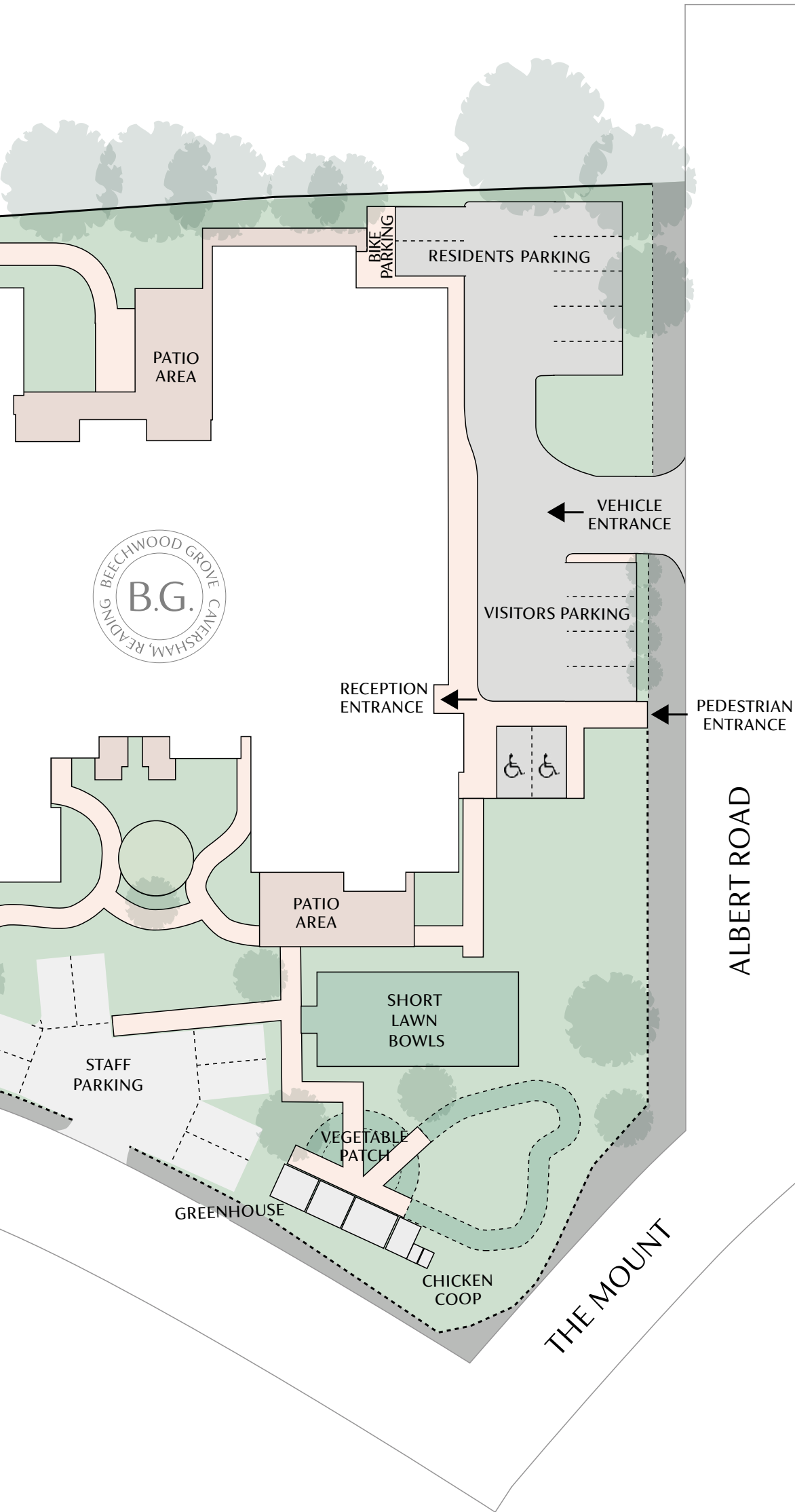


FLOORPLAN DIRECTORY

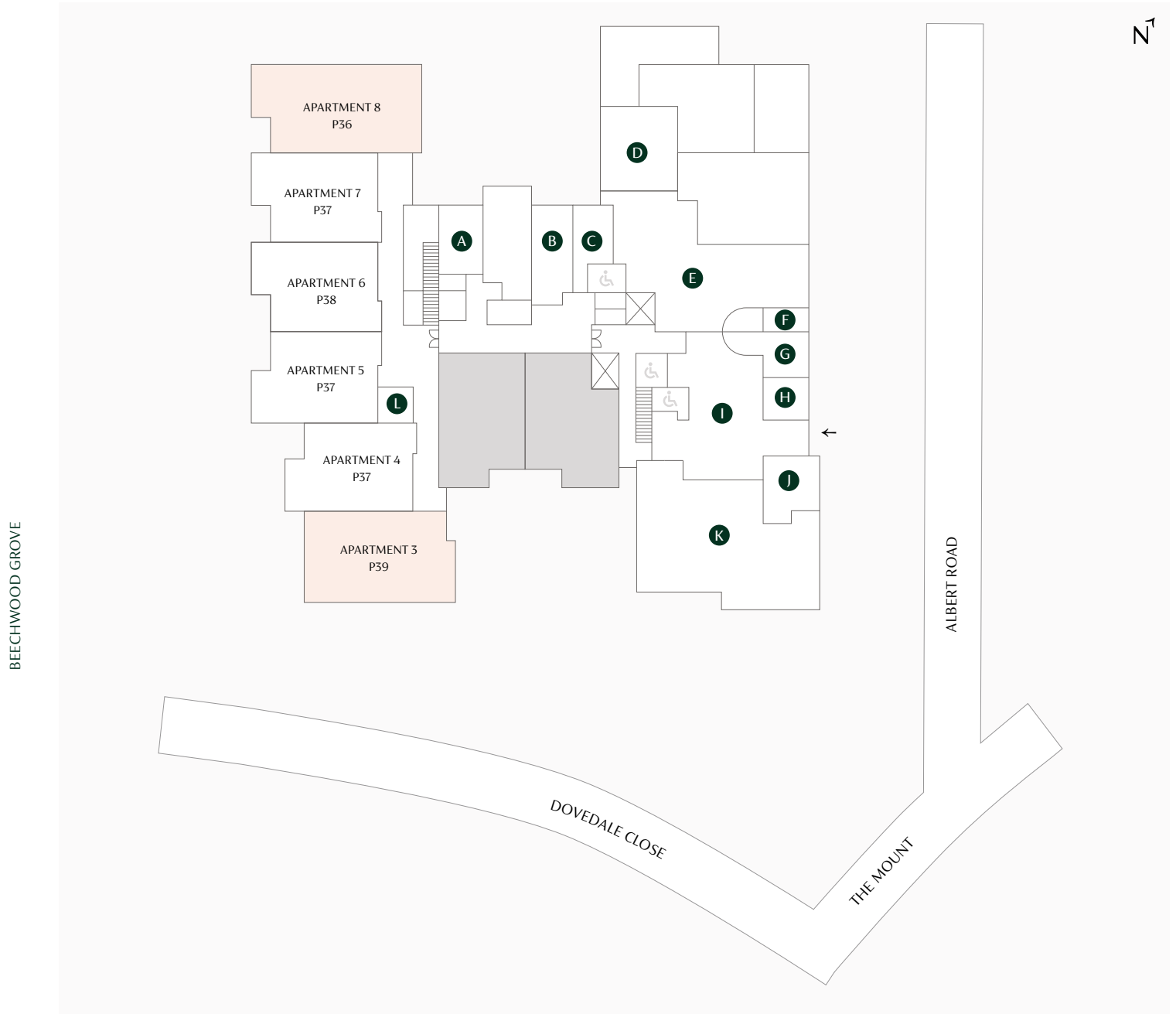
SITE PLAN

BEECHWOOD GROVE





GROUND FLOOR



- | | |
|--------------------------|-----------------------|
| A Laundry | ⊗ Lift |
| B Care office | ← Entrance |
| C Spa and treatment room | ○ 1 bedroom apartment |
| D Activity room | ● 2 bedroom apartment |
| E Restaurant | ● General housing |
| F Shop | ♿ Disabled WC |
| G Hair and beauty salon | ≡ Stairs |
| H Support office | |
| I Reception | |
| J Scooter store | |
| K Lounges | |
| L Meeting room | |

1ST FLOOR



- × Lift
- 1 bedroom apartment
- 2 bedroom apartment
- General housing
- ≡ Stairs
- ≡ Roof below

2ND FLOOR

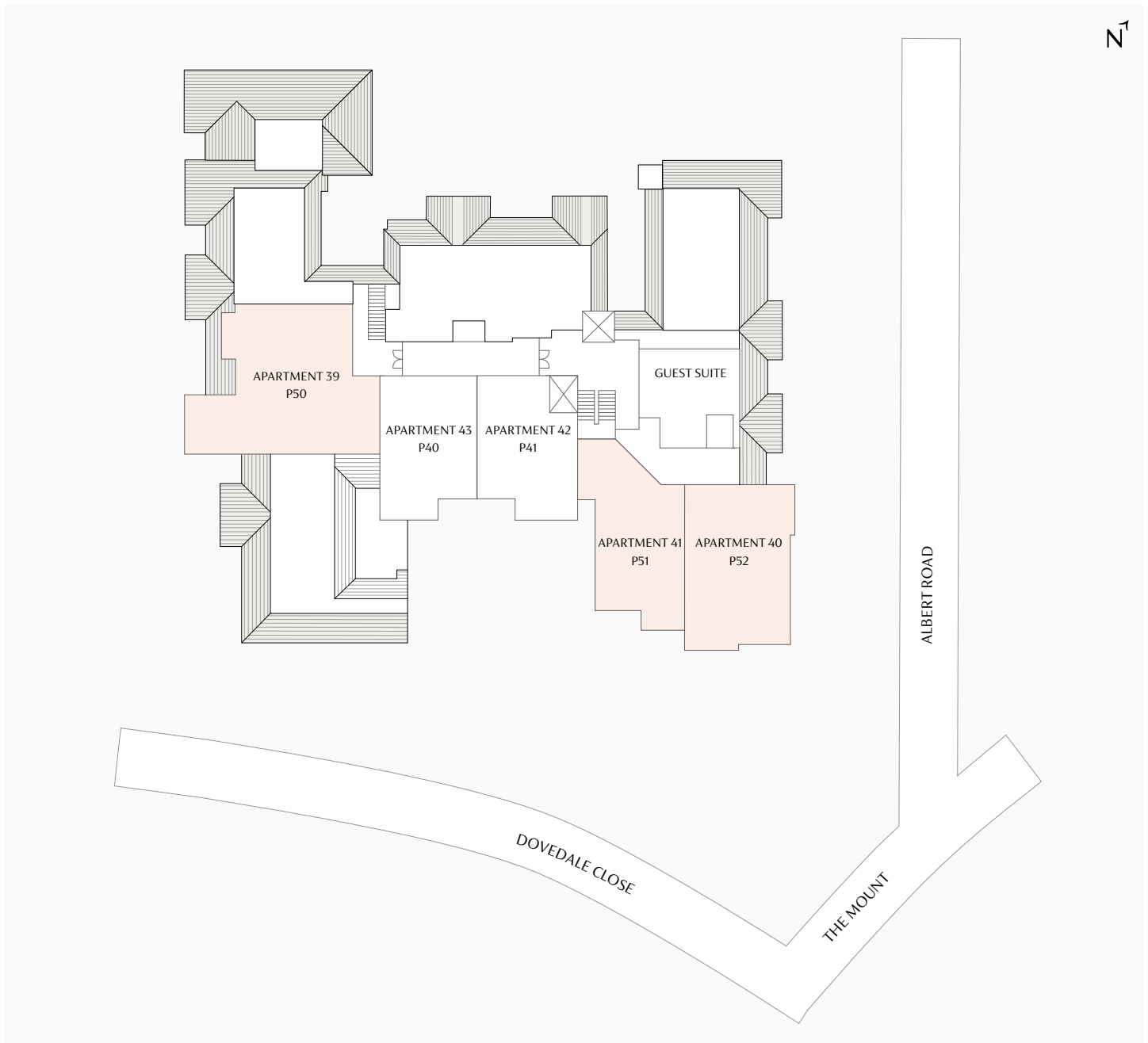
BEECHWOOD GROVE



N

- × Lift
- 1 bedroom apartment
- 2 bedroom apartment
- General housing
- ≡ Stairs
- ≡ Roof below

3RD FLOOR



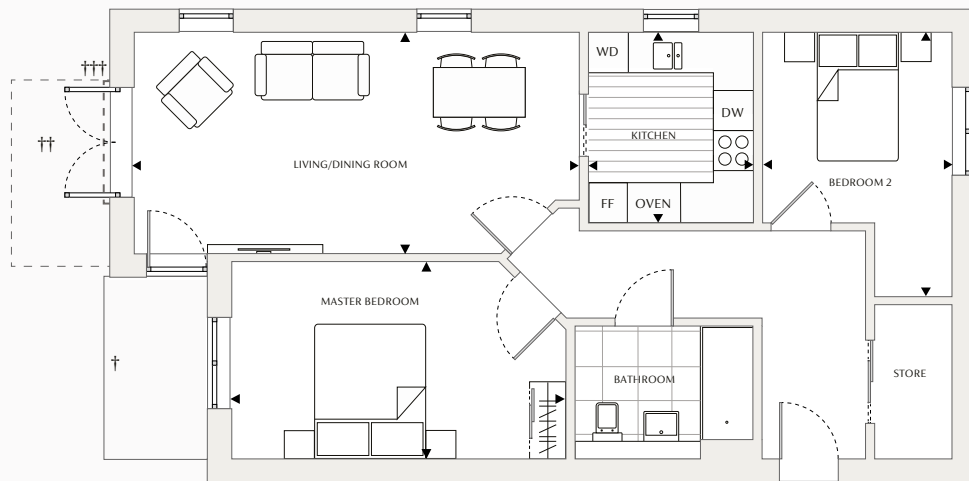
- × Lift
- 1 bedroom apartment
- 2 bedroom apartment
- ≡ Stairs
- ≡ Roof below

TYPE A

APARTMENTS 8 & 16
2 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

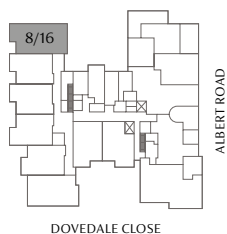
3rd floor
2nd floor
16 → 1st floor
8 → Ground floor

TOTAL INTERNAL AREA

804 sq ft (74.7 sq m)
LIVING/DINING ROOM – 22' 1" x 10' 11" (6.72m x 3.34m)
KITCHEN – 8' 2" x 9' 5" (2.49m x 2.86m)
MASTER BEDROOM – 16' 7" x 9' 10" (5.05m x 2.99m)
BEDROOM 2 – 9' 5" x 13' 1" (2.87m x 3.99m)

TOTAL OUTSIDE AREA

APARTMENT 8 – TERRACE
60 sq ft (5.6 sq m)
APARTMENT 16 – BALCONY
54 sq ft (5.0 sq m)



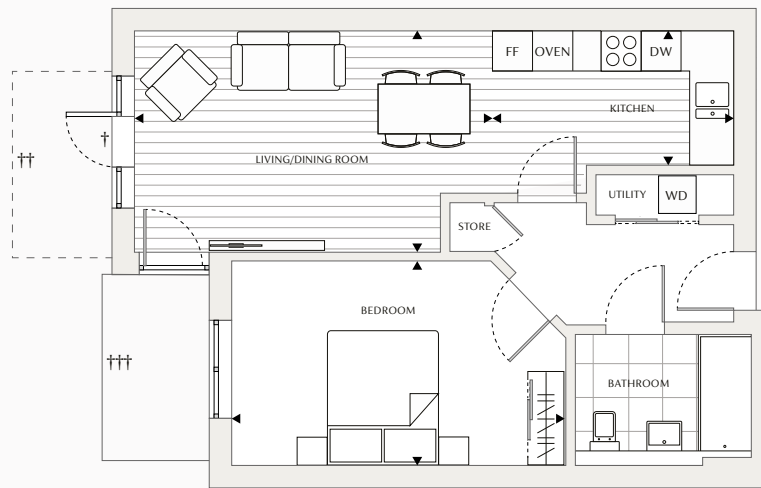
†† Terrace to apartment 8 only.
† Balcony to apartment 16 only.
††† Single door and Juliet balcony to apartment 16.

Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE B

APARTMENTS 4*, 5*, 7 & 15
1 bedroom apartment

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
2nd floor
15 → 1st floor
4, 5, 7 → Ground floor

TOTAL INTERNAL AREA

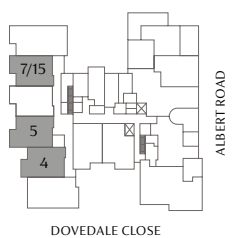
588 sq ft (54.7 sq m)

LIVING/DINING ROOM – 17' 0" x 10' 11" (5.20m x 3.34m)
KITCHEN – 12' 2" x 6' 8" (3.70m x 2.03m)
MASTER BEDROOM – 16' 6" x 10' 2" (5.02m x 3.10m)

TOTAL OUTSIDE AREA

APARTMENTS 4, 5 & 7 – TERRACE
60 sq ft (5.6 sq m)

APARTMENT 15 – BALCONY
54 sq ft (5.0 sq m)



* Apartments 4 and 5 are handed.
† Window to apartment 15 only.
‡ Terrace apartments 4, 5 & 7.
‡‡ Balcony to apartment 15 only.

Apartment 15 dishwasher located to left of hob. The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

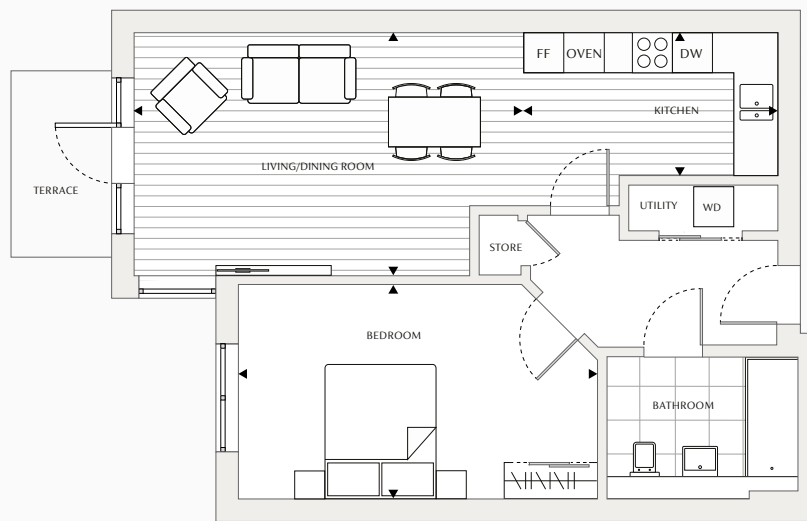
BEECHWOOD GROVE

TYPE C

APARTMENT 6
1 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

- FF – Fridge/freezer
- WD – Washer/dryer
- DW – Dishwasher

APARTMENT LOCATOR

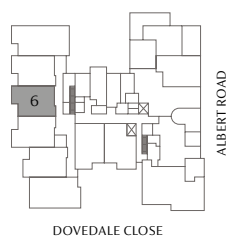
- 3rd floor
- 2nd floor
- 1st floor
- 6 → Ground floor

TOTAL INTERNAL AREA

- 583 sq ft (54.2 sq m)
- LIVING/DINING ROOM – 17' 5" x 10' 11" (5.31m x 3.34m)
- KITCHEN – 12' 2" x 6' 5" (3.70m x 1.96m)
- BEDROOM – 16' 6" x 10' 0" (5.02m x 3.04m)

TOTAL OUTSIDE AREA

- APARTMENT 6 – TERRACE
- 60 sq ft (5.6 sq m)

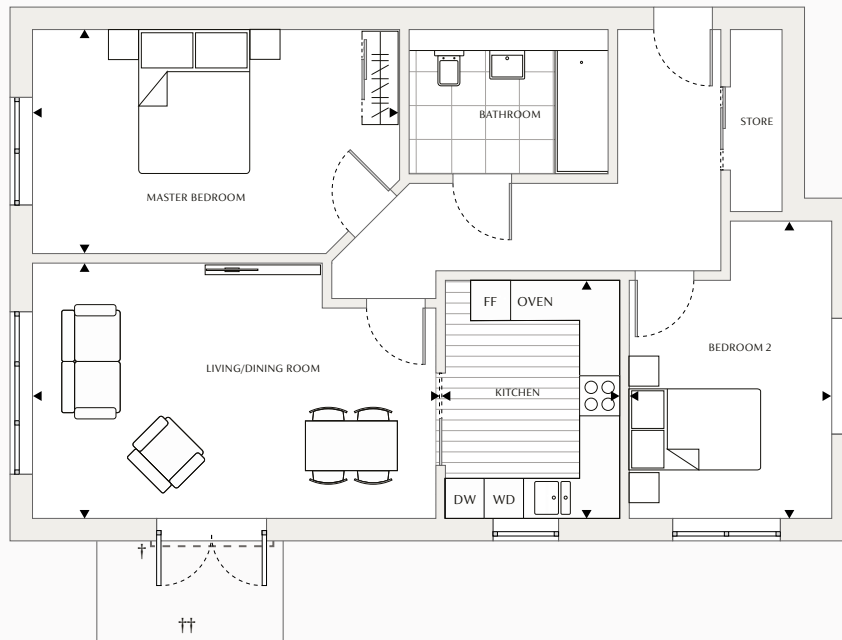


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TYPE D

APARTMENTS 3, 11 & 27
2 bedroom apartment

N



BEECHWOOD GROVE

Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
27 → 2nd floor
11 → 1st floor
3 → Ground floor

TOTAL INTERNAL AREA

754 sq ft (70.1 sq m)

LIVING/DINING ROOM – 18' 1" x 11' 3" (5.50m x 3.43m)

KITCHEN – 7' 10" x 10' 4" (2.38m x 3.15m)

MASTER BEDROOM – 16' 7" x 10' 0" (5.05m x 3.04m)

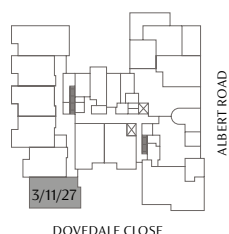
BEDROOM 2 – 8' 11" x 13' 0" (2.73m x 3.97m)

TOTAL OUTSIDE AREA

APARTMENT 3 – TERRACE

60 sq ft (5.6 sq m)

APARTMENTS 11 & 27 – JULIET BALCONY



† Apartment 3 has a terrace

† Apartments 11 & 27 have a single inward opening door to a Juliet balcony

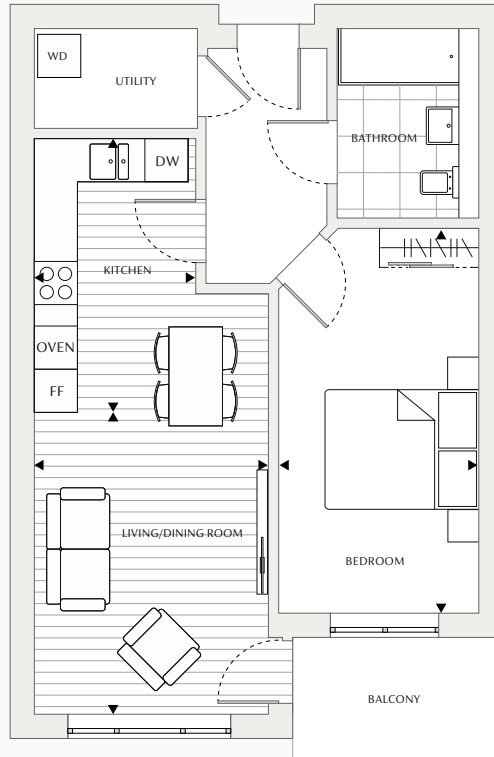
Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). Flats 11 and 17 Dishwasher located under draining board. The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE E

APARTMENT 43
1 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

43 → 3rd floor
2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

600 sq ft (55.8 sq m)

LIVING/DINING ROOM – 10' 10" x 15' 3" (3.30m x 4.64m)

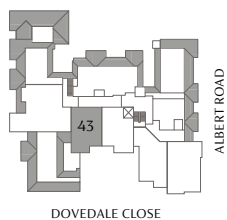
KITCHEN – 7' 6" x 11' 5" (2.28m x 3.47m)

BEDROOM – 9' 6" x 17' 8" (2.90m x 5.39m)

TOTAL OUTSIDE AREA

APARTMENT 43 – BALCONY

54 sq ft (5.0 sq m)

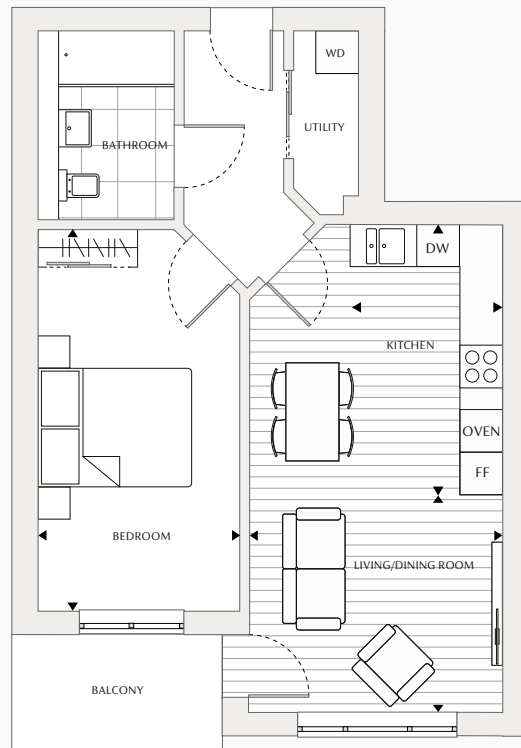


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TYPE F

APARTMENT 42
1 bedroom apartment

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

42 → 3rd floor
2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

585 sq ft (54.4 sq m)

LIVING/DINING ROOM – 12' 0" x 10' 11" (3.67m x 3.32m)

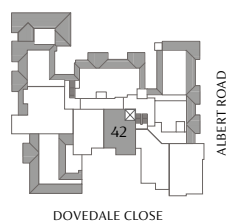
KITCHEN – 7' 7" x 11' 9" (2.31m x 3.57m)

BEDROOM – 9' 7" x 17' 8" (2.92m x 5.39m)

TOTAL OUTSIDE AREA

APARTMENT 42 – BALCONY

54 sq ft (5.0 sq m)



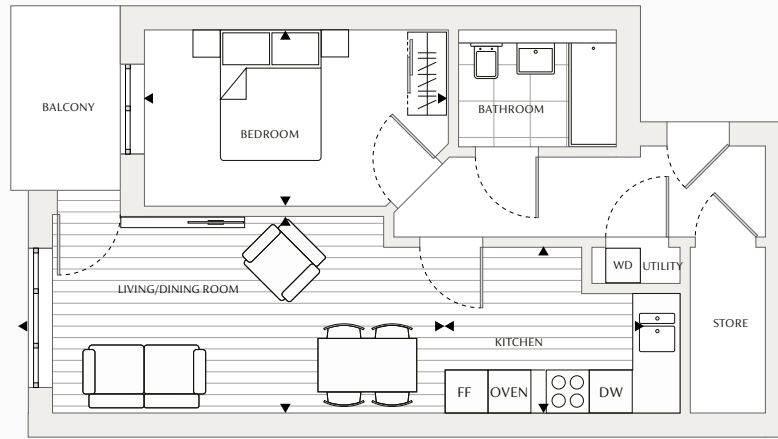
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TYPE G

APARTMENTS 13 & 29
1 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

- FF – Fridge/freezer
- WD – Washer/dryer
- DW – Dishwasher

APARTMENT LOCATOR

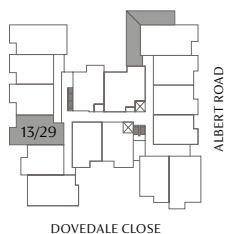
- 3rd floor
- 29 → 2nd floor
- 13 → 1st floor
- Ground floor

TOTAL INTERNAL AREA

- 710 sq ft (66 sq m)
- LIVING/DINING ROOM – 22' 4" x 10' 11" (6.80m x 3.33m)
- KITCHEN – 11' 4" x 6' 11" (3.46m x 2.10m)
- BEDROOM – 16' 6" x 9' 9" (5.02m x 2.98m)

TOTAL OUTSIDE AREA

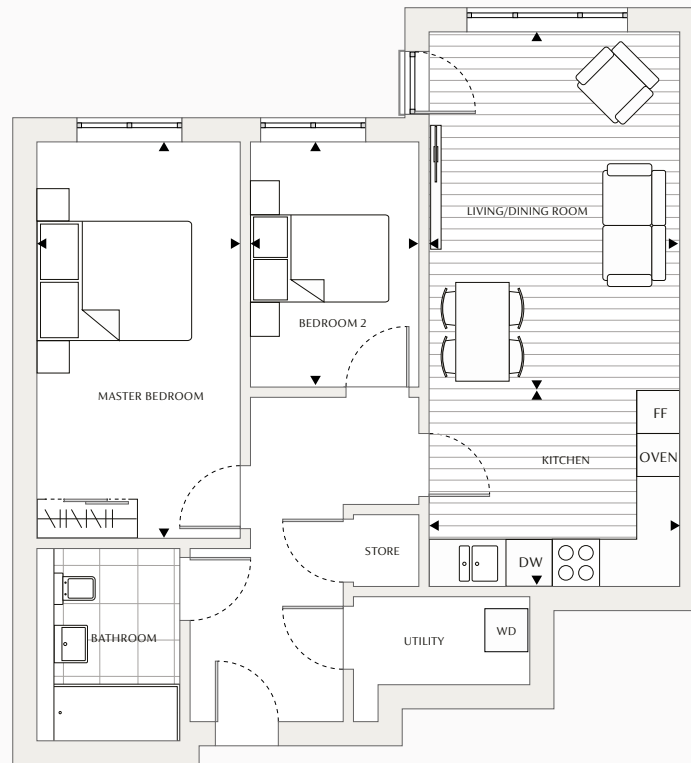
- APARTMENTS 13 & 29 BALCONY
- 57 sq ft (5.3 sq m)



The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE J

APARTMENTS 18 & 33
2 bedroom apartment

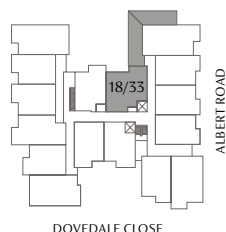


Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
33 → 2nd floor
18 → 1st floor
Ground floor



TOTAL INTERNAL AREA

804 sq ft (74.7 sq m)

LIVING/DINING ROOM – 11' 7" x 16' 2" (3.53m x 4.94m)

KITCHEN – 11' 7" x 9' 1" (3.53m x 2.76m)

MASTER BEDROOM – 9' 7" x 18' 5" (2.92m x 5.62m)

BEDROOM 2 – 8' 0" x 11' 4" (2.45m x 3.45m)

TOTAL OUTSIDE AREA

APARTMENTS 18 & 33 – JULIET BALCONY

Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

N

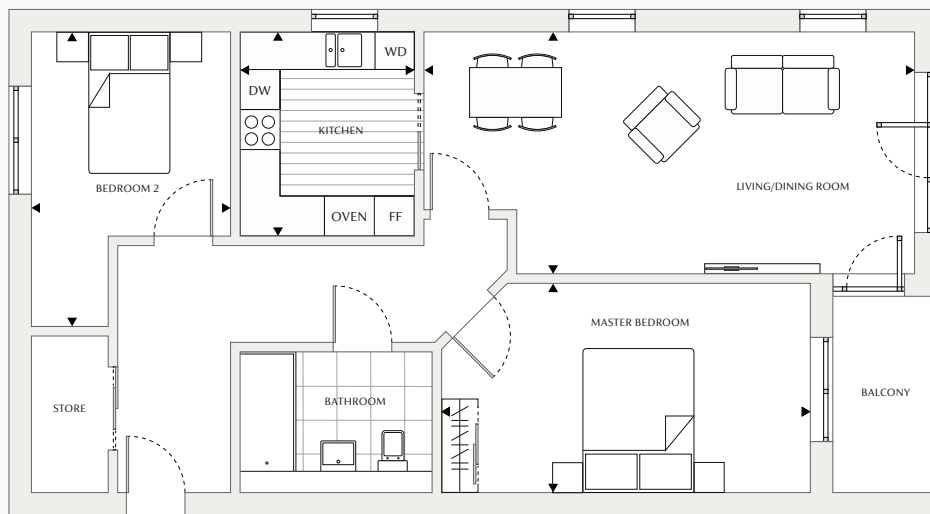
BEECHWOOD GROVE

TYPE K

APARTMENT 19
2 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
2nd floor
19 → 1st floor
Ground floor

TOTAL INTERNAL AREA

804 sq ft (74.7 sq m)

LIVING/DINING ROOM – 22' 5" x 10' 11" (6.83m x 3.34m)

KITCHEN – 8' 2" x 9' 4" (2.48m x 2.85m)

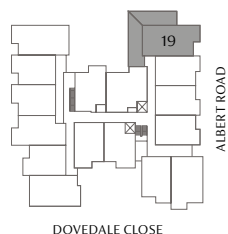
MASTER BEDROOM – 17' 0" x 9' 10" (5.17m x 2.99m)

BEDROOM 2 – 9' 0" x 13' 6" (2.75m x 4.11m)

TOTAL OUTSIDE AREA

APARTMENT 19 – BALCONY

55 sq ft (5.1 sq m)

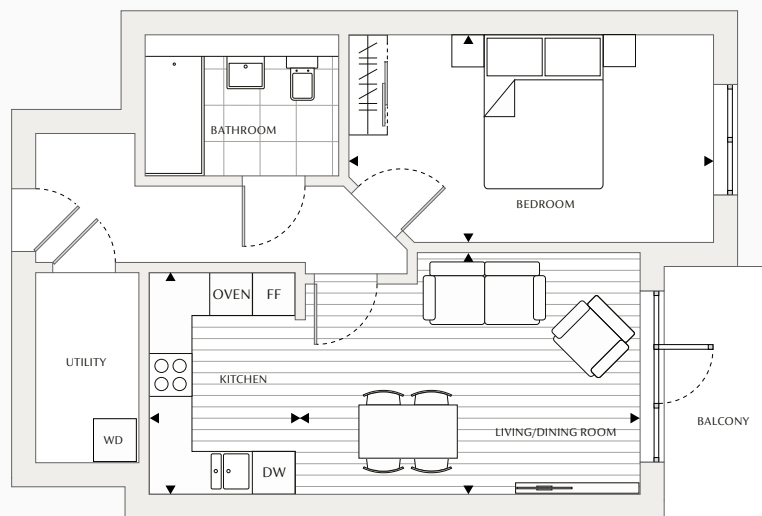


DOVEDALE CLOSE

Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE L

APARTMENT 20
1 bedroom apartment



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

- 3rd floor
- 2nd floor
- 20 → 1st floor
- Ground floor

TOTAL INTERNAL AREA

582 sq ft (54.1 sq m)

LIVING/DINING ROOM – 15' 4" x 11' 2" (4.68m x 3.41m)

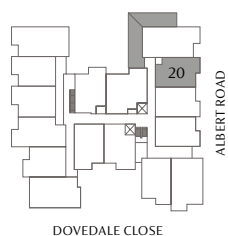
KITCHEN – 6' 10" x 10' 4" (2.09m x 3.14m)

BEDROOM – 16' 8" x 9' 6" (5.08m x 2.89m)

TOTAL OUTSIDE AREA

APARTMENT 20 – BALCONY

54 sq ft (5.0 sq m)



The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

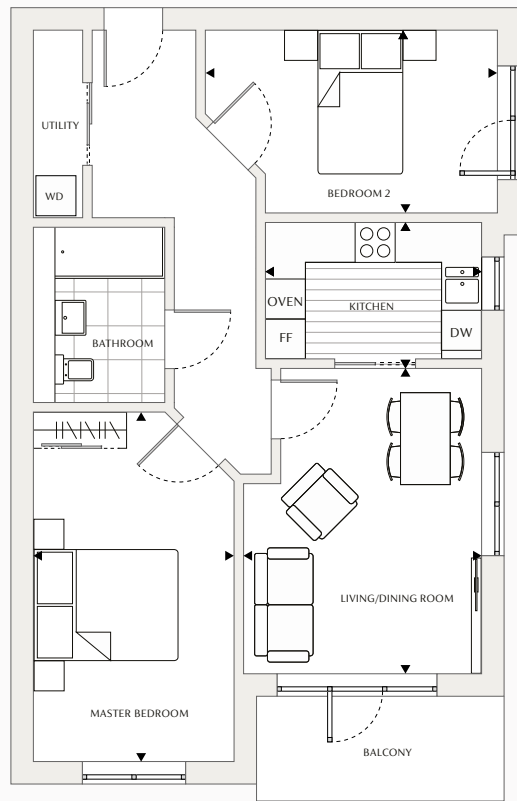
N

BEECHWOOD GROVE

TYPE P

APARTMENTS 23 & 37
2 bedroom apartment

BEECHWOOD GROVE



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
37 → 2nd floor
23 → 1st floor
Ground floor

TOTAL INTERNAL AREA

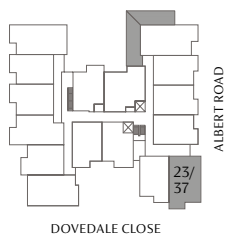
765 sq ft (71.1 sq m)

LIVING/DINING ROOM – 12' 2" x 14' 11" (3.72m x 4.54m)
KITCHEN – 10' 9" x 7' 2" (3.27m x 2.18m)
MASTER BEDROOM – 9' 10" x 17' 5" (3.00m x 5.31m)
BEDROOM 2 – 14' 8" x 9' 1" (4.48m x 2.78m)

TOTAL OUTSIDE AREA

APARTMENT 23 – BALCONY
66 sq ft (6.1 sq m)

APARTMENT 37 – BALCONY
59 sq ft (5.5 sq m)

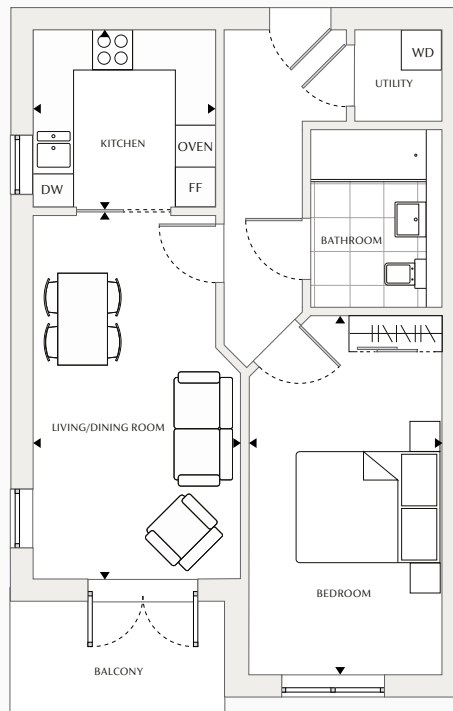


Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). Washer dryer located in kitchen to apartment 23. The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE Q

APARTMENTS 24 & 38
1 bedroom apartment

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

- 3rd floor
- 38 → 2nd floor
- 24 → 1st floor
- Ground floor

TOTAL INTERNAL AREA

598 sq ft (55.6 sq m)

LIVING/DINING ROOM – 10' 4" x 17' 11" (3.16m x 5.47m)

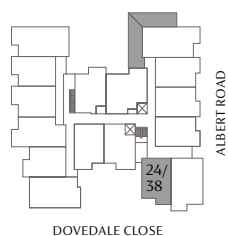
KITCHEN – 9' 1" x 8' 10" (2.78m x 2.68m)

BEDROOM – 9' 8" x 17' 9" (2.94m x 5.42m)

TOTAL OUTSIDE AREA

APARTMENTS 24 & 38 – BALCONY

58 sq ft (5.4 sq m)



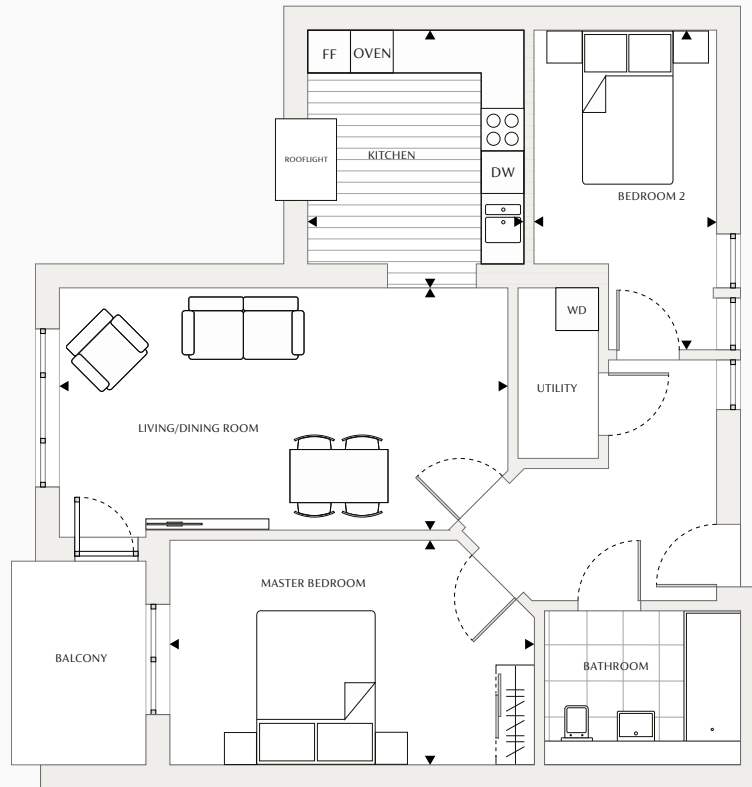
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE R

APARTMENT 31
2 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
31 → 2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

796 sq ft (74 sq m)

LIVING/DINING ROOM – 20' 2" x 10' 11" (6.14m x 3.34m)

KITCHEN – 9' 6" x 10' 8" (2.90m x 3.24m)

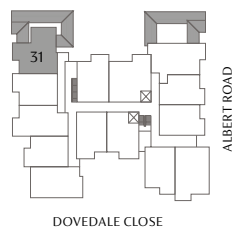
MASTER BEDROOM – 16' 6" x 10' 2" (5.02m x 3.10m)

BEDROOM 2 – 8' 4" x 14' 7" (2.54m x 4.45m)

TOTAL OUTSIDE AREA

APARTMENT 31 – BALCONY

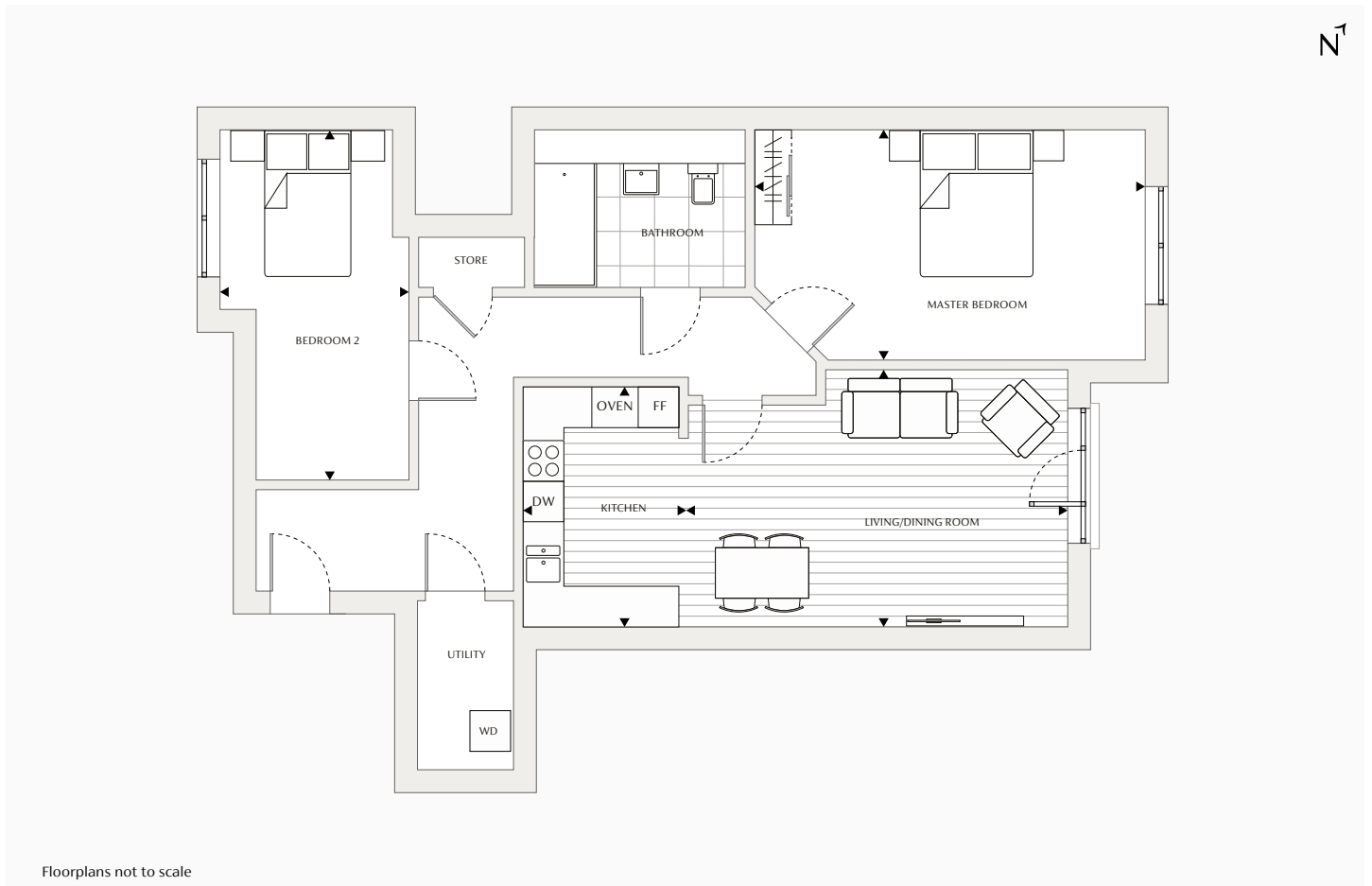
54 sq ft (5.0 sq m)



Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE T

APARTMENT 34
2 bedroom apartment



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

3rd floor
34 → 2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

757 sq ft (70.4 sq m)

LIVING/DINING ROOM – 16' 0" x 11' 2" (4.89m x 3.41m)

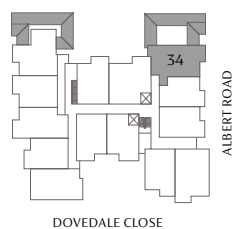
KITCHEN – 6' 10" x 10' 4" (2.09m x 3.14m)

MASTER BEDROOM – 16' 8" x 9' 6" (5.08m x 2.89m)

BEDROOM 2 – 8' 0" x 14' 10" (2.45m x 4.51m)

TOTAL OUTSIDE AREA

APARTMENT 34 – JULIET BALCONY



Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

N

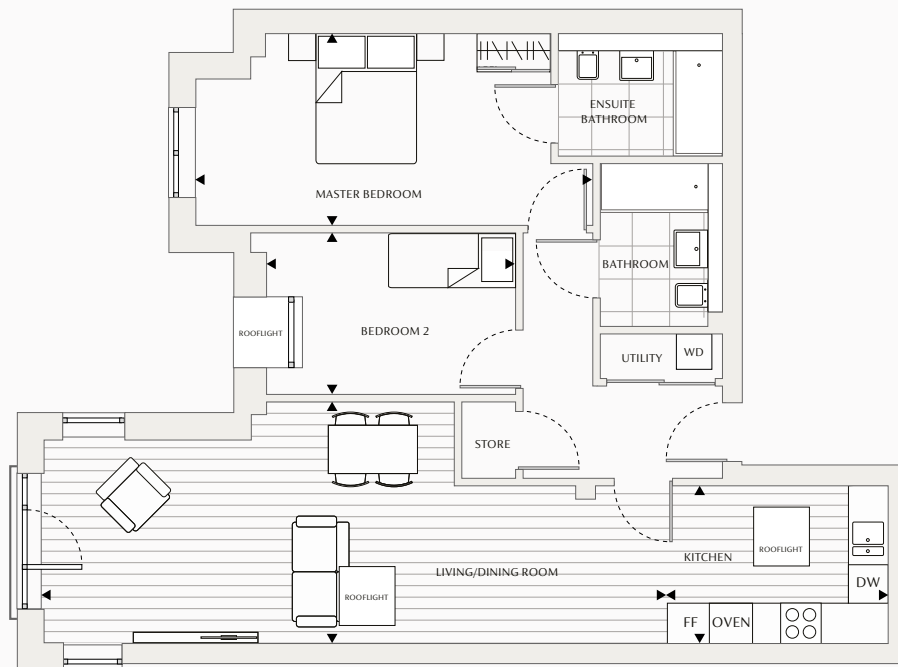
BEECHWOOD GROVE

TYPE U

APARTMENT 39
2 bedroom apartment

BEECHWOOD GROVE

N



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

39 → 3rd floor
2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

1044 sq ft (97 sq m)

LIVING/DINING ROOM – 34' 10" x 13' 0" (10.61m x 3.97m)

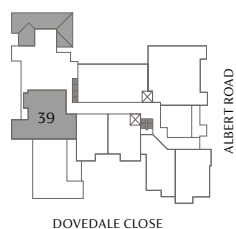
KITCHEN – 10' 9" x 8' 6" (3.27m x 2.59m)

MASTER BEDROOM – 21' 5" x 10' 4" (6.54m x 3.15m)

BEDROOM 2 – 14' 0" x 8' 10" (4.37m x 2.68m)

TOTAL OUTSIDE AREA

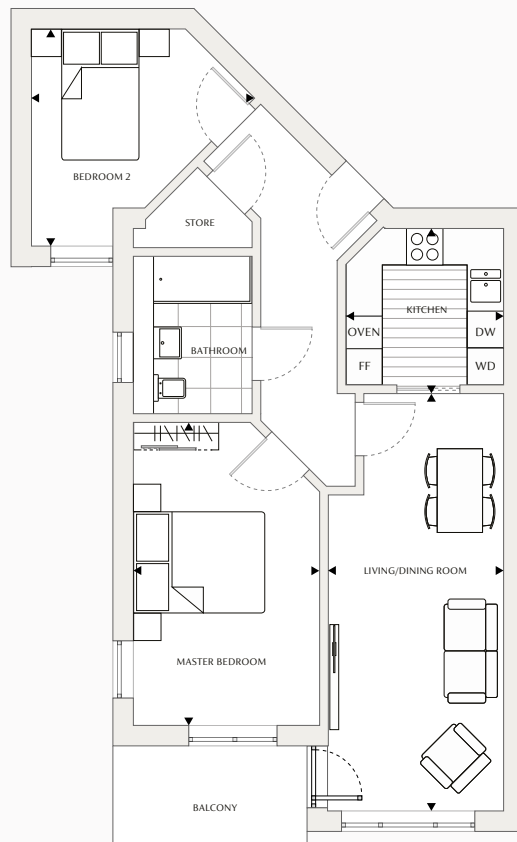
APARTMENT 39 – JULIET BALCONY



Bed shown in Bedroom 2 is a UK single (3' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

TYPE V

APARTMENT 41
2 bedroom apartment



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

41 → 3rd floor
2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

759 sq ft (70.6 sq m)

LIVING/DINING ROOM – 9' 8" x 22' 9" (2.94m x 6.94m)

KITCHEN – 8' 10" x 8' 10" (2.69m x 2.69m)

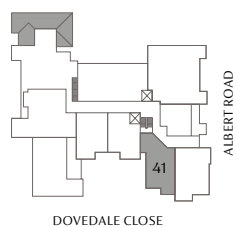
MASTER BEDROOM – 10' 4" x 16' 6" (3.16m x 5.03m)

BEDROOM 2 – 8' 8" x 12' 0" (2.64m x 3.65m)

TOTAL OUTSIDE AREA

APARTMENT 41 – BALCONY

58 sq ft (5.4 sq m)



Bed shown in Bedroom 2 is a UK small double (4' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.

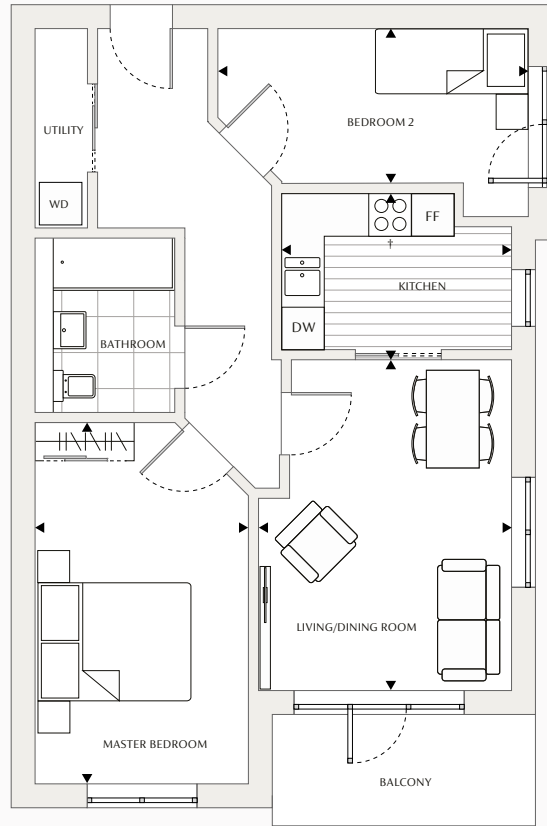
N

BEECHWOOD GROVE

TYPE W

APARTMENT 40
2 bedroom apartment

BEECHWOOD GROVE



Floorplans not to scale

FF – Fridge/freezer
WD – Washer/dryer
DW – Dishwasher

APARTMENT LOCATOR

40 → 3rd floor
2nd floor
1st floor
Ground floor

TOTAL INTERNAL AREA

731 sq ft (68 sq m)

LIVING/DINING ROOM – 12' 2" x 15' 10" (3.70m x 4.83m)

KITCHEN – 10' 8" x 7' 9" (3.24m x 2.37m)

MASTER BEDROOM – 9' 10" x 17' 5" (3.00m x 5.30m)

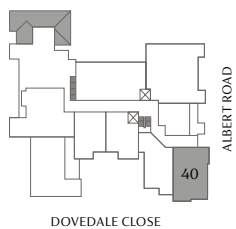
BEDROOM 2 – 14' 9" x 6' 2" (4.49m x 2.29m)

TOTAL OUTSIDE AREA

APARTMENT 40 – BALCONY

59 sq ft (5.5 sq m)

* Oven is under Hob



*Kitchen and living room feature Velux windows. Bed shown in Bedroom 2 is a UK single (3' x 6' 3"). The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Kitchen layouts may vary. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. All apartments are sold unfurnished – drawings are for illustrative use only.



FABRICA

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across 37,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

A2DOMINION CARE AND SUPPORT

A2Dominion's Care and Support team have over 240 staff supporting our most vulnerable customers across a portfolio of 4500 homes. Over two thirds of our customers are in our specialist accommodation, including over 30 sheltered schemes and 5 extra care schemes, including Beechwood Grove. As well as providing accommodation, the department is also able to offer support to A2Dominion customers where help is needed with everyday living as well as housing related advice. We have an activities team which specialises in delivering activities to older people, including those with dementia. We also work in partnership with over 55 organisations to deliver highly specialist accommodation.

A2Dominion will ensure that the experience of living in Beechwood Grove is one that focusses on the wellbeing of the home owner, maximises opportunities for independence and for self-directed activity and encourages the development of formal and informal social support networks.

A2Dominion are Approved Operators under the ARCO Consumer Code. ARCO is the UK sector body for retirement communities. We work in partnership with customers and stakeholders to deliver excellent care and support services, all underpinned by choice, equality and independence.

A DEVELOPMENT BY

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