

the **RIDGE**  
BR5







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# CONTEMPORARY. DESIRABLE.

Welcome to **The Ridge BR5**, a gated landmark development, just off the High Street in St Mary Cray. The Ridge offers a selection of brand new houses and apartments for sale. Named after the distinctive architectural feature of the roof line of its houses and the fact that it sits on the slopes of a hillside, The Ridge overlooks the south east London skyline and open countryside.

A contemporary design, an easy commute to central London, great shopping and proximity to green open spaces: all this combines to make The Ridge the place to live.





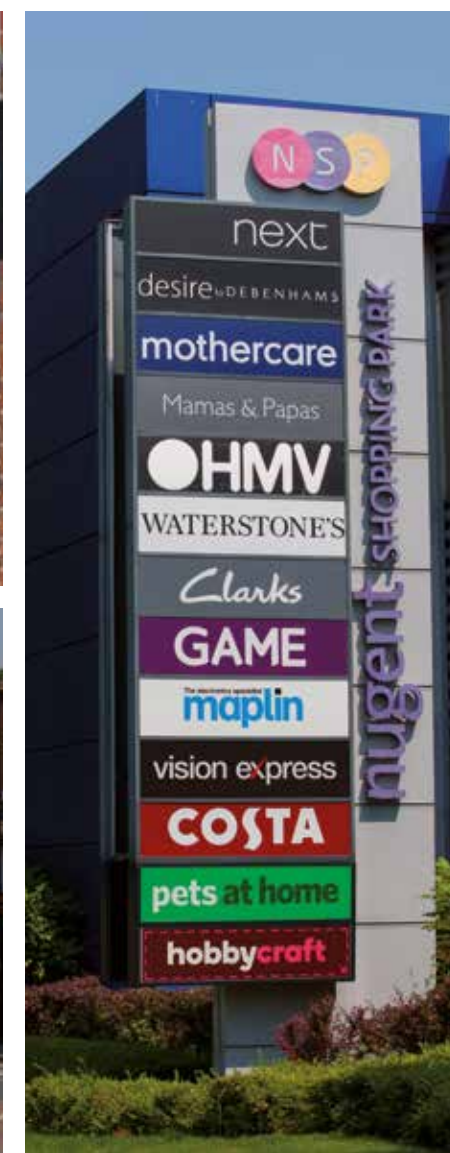
## LOOK NO FURTHER

Everything is within easy reach at The Ridge. There's a great range of shops on your doorstep with the award-winning Croft Tea Room and the Old Cray Antiques shop on the High Street. The smart Nugent Shopping Park is just over the way, with M&S, Debenhams, Next, Laura Ashley, Cotswold Outdoor and Costa to name just a few.\* Down the road is Orpington's Walnuts Shopping Centre, which will boast a new cinema complex and many new restaurants. Bluewater's retail and leisure complex is less than 10 miles away.

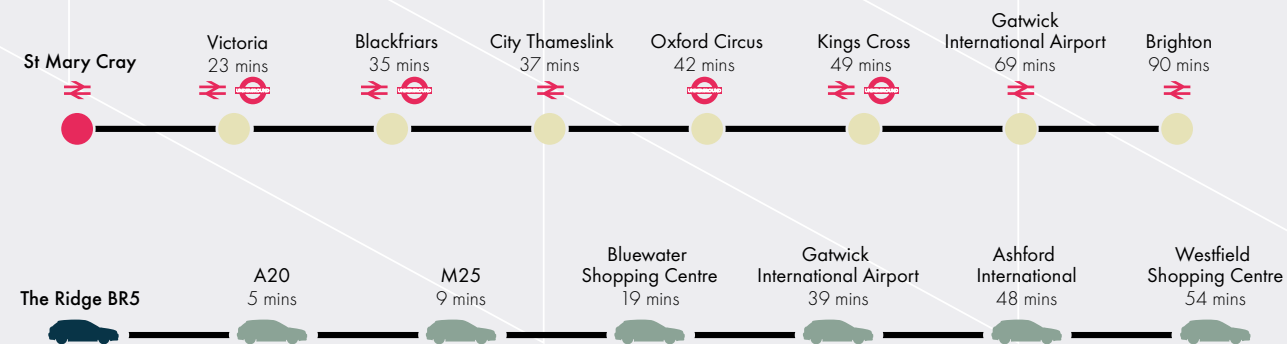
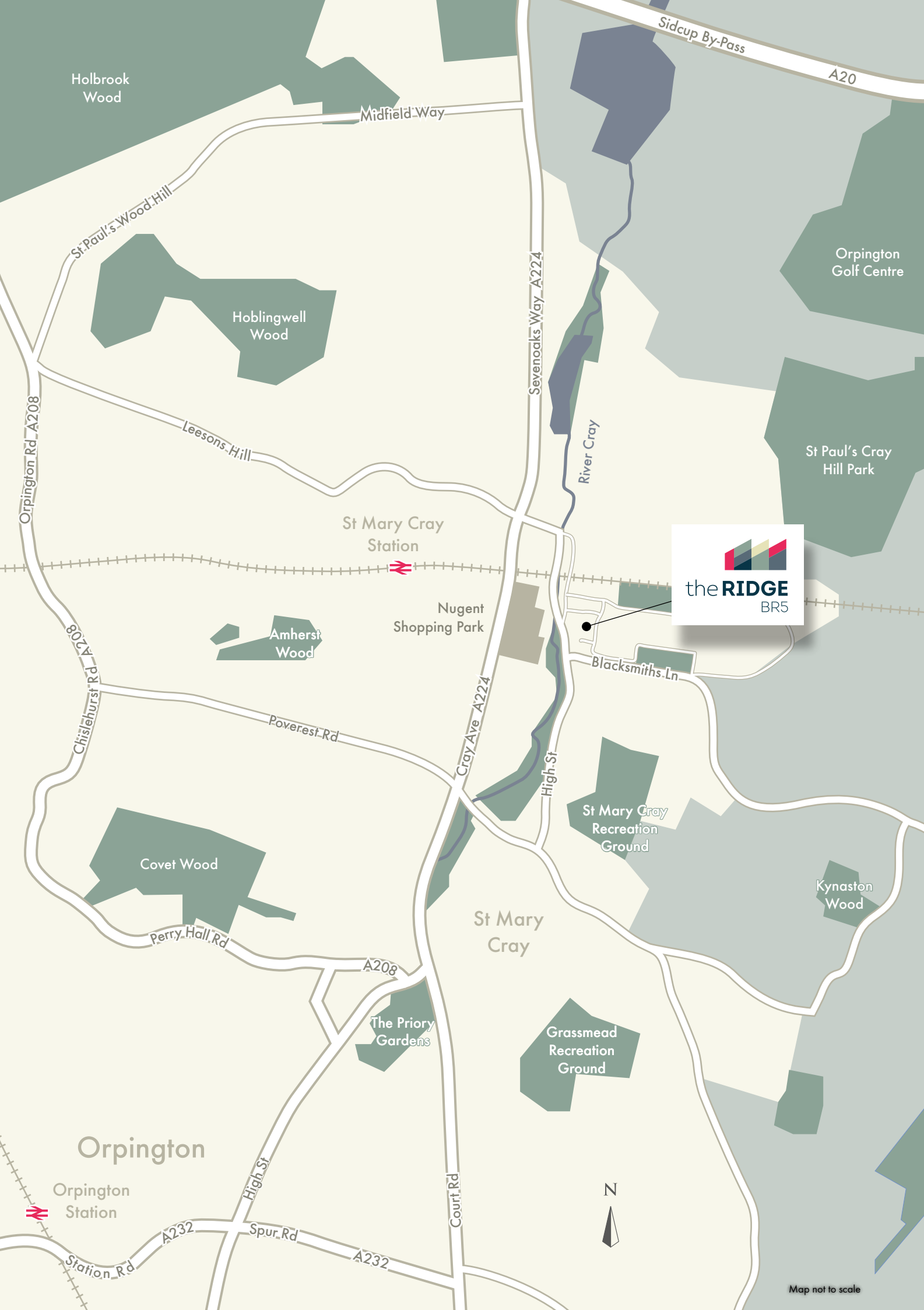
Everything else you need is to hand: medical and dental centres, a library and schools with enviable reputations\* such as St Olave's and St Saviour's Grammar School (for boys), Newstead Wood School (girls) and Bullers Wood, Chislehurst (girls) with 8 primary schools within a few miles.\*\*

The Ridge is also very close to lots of green space: St Paul's Cray Hill Park, Hoblingwell Wood, Sandway Park and extensive wooded areas between Petts Wood and Chislehurst. For the golfer there's Orpington Golf Centre and Ruxley Park Golf Club. For fitness fans, there's the Walnuts Leisure Centre, an LA Fitness gym, and the dry ski slope at the Bromley Ski and Snowboard Centre in St Paul's Cray. And for a great evening out with friends there's Orpington's bowling alley.

The area is steeped in history with ancient sites such as the Crofton Roman Villa and the Tudor Manor at Scadbury Park Nature Reserve.







## WELL CONNECTED

The Ridge is under 15 minutes' walk from St Mary Cray train station, with a frequent service to London Victoria in less than 25 minutes. Stations at Orpington, Petts Wood, Chislehurst, Bickley and Swanley are all a 15 minute drive away with regular services to London Charing Cross, London Bridge, Tunbridge Wells and the international Eurostar station at Ashford International.

Major road connections include the A20, A21, M20 and M25, while local bus services link to the shopping centres at Orpington, Bexleyheath and Bluewater as well as offering more rural services to the countryside. There's also a night bus from central London.

For those who prefer to cycle, the borough boasts a network of more than 100 miles of cycle routes with 2 passing close to The Ridge.

## LIFE. STYLE.

Set behind gated entrances, the 5 apartment blocks are clustered around 3 courtyards with a wooded area and mature trees providing a green backdrop. The houses are accessed off the street and back onto the courtyards, sharing the same facilities.

The development has been carefully designed by architects to be contemporary and practical with the communal areas of the apartment blocks clad in cast glass, making a modern design statement.

All homes at The Ridge have their own private outside space: front and rear gardens and balcony (houses) or a patio garden, balcony or terrace (apartments). Many of these balconies face the courtyards and wooded area with the upper floors of some of the apartment buildings boasting fabulous views. There's also an area where you can sit and read or watch the wildlife: a haven of tranquillity in a busy world.

All these facilities are restricted to residents and their guests. There's also secure parking in the courtyards or in the underground car park; all managed by an Estate Manager, based at the development.\*

Affinity Sutton is dedicated to the creation of sustainable communities, the protection of the environment and the conservation of energy. The apartments at The Ridge are built to a Government standard, the Code for Sustainable Homes, and will achieve a Level 3 rating.

Independent assessments indicate that Level 3 should deliver energy savings versus homes built to current building regulation requirements. This will be achieved by offering a variety of energy efficient solutions, including a high level of insulation, low energy lighting, water saving spray taps and low flush WCs. All this should make your home more efficient to run, meaning lower energy bills for you, whilst being kinder on the environment.

## THE RIDGE BR5 LAYOUT

### KEY

#### PRIVATE

- Peak House
- Crest House
- Pinnacle House
- Apex House
- Okemore Gardens Houses

#### SHARED OWNERSHIP

- Vertex & Summit Houses
- Private Wooded Area





Images taken from previous Affinity Sutton show homes

## HOME MADE

There's something for everyone at The Ridge with a wide range of homes for sale: apartments of varying sizes and layouts with different aspects as well as ten 3 bedroom family houses. Whichever one is for you, we think you'll be delighted: each has been carefully designed and equipped with well known brands such as a high white gloss Paula Rosa kitchen with integrated appliances and Villeroy and Boch sanitaryware throughout.

Wherever possible, we've provided plumbing for a washer drier in a separate cupboard away from the living area and many of the master bedrooms have a fitted wardrobe. The larger 2 bedroom apartments have an en-suite shower room in addition to a family bathroom.

We've also provided ample storage space and the rooms are decorated neutrally to allow you to stamp your own personality on them.

**"A house is made of walls and beams;  
a home is built with love and dreams."  
(Christian Morganstern)**

The private patio gardens, balconies or terraces are ideal for sitting out on a summer's evening and the apartments on the top floors of some of the buildings will have great views.

The homes have been designed with sustainability in mind: thick wall insulation, double glazing, energy efficient lighting, energy saving appliances, water butts (houses) and photovoltaic panels on the roofs.





## SPECIFICATION: APARTMENTS AND HOUSES

### GENERAL DESIGN

- Contemporary front door with polished chrome ironmongery (apartments)
- Private entrance (some ground floor apartments\*)
- Oversized walnut veneer front door with glazed side light and chrome ironmongery (houses)
- Double glazed UPVC windows

### HEATING, ELECTRICAL & LIGHTING

- Gas fired boiler and central heating with contemporary radiators
- White down lighters in hall, kitchen, living/dining area and master bedroom
- Communal TV aerial/Sky+ dish\*\*
- BT, TV/Sky+ sockets to living area and all bedrooms

### KITCHEN

- High white gloss kitchen from Paula Rosa with 'soft close' hinges and drawers and contemporary handles
- Smart laminate worktop and up stand
- Stainless steel splashback to hob
- Under pelmet lighting to wall cabinets

- 1.5 bowl stainless steel sink
- Franke chrome mixer tap
- Chrome sockets above worktop
- Zanussi stainless steel 4 ring gas hob
- Zanussi stainless steel single electric oven
- Stainless steel extractor hood (self-circulating)
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher (slimline to some apartments\*)

### BEDROOMS

- Built in wardrobe to master bedroom (selected apartments)
- Built in wardrobe to master bedroom, bedroom 2 and bedroom 3 (houses)
- En-suite shower room to master bedroom (selected apartments and all houses)
- West facing balcony (houses)

### BATHROOMS

- Large rectangular ceramic wall tiles around bath and matching floor tiles
- Sanitaryware from Villeroy and Boch and Vado brassware
- Wall hung WC with 'soft close' seat

- Dual flush mechanism
- Semi-recessed wash basin
- Bath with tiled bath panel
- Thermostatic shower over bath
- Glass shower screen
- Mirror
- Shaver socket
- Wall mounted chrome heated towel rail

### EN-SUITES (SELECTED APARTMENTS AND ALL HOUSES)

- Large rectangular ceramic wall tiles in shower cubicle and matching floor tiles
- Sanitaryware from Villeroy and Boch and Vado brassware
- Wall hung WC with 'soft close' seat
- Dual flush mechanism
- Semi-recessed wash basin
- Shower cubicle with thermostatically controlled shower
- Mirror
- Shaver socket
- Wall mounted chrome heated towel rail

### DOWNSTAIRS CLOAKROOM (HOUSES ONLY)

- Villeroy and Boch sanitaryware and Vado brassware

### STORAGE

- Airing cupboard with shelves
- Plumbing for purchaser's washer dryer in cupboard (appliance not supplied)

### FLOORING

- High quality oak laminate flooring to hall, kitchen and living area
- Quality neutral colour carpet in bedrooms
- Quality neutral colour carpet on stairs and landings (houses)
- Large rectangular ceramic floor tiles in bathrooms and en-suites

### EXTERNAL (APARTMENTS)

- External lighting
- Balcony or terrace
- Timber decking or paving\*

### EXTERNAL (HOUSES)

- Front garden
- Rear patio garden off patio doors
- Rear garden gate providing access to courtyard and parking (to some houses\*)
- Balcony on top floor
- Paving
- External lighting

- External electric socket (rear)
- External tap (rear)
- Water butt

### SECURITY

- Wiring for burglar alarm (ground floor apartments and all houses)
- Video entry system (apartments only)
- Estate Manager on site\*\*\*
- Fob entry system to the development and buildings
- CCTV
- Secured By Design accreditation

### COMMUNAL AREAS (APARTMENTS)

- Ceramic tiles to entrance lobbies
- Lifts to apartments in Apex House and Pinnacle House

### ADDITIONAL FACILITIES

- Gated development
- Cycle stores
- Landscaped courtyards
- Private wooded area

### PARKING

- Allocated parking space in basement or courtyards

### GREEN

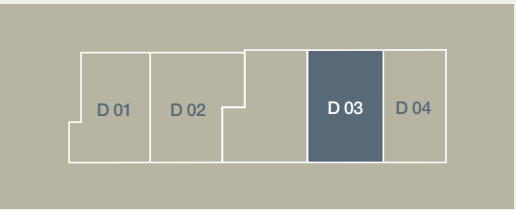
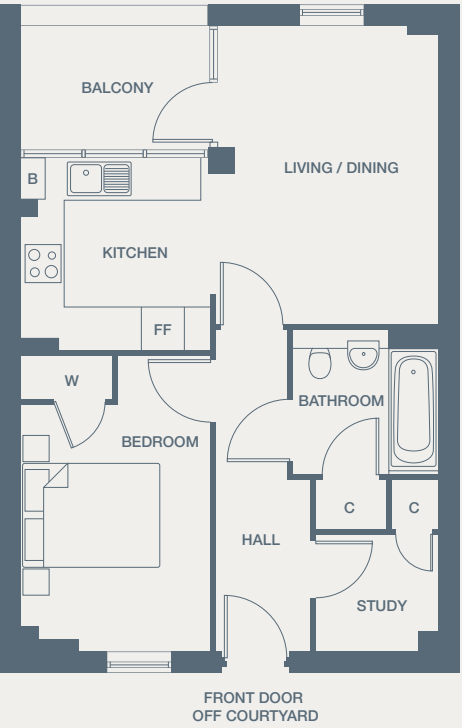
- Code for Sustainable Homes Level 3
- Lifetime Homes, for different life stages and requirements
- Photovoltaic panels

### GENERAL

- 10 year NHBC warranty
- 125 year lease (apartments)
- Freehold (houses)
- Professional management company providing services (communal areas only)



1 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOT 03



GROUND FLOOR

TOTAL AREA: 50m<sup>2</sup> | 538' sq ft

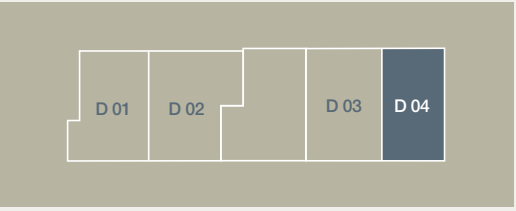
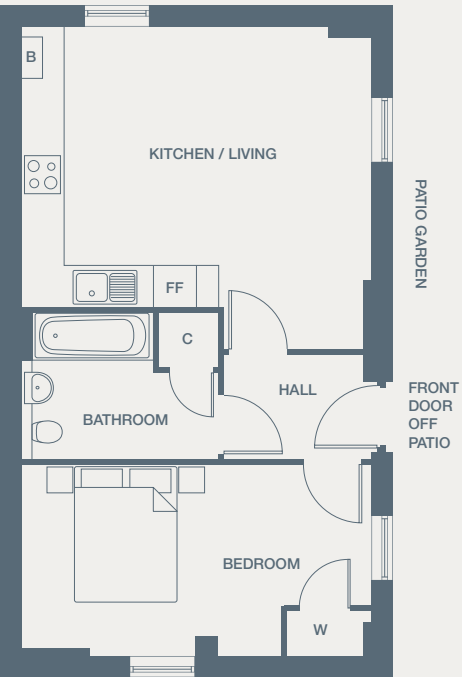
DIMENSIONS

Kitchen / Living / Dining  
6.06m x 4.34m | 19'11" x 14'3"

Bedroom 1  
2.75m x 4.28m | 9'0" x 14'1"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

1 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOT 04



GROUND FLOOR

TOTAL AREA: 46m<sup>2</sup> | 495' sq ft

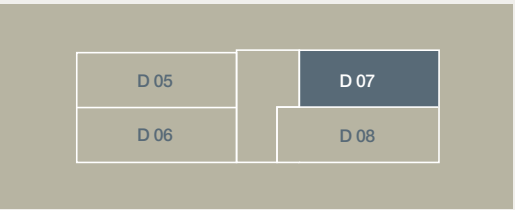
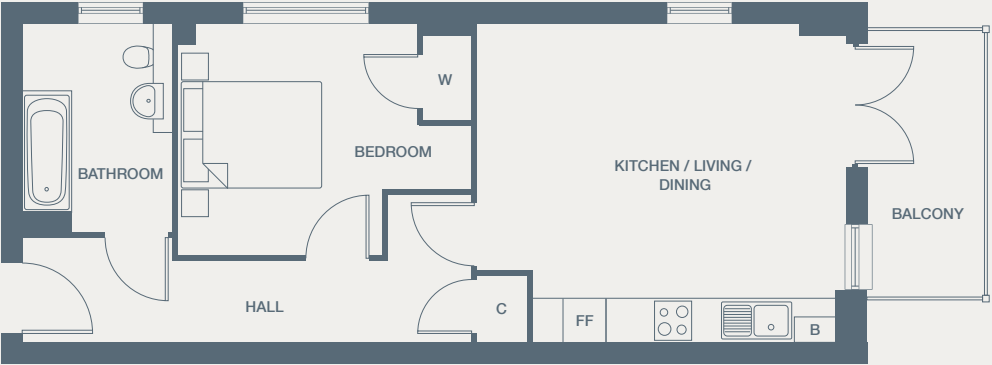
DIMENSIONS

Kitchen / Living  
5.04m x 4.64m | 16'6" x 15'3"

Bedroom 1  
5.04m x 2.75m | 16'6" x 9'0"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

1 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOTS 07 | 11 | 15 | 19



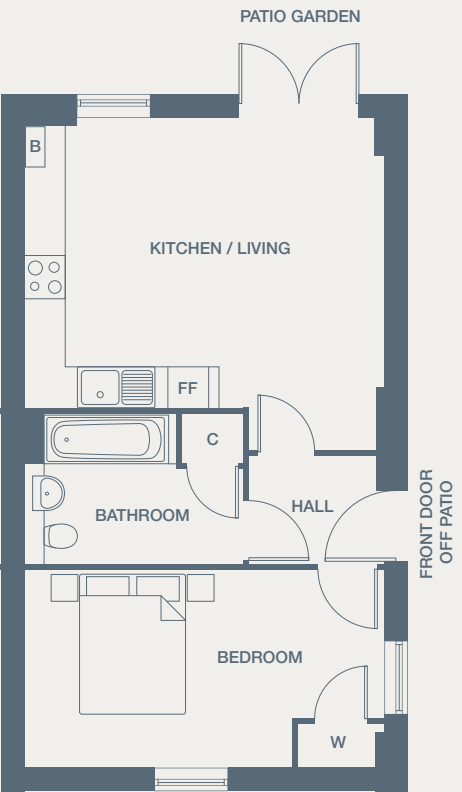
FIRST FLOOR - PLOT 07  
SECOND FLOOR - PLOT 11  
THIRD FLOOR - PLOT 15  
FOURTH FLOOR - PLOT 19

DIMENSIONS  
Kitchen / Living / Dining  
5.12m x 4.37m | 16'10" x 14'4"  
Bedroom 1  
4.05m x 3.22m | 13'3" x 10'7"

TOTAL AREA: 50m<sup>2</sup> | 538' sq ft

Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer

1 BEDROOM APARTMENT  
APEX HOUSE: PLOT 03



GROUND FLOOR

TOTAL AREA: 50m<sup>2</sup> | 538' sq ft

DIMENSIONS

Kitchen / Living  
6.08m x 3.49m | 19'11" x 11'5"

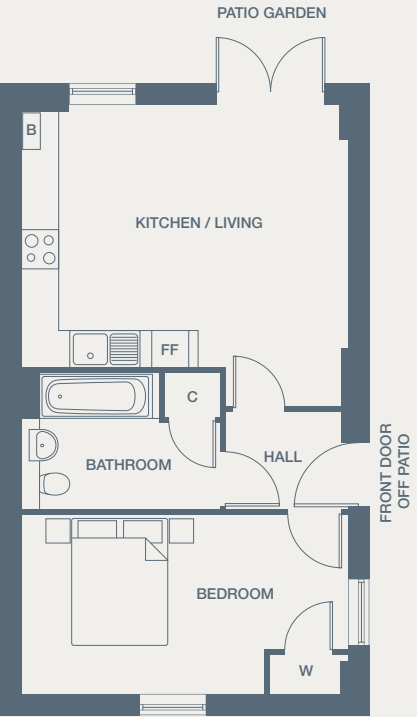
Bedroom 1  
3.53m x 3.30m | 11'7" x 10'10"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



1 BEDROOM APARTMENT

APEX HOUSE: PLOT 04



GROUND FLOOR

TOTAL AREA: 46m<sup>2</sup> | 495' sq ft

DIMENSIONS

Kitchen / Living

5.04m x 4.64m | 16'6" x 15'3"

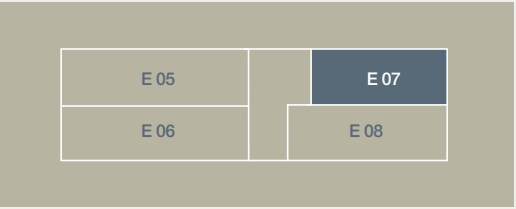
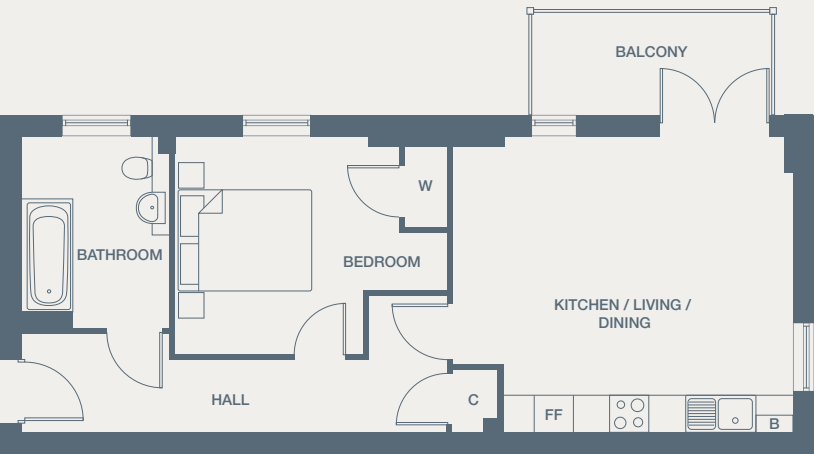
Bedroom 1

5.04m x 2.75m | 16'6" x 9'0"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

1 BEDROOM APARTMENT

APEX HOUSE: PLOTS 07|11|15|19|23



GROUND FLOOR

Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer

FIRST FLOOR - PLOT 07

SECOND FLOOR - PLOT 11

THIRD FLOOR - PLOT 15

FOURTH FLOOR - PLOT 19

FIFTH FLOOR - PLOT 23

TOTAL AREA: 50m<sup>2</sup> | 538' sq ft

DIMENSIONS

Kitchen / Living / Dining

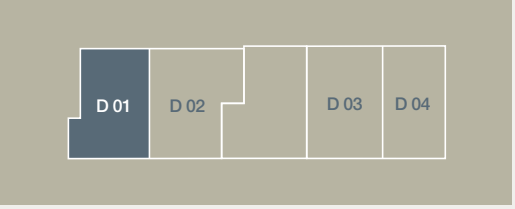
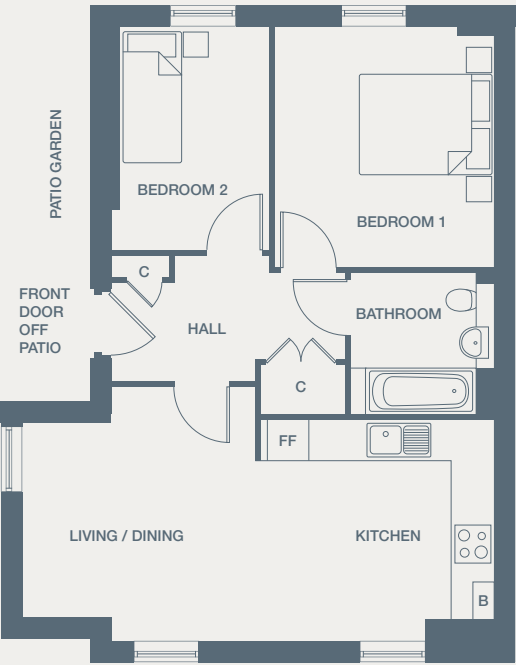
5.08m x 4.37m | 16'8" x 14'4"

Bedroom 1

4.05m x 3.22m | 13'3" x 10'7"

2 BEDROOM APARTMENT

PINNACLE HOUSE: PLOT 01



GROUND FLOOR

TOTAL AREA: 55m<sup>2</sup> | 592' sq ft

DIMENSIONS

Kitchen / Living / Dining

6.95m x 3.74m | 22'10" x 12'3"

Bedroom 1

3.26m x 3.55m | 10'8" x 11'8"

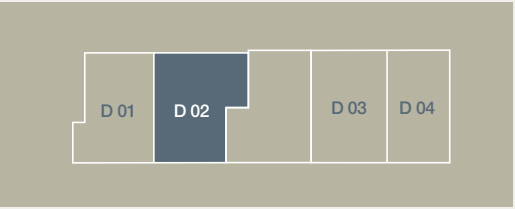
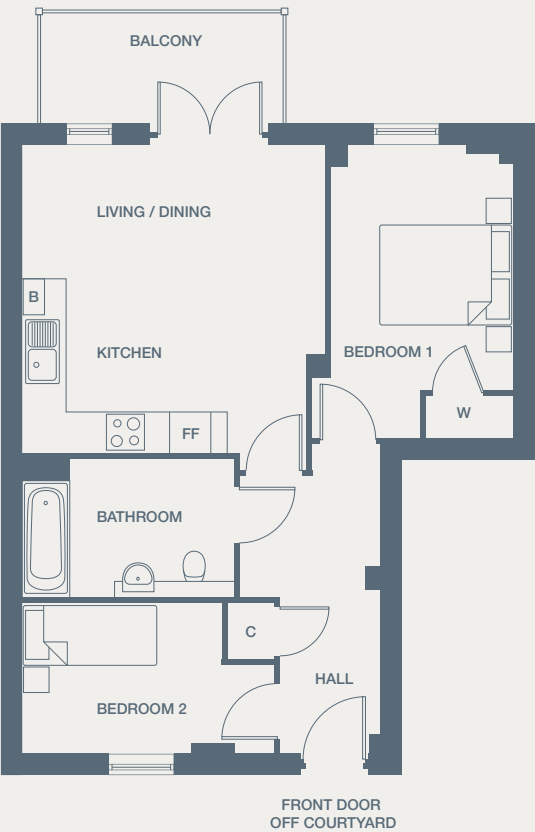
Bedroom 2

2.30m x 3.29m | 7'7" x 10'10"

Key  
B: Boiler C: Cupboard  
FF: Fridge / Freezer

2 BEDROOM APARTMENT

PINNACLE HOUSE: PLOT 02



GROUND FLOOR

TOTAL AREA: 57m<sup>2</sup> | 614' sq ft

DIMENSIONS

Kitchen / Living / Dining

4.52m x 4.59m | 14'10" x 15'1"

Bedroom 1

2.75m x 4.36m | 9'0" x 14'4"

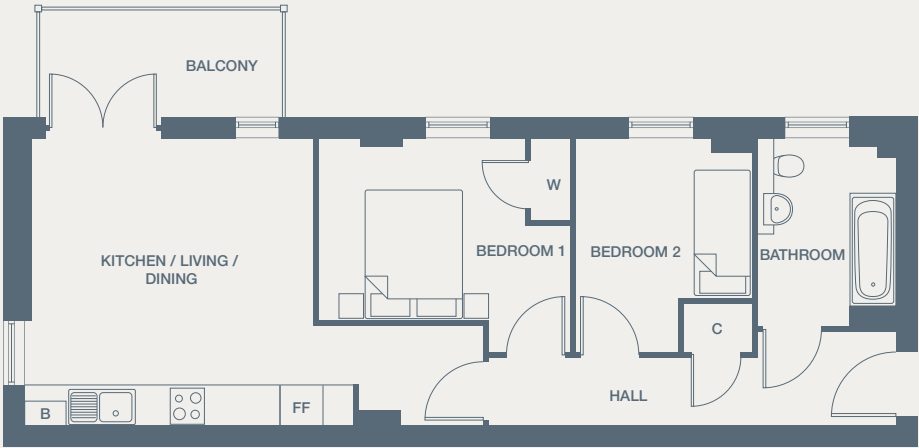
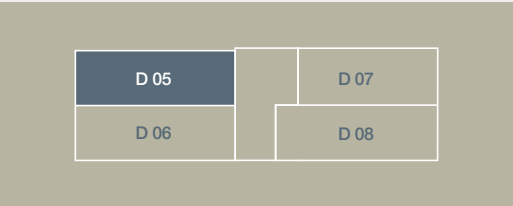
Bedroom 2

3.78m x 2.20m | 12'5" x 7'3"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



2 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOTS 05 | 09 | 13 | 17



Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer

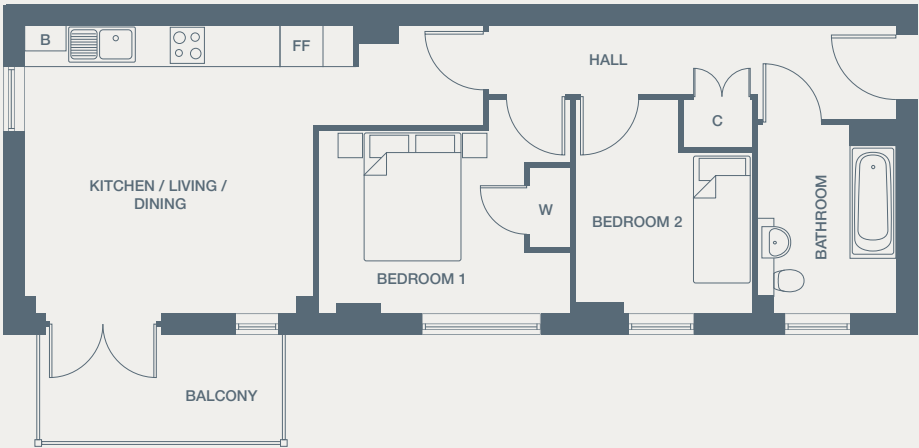
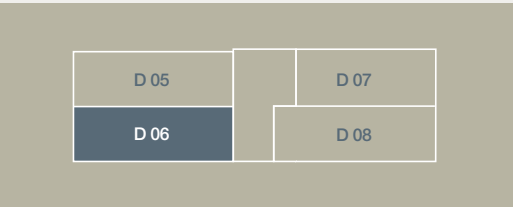
FIRST FLOOR - PLOT 05  
SECOND FLOOR - PLOT 09  
THIRD FLOOR - PLOT 13  
FOURTH FLOOR - PLOT 17

DIMENSIONS  
Kitchen / Living / Dining  
7.03m x 4.37m | 23'1" x 14'4"

Bedroom 1  
3.86m x 3.22m | 12'8" x 10'7"  
Bedroom 2  
2.72m x 3.22m | 8'11" x 10'7"

TOTAL AREA: 58m<sup>2</sup> | 624' sq ft

2 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOTS 06 | 10 | 14 | 18



Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer

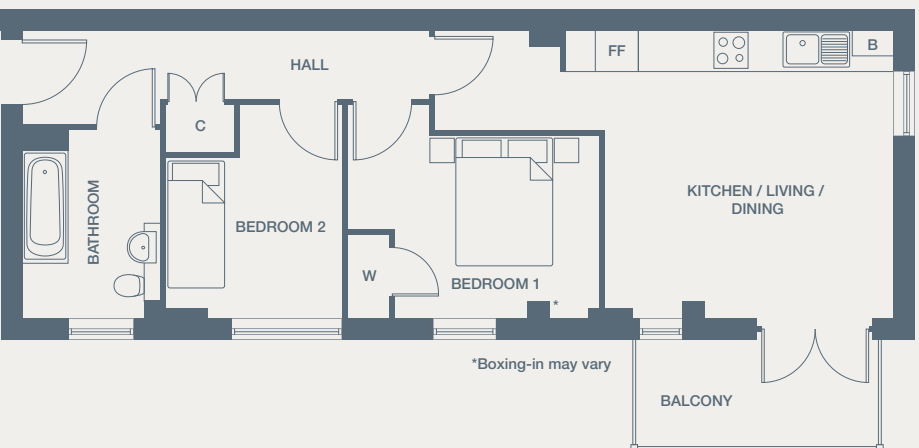
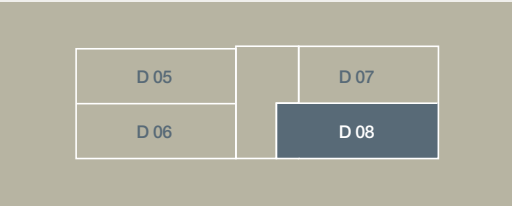
FIRST FLOOR - PLOT 06  
SECOND FLOOR - PLOT 10  
THIRD FLOOR - PLOT 14  
FOURTH FLOOR - PLOT 18

DIMENSIONS  
Kitchen / Living / Dining  
7.03m x 4.37m | 23'1" x 14'4"

Bedroom 1  
3.86m x 3.22m | 12'8" x 10'7"  
Bedroom 2  
2.72m x 3.22m | 8'11" x 10'7"

TOTAL AREA: 58m<sup>2</sup> | 624' sq ft

2 BEDROOM APARTMENT  
PINNACLE HOUSE: PLOTS 08 | 12 | 16 | 20



Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer

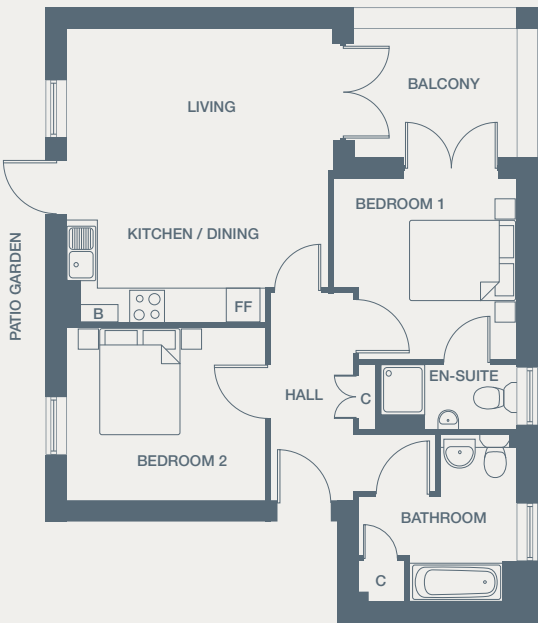
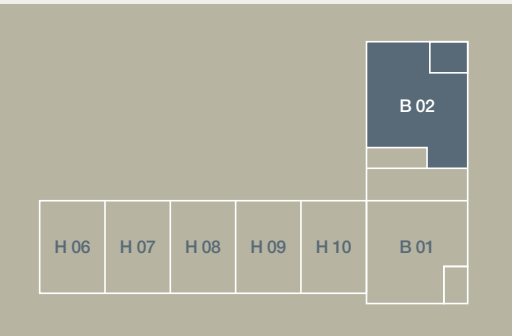
FIRST FLOOR - PLOT 08  
SECOND FLOOR - PLOT 12  
THIRD FLOOR - PLOT 16  
FOURTH FLOOR - PLOT 20

DIMENSIONS  
Kitchen / Living / Dining  
7.02m x 4.37m | 23'0" x 14'4"

Bedroom 1  
3.86m x 3.22m | 12'8" x 10'7"  
Bedroom 2  
2.72m x 3.22m | 8'11" x 10'7"

TOTAL AREA: 58m<sup>2</sup> | 624' sq ft

2 BEDROOM APARTMENT  
CREST HOUSE: PLOT 02



Key  
B: Boiler C: Cupboard  
FF: Fridge / Freezer

GROUND FLOOR

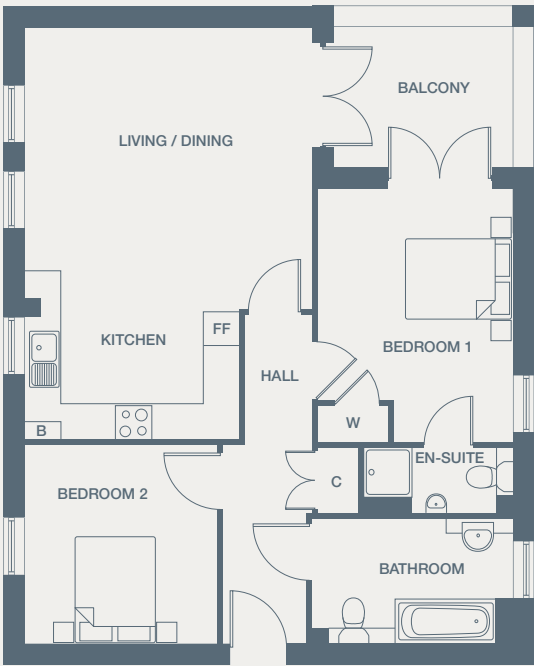
TOTAL AREA: 66m<sup>2</sup> | 710' sq ft

DIMENSIONS  
Kitchen / Living / Dining  
4.84m x 5.33m | 15'11" x 17'6"

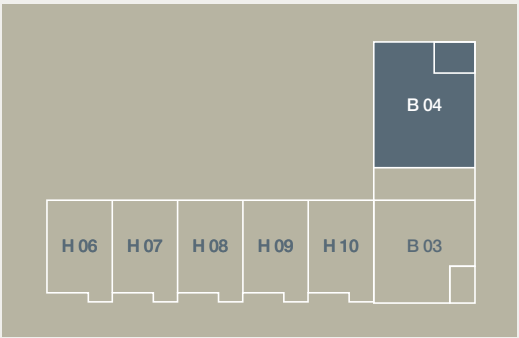
Bedroom 1  
3.35m x 3.31m | 11'0" x 10'10"  
Bedroom 2  
3.59m x 3.16m | 11'9" x 10'4"



2 BEDROOM APARTMENT  
CREST HOUSE: PLOTS 04|06



Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



FIRST FLOOR - PLOT 04  
SECOND FLOOR - PLOT 06

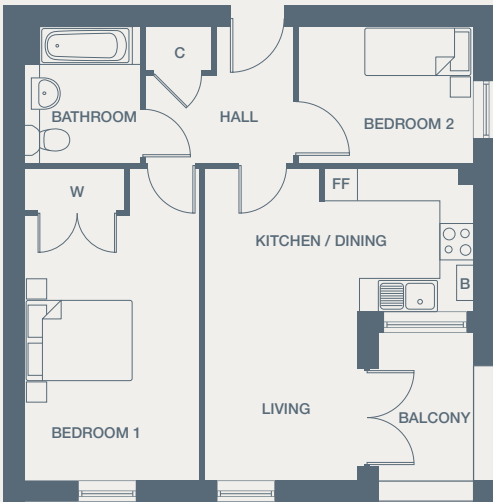
TOTAL AREA: 76m<sup>2</sup> | 818' sq ft

DIMENSIONS  
Kitchen / Living / Dining  
4.84m x 6.94m | 15'11" x 22'9"

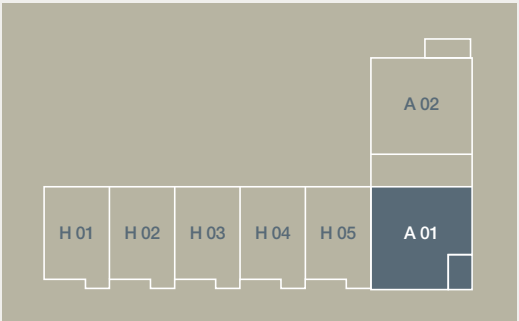
Bedroom 1  
3.25m x 4.27m | 10'8" x 14'0"

Bedroom 2  
3.23m x 3.35m | 10'7" x 11'0"

2 BEDROOM APARTMENT  
PEAK HOUSE: PLOTS 01|03|05  
CREST HOUSE: PLOTS 01|03|05



Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



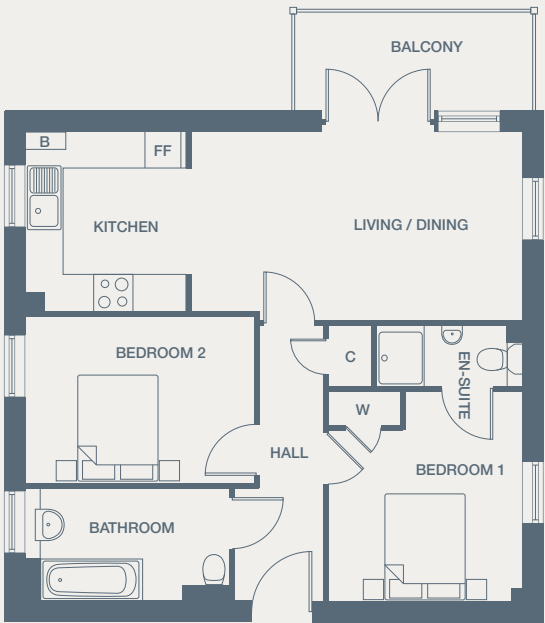
PEAK HOUSE: FIRST FLOOR - PLOT 01  
SECOND FLOOR - PLOT 03  
THIRD FLOOR - PLOT 05  
CREST HOUSE: GROUND FLOOR - PLOT 01  
FIRST FLOOR - PLOT 03  
SECOND FLOOR - PLOT 05

TOTAL AREA: 61m<sup>2</sup> | 657' sq ft  
DIMENSIONS  
Kitchen / Living / Dining  
4.92m x 5.70m | 16'2" x 18'8"

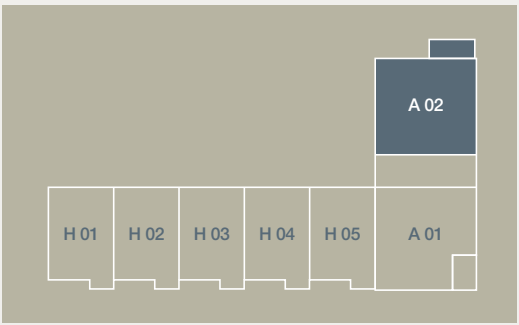
Bedroom 1 3.18m x 5.70m | 10'5" x 18'8"

Bedroom 2 3.20m x 2.50m | 10'6" x 8'2"

2 BEDROOM APARTMENT  
PEAK HOUSE: PLOTS 02|04|06



Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



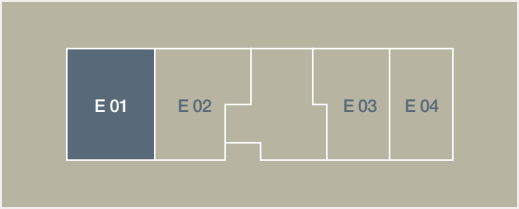
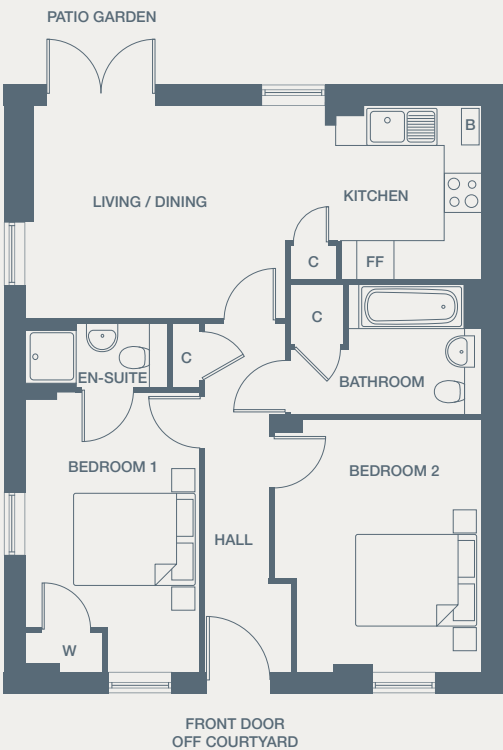
FIRST FLOOR - PLOT 02  
SECOND FLOOR - PLOT 04  
THIRD FLOOR - PLOT 06

TOTAL AREA: 64m<sup>2</sup> | 688' sq ft  
DIMENSIONS  
Kitchen / Living / Dining  
8.19m x 3.11m | 26'10" x 10'2"

Bedroom 1  
3.20m x 3.45m | 10'6" x 11'4"

Bedroom 2  
3.75m x 2.75m | 12'4" x 9'0"

2 BEDROOM APARTMENT  
APEX HOUSE: PLOT 01



GROUND FLOOR

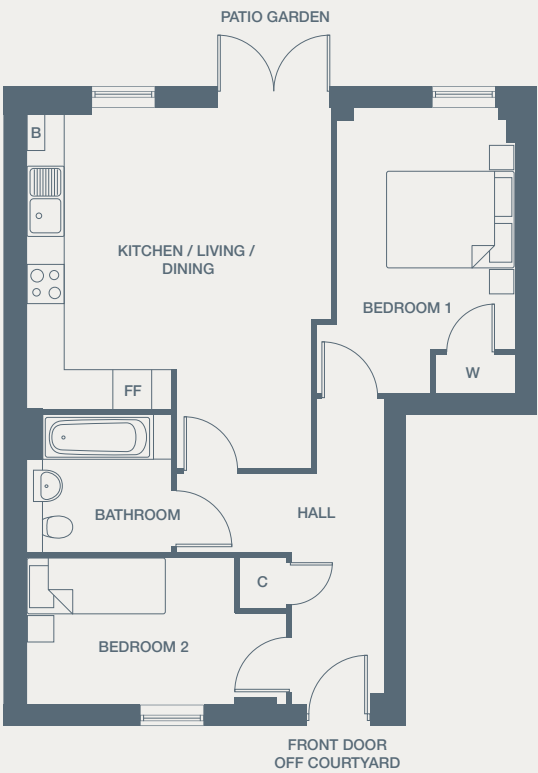
TOTAL AREA: 66m<sup>2</sup> | 710' sq ft  
DIMENSIONS  
Kitchen / Living / Dining  
7.31m x 3.40m | 24'0" x 11'2"

Bedroom 1  
2.75m x 4.49m | 9'0" x 14'9"

Bedroom 2  
3.33m x 4.05m | 10'11" x 13'3"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

2 BEDROOM APARTMENT  
APEX HOUSE: PLOT 02



GROUND FLOOR

TOTAL AREA: 59m<sup>2</sup> | 635' sq ft

DIMENSIONS

Kitchen / Living / Dining  
4.67m x 5.49m | 15'4" x 18'0"

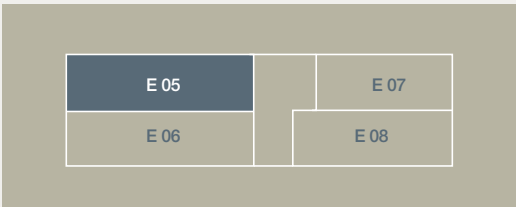
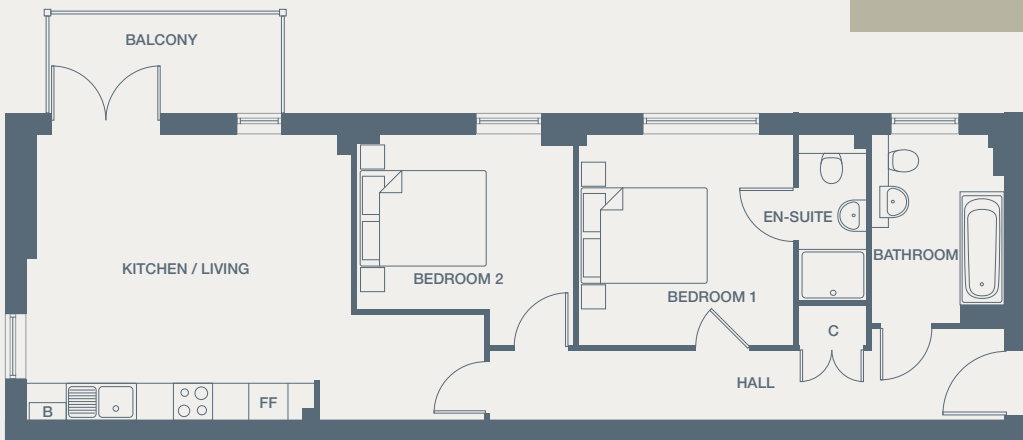
Bedroom 1  
3.04m x 4.37m | 10'0" x 14'4"

Bedroom 2  
4.01m x 2.20m | 13'2" x 7'3"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer



2 BEDROOM APARTMENT  
APEX HOUSE: PLOTS 05 | 09 | 13 | 17 | 21



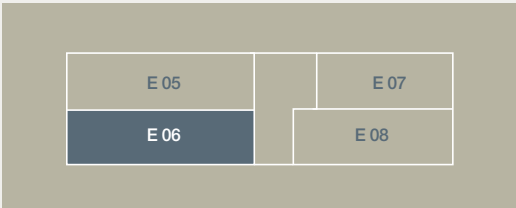
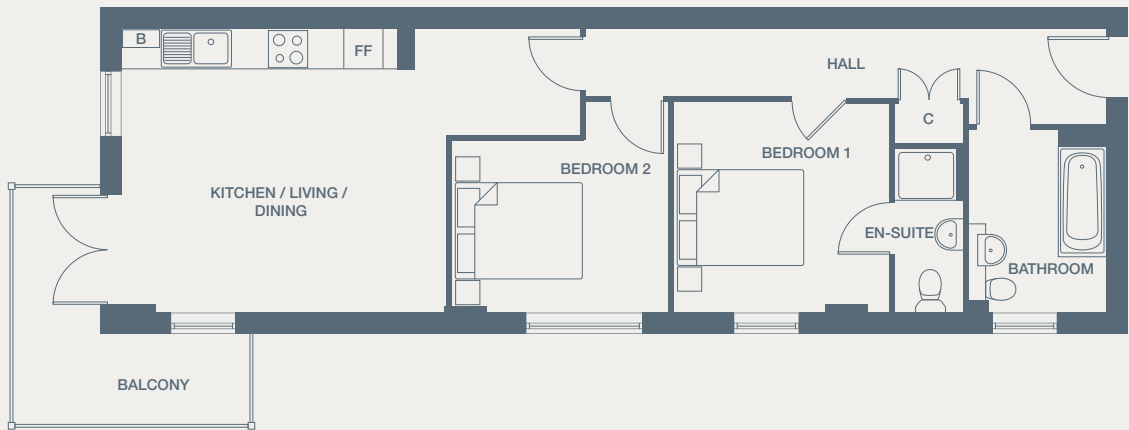
FIRST FLOOR - PLOT 05  
SECOND FLOOR - PLOT 09  
THIRD FLOOR - PLOT 13  
FOURTH FLOOR - PLOT 17  
FIFTH FLOOR - PLOT 21

DIMENSIONS  
Kitchen / Living  
7.07m x 4.37m | 23'2" x 14'4"

Bedroom 1  
3.33m x 3.22m | 10'11" x 10'7"  
Bedroom 2  
3.33m x 3.22m | 10'11" x 10'7"

TOTAL AREA: 66m<sup>2</sup> | 710' sq ft

2 BEDROOM APARTMENT  
APEX HOUSE: PLOTS 06 | 10 | 14 | 18 | 22



FIRST FLOOR - PLOT 06  
SECOND FLOOR - PLOT 10  
THIRD FLOOR - PLOT 14  
FOURTH FLOOR - PLOT 18  
FIFTH FLOOR - PLOT 22

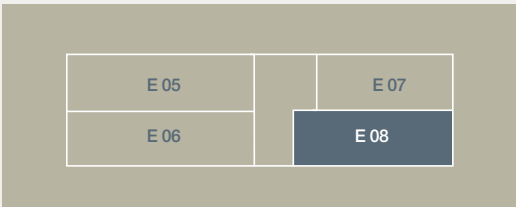
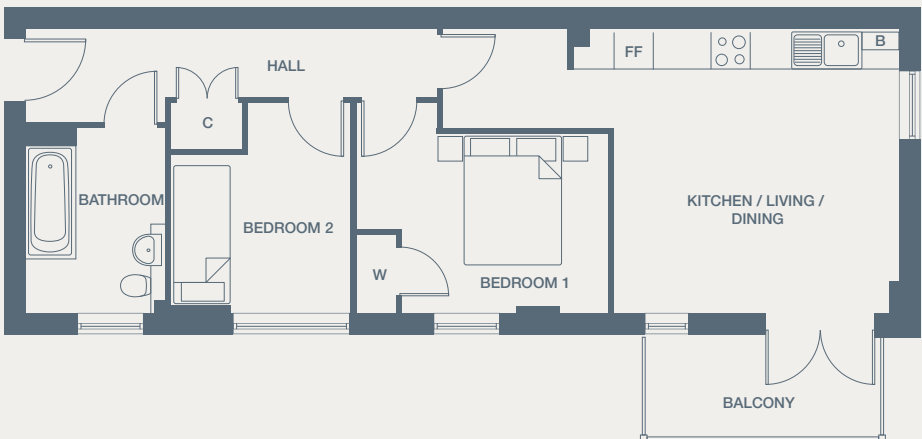
DIMENSIONS  
Kitchen / Living / Dining  
7.07m x 4.34m | 23'2" x 14'3"

Bedroom 1  
3.33m x 3.22m | 10'11" x 10'7"  
Bedroom 2  
2.65m x 3.22m | 8'8" x 10'7"

TOTAL AREA: 66m<sup>2</sup> | 710' sq ft

Key  
B: Boiler  
C: Cupboard  
FF: Fridge / Freezer

2 BEDROOM APARTMENT  
APEX HOUSE: PLOTS 08 | 12 | 16 | 20 | 24



FIRST FLOOR - PLOT 08  
SECOND FLOOR - PLOT 12  
THIRD FLOOR - PLOT 16  
FOURTH FLOOR - PLOT 20  
FIFTH FLOOR - PLOT 24

DIMENSIONS  
Kitchen / Living / Dining  
7.03m x 4.34m | 23'1" x 14'3"

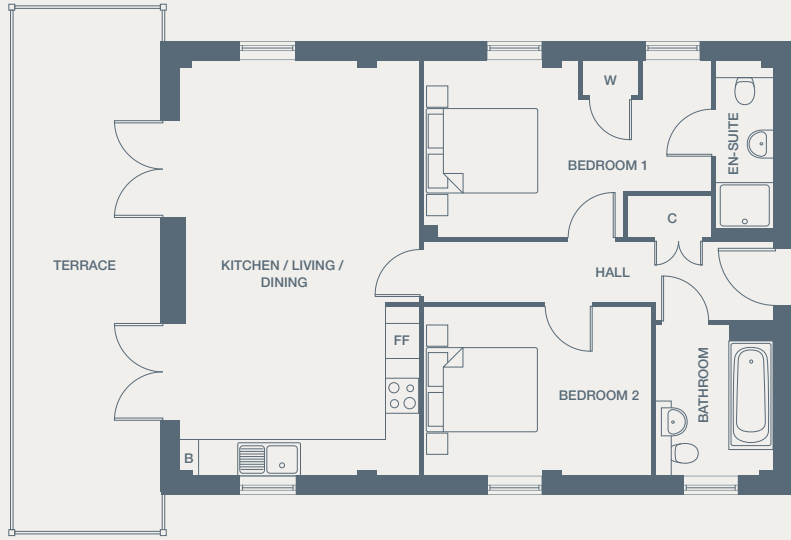
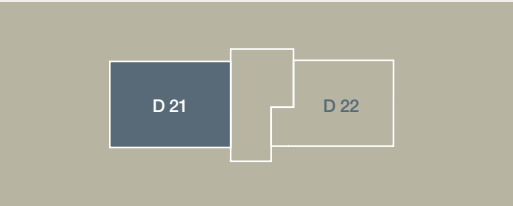
Bedroom 1  
3.86m x 2.75m | 12'8" x 9'0"  
Bedroom 2  
2.72m x 3.22m | 8'11" x 10'7"

TOTAL AREA: 58m<sup>2</sup> | 624' sq ft

Key  
B: Boiler  
C: Cupboard  
W: Wardrobe  
FF: Fridge / Freezer



2 BEDROOM  
PENTHOUSE APARTMENT  
PINNACLE HOUSE: PLOT 21



FIFTH FLOOR

TOTAL AREA: 75m<sup>2</sup> | 807' sq ft

DIMENSIONS

Kitchen / Living / Dining  
4.21m x 7.34m | 13'10" x 24'1"

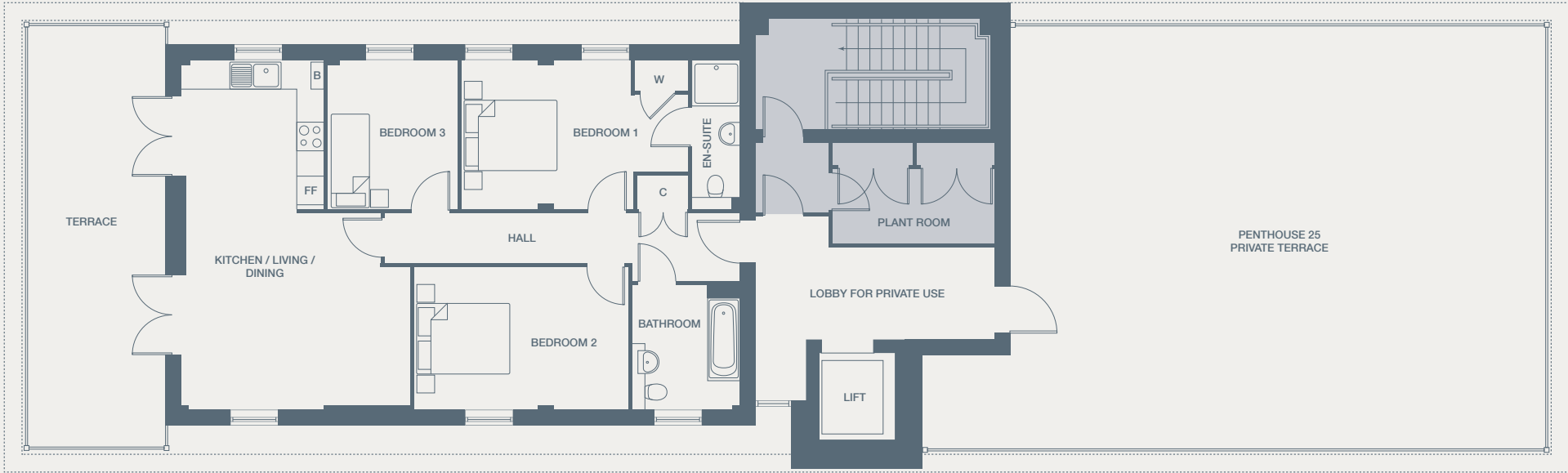
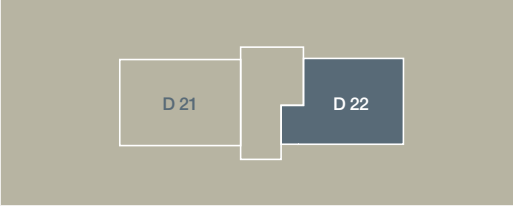
Bedroom 1  
5.12m x 3.09m | 16'10" x 10'2"

Bedroom 2  
4.02m x 3.00m | 13'2" x 9'10"

Terrace  
2.64m x 9.29m | 8'8" x 30'6"

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

3 BEDROOM  
PENTHOUSE APARTMENT  
APEX HOUSE: PLOT 25



SIXTH FLOOR

TOTAL AREA: 86m<sup>2</sup> | 926' sq ft

Lobby for private use: 13m<sup>2</sup> | 140' sq ft

Key  
B: Boiler C: Cupboard  
W: Wardrobe FF: Fridge / Freezer

FIFTH FLOOR

TOTAL AREA: 68m<sup>2</sup> | 732' sq ft

DIMENSIONS

Kitchen / Living / Dining  
5.75m x 7.34m | 18'10" x 24'1"

Bedroom 1  
3.25m x 3.55m | 10'8" x 11'8"

Bedroom 2  
3.21m x 3.55m | 10'6" x 11'8"

Terrace  
2.54m x 9.29m | 8'4" x 30'6"

DIMENSIONS

Kitchen / Living / Dining  
4.80m x 7.34m | 15'9" x 24'1"

Bedroom 1  
4.79m x 3.09m | 15'9" x 10'2"

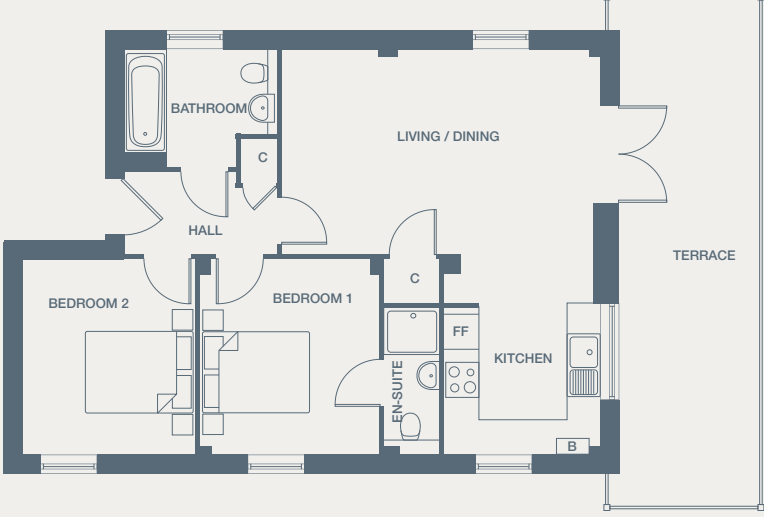
Bedroom 2  
4.52m x 3.00m | 14'10" x 9'10"

Bedroom 3  
2.72m x 3.09m | 8'11" x 10'2"

Terrace 1  
13.47m x 9.29m | 44'2" x 30'6"

Terrace 2  
3.05m x 9.19m | 10'0" x 30'2"

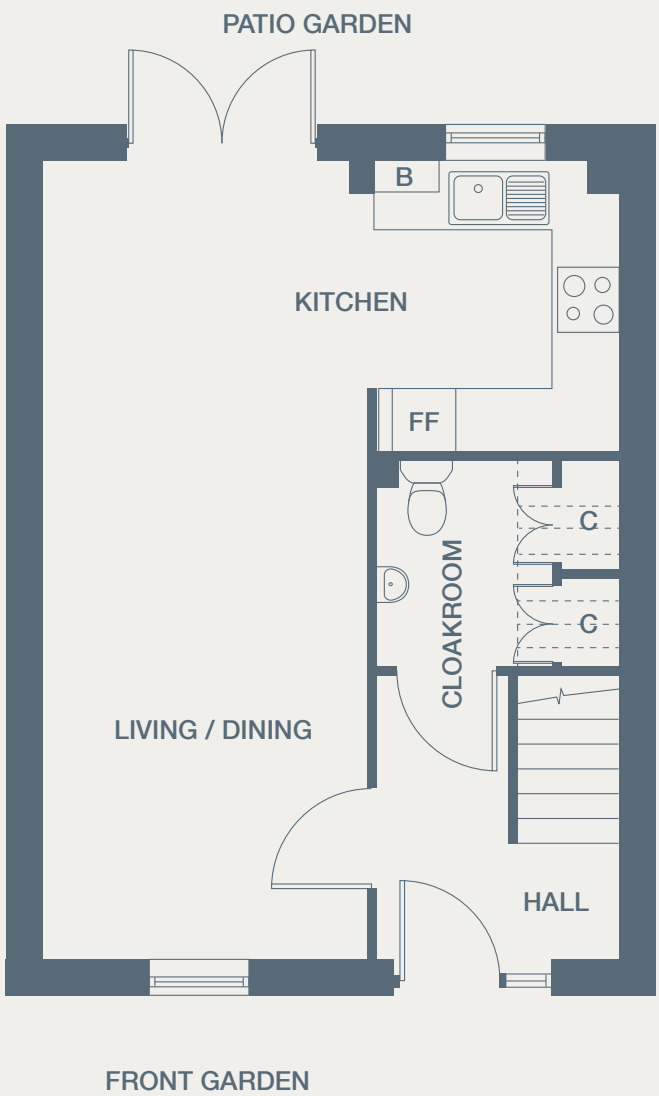
2 BEDROOM  
PENTHOUSE APARTMENT  
PINNACLE HOUSE: PLOT 22



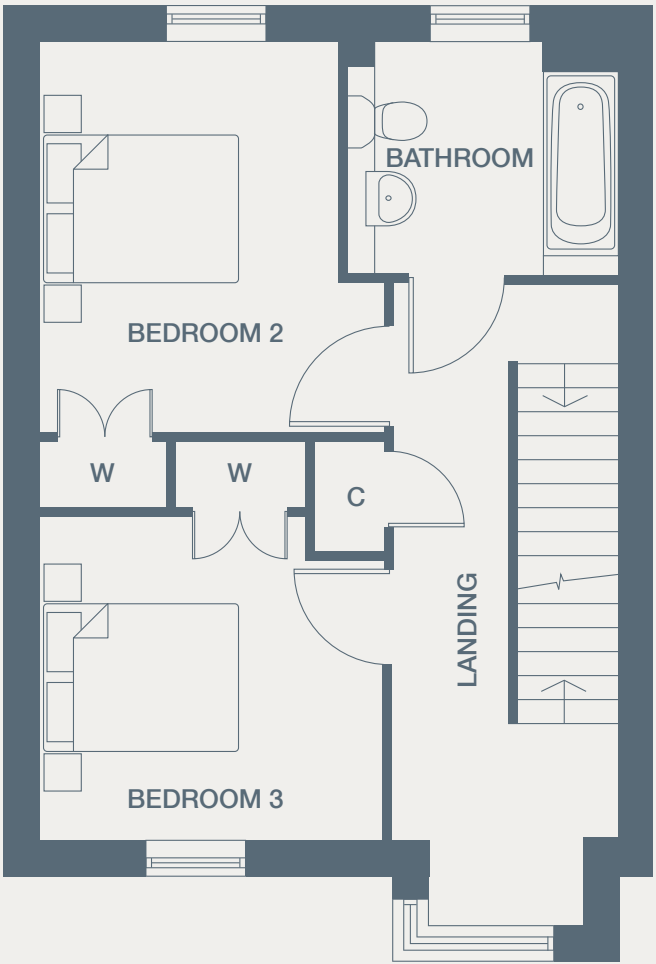
Key  
B: Boiler C: Cupboard  
FF: Fridge / Freezer

HOUSES

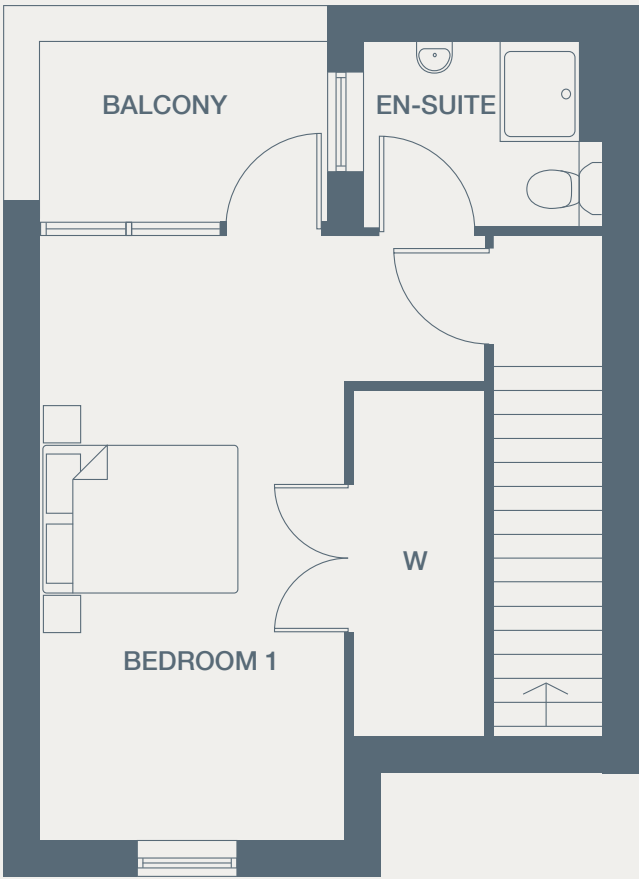
OKEMORE GARDENS: PLOTS 01-10



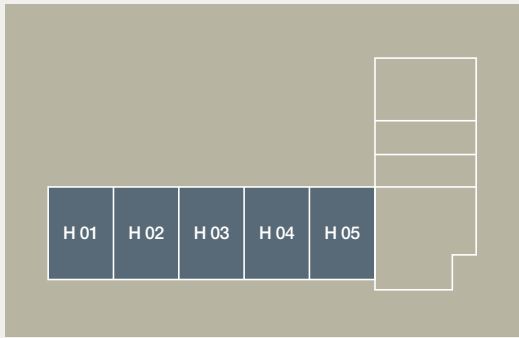
GROUND FLOOR



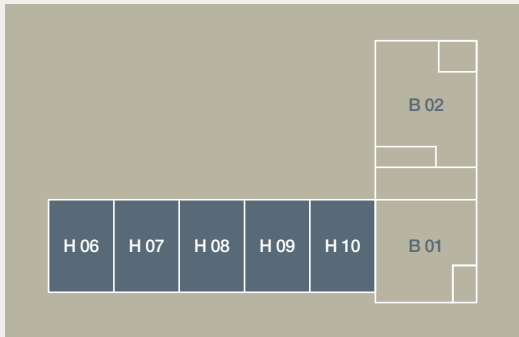
FIRST FLOOR



SECOND FLOOR



OKEMORE GARDENS



OKEMORE GARDENS



- Key
- B: Boiler
  - C: Cupboard
  - W: Wardrobe
  - FF: Fridge / Freezer

Patio garden layouts will vary by plot.

Plots 1-5 & 8 have rear gate.

Different window and door arrangement  
in kitchen / living area in plots 5 & 10.

PLOTS 1-10

TOTAL AREA: 113m<sup>2</sup> | 1216' sq ft

Plots 5 and 10: 114m<sup>2</sup> | 1227' sq ft

DIMENSIONS

Kitchen  
2.38m x 2.71m | 7'10" x 8'11"

Living / Dining  
3.00m x 7.40m | 9'11" x 24'3"

Bedroom 1  
4.24m x 5.65m | 13'11" x 18'6"

Bedroom 2  
2.75m x 3.61m | 9'0" x 11'10"

Bedroom 3  
3.18m x 2.99m | 10'5" x 9'10"





#### Flexible ways to buy

We are delighted to offer a number of different ways for you to buy a home at The Ridge. Ask us for more details.

With over a 100 year history, Affinity Sutton has a deserved reputation for providing well designed, high quality homes that meet the demands of today's discerning buyers. Last year alone we completed over 750 new properties.

Our new homes are designed to meet a range of customer needs, including helping first time buyers onto the property ladder.

We have won numerous highly coveted awards – both in the UK and abroad – for design, eco-credentials or simply being great places to live. We invest in what we believe matters most – our residents and our communities.

#### AWARDS: 2013

First Time Buyer Awards – Affordable Housing Provider of the Year – Highly Commended  
What House – Affinity Sutton – Housing Provider of the Year – Silver

#### AWARDS: 2012

Sustainable Housing Awards – Social Housing Provider of the Year  
Green Apple Award – Built Environment – Best Use of Mixed Development  
Affordable Home Ownership Awards – Best Large Development – Highly Commended  
Sunday Times British Homes Awards – Housing Project – Commended

#### AWARDS: 2011

What House – Affinity Sutton – Affordable Housing Provider of the Year – Gold  
What House – Graylingwell Park – Best Sustainable Development – Gold  
What House – Graylingwell Park – Best Brownfield Development – Silver

Previous developments by Affinity Sutton





**pedder**

0845 6000 787

[sales@theridgebr5.com](mailto:sales@theridgebr5.com)



**Affinity Sutton**

[www.theridgebr5.com](http://www.theridgebr5.com)

Sat nav postcode: BR5 3NH

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