

The *Balmoral*

The new Balmoral range builds on an established Stately tradition in which well-loved homes from the past are re-designed to incorporate fresh new design ideas, plus all the most modern features for 21st century living.

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The Balmoral is truly a distinctive and superior home which is sure to appeal to a wide range of tastes.



Externally, the Balmoral benefits from Georgian style glazing, plus a roof with a gabled overhang which provides a covered porch area. Coach lamps and cornerstone details add character and charm, whilst the front door has a feature glazed panel at one side.

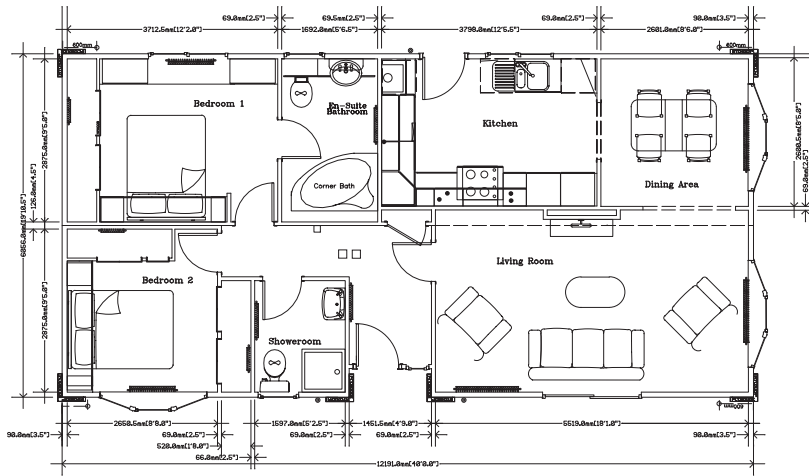
A feeling of light and spaciousness greets you the moment you enter the Balmoral. The colour scheme is modern and cool, using restrained 'minimalism' as its inspiration. Creating an attractive focal point right at the heart of the living room is a new deluxe cream stone fireplace. Its log effect electric fire gives the appearance of living flame at the touch of a switch.

A well proportioned shower room leads off the hall and is fitted with a corner opening shower, WC and basin. The largest bathroom in this home is reserved for the en-suite to the master bedroom. Luxuriously furnished with a corner bath and modern gold taps, it also has a feature new to Stately homes - a run of high-gloss, white fitted cupboards which conceal the cistern and provide useful vanity storage around the basin. A mirror door bathroom cabinet with fitted lights is supplied above the basin and there are recessed spotlights in the ceiling.

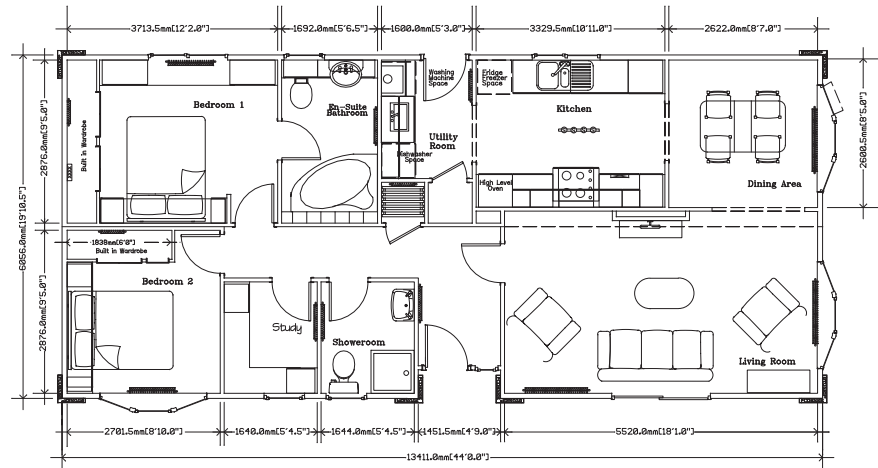


STATELY ALBION *Residential Collection*

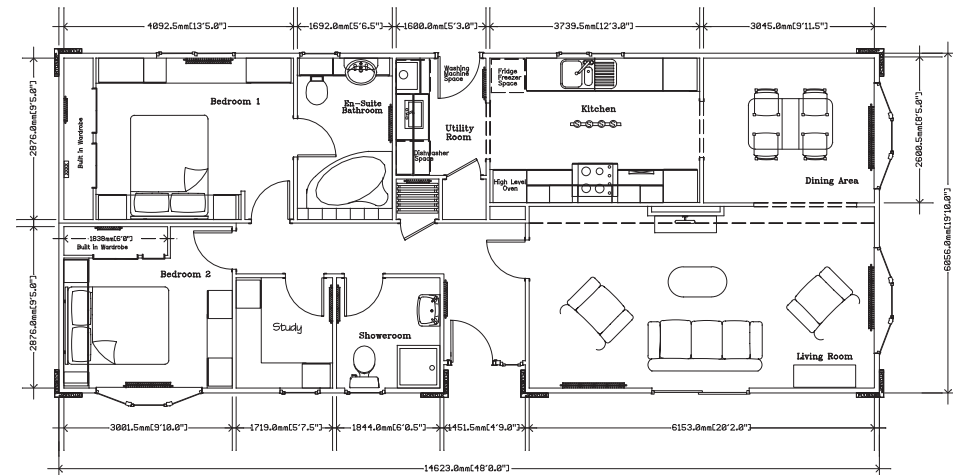
40 x 20



44 x 20



48 x 20





The *Balmoral* Range

uPVC double glazing
Gas central heating
Living Flame electric fire
Thermostatic radiator valves
Gable over front door
Tiled roof
Ply floor
Fully insulated floor, walls and attic
Attic access
Attic ladder and light
Choice of exterior and roof colours
PVC rainwater goods
Gold or chrome fittings to bathroom
Choice of kitchen colours and worktops
Integrated fridge freezer
Integrated washing machine
Integrated dishwasher
High-level double electric fan oven and gas hob
TV points to lounge and bedroom
Portrait light
Exterior lights
Vanity unit and bathroom cabinet
En-suite bathroom
Display cabinet
Coffee table
Choice of furnishings
Choice of d�cor packages

