



# SPRINGFIELD COURT

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HARROGATE

## Welcome to Springfield Court

Springfield Court is an exclusive development located in the heart of Harrogate.

The development will provide 61 bespoke one, two and three bedroom luxury apartments with private parking within a secured courtyard.

The existing building has been transformed into apartment numbers 1 - 35 and offer a fantastic selection of luxury apartments with a variety of benefits, such as outdoor space and three lifts directly serving each floor.



"We are very pleased to introduce Springfield Court which is a unique mix of new build and conversion units. This is Newby's third town centre development in recent years and it is undoubtably one of the largest town centre schemes to be delivered in Harrogate for a long time.

Newby has worked very closely with the architects and the local council to deliver this fantastic living space, with private parking and a great number of units with useable outside space. The specification continues to evolve and these luxury units will exceed expectations."

Nick Moody - Newby



# Luxury Living



Development front showcasing apartments 1-35

## Set in the heart of Harrogate

Springfield Court is located on King's Road, an area regarded as one of the best locations in Harrogate, with an abundance of excellent restaurants, bars and shops nearby.

Along with this exclusive location, each apartment has highly refined specifications, including ultra-modern bespoke kitchens and Vessini bathroom suites. The majority of the apartments also benefit from their own private terraces or balconies.



Balconies to apartments 4, 5, 7 &amp; 8



Ground floor garden apartments

# Site Plan

**Springfield Court,**  
Springfield Avenue, Harrogate HG1 2HW

With peace of mind through security, and the town centre within walking distance, Springfield Court is the most desirable and exclusive place to live in Harrogate, with a choice of two individually designed buildings, each with unique features.

SC1 - Apartments 1 - 35

SC2 - Apartments 36 - 61





## The Apartments

### Feel at home

Each apartment has been carefully designed with walnut veneer doors and high-quality wooden flooring to give an elegant touch throughout each home.

Security plays an important role and every effort has been made to keep the apartments secure, including electric gates to the entrance, video entry phones to all apartments. A further benefit of Springfield Court is the outside space available to the majority of the apartments, including garden terraces and balconies, which is a rarity in apartments in the heart of Harrogate.



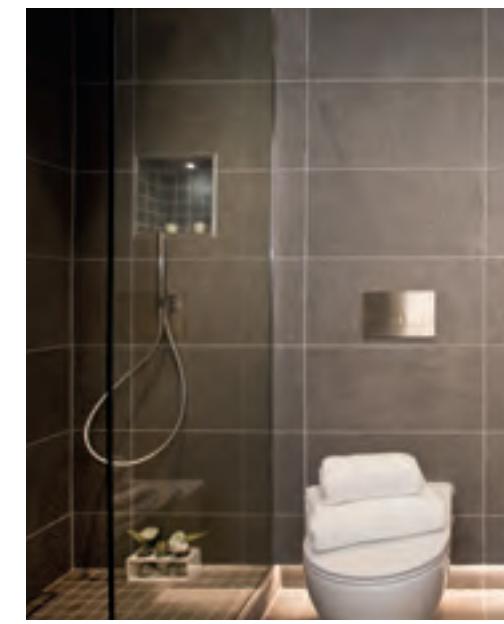
# Superb Entertaining Space

## Kitchen

High quality finishes, space and natural light flow seamlessly throughout every apartment at Springfield Court.

The kitchens are designed to the highest standards, with soft close cabinets, bespoke counter tops and a matching illuminated splashback. Premium Neff appliances, such as the "Slide and Hide" oven, create the final touches to this sophisticated and contemporary living space.





#### Bedrooms, Bathrooms & WC's

The bedrooms at Springfield Court have been designed with both luxury and relaxation in mind. Neutral carpets and generous windows complete these rooms for a light and airy finish.

The bathrooms have been fully tiled from floor to ceiling and include underfloor heating to the main bathroom and en-suite. This excellent specification has been enhanced with chrome heated towel rails, under basin storage, feature lighting and Vessini bathroom furnishings throughout.

# Harrogate



## On Your Doorstep

Harrogate offers a wide range of amenities all on your doorstep. The Valley Gardens is a must for taking a peaceful and picturesque tree lined walk. This beautiful spa town also provides numerous choices of cafés and restaurants, including the famous Bettys Tea Rooms and The Ivy which recently opened on Parliament Street.

Harrogate is known for being the gateway to the Yorkshire Dales, where you can find numerous countryside walks and further amenities just a few miles from the town centre.

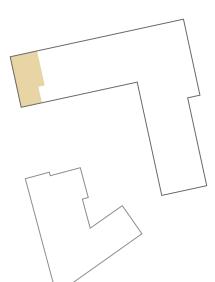
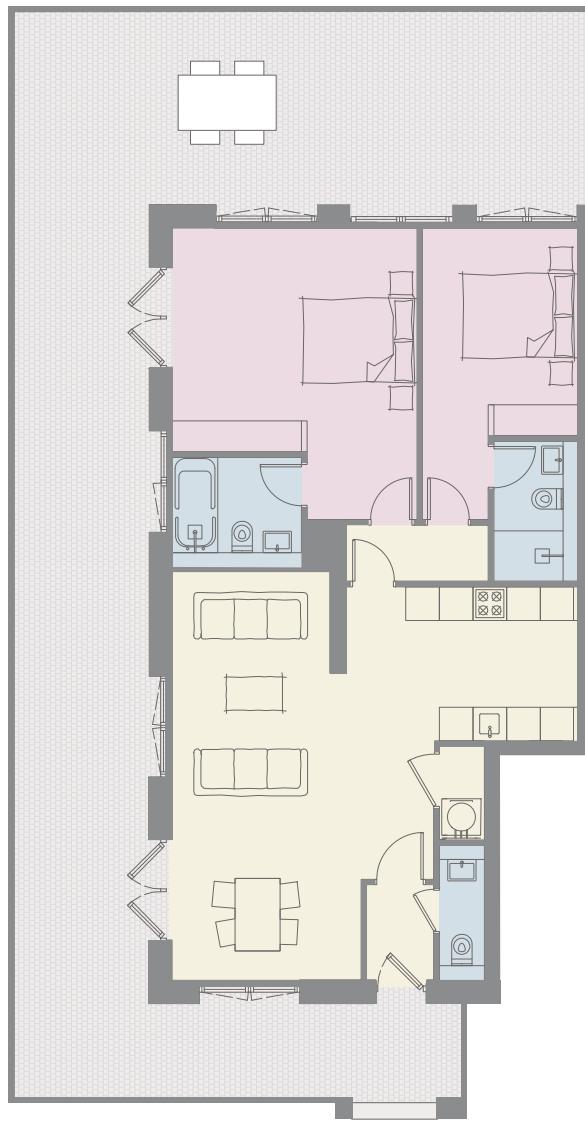
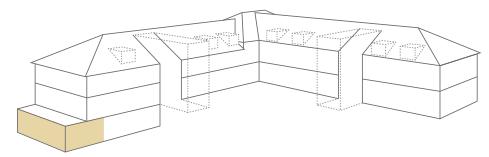


# Floor Plans

Apartments 1 - 35

## Garden Apartments

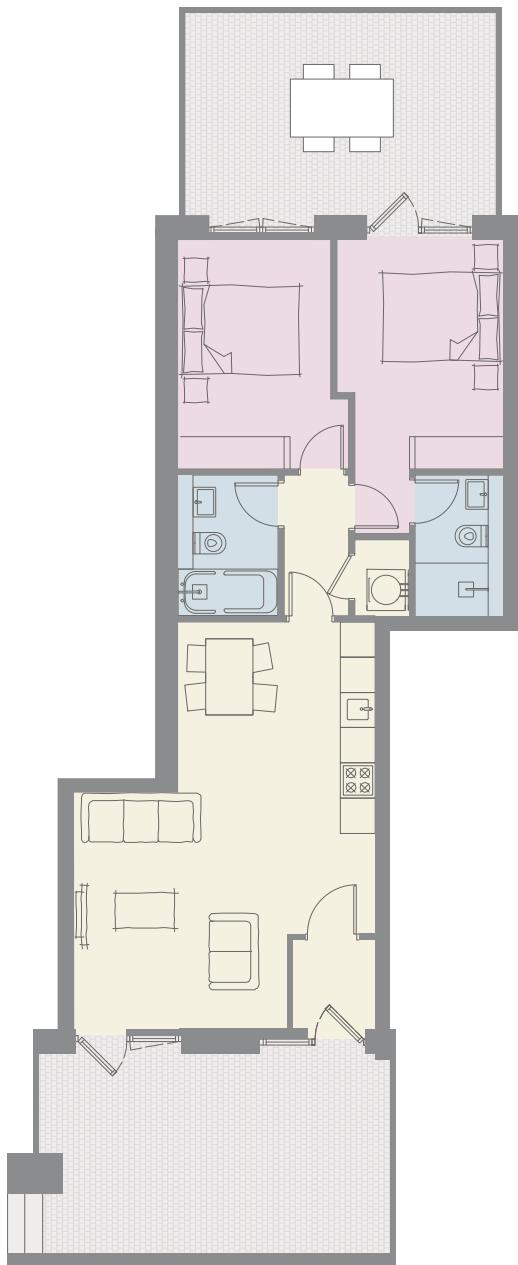
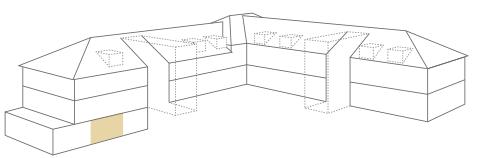
Apartment 1



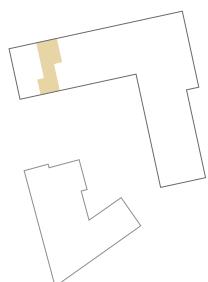
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 23' 11" x 23' 8" |
| Bedroom 1             | 17' 1" x 14' 4"  |
| En-Suite 1            | 7' 7" x 5' 7"    |
| Bedroom 2             | 17' 0" x 9' 0"   |
| En-Suite 2            | 8' 2" x 4' 1"    |

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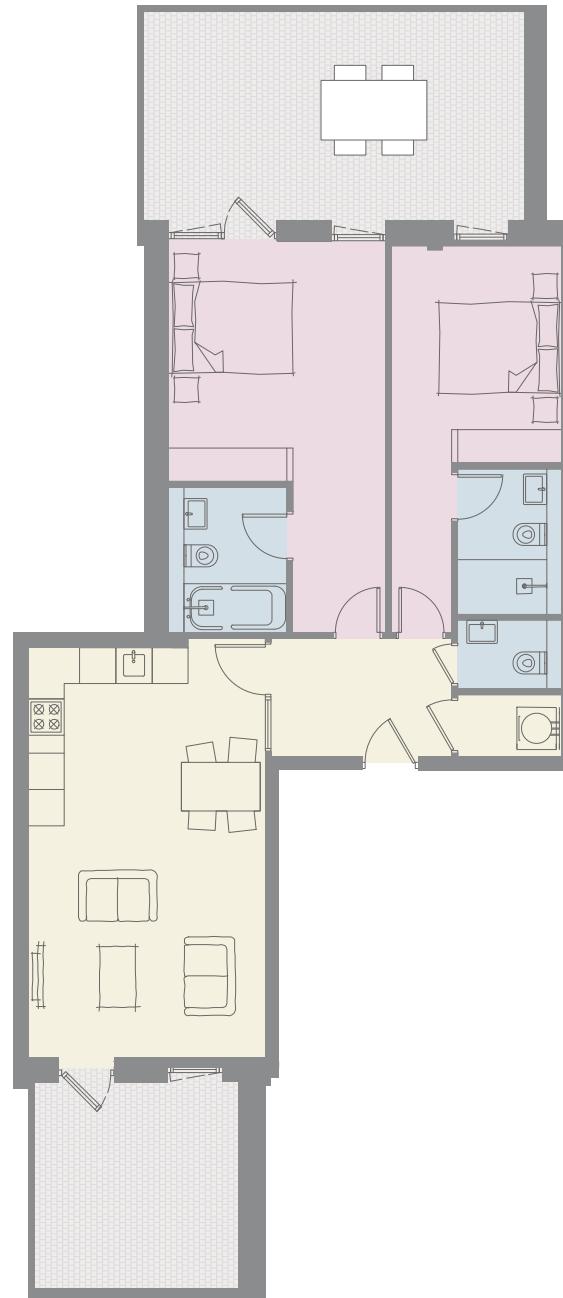
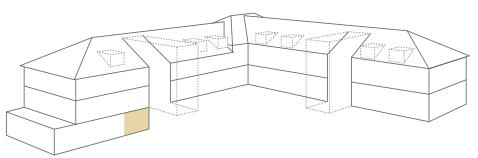
**Garden Apartments**  
Apartment 2



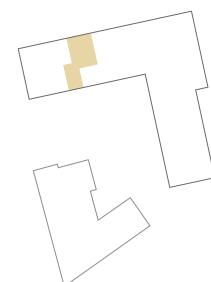
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 22' 8" x 17' 0" |
| Bedroom 1             | 16' 5" x 9' 3"  |
| En-Suite              | 7' 10" x 4' 1"  |
| Bedroom 2             | 12' 10" x 8' 6" |
| Bathroom              | 7' 10" x 4' 9"  |



**Garden Apartments**  
Apartment 3

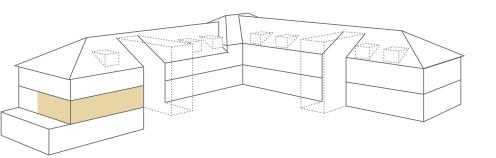


|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 22' 9" x 12' 10" |
| Bedroom 1             | 21' 0" x 11' 9"  |
| En-Suite 1            | 7' 10" x 5' 7"   |
| Bedroom 2             | 21' 0" x 9' 3"   |
| En-Suite 2            | 7' 10" x 4' 10"  |

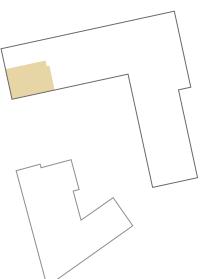


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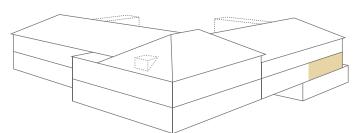
**Ground Floor**  
Apartment 4



|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 25' 0" x 19' 1" |
| Bedroom 1             | 17' 9" x 11' 6" |
| En-Suite 1            | 7' 10" x 5' 7"  |
| Bedroom 2             | 17' 9" x 8' 6"  |
| En-Suite 2            | 7' 10" x 3' 11" |



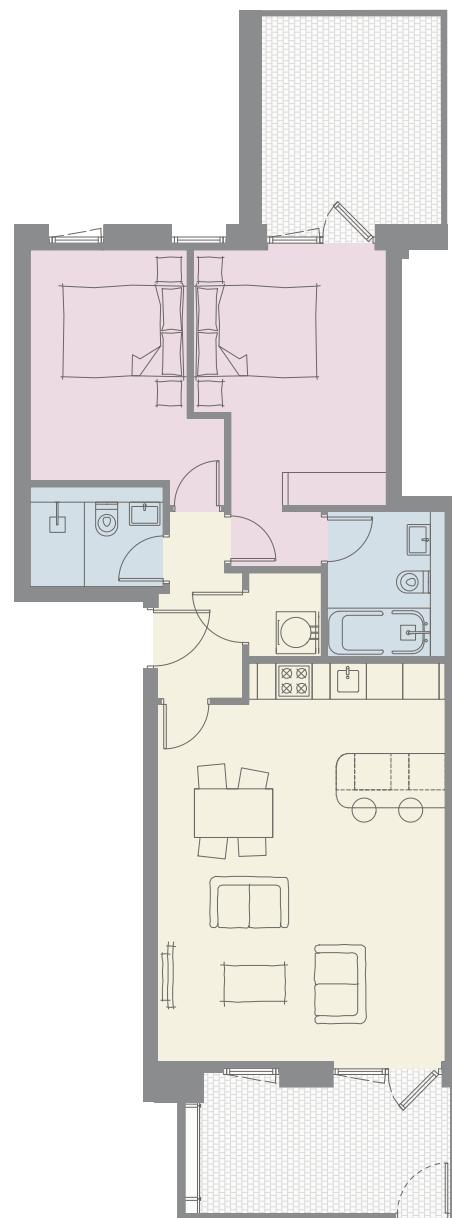
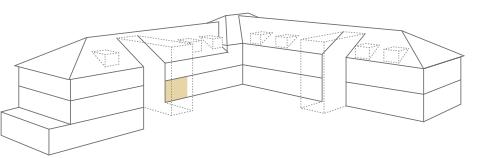
**Ground Floor**  
Apartment 5



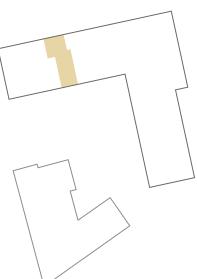
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 19' 6" x 18' 3"  |
| Bedroom 1             | 13' 11" x 11' 6" |
| En-Suite 1            | 7' 5" x 3' 11"   |
| Bedroom 2             | 13' 11" x 9' 11" |
| Bathroom              | 7' 10" x 5' 7"   |

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**Ground Floor**  
Apartment 6



|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 19' 5" x 15' 7" |
| Bedroom 1             | 17' 2" x 10' 6" |
| En-Suite 1            | 7' 10" x 5' 7"  |
| Bedroom 2             | 13' 11" x 8' 6" |
| Bathroom              | 7' 3" x 4' 7"   |



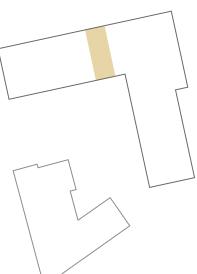
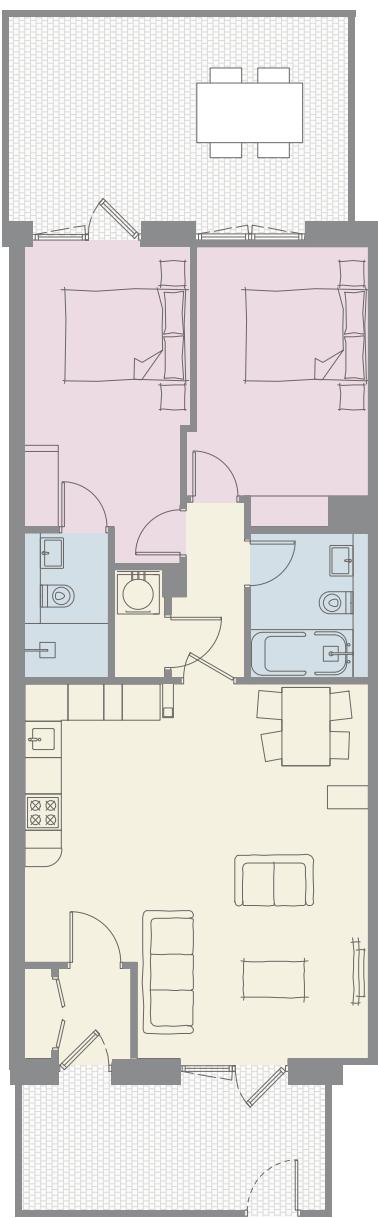
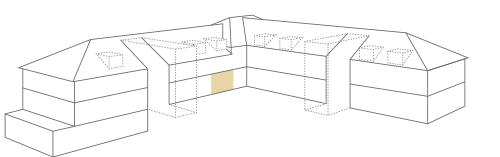
**Ground Floor**  
Apartment 13



|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 19' 2" x 15' 7" |
| Bedroom 1             | 13' 5" x 10' 1" |
| En-Suite 1            | 7' 3" x 3' 11"  |
| Bedroom 2             | 13' 5" x 8' 5"  |
| Bathroom              | 7' 7" x 5' 7"   |

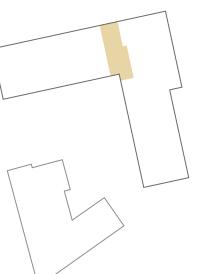
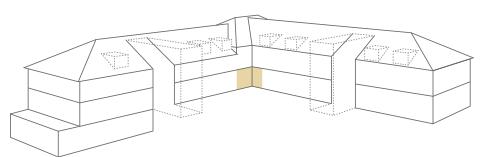
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**Ground Floor**  
Apartment 14



|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 20' 4" x 18' 7" |
| Bedroom 1             | 17' 2" x 8' 11" |
| En-Suite 1            | 7' 10" x 4' 6"  |
| Bedroom 2             | 15' 2" x 9' 4"  |
| Bathroom              | 7' 10" x 5' 7"  |

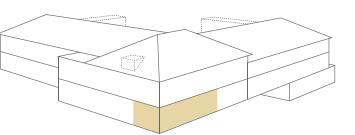
**Ground Floor**  
Apartment 15



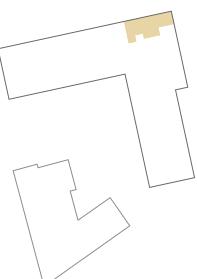
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 20' 10 x 18' 1" |
| Bedroom 1             | 17' 2 x 8' 5"   |
| En-Suite 1            | 7' 10 x 3' 11"  |
| Bedroom 2             | 17' 2 x 8' 2"   |
| En-Suite 2            | 7' 10 x 4' 9"   |

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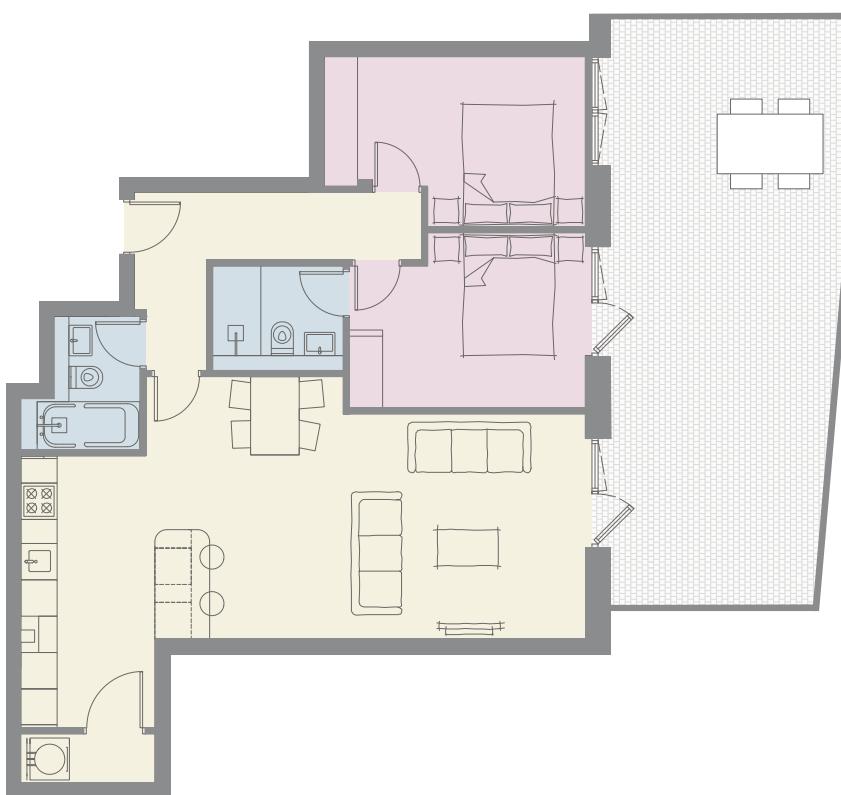
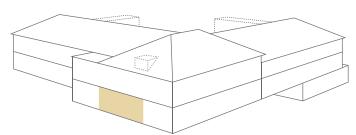
**Ground Floor**  
Apartment 16



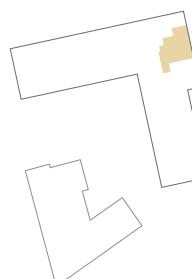
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 23' 8" x 12' 11" |
| Bedroom 1             | 14' 6" x 9' 6"   |
| En-Suite 1            | 7' 3" x 6' 4"    |
| Bedroom 2             | 10' 11" x 9' 3"  |
| Bathroom              | 6' 11" x 5' 7"   |



**Ground Floor**  
Apartment 17

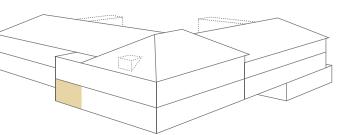


|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 30' 8" x 22' 0" |
| Bedroom 1             | 12' 10" x 9' 6" |
| En-Suite 1            | 7' 1" x 4' 10"  |
| Bedroom 2             | 14' 2" x 9' 3"  |
| Bathroom              | 7' 3" x 5' 7"   |

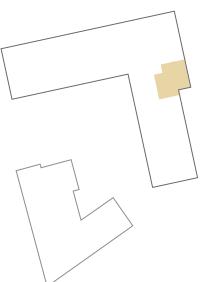


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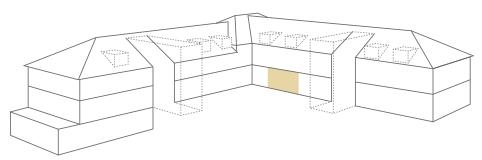
**Ground Floor**  
Apartment 18



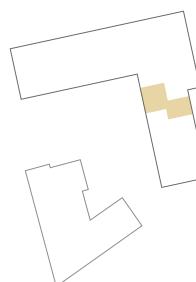
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 22' 6" x 13' 2" |
| Bedroom 1             | 22' 6" x 10' 6" |
| En-Suite 1            | 7' 10" x 4' 7"  |
| Bedroom 2             | 11' 2" x 11' 0" |
| Bathroom              | 7' 7" x 5' 7"   |



**Ground Floor**  
Apartment 19

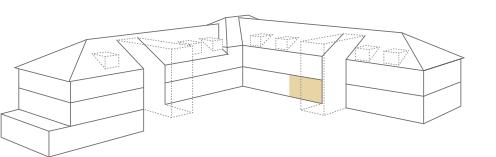


|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 22' 10" x 17' 2" |
| Bedroom 1             | 16' 3" x 12' 11" |
| En-Suite 1            | 7' 10" x 3' 7"   |
| Bedroom 2             | 16' 3" x 10' 9"  |
| Bathroom              | 7' 2" x 5' 11"   |

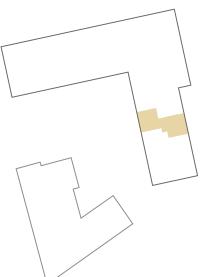


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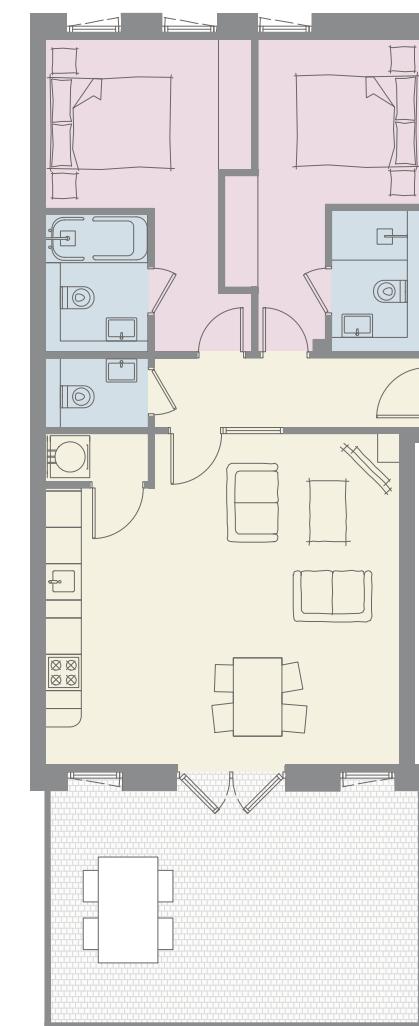
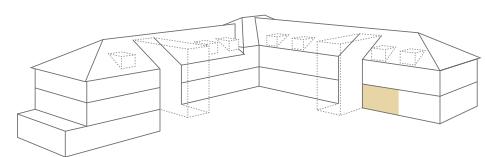
**Ground Floor**  
Apartment 28



|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 19' 5" x 17' 10" |
| Bedroom 1             | 13' 1" x 10' 1"  |
| En-Suite 1            | 8' 10" x 5' 1"   |
| Bedroom 2             | 10' 6" x 9' 7"   |
| Bathroom              | 7' 10" x 5' 7"   |

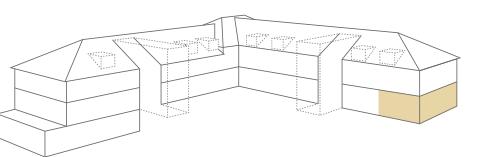
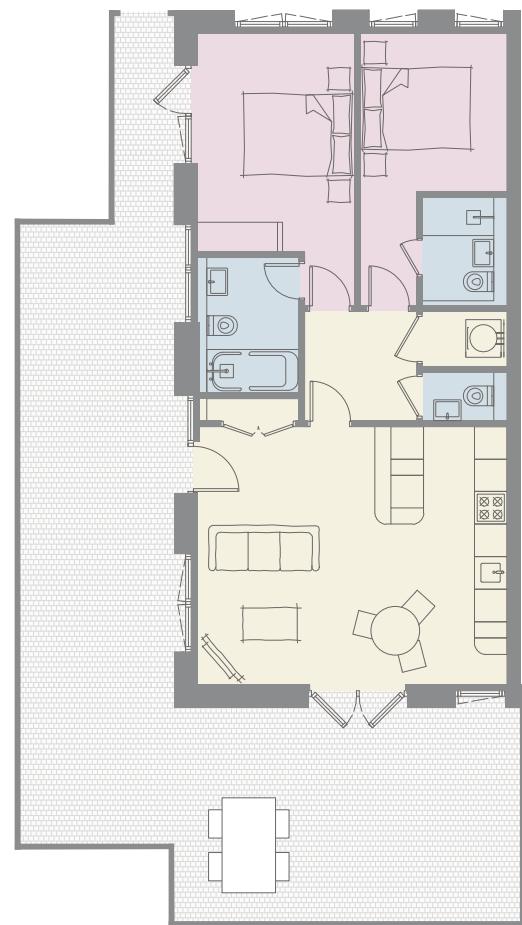
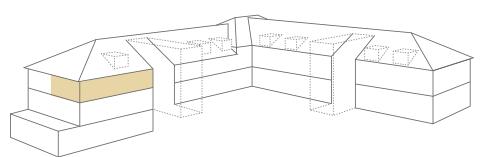


**Ground Floor**  
Apartment 29



|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 19' 3" x 18' 0" |
| Bedroom 1             | 17' 0" x 11' 3" |
| En-Suite 1            | 6' 11" x 5' 7"  |
| Bedroom 2             | 17' 0" x 10' 9" |
| En-Suite 2            | 6' 11" x 4' 1"  |

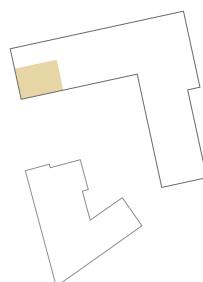
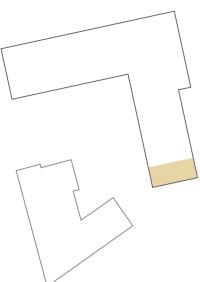
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**Ground Floor**  
 Apartment 35

**First Floor**  
 Apartment 7


|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 18' 9" x 15' 7" |
| Bedroom 1             | 16' 6" x 9' 6"  |
| En-Suite 1            | 8' 2" x 5' 7"   |
| Bedroom 2             | 9' 8" x 8' 11"  |
| En-Suite 2            | 6' 3" x 4' 4"   |

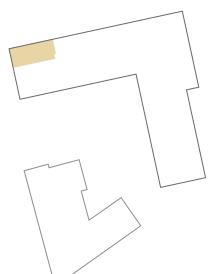
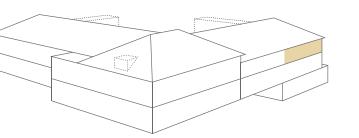


|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 25' 0" x 19' 1" |
| Bedroom 1             | 17' 9" x 11' 6" |
| En-Suite 1            | 7' 10" x 5' 7"  |
| Bedroom 2             | 17' 9" x 8' 6"  |
| En-Suite 2            | 7' 10" x 3' 11" |

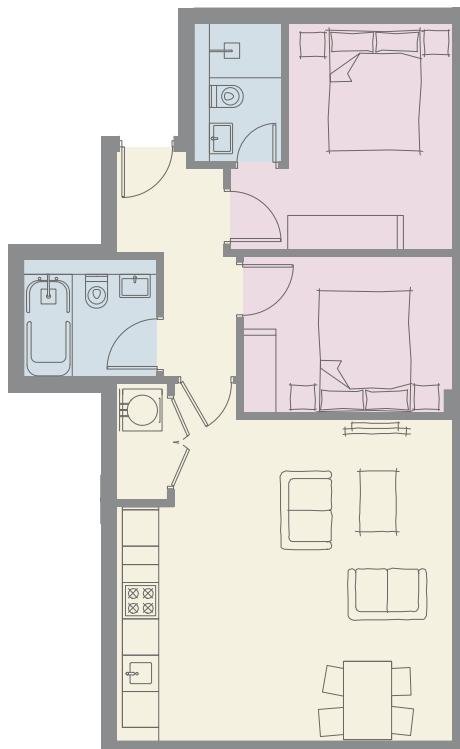
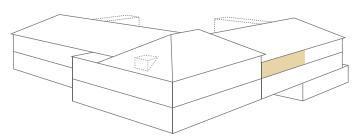


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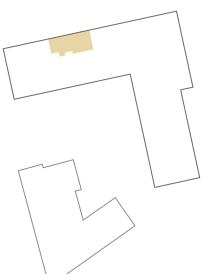
**First Floor**  
Apartment 8



**First Floor**  
Apartment 9



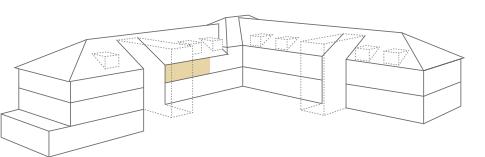
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 19' 6" x 18' 3"  |
| Bedroom 1             | 13' 11" x 11' 6" |
| En-Suite 1            | 7' 5" x 3' 11"   |
| Bedroom 2             | 13' 11" x 9' 11" |
| Bathroom              | 7' 10" x 5' 7"   |



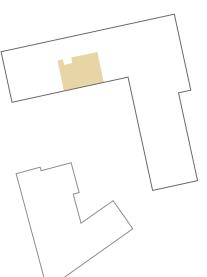
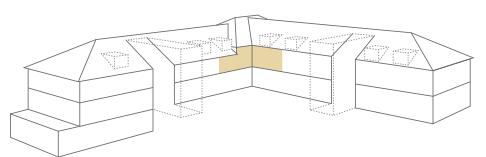
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 19' 5" x 18' 6" |
| Bedroom 1             | 12' 2" x 12' 1" |
| En-Suite 1            | 7' 7" x 3' 11"  |
| Bedroom 2             | 11' 5" x 8' 6"  |
| Bathroom              | 7' 3" x 6' 5"   |

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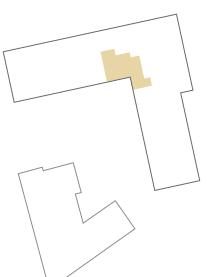
**First Floor**  
Apartment 10



**First Floor**  
Apartment 20



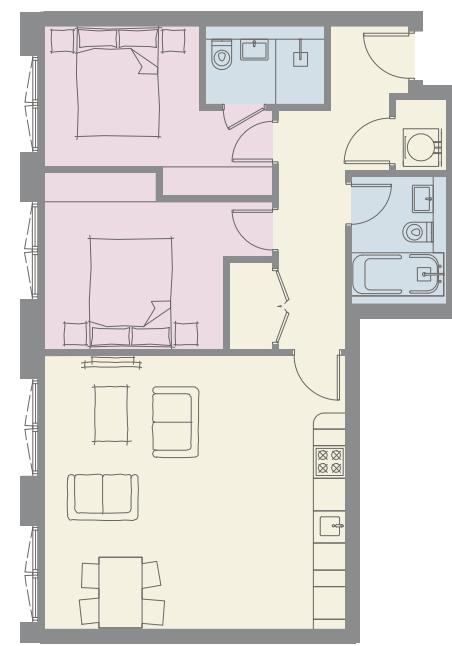
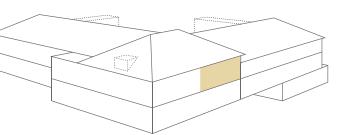
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 25' 0" x 17' 3"  |
| Bedroom 1             | 15' 1" x 10' 11" |
| En-Suite 1            | 7' 3" x 4' 9"    |
| Bedroom 2             | 15' 1" x 9' 0"   |
| Bathroom              | 7' 1" x 5' 7"    |



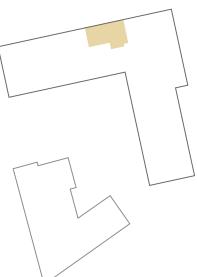
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 29' 11" x 15' 9" |
| Bedroom 1             | 18' 10" x 9' 9"  |
| En-Suite 1            | 9' 8" x 4' 4"    |
| Bedroom 2             | 14' 8" x 8' 11"  |
| Bathroom              | 7' 7" x 5' 7"    |

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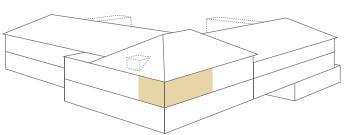
**First Floor**  
Apartment 21



|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 18' 3" x 16' 7"  |
| Bedroom 1             | 13' 10" x 10' 4" |
| En-Suite 1            | 7' 3" x 3' 11"   |
| Bedroom 2             | 13' 10" x 10' 9" |
| Bathroom              | 7' 3" x 5' 7"    |



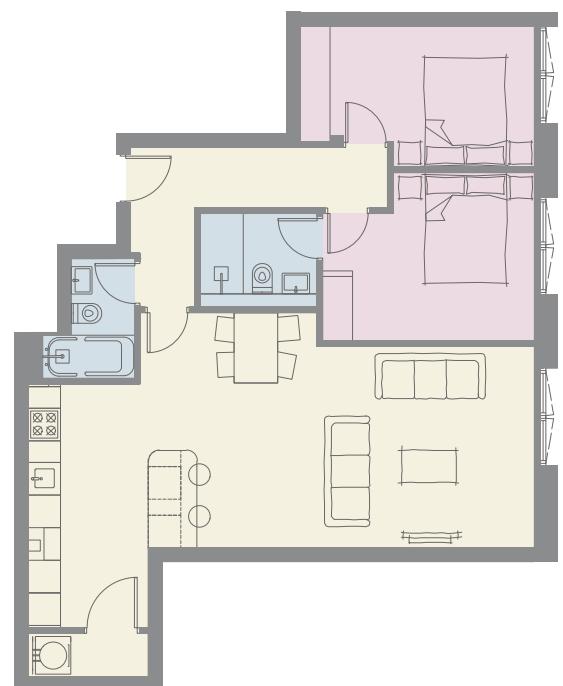
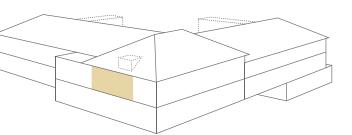
**First Floor**  
Apartment 22



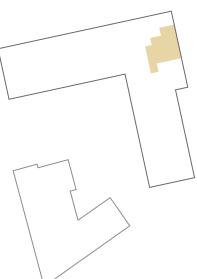
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 23' 8" x 12' 11" |
| Bedroom 1             | 14' 6" x 9' 6"   |
| En-Suite 1            | 7' 3" x 6' 4"    |
| Bedroom 2             | 10' 11" x 9' 3"  |
| Bathroom              | 6' 11" x 5' 7"   |

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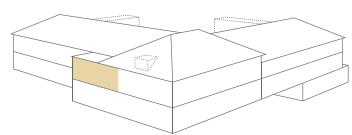
**First Floor**  
Apartment 23



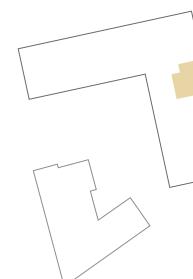
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 30' 8" x 22' 0" |
| Bedroom 1             | 12' 10" x 9' 6" |
| En-Suite 1            | 7' 1" x 4' 10"  |
| Bedroom 2             | 14' 2" x 9' 3"  |
| Bathroom              | 7' 3" x 5' 7"   |



**First Floor**  
Apartment 24

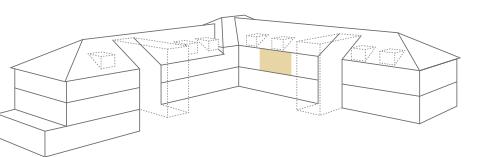


|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 22' 6" x 13' 2" |
| Bedroom 1             | 22' 6" x 10' 6" |
| En-Suite 1            | 7' 10" x 4' 7"  |
| Bedroom 2             | 11' 2" x 11' 0" |
| Bathroom              | 7' 7" x 5' 7"   |

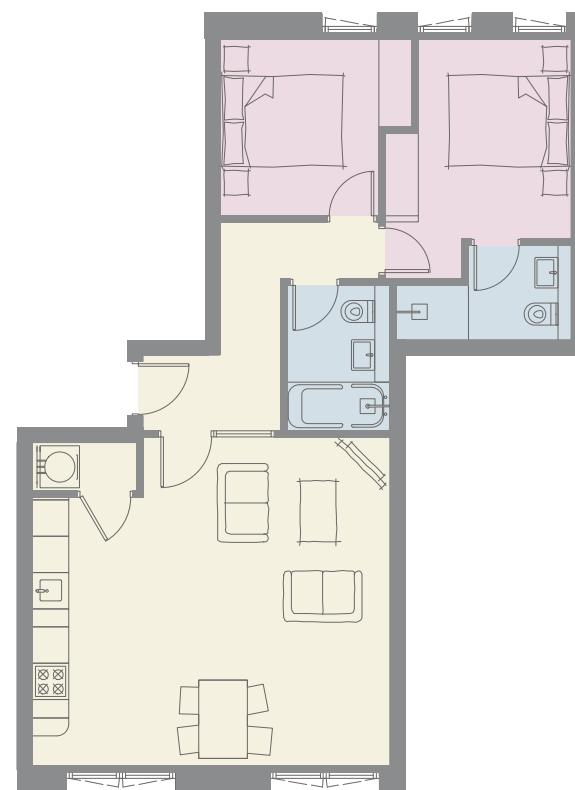
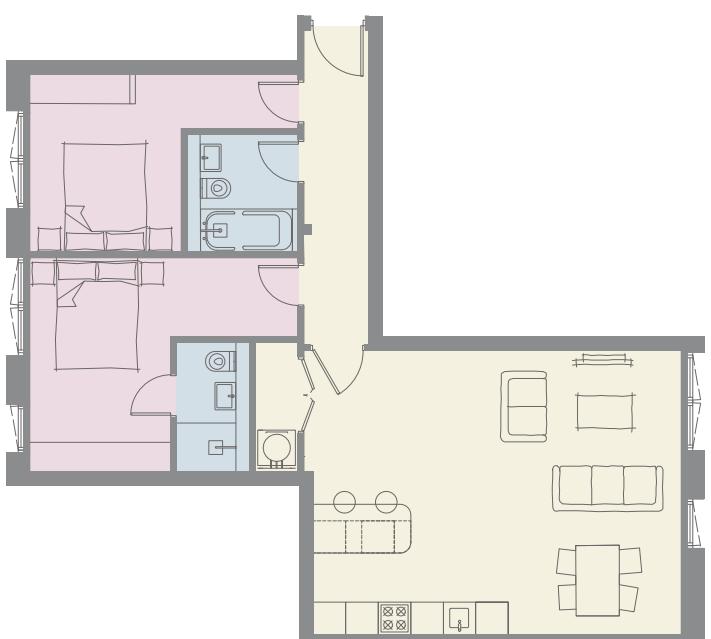
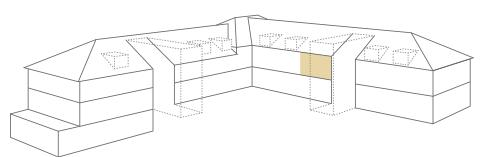


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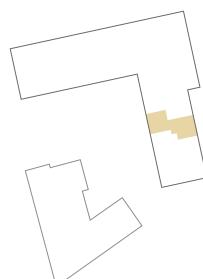
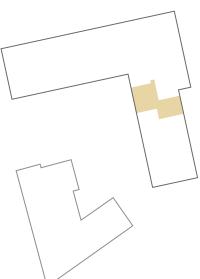
**First Floor**  
Apartment 25



**First Floor**  
Apartment 30

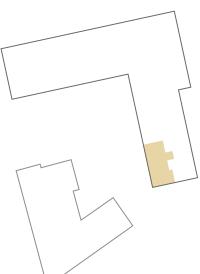
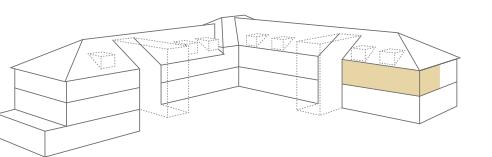
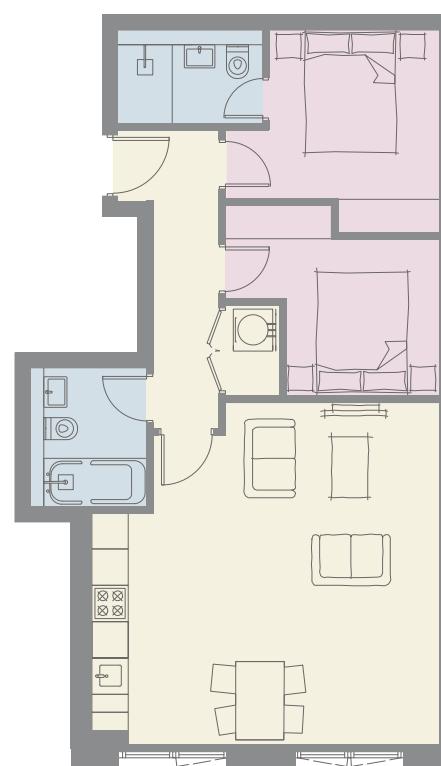
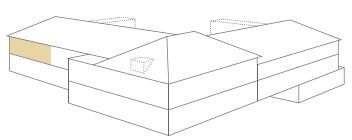


|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 22' 10" x 17' 2" |
| Bedroom 1             | 16' 3" x 12' 11" |
| En-Suite 1            | 7' 10" x 3' 7"   |
| Bedroom 2             | 16' 3" x 10' 9"  |
| Bathroom              | 7' 2" x 5' 11"   |

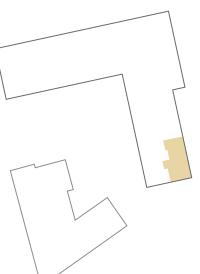


|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 19' 5" x 17' 10" |
| Bedroom 1             | 13' 1" x 10' 1"  |
| En-Suite 1            | 8' 10" x 5' 1"   |
| Bedroom 2             | 10' 6" x 9' 7"   |
| Bathroom              | 7' 10" x 5' 7"   |

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**First Floor**  
 Apartment 31

**First Floor**  
 Apartment 32


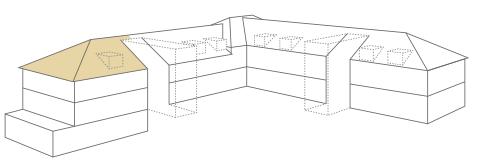
|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 18' 11" x 18' 6" |
| Bedroom 1             | 11' 8" x 11' 0"  |
| En-Suite 1            | 7' 10" x 4' 3"   |
| Bedroom 2             | 11' 8" x 10' 4"  |
| Bathroom              | 7' 7" x 5' 7"    |



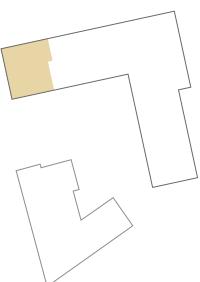
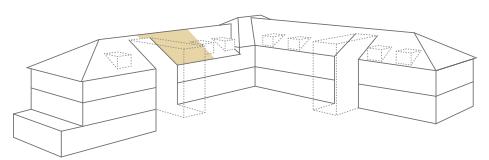
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 19' 4" x 16' 5" |
| Bedroom 1             | 14' 1" x 12' 1" |
| En-Suite 1            | 7' 4" x 3' 11"  |
| Bedroom 2             | 12' 1" x 10' 8" |
| Bathroom              | 7' 4" x 5' 7"   |

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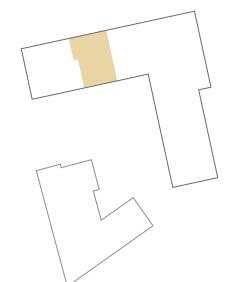
**Second Floor**  
Apartment 11



**Second Floor**  
Apartment 12



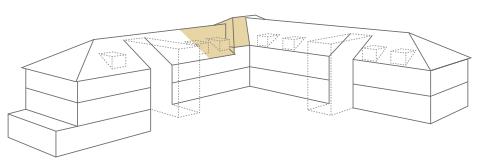
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 31' 7" x 17' 1" |
| Bedroom 1             | 12' 2" x 9' 7"  |
| En-Suite              | 7' 10" x 4' 3"  |
| Bedroom 2             | 12' 2" x 9' 2"  |
| Bathroom              | 7' 9" x 7' 6"   |



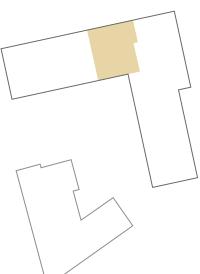
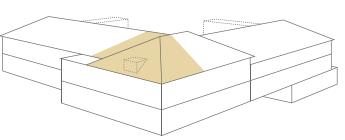
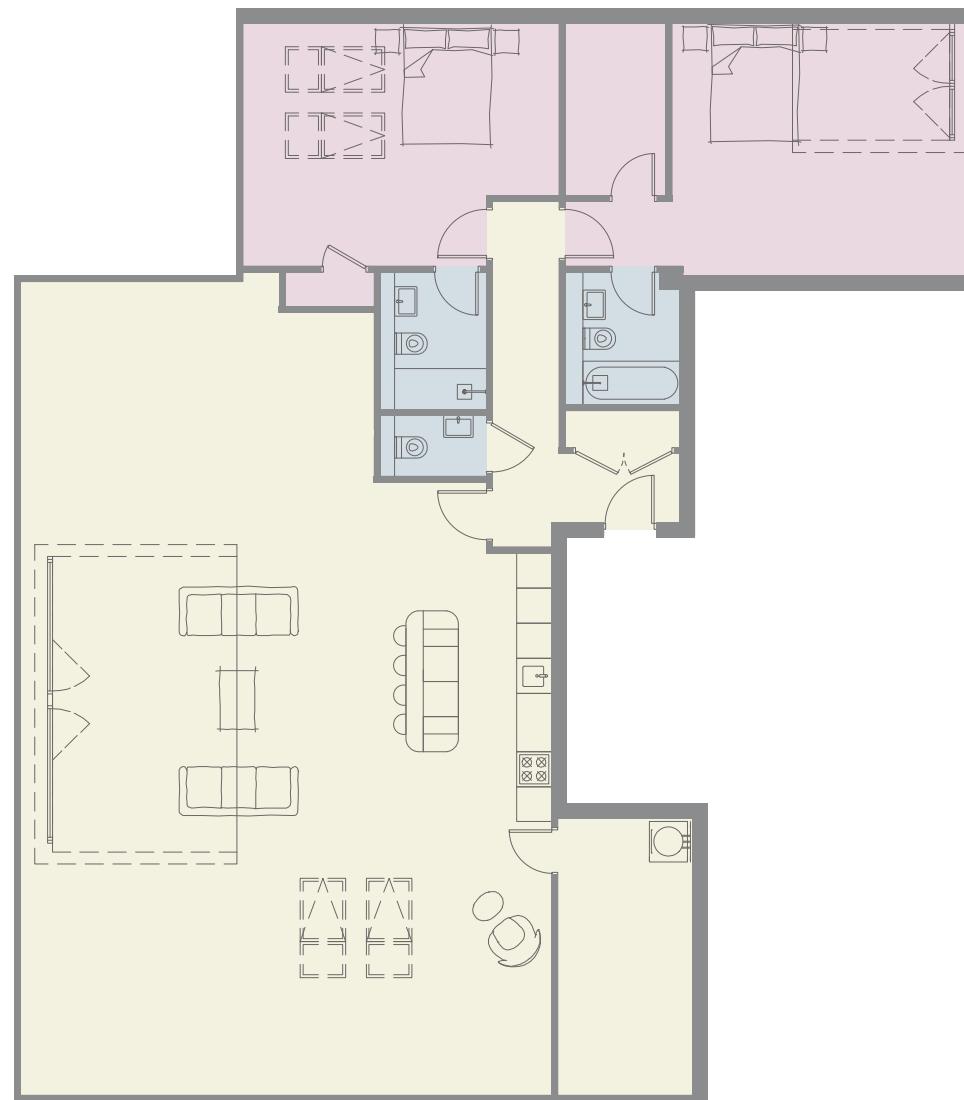
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 31' 7" x 15' 1" |
| Bedroom 1             | 15' 5" x 11' 6" |
| En-Suite 1            | 7' 5" x 3' 11"  |
| Bedroom 2             | 12' 3" x 9' 11" |
| Bedroom 3             | 16' 8" x 12' 3" |
| Bathroom              | 7' 10" x 5' 7"  |

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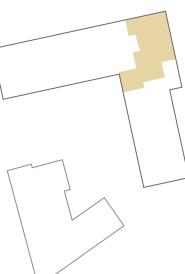
**Second Floor**  
Apartment 26



**Second Floor**  
Apartment 27

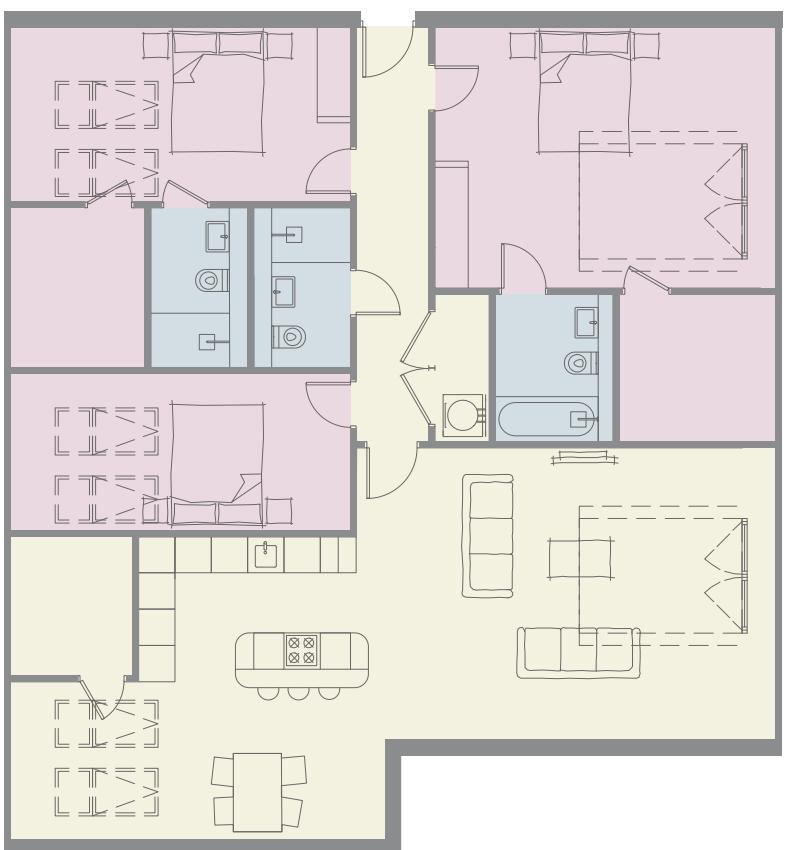
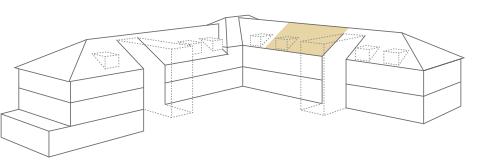


|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 31' 7" x 15' 10" |
| Bedroom 1             | 13' 11" x 13' 9" |
| En-Suite 1            | 7' 6" x 4' 8"    |
| Bedroom 2             | 13' 3" x 9' 9"   |
| En-Suite 2            | 7' 7" x 5' 7"    |

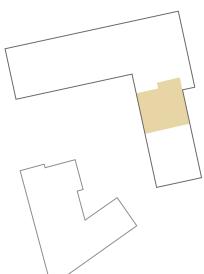


|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 32' 3" x 19' 7" |
| Bedroom 1             | 22' 4" x 14' 2" |
| En-Suite 1            | 7' 3" x 5' 7"   |
| Dressing              | 5' 5" x 9' 6"   |
| Bedroom 2             | 17' 3" x 13' 7" |
| En-Suite 2            | 7' 10" x 4' 11" |
| Storage               | 7' 6" x 6' 6"   |

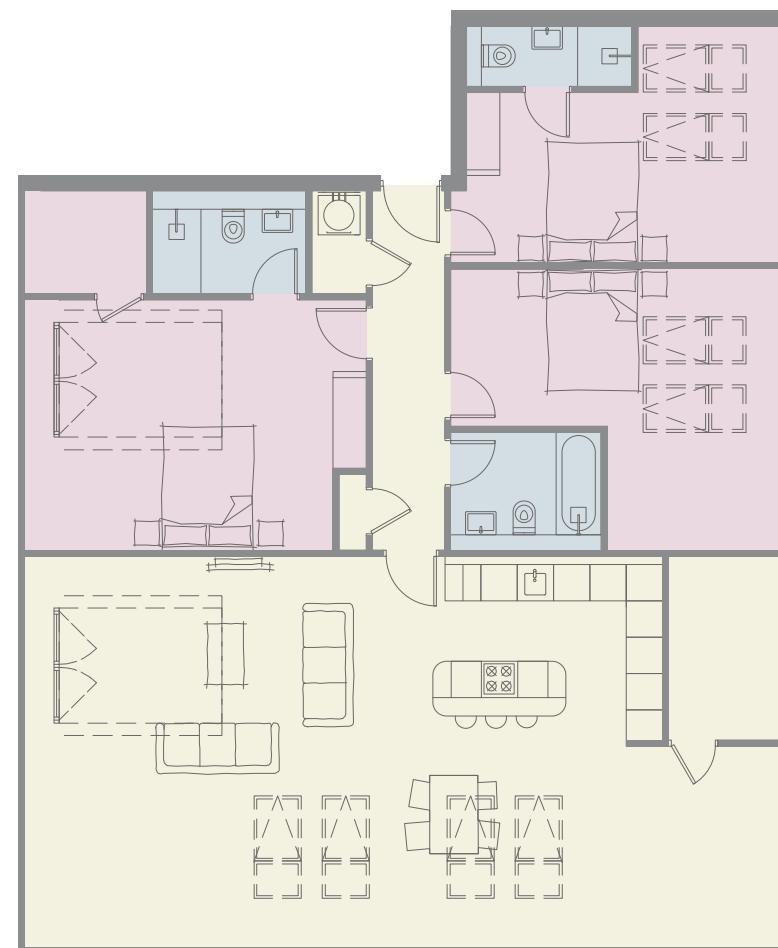
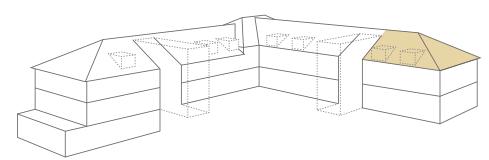
**Second Floor**  
Apartment 33



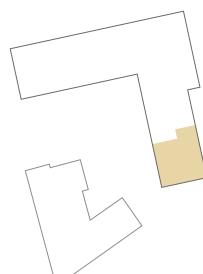
|                       |                 |
|-----------------------|-----------------|
| Living/Dining/Kitchen | 32' 3" x 21' 4" |
| Bedroom 1             | 16' 8" x 14' 2" |
| En-Suite 1            | 8' 0" x 5' 7"   |
| Bedroom 2             | 11' 0" x 9' 6"  |
| En-Suite 2            | 8' 3" x 4' 10"  |
| Bedroom 3             | 10' 11" x 8' 6" |
| Bathroom              | 8' 8" x 5' 1"   |

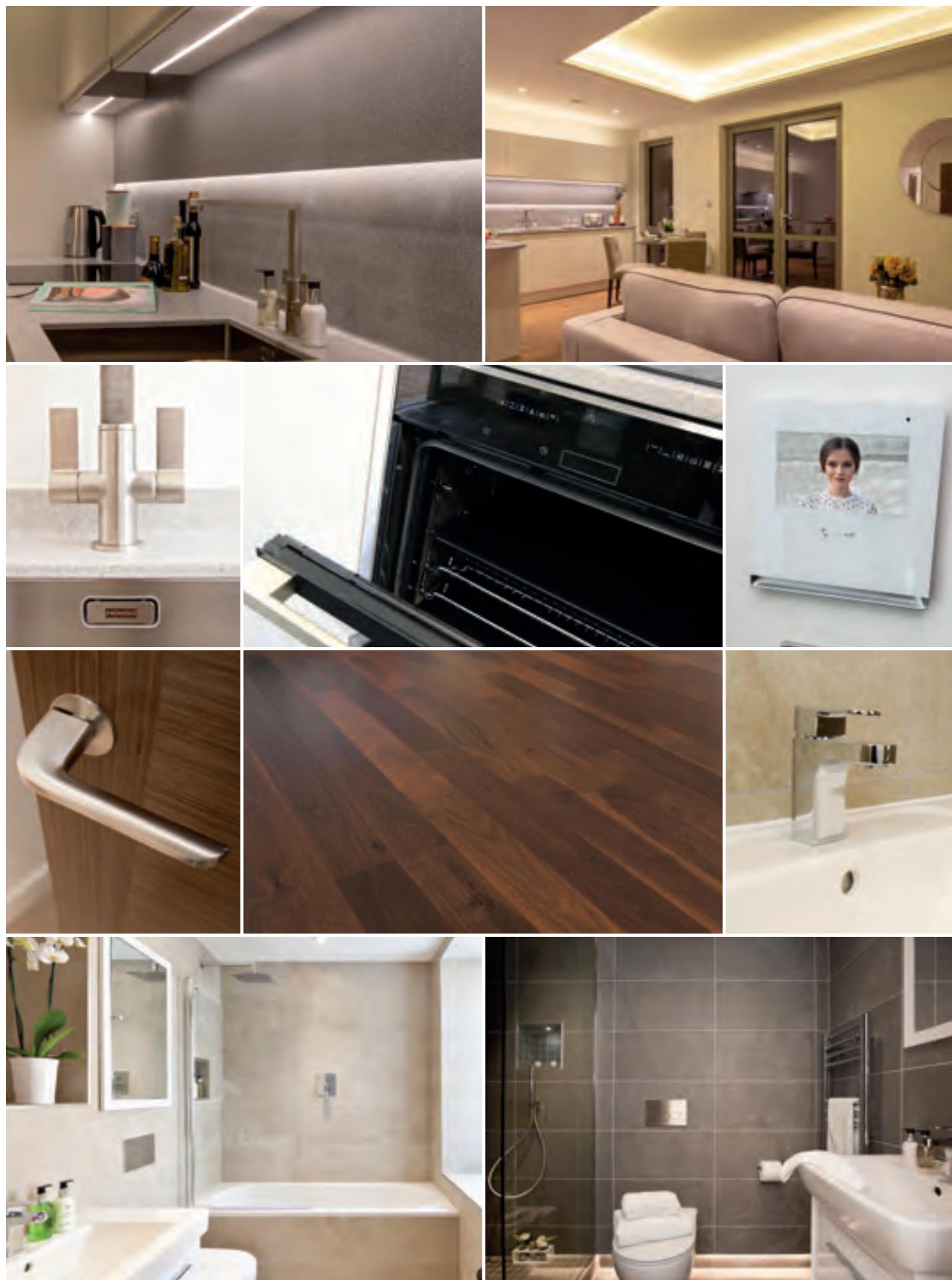


**Second Floor**  
Apartment 34



|                       |                  |
|-----------------------|------------------|
| Living/Dining/Kitchen | 32' 3" x 13' 9"  |
| Bedroom 1             | 16' 8" x 13' 7"  |
| En-Suite 1            | 7' 9" x 5' 6"    |
| Bedroom 2             | 12' 10" x 10' 1" |
| En-Suite 2            | 9' 0" x 3' 3"    |
| Bedroom 3             | 15' 3" x 10' 11" |
| Bathroom              | 8' 2" x 5' 7"    |





# Specification

## Kitchen

NEFF kitchen appliances

Integrated Slide & Hide oven

Integrated fridge/freezer

Integrated dishwasher

Stainless steel Franke sink and mixer

Franke extract hood

Soft close cabinets

Kitchen island to top floor apartments

## Bedrooms

High quality carpets

Recessed LED downlighters

## Bathrooms, En-Suites & WCs

Fully tiled bathrooms and en-suites

Vessini bathroom suites

Vessini chrome sanitary ware fittings

Underfloor heating system

Chrome towel rails

Automatic feature lighting

## Media

All apartments are provided with a range of data and broadband connections

USB sockets to the bedrooms and kitchen/living space

## Interior

Walnut veneer doors

High quality wooden flooring

Mood lighting

Smart device compatible heating controls

## Communal

Private gated development

Secure allocated parking

Lifts to all floors

Full digital colour video entry system

## Security

Digital HD CCTV system

Fire alarm

External lighting

## Tenure

999 year lease

## Warranty

10 Year Checkmate warranty

# Springfield Court

## Food & Drink

- 01. The Ivy
- 02. Bettys
- 03. The Orchid
- 04. William & Victoria
- 05. Stuzzi

## Shopping

- 06. Montpellier Quarter
- 07. Victoria Shopping Centre
- 08. King's Road Shopping Parade

## Culture & Entertainment

- 09. The Majestic Health Club
- 10. International Centre
- 11. Royal Hall
- 12. Theatre
- 13. The Everyman

## Previous Local Success

- 14. Windsor Court
- 15. Devonshire Place



# The Developer

## About Newby

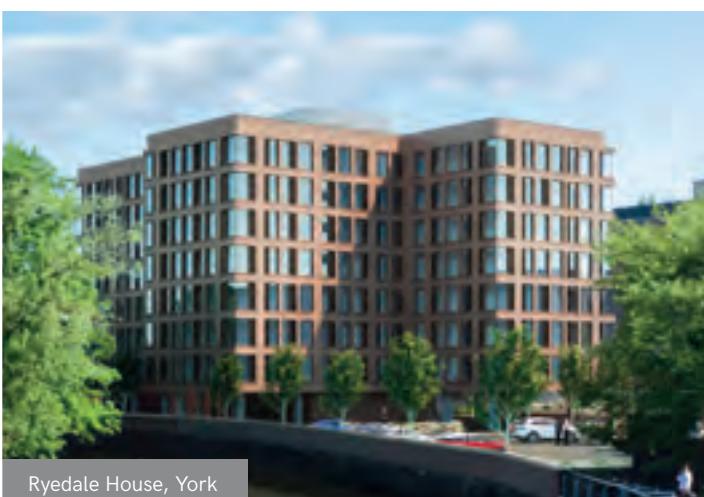
Newby is a North Yorkshire based developer established in 2008, with a strong track record within the local area and known for building well designed, high quality residential developments. Newby manages their own construction and strives to use local sub-contractors and suppliers.

Together with their team of experienced professionals and partners, Newby actively seek the highest standards for both the interior and exterior of each project, down to every last detail, ensuring each property is a home they would live in themselves.

## Coming Soon



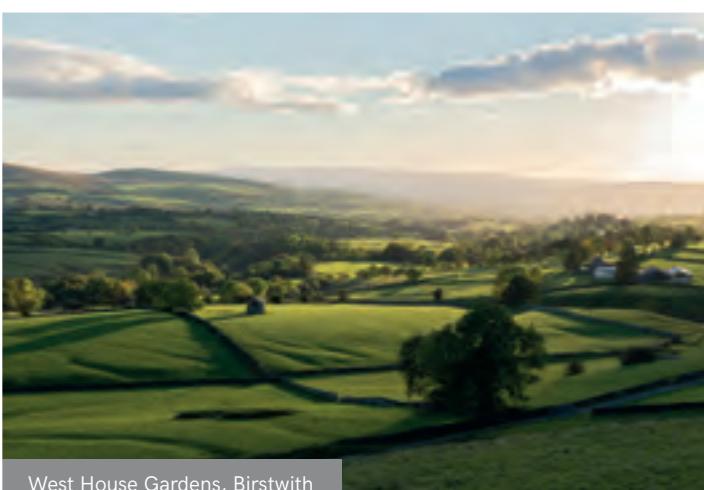
Glasshouses Mill, Nidderdale



Ryedale House, York



Devonshire Lane, Harrogate



West House Gardens, Birstwith

## Previous Local Success



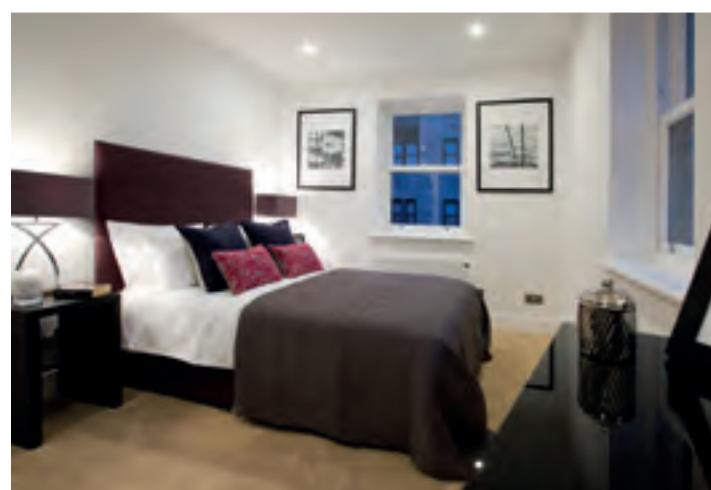
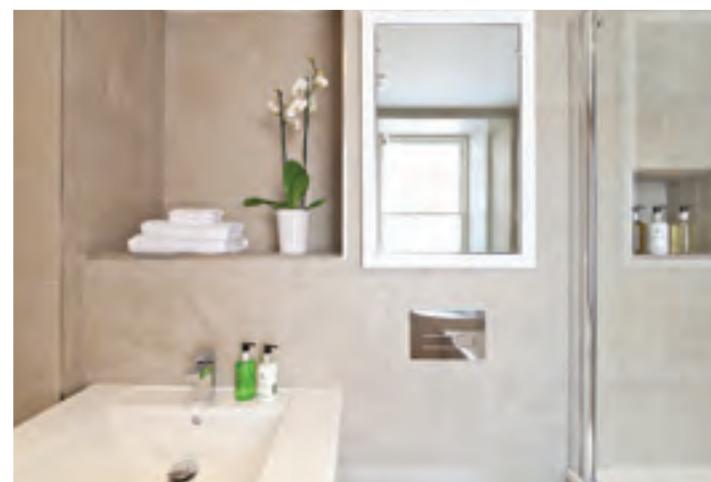
Devonshire Place, Harrogate



Castle Chambers, York



Windsor Court, Harrogate







We subscribe to and comply with the  
Consumer Code for New Homes

# NEWBY

[springfieldcourtharrogate.co.uk](http://springfieldcourtharrogate.co.uk)  
[newby.co.uk](http://newby.co.uk)



01423 503076  
[sales@nichollstyreman.com](mailto:sales@nichollstyreman.com)

#### Important Notice

The details contained in this brochure are for guidance only. All photographs, illustrations, plans and sizes indicated only give a general indication of the proposed development. Newby operate a policy of continuous development and features, specifications and elevational treatments may vary. We reserve the right to alter any part of the development. Particulars described in this brochure should not be relied upon as accurately describing any specific matters. This information does not constitute a contract, part of contract or warranty.