

BINDLEY COURT

MARKET HARBOROUGH, LEICESTERSHIRE

AN EXCLUSIVE DEVELOPMENT OF EXCEPTIONAL TOWNHOUSES

MARKET HARBOROUGH

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, leisure and educational facilities, a variety of coffee houses, banking facilities, restaurants and independent boutiques.

Leisure facilities include, golf course, tennis and squash courts and a cricket ground. A leisure centre just on the outskirts provides further facilities including gym and swimming pool.

There is access to a comprehensive commuting network mainline railway, London St.Pancras may be reached in less than one hour and is ideally situated for all road and rail links with easy access to the A14, M1 & M6.









BINDLEY COURT


Luxury town centre living at it's finest.

Bindley Court is set to redefine luxury living within five distinctive town houses designed with flair and a contemporary twist. This impressive development benefits from being situated in the hub of the town of Market Harborough.

All properties boast unique features to include exposed brick work, sliding glass doors to terraces, Portuguese cobbled sets to courtyard, electronic gated entrance, brick constructed refuse, bicycle and general store.

Each property enjoys one parking space

Sometimes you come across something a bit special...



After more than a decade of International successful design and the creation of decadent & luxurious high end properties, The Palms Developments Ltd wish to embrace the local market and reflect the construction and interiors buyers dream of in today's modern living.

The Palms Developments Ltd bring you a combination of the very finest revered materials, handpicked from around Europe and have then chosen the highest skilled local craftsman to implement the vision.



EXCLUSIVE TOWN LIVING

This range of exclusive town houses provide spacious accommodation over three floors and to a very high specification.

Key design features include voids, split levels, glass blocks and roof lights to optimise use of natural lighting. Four of the properties have external terraces, the development frames a cobbled courtyard with stylish landscaping.

With bespoke staircases, glass balustrades, well-appointed bathrooms, double height feature ceilings, open-plan kitchens with living and dining areas forming the social hub of the home.

The kitchen, in particular, will draw the eye with its sleek stone or marble worktop, high-gloss units with ambient led lit coffered ceilings, and 'A'- rated Miele integrated appliances, such as a touch-control induction hob, Bedrooms will come with individual fitted wardrobes and en-suite bathroom facilities.

PLOT 1 - BINDLEY COURT - MARKET HARBOROUGH

SPECIFICATION

IT'S THE DETAIL THAT MATTERS

CONSTRUCTION

- Defects guarantee
- Classic brick and slate finish offset by graphite powdercoated windows and roof lights.
- Ground and first floors of block and beam construction to provide solidity and quietness between floors
- Glazed voids for natural lighting

HEATING AND HOT WATER

- All plumbing work in soldered copper piping.
- Latest generation condensing gas boilers
- Smart energy meters
- Fully programmable underfloor heated throughout with remote app control
- Burley Latitude flueless gas fire

MEDIA AND ELECTRICAL

- Low energy recessed LED lighting throughout
- Smart TV and CAT5 points
- Mobile phone boosters
- Smoked graphite mirror switches and sockets
- Satellite wi-fi
- Video entry system
- Projector TV & screen optional extra (master suite)

INTERIOR

Delight in the abundance of light reflected from the white interiors, whilst Jerusalem stone, limed oak floors and Portuguese marble and stone throughout conveys the high quality finish.

- Bespoke crafted contemporary solid oak staircases
- Glass balustrades
- Split levels and double height for room definition and character
- Exposed brickwork
- Exposed King truss
- Solid oak internal doors
- Imported German front doors
- Marble and stone flooring to entrance halls and cloakrooms
- Fitted Wardrobes to Bedrooms
- Bespoke cabinetry in master suite dressing room to clients specification.

OUTDOORS

- Large terrace with sliding glass doors bring the outside inside
- Courtyard in Portuguese Calcada (cobbled setts)
- Stylish landscaping
- Ambient external lighting
- Remote controlled electric gated entrance for privacy and security
- Brick construction communal barbeque
- Brick construction communal bike store
- Garage parking with additional space in Talbot Yard and two shared visitor spaces

KITCHEN

- Fully fitted with lacquered gloss soft close doors & drawers
- Unique coloured hard marble surfaces and upstands
- Jerusalem Limestone floor tiles (large 900x600mm)

Miele integrated appliances to include

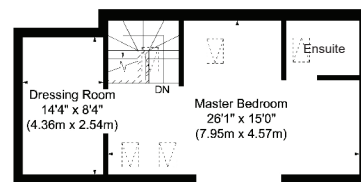
- Induction hob with integrated ceiling extractor remotely controlled
- Combination oven
- Microwave
- Fridge / Freezer
- Dishwasher
- Integrated washer / drier (by Siemens)
- Quooker combination tap (Hot/cold/mix/boiling water)

BATHROOMS & EN-SUITES

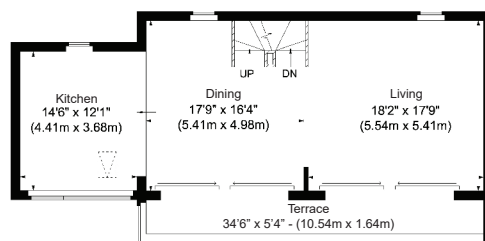
- Villeroy and Boch bath
- Feature free standing bath in master bedroom
- Ideal Standard premium range sanitaryware.
- Back to wall toilets
- Crosswater taps/mixers
- Mirror demisters
- Heated towel rails on separate circuit for summer use
- Portuguese marble tiling featuring mosaic floors
- Full height tiling
- Motion sensor night lights



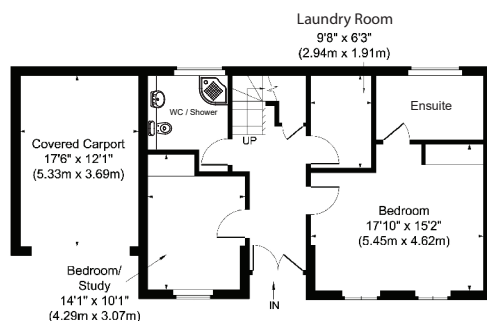
Bindley Court, Market Harborough Unit 1
Approximate Gross Internal Area
 Main House = 198 sq.m/2130 sq.ft
 Carport = 20 sq.m/218 sq.ft
 Total = 218 sq.m/2348 sq.ft



Second Floor



First Floor



Carport

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography

PLOT 4 - BINDLEY COURT - MARKET HARBOROUGH

SPECIFICATION

IT'S THE DETAIL THAT MATTERS

CONSTRUCTION

- Defects guarantee
- Classic brick and slate finish offset by graphite powder coated windows and roof lights.
- Ground and first floors of block and beam construction to provide solidity and quietness between floors
- Glazed voids for natural lighting

HEATING AND HOT WATER

- All plumbing work in soldered copper piping.
- Latest generation condensing gas boilers
- Smart energy meters
- Fully programmable underfloor heated throughout with remote app control
- Burley Feature electric fire

MEDIA AND ELECTRICAL

- Low energy recessed LED lighting throughout
- Smart TV and CAT5 points
- Mobile phone boosters
- Smoked graphite mirror switches and sockets
- Satellite wi-fi

INTERIOR

Delight in the abundance of light reflected from the white interiors, whilst Jerusalem stone, limed oak floors and Portuguese marble and stone throughout conveys the high quality finish.

- Bespoke crafted contemporary solid oak staircases
- Glass balustrades
- Split levels and double height for room definition and character
- Solid oak internal doors
- Imported German front doors
- Marble and stone flooring to entrance halls and cloakrooms
- Fitted Wardrobes to Bedrooms
- Velux blind with remote control in master bedroom

OUTDOORS

- Terrace off master bedroom with sliding glass doors bring the outside inside
- Courtyard in Portuguese Calcada (cobble setts)
- Stylish landscaping
- Ambient external lighting
- Remote controlled electric gated entrance for privacy and security
- Brick construction communal barbeque
- Brick construction communal bike store
- Parking - One courtyard space and one in Talbot Yard with two additional visitor spaces.

KITCHEN

- Fully fitted with lacquered gloss soft close doors & drawers
- Textured Grey hard marble surfaces and upstands
- Jerusalem Limestone floor tiles (large 900x600mm)
- Miele integrated appliances to include
- Induction hob with integrated ceiling extractor remotely controlled
- Combination oven
- Microwave
- Fridge / Freezer
- Dishwasher
- Integrated washer / drier (by Siemens)
- Quooker combination tap (Hot/cold/mix/boiling water)

BATHROOMS & EN-SUITES

- Villeroy and Boch bath
- Ideal Standard premium range sanitaryware.
- Back to wall toilets
- Crosswater taps / mixers
- Mirror demisters
- Heated towel rails on separate circuit for summer use
- Portuguese marble tiling featuring mosaic floors
- Full height tiling
- Motion sensor night lights



Bindley Court, Market Harborough Unit 4
Approximate Gross Internal Area 187 sq.m/2008 sq.ft

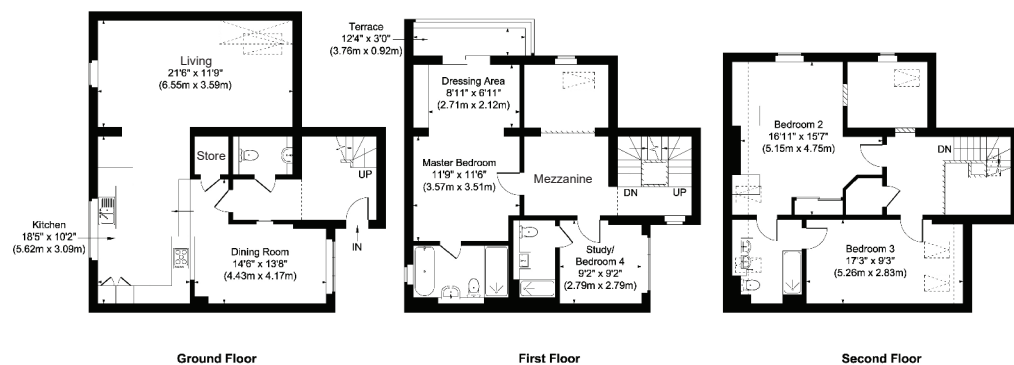


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