



**| Orbit at
Windmill Heights**

Welcome to Orbit at Windmill Heights

Orbit is proud to present Windmill Heights, a select development of two and three bedroom houses, in a picturesque area just two miles northeast of the centre of Nuneaton, with great local amenities and excellent transport links.

This stylish development is located in an enviable setting, adjoining a newly regenerated nature reserve and reservoir, whilst also within easy reach of several good schools. There's a wealth of parks in the area, and Windmill Heights' residents will enjoy easy access

to walks in the open countryside that neighbours these beautifully appointed homes.

Despite Windmill Heights peaceful, idyllic location, it's only two miles away from the large and lively Warwickshire town of Nuneaton and is connected by a regular bus service. Nuneaton Station is also just over two miles away, offering frequent services to destinations including Coventry, London, Manchester, Liverpool and the many towns and cities in-between.



So much to see and do

As well as offering a peaceful, rural lifestyle, Windmill Heights is also within easy reach of an exceptional range of local amenities. These include a large Co-op food store, takeaways, Boots the Chemist and the Education Sports and Social Centre where social events and activities are available for all ages, run in conjunction with a wealth of community groups and organisations.

Nuneaton is the largest town in Warwickshire and lies at the very heart of England, making it the natural choice when choosing a base to explore an area rich in heritage and culture. This central position ensures outstanding transport links, which make it especially attractive to residents, visitors and the increasing number of small businesses that call the lively market town of Nuneaton home.





Nuneaton was home to many celebrated historical figures, but is most famously the birthplace of Victorian novelist George Eliot (the pen name of Mary Ann Evans, the daughter of a local estate manager) who lived in the town from 1819 to 1841. Many visitors make pilgrimages to the ancient churchyards of the area, where monuments to people immortalised as characters in novels such as *The Mill on the Floss* and *Middlemarch* can be found. It's even possible to stay in Eliot's former home, which is now a hotel.

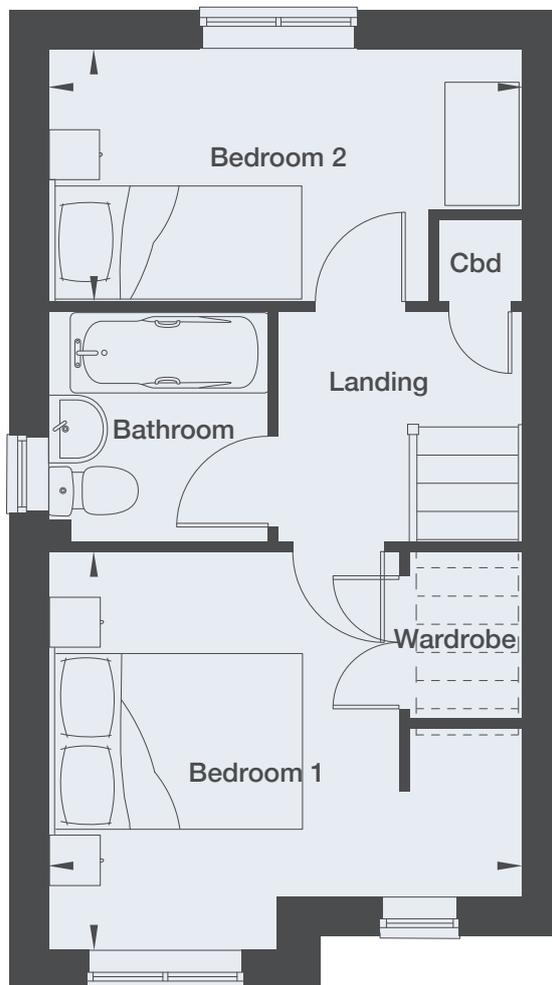
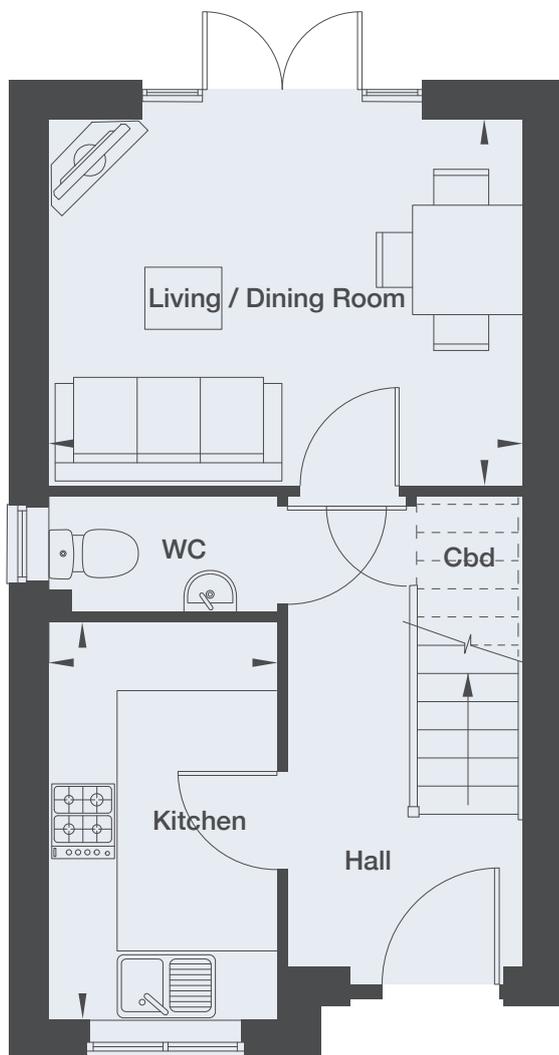
For food and drink enthusiasts, Nuneaton has an award-winning array of restaurants, cafés and pubs on offer. Favourites include Windmill Heights' local pub, The Anchor Inn, which offers a warm welcome and a great menu, including vegetarian and gluten-free options.



The Tawny

2 bedroom

12* 13 14* 15 22 23* 33* 34 (*handed)



Ground Floor

Living / Dining Room	3205mm x 4105mm	(10'6" x 13'5")
Kitchen	3470mm x 1970mm	(11'4" x 6'5")

First Floor

Bedroom 1	3470mm x 4105mm	(11'4"max x 13'5"max)
Bedroom 2	2205mm x 4105mm	(7'2"max x 13'5"max)

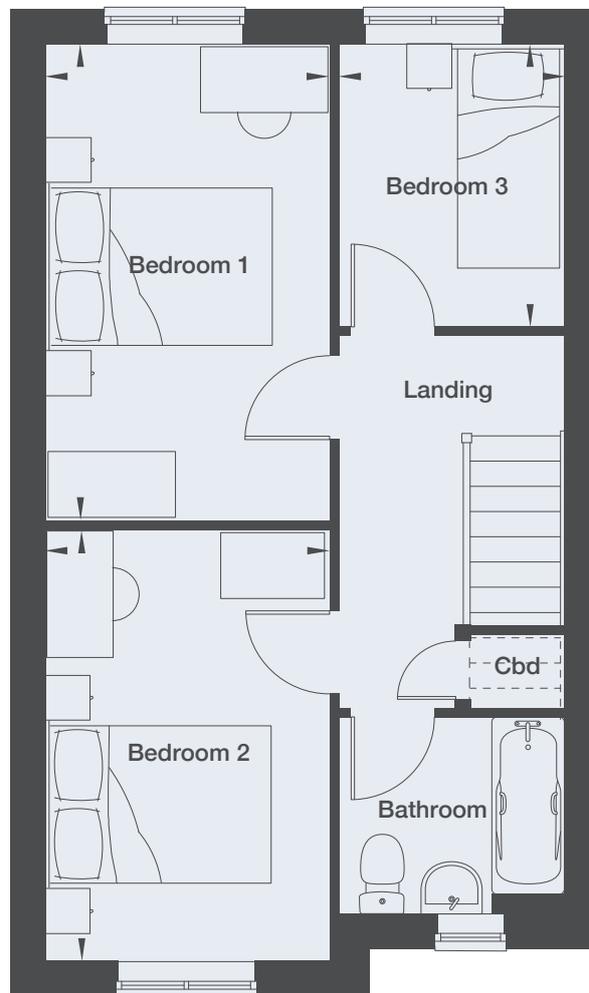
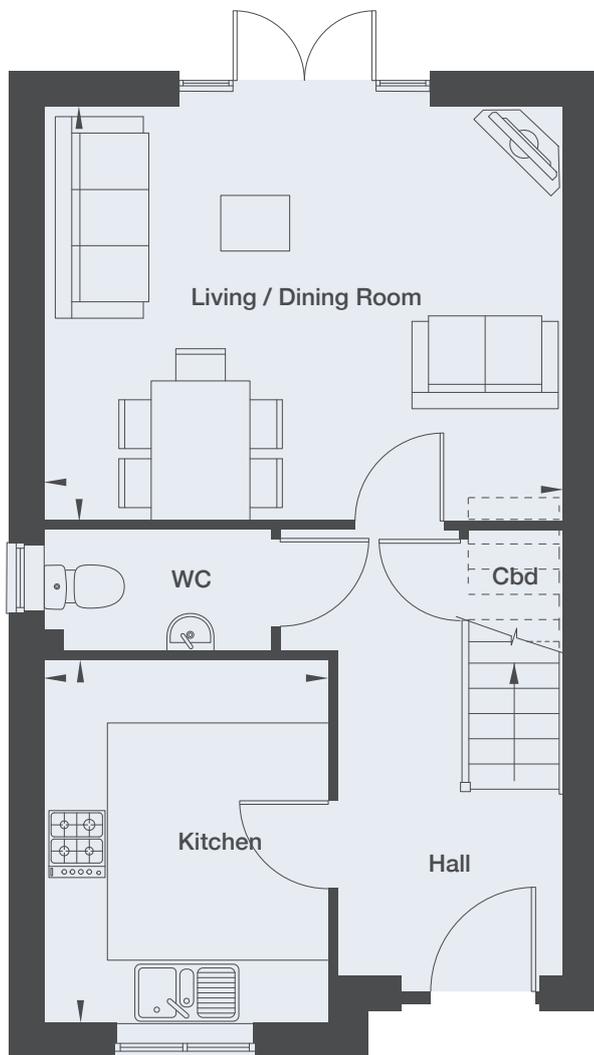
Gross internal area	62.8 sq m	675 sq ft
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Floor plans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

The Aspen

3 bedroom

35 36* (*handed)



Ground Floor

Living / Dining Room	3955mm x 4960mm	(12'11" x 16'3")
Kitchen	3470mm x 2700mm	(11'4" x 8'10")

First Floor

Bedroom 1	4545mm x 2700mm	(14'10" x 8'10")
Bedroom 2	4125mm x 2700mm	(13'6" x 8'10")
Bedroom 3	2700mm x 2145mm	(8'10" x 7'0")

Gross internal area	85 sq m	914 sq ft
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Development layout



SHARED OWNERSHIP

2 Bedroom House

 The Tawny
12 13 14 15 22 23 33 34

3 Bedroom House

 The Aspen
35 36

 Private Sale

Specification

Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- Stainless steel oven
- Stainless steel hob
- Stainless steel extractor hood
- Integrated fridge freezer
- Integrated washing machine
- Stainless steel 1½ bowl sink with mixer tap
- Vinyl flooring

Bathroom and cloakroom

- Contemporary white sanitaryware
- Shower over bath with full-height tiling
- Glass shower screen
- Chrome towel rail
- Vinyl flooring

Heating

- Gas-fired central heating
- Thermostatically controlled radiators

Electrical

- Telephone point
- TV point
- TV aerial
- PIR light to front and rear entrances



Internal

- Walls in matt emulsion
- Ceilings in matt emulsion
- Woodwork in gloss

Safety and security

- Mains-wired smoke detectors
- Carbon monoxide detector
- PVCu double glazed windows

General

- Allocated parking
- Paved patio area and turf to rear garden
- Outside tap
- 10 year NHBC warranty

Images shown are from other Orbit developments.



Safety on site

Shared Ownership

These homes are available to buy via Shared Ownership, a part buy – part rent scheme, which makes buying your home more affordable. Shared Ownership enables you to buy a share in a brand new home, whilst only paying a subsidised rent on the remaining share.

The initial share you buy will usually be between 25% and 75% of the full purchase price and is tailored to suit your circumstances, meaning it's not only affordable for you now, but in the future too.

You'll pay a subsidised rent to Orbit on the share that you don't own and, in most cases, you'll then have the opportunity to purchase further shares in your home if you wish, a process known as 'staircasing'. So when you purchase additional shares in your home, the rent will reduce accordingly, meaning that if you ultimately staircase to 100% ownership, there's no longer any rent to pay.

For further information about Shared Ownership, please refer to the 'Shared Ownership Buyers Guide' or speak to your Sales Consultant.

Orbit

Our developments extend from small schemes of two or three homes in rural villages, through to developments of several hundred homes in towns and cities, ranging from greenfield sites to urban regeneration projects.

We build a variety of desirable homes, including one bedroom apartments, large family homes and Independent Living homes for the over 55s. Our developments offer a range of tenure, including Outright Sale, Shared Ownership and Shared Equity, which allows us to find a home that best suits you and your needs.

With our extensive experience and a long history in the housing sector, you know you'll be in safe hands with us. Our experienced Sales Consultants are dedicated to providing you with excellent customer service and will be on hand to support you through every step of the purchasing process.

Customer Charter

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and provided with reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.org.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.uk



We have a duty to ensure your welfare whilst on site, so the following guidelines have been issued to comply with Health and Safety Legislation.

- Please use the designated car park and visit our sales office first.
- A qualified Orbit employee must always accompany you anywhere within the development construction areas.

- The sales office, show homes and any finished or occupied areas outside construction zones will be safe for visitors. However, care should be taken when driving or walking around the site, as the top surfacing of roads and footpaths is occasionally incomplete and may be uneven or hazardous.
- Please supervise any children with you when visiting our sales area (please note that children under the age of 16 are not allowed in construction areas at any time, even if accompanied by an adult).
- Hard hats and appropriate safety footwear must be worn at all times, along with high visibility jackets or waistcoats. These are available within the sales office.
- There is no access to areas where scaffolding is erected, or there are any open trenches or other excavations.

Surrounding area

Our development layout shows general information relating to the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

Development layout

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions, which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitor; this should be carefully inspected by you to ensure it's correct in relation to the plans you've already signed off.

Dimensions

Floor plans show the approximate dimensions of each room, typical of its type. Specific plot dimensions may vary, because each one is built individually, and the precise internal finishes may not always be the same.

Elevations

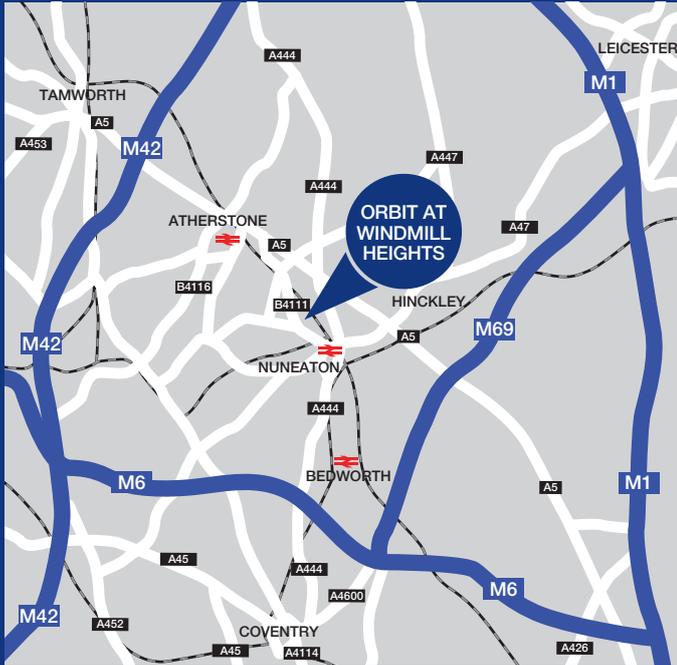
Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this will also be captured on the check list.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

Well-connected



Orbit at Windmill Heights, Mancetter Road, Nuneaton, Leicestershire CV10 0HN

Call us now on 07973 784092

Or visit orbithomes.org.uk

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Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Images are for illustrative purposes only. Information correct at time of going to print in November 2019. OH/OWH/BRO/1119