

THIS IS
NOVUS

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.

Opportunities like this are rare. This exciting new residential neighbourhood makes a clear, confident and contemporary architectural statement, distinct from yet sympathetic to its urban environment. We are proud to have contributed so positively to the built landscape of Stretford while providing an exceptional and diverse choice of comfortable, energy efficient new homes. Novus brings a significant asset to a vibrant, prosperous community.

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Apartments

- Libertas House
- Stello House
- Hatysa House
- Aludra House
- Delta House
- Atria House
- Vega House
- Nimbus House
- Affordable Apartments
- Polaris House
- Revati House

Housetypes

- Savis
- Beatus
- Limen
- Solor
- Opto
- Ortus
- Duco
- Prosus
- Sortis
- Clara
- Venit
- Shared Ownership

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C/S Cycle Store
B/S Bin Store



Novus is designed for people. It sits at the heart of a well established, mature residential area, with local shops, restaurants, pubs, parks and other amenities, including an excellent transport infrastructure. It is within walking distance of the flagship Salford Quays, The Lowry, and MediaCityUK. We believe that it is destined to become one of Greater Manchester's most prestigious addresses.

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Novus is just a few yards from the A56 and just over a mile from the M60 Manchester Outer Ring Road. It offers a drive time of less than fifteen minutes into Manchester city centre, as well as easy access to the national motorway network.

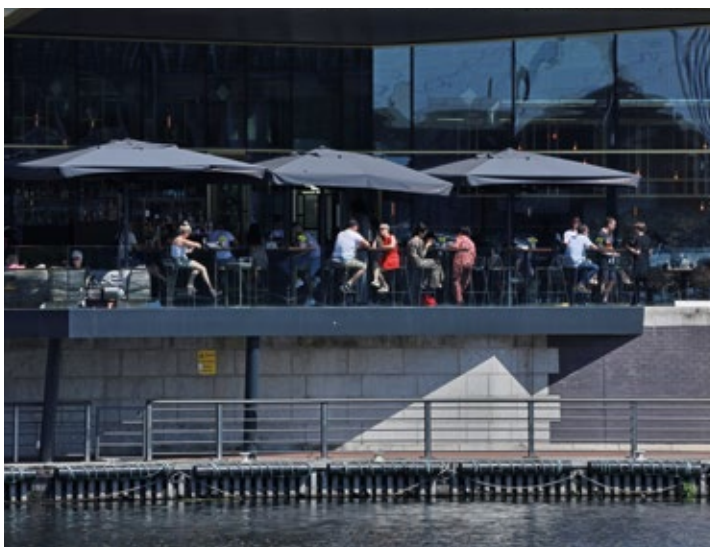
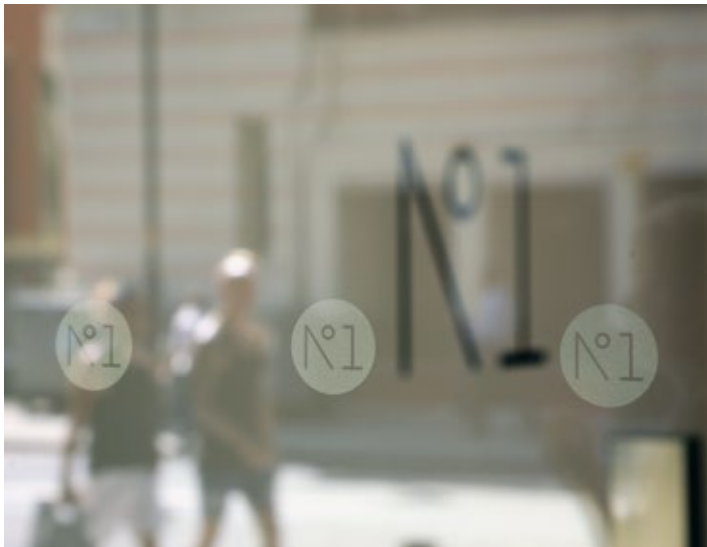
Old Trafford and Stretford Metrolink stations are both within fifteen minutes walk of the development with trams running on average every 12 minutes. Also, buses linking Stretford with Salford Quays and Manchester city centre stop close to the development. Trains between Manchester Oxford Road and Liverpool Lime Street stop at Trafford Park railway station, around a mile away.

Cycle paths along Talbot Road and the Bridgewater Way connect with both local and national cycle networks, making Novus an excellent starting point for either commuting by bike or long-distance riding.



The choice of nearby parks and leisure spaces is wide and varied. A few yards away, Gorse Hill Park includes a delightful children's playground and sports pitches. Longford Park, ten minutes walk to the south, incorporates a wildlife garden, tennis, basketball and other sports facilities, play areas and a café. Victoria Park, Turn Moss playing fields and the expanse of Stretford Meadows are all within easy walking distance. The Bridgewater Way, the long distance canal-side path that links Salford Quays passes a few yards to the west. Stretford Sports Village at the Chester Centre incorporates a fully equipped modern gym, a separate ladies' gym, two swimming pools and a double sports hall. Manchester United's Old Trafford Stadium and the Old Trafford Cricket Ground are both within a mile of Novus.



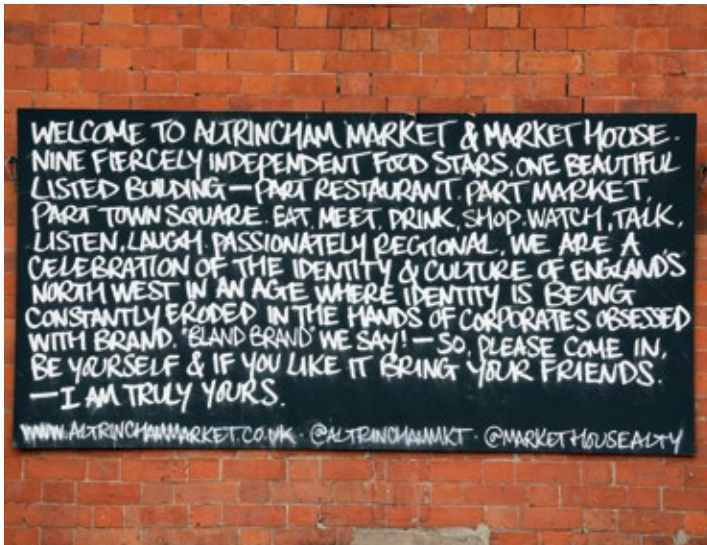




There is a choice of excellent schools in the area. The highly praised Longford Park Primary, set in tree-lined grounds, and St Anne's RC Primary School, are both less than half a mile away, and both are recognised as 'outstanding' by Ofsted. Stretford Grammar School, located around fifteen minutes walk away in a pleasant 15-acre site with superb sports facilities, has been awarded specialist status in maths and science, and has a good academic record. For further education, the Talbot Road campus of the Trafford College Group, which offers a spectrum of opportunities, is just half a mile away.



While Novus is within easy reach of the excellent shops of central Manchester, the stylish boutiques at Salford Quays and the vast choice of retailers and leisure amenities in the Trafford Centre, it is also served by a wealth of local shops. The precinct just 250 yards away offers convenience stores, a large Co-op food store, a pharmacy and a choice of hot food takeaways, as well as a health centre, a dentist and a pub. The short walk to Stretford Mall opens up a choice of more than 80 high street stores including a major Aldi, Boots, WH Smiths and other high street names alongside smaller traders, a post office, cafés and a gym.



A full range of health care services can also be found just a few minutes walk away in Chester Road, close to the local shops. There are two large full-time medical centres, the nearest being the North Trafford Group Practice with five GPs, full nursing and specialist support. The Dental Team, offering a choice of four dental surgeons and a hygienist, is based a few yards from the medical centres, close to a local pharmacy. For alternative approaches, an acupuncturist and holistic health centre are also close by.



The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey - it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

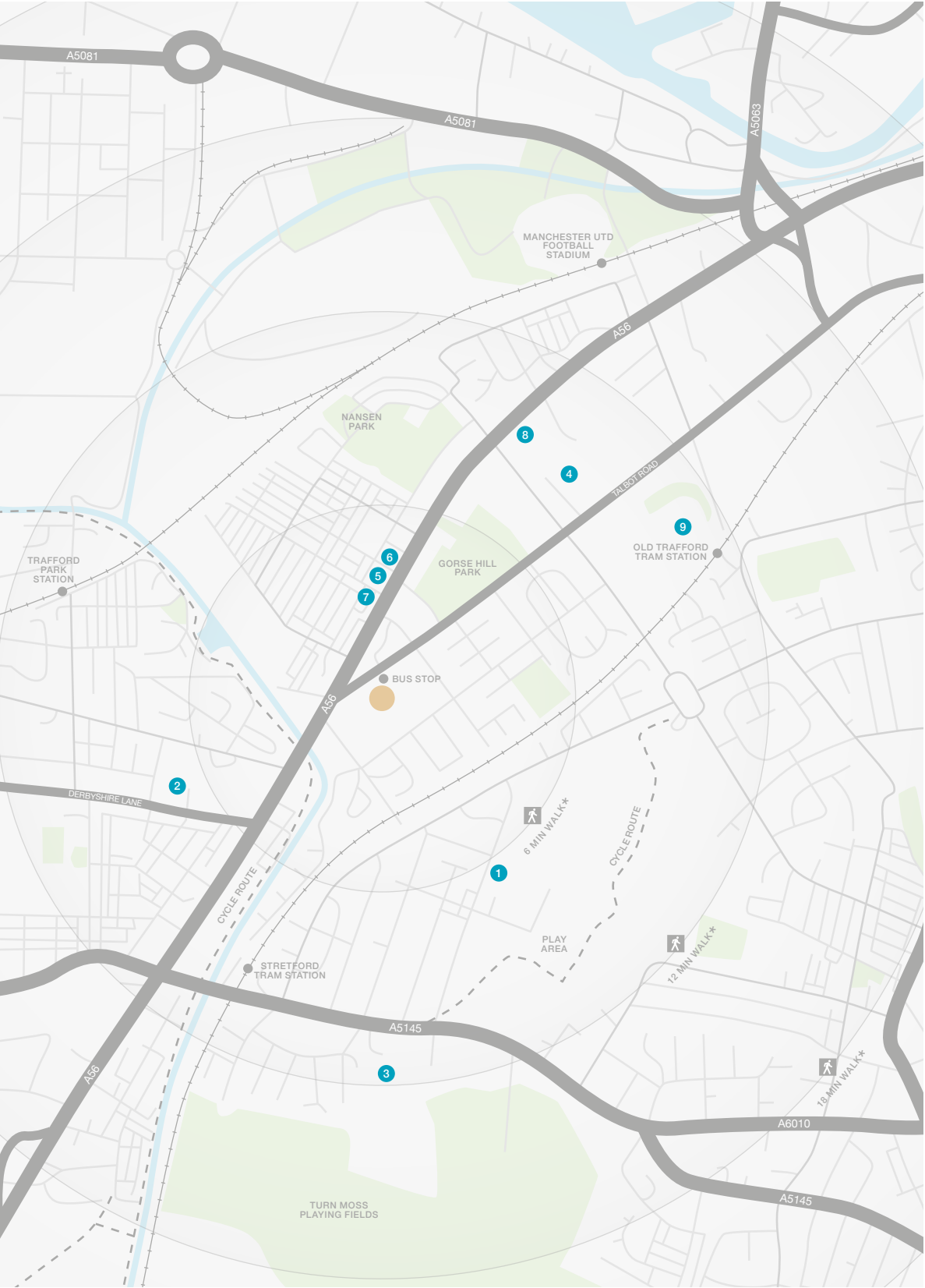
We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.







- 1 Longford Park Primary School
74 Cromwell Road M32 8QJ
0161 912 1895
 - 2 St Anne's RC Primary School
Derbyshire Lane M32 8SH
0161 865 7705
 - 3 Stretford Grammar School
Granby Road M32 8JB
0161 865 2293
 - 4 Trafford College
Talbot Road M32 0XH
0161 886 7070
 - 5 North Trafford Group Practice
Chester Road Surgery M32 0PA
0161 865 5556
 - 6 The Dental Team
858 Chester Road M32 0QJ
0161 864 3250
 - 7 Cohen's Chemist
874 Chester Road M32 0PA
0161 865 7290
 - 8 Stretford Post Office
91-92 Stretford Mall M32 9BD
0161 865 3812
 - 9 Old Trafford Cricket Ground
Talbot Road M16 0PX
0161 282 4000
- Chester Centre
Greatstone Road M32 0ZS
0161 875 1414

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk

From Manchester City Centre
From the Deansgate Interchange, follow signs for the A56 and Trafford. Stay on the A56 for just over two miles, and after passing the redbrick Gorse Hill pub on the right, move into the left hand lane and turn sharp left at the traffic lights. Take the next right into Milton Road, then right again into Renton Road, and the entrance to Novus is on the right.

From the M60 Outer Ring Road
Leave the M60 at junction 7 and follow signs for Manchester City Centre via the A56. After one and a quarter miles, just after the road crosses over the Bridgewater Canal, bear right and leave the A56 following the sign for Old Trafford Cricket Ground. Take the next right into Milton Road, then right again into Renton Road, and the entrance to Novus is on the right.

Sat Nav: M32 0YA

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm

03301 621 159

We’ve been building homes since 1934, that’s three generations of experience. We’ve learned a lot about people and that’s made a big difference to what we do and how we do it. We’re enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don’t stop caring once we’ve finished the building, or when we’ve sold the house, or even once you’ve moved in. We’re there when you need us, until you’re settled, satisfied and inviting your friends round.

mill^{er}homes

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect’s plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

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The architectural approach behind Novus is inspired and dramatic. The visual language that brings a satisfying coherence to the development includes the flexibility to bring variety and vigour to the exterior presentation, as well as the internal layout of the homes. Behind the lively, active streetscapes each individual home has been designed to optimise the advantages of natural sunlight and integrate the interior with its surroundings. Elements like wide glass bi-fold doors and first floor decked gardens that merge into the living and dining areas are all used to optimise the sense of light and space. Some homes feature car ports, others take advantage of landscaped parking courtyards. Within the homes, exciting contemporary ideas like open plan living areas and dual-access bathrooms are introduced, appropriately and sensitively, to enhance the pleasure of everyday life, and the whole project is underpinned by the use of the highest quality appliances, fittings and finishes. Novus raises urban living to new levels.

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SAVIS

2 Bedroom

The innovative ground floor layout of the Savis mews home incorporates a central staircase separating the dual aspect living space from the kitchen and dining area. There is a useful cloakroom, and the stairs ascend to a bright landing and two bedrooms, one of them en-suite.

Plots
63, 64*,
65, 66*

*Plots are a mirror image of plans shown

Lounge 2.692m x 5.942m 8'10" x 19'6"	Master Bedroom 2.714m x 4.464m 8'11" x 14'8"
Dining 2.679m x 1.837m 8'9" x 6'0"	En-Suite 3.211m x 1.384m 10'6" x 4'6"
Kitchen 2.679m x 3.108m 8'9" x 10'2"	Bedroom 2 3.374m x 3.422m 11'1" x 11'3"
Utility/Cloak 2.516m x 1.803m 8'3" x 5'11"	Bathroom 1.647m x 2.427m 5'5" x 8'0"
WC 1.961m x 0.903m 6'5" x 3'0"	

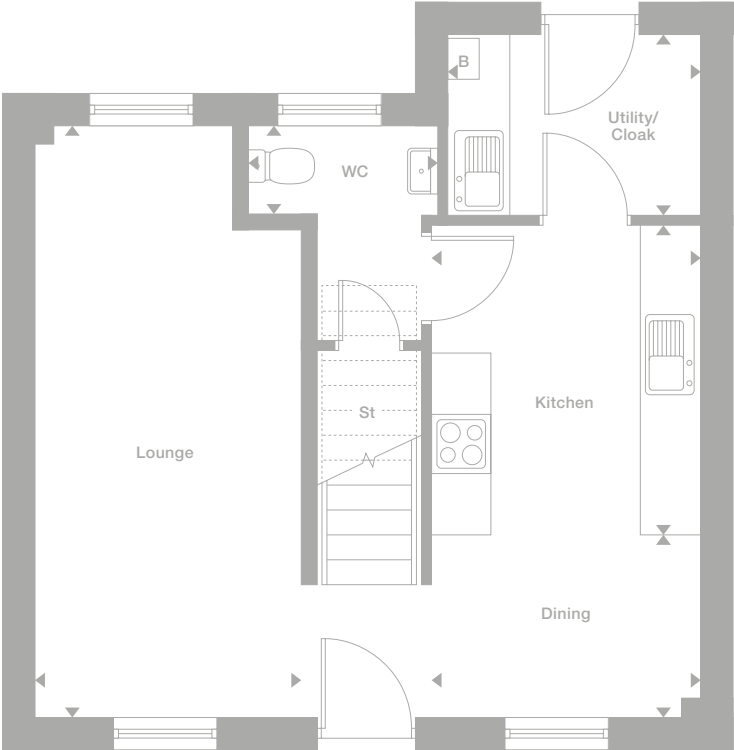
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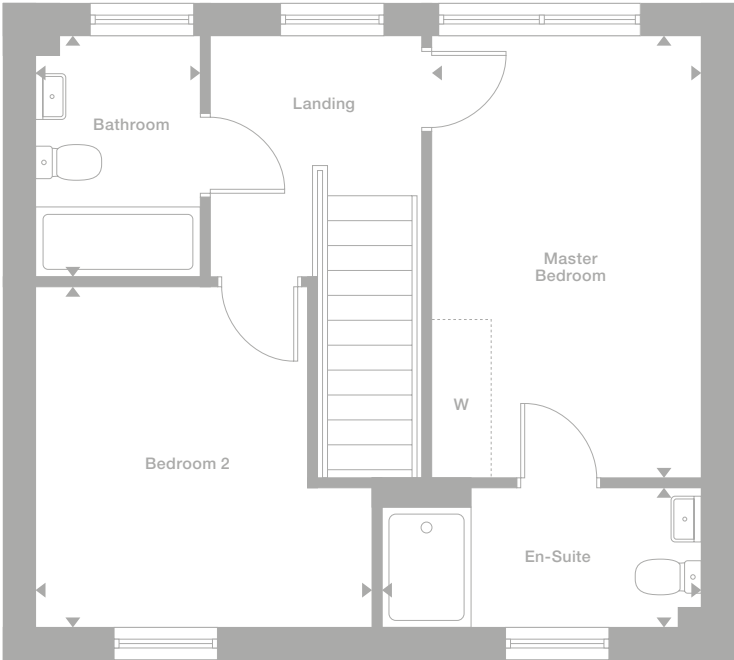
Floor Space
878 sq ft

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Ground Floor



First Floor



BEATUS

3 Bedroom

With a light-filled dual aspect living area incorporating bi-fold doors opening to the garden deck at one end and a Juliet balcony at the other, the Beatus derives maximum advantage from its superb setting. Innovative features include the dual-entry bathrooms that add en-suite convenience to two bedrooms.

Plots
147, 148, 149, 150, 151, 152, 259*, 260*, 261*, 262*, 263*

*Plots are a mirror image of plans shown

Bedroom 3
2.406m x 4.242m
7'11" x 13'11"

Bathroom
2.407m x 2.000m
7'11" x 6'7"

Utility
4.470m x 1.650m
14'8" x 5'5"

Living
4.470m x 2.766m
14'8" x 9'1"

Dining
2.407m x 2.220m
7'11" x 7'3"

Kitchen
2.407m x 3.000m
7'11" x 9'10"

Family/Snug
2.063m x 1.626m
6'9" x 5'4"

Master Bedroom
4.470m x 3.716m
14'8" x 12'2"

En-Suite
2.407m x 1.450m
7'11" x 4'9"

Bedroom 2
4.470m x 2.726m
14'8" x 8'11"

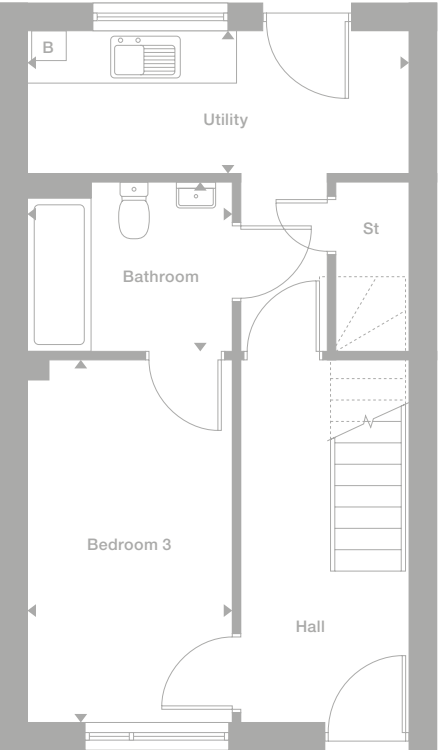
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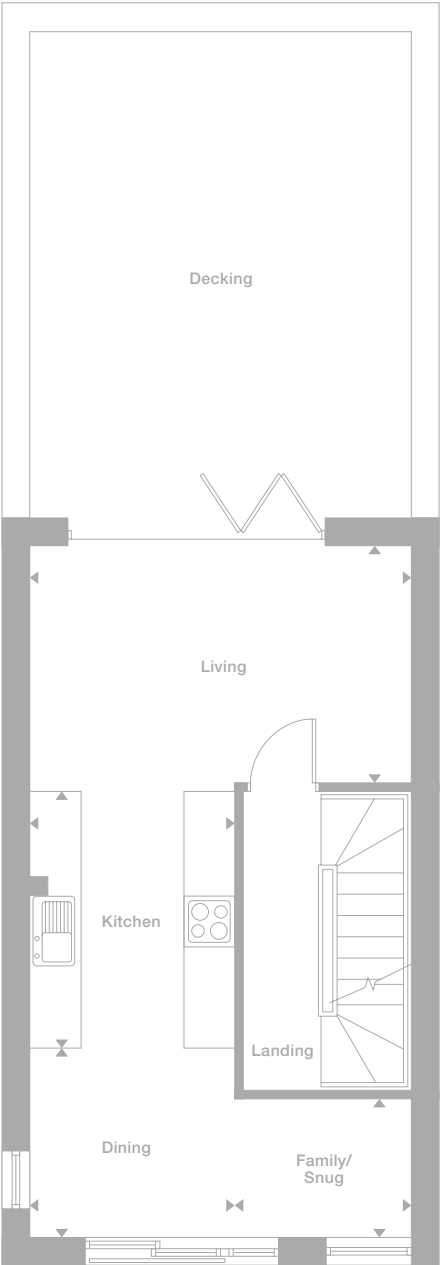
Floor Space
1,166 sq ft

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Ground Floor

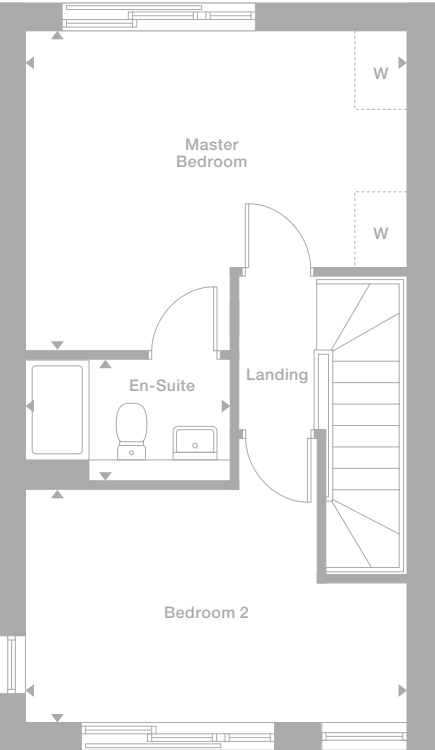


First Floor



† End plots only

Second Floor



LIMEN

3 Bedroom

The Limen's fascinating walk-through kitchen separates the dual aspect dining room and family area from a light, airy lounge featuring bi-fold doors, creating a living space that is both visually stimulating and exceptionally practical. Two bedrooms open on to dual access bathrooms, maximising en-suite convenience.

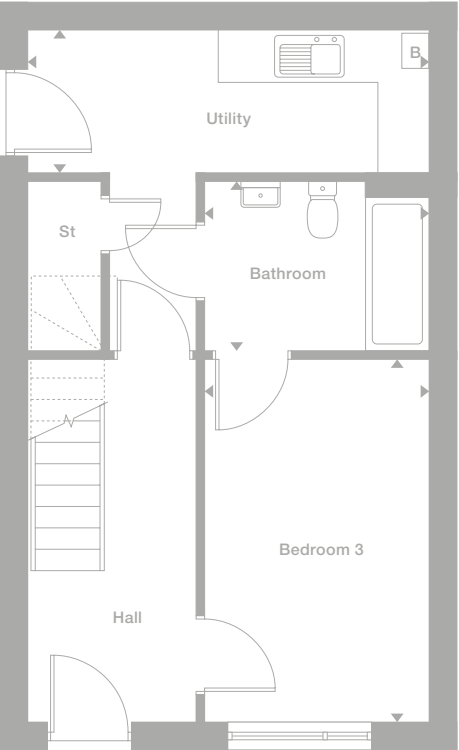
Plots
264

Bedroom 3
2.649m x 4.222m
8'8" x 13'10"

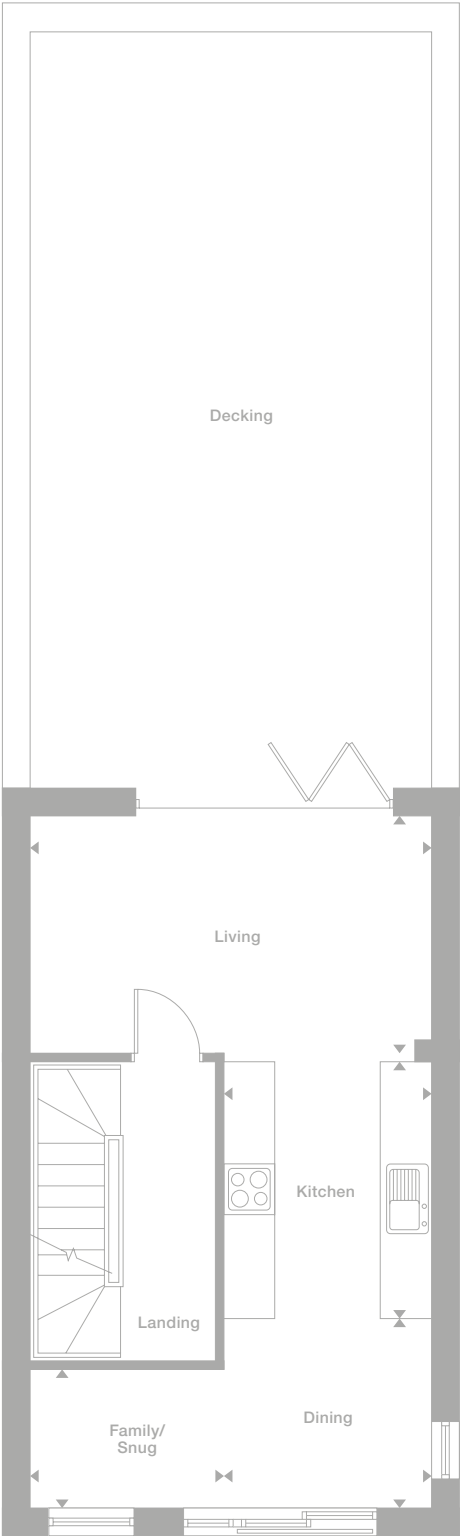
Bathroom
2.649m x 2.000m
8'8" x 6'7"

Utility
4.713m x 1.650m
15'6" x 5'5"

Ground Floor



First Floor



Living
4.713m x 2.766m
15'6" x 9'1"

Dining
2.445m x 2.235m
8'0" x 7'4"

Kitchen
2.445m x 3.000m
8'0" x 9'10"

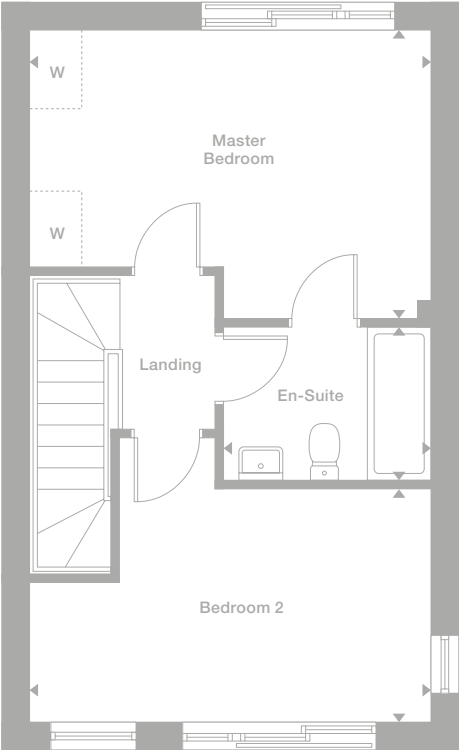
Family/Snug
2.268m x 1.626m
7'5" x 5'4"

Master Bedroom
4.713m x 3.366m
15'6" x 11'1"

En-Suite
2.445m x 1.800m
8'0" x 5'11"

Bedroom 2
4.713m x 2.726m
15'6" x 8'11"

Second Floor



NOVUS



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Floor Space
1,230 sq ft

SOLO R

3 Bedroom

Bi-fold doors transform the dual aspect kitchen and dining room into a fascinating garden room that complements the family room and first floor lounge. The lounge is accessed via a bright landing with a feature window, and the dual aspect master bedroom is en-suite.

Plots
276, 277*

*Plots are a mirror image of plans shown

Kitchen
4.149m x 1.763m
13'7" x 5'9"

Dining
2.733m x 3.331m
9'0" x 10'11"

Family
2.920m x 3.863m
9'7" x 12'8"

WC
1.763m x 1.120m
5'9" x 3'8"

Lounge
4.495m x 3.831m
14'9" x 12'7"

Bedroom 2
4.495m x 2.760m
14'9" x 9'1"

Bathroom
2.096m x 2.541m
6'11" x 8'4"

Master Bedroom
4.495m x 3.325m
14'9" x 10'11"

En-Suite
1.760m x 1.944m
5'9" x 6'5"

Bedroom 3
4.495m x 3.863m
14'9" x 12'8"

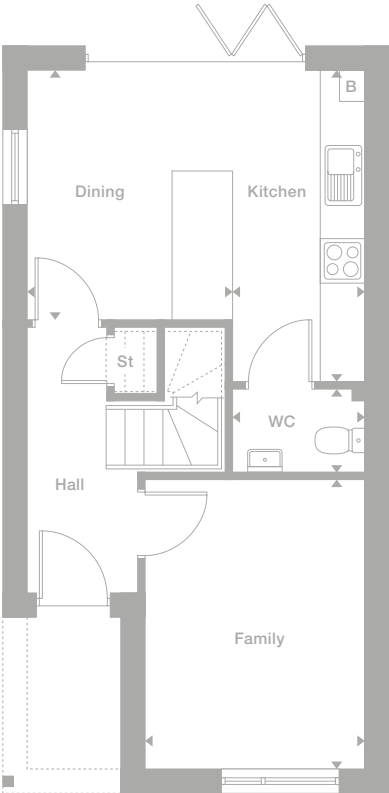
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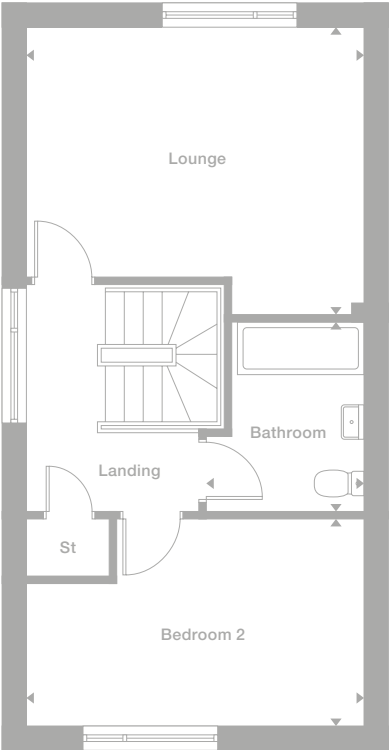
Floor Space
1,273 sq ft

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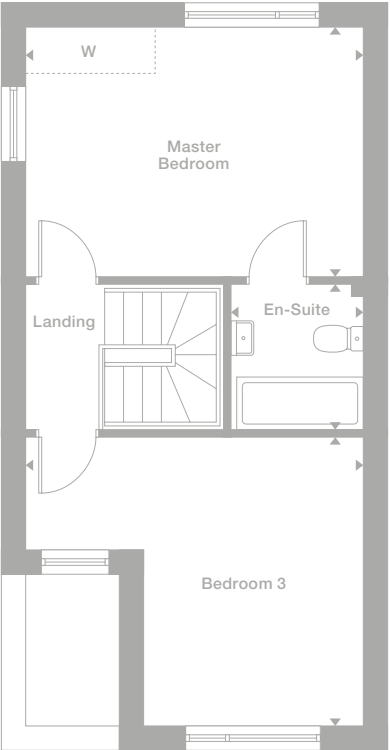
Ground Floor



First Floor



Second Floor



OPTO

3 Bedroom

The staircase of the Opto townhouse ascends to a landing opening on to dual aspect open-plan living room, where a bi-fold door slides away to merge the living area with the garden deck.

Plots
217, 218, 219, 220

Utility
2.847m x 1.944m
9'4" x 6'4"

WC
0.856m x 2.364m
2'10" x 7'9"

Living
4.920m x 2.959m
16'2" x 9'8"

Kitchen/Dining
2.958m x 5.122m
9'8" x 16'10"

Master Bedroom
2.760m x 3.113m
9'1" x 10'3"

En-Suite
1.630m x 1.804m
5'4" x 5'11"

Bedroom 2
2.761m x 2.976m
9'1" x 9'9"

Bedroom 3
2.066m x 2.959m
6'9" x 9'8"

Bathroom
2.066m x 1.800m
6'9" x 5'11"

> Plot 217 only
† End plots only

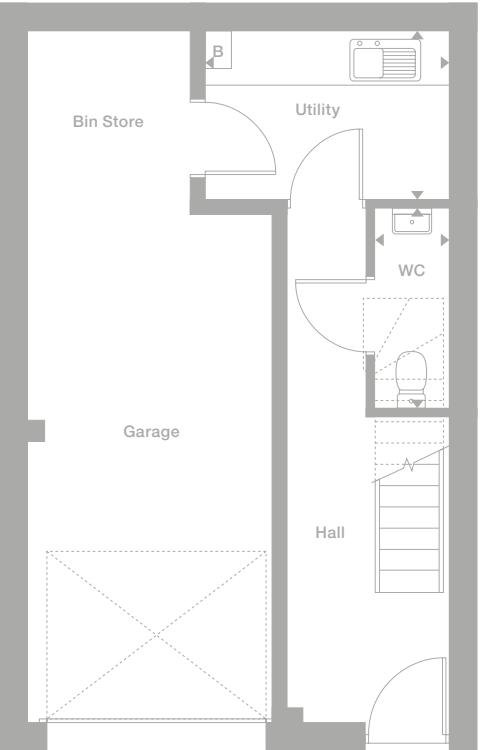
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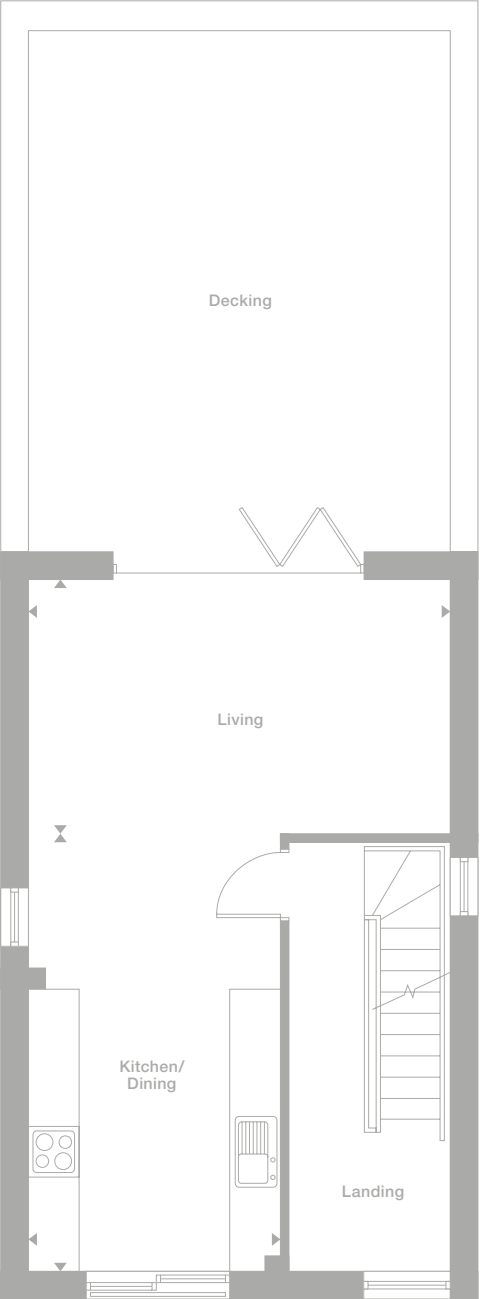
Floor Space
1,284 sq ft

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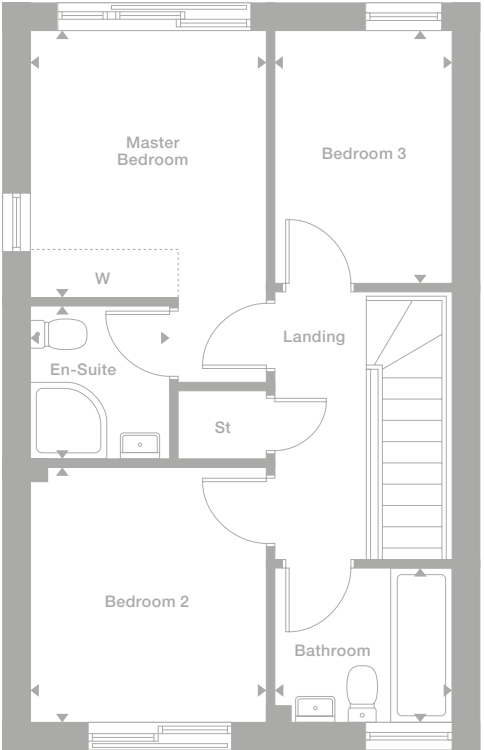
Ground Floor



First Floor



Second Floor



ORTUS

3 Bedroom

With its dual aspect views and a kitchen and dining room that adjoins the living room to bring open plan convenience, the Ortus townhouse has a bold contemporary feel. There is a dedicated utility room, and the en-suite master bedroom includes a useful walk-in cupboard.

Plots
27, 28, 29, 30, 31,
32, 127, 128, 129, 130,
135, 136, 137, 138

Utility
3.979m x 1.760m
13'1" x 5'9"

WC
0.854m x 1.960m
2'10" x 6'5"

Living
2.848m x 4.918m
9'4" x 16'1"

Kitchen/Dining
4.926m x 3.210m
16'2" x 10'5"

Master Bedroom
2.870m x 3.124m
9'5" x 10'3"

En-Suite
1.811m x 2.004m
5'9" x 6'7"

Bedroom 2
2.797m x 2.594m
9'2" x 8'6"

Bedroom 3
2.035m x 3.057m
6'8" x 10'0"

Bathroom
1.760m x 2.227m
5'9" x 7'4"

† End plots only

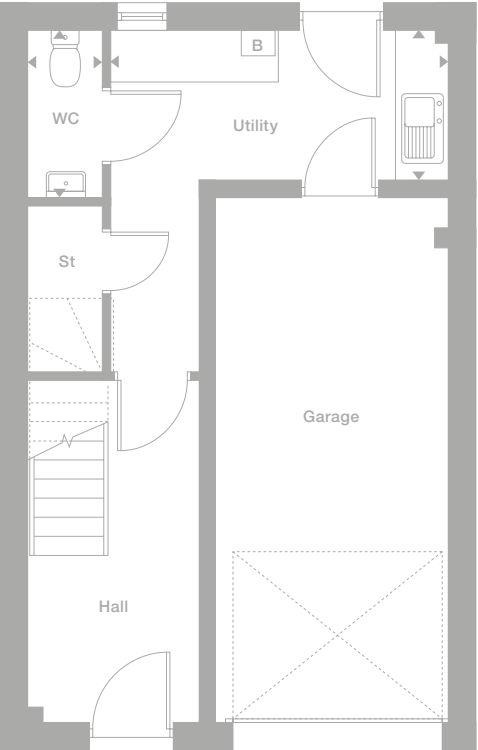
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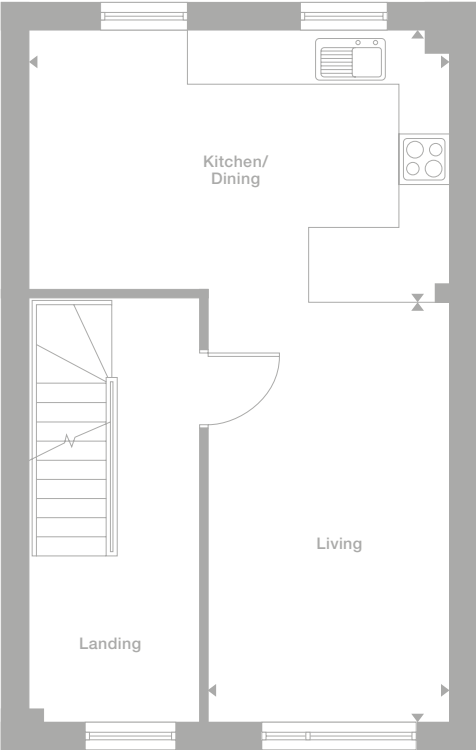
Floor Space
1,292 sq ft

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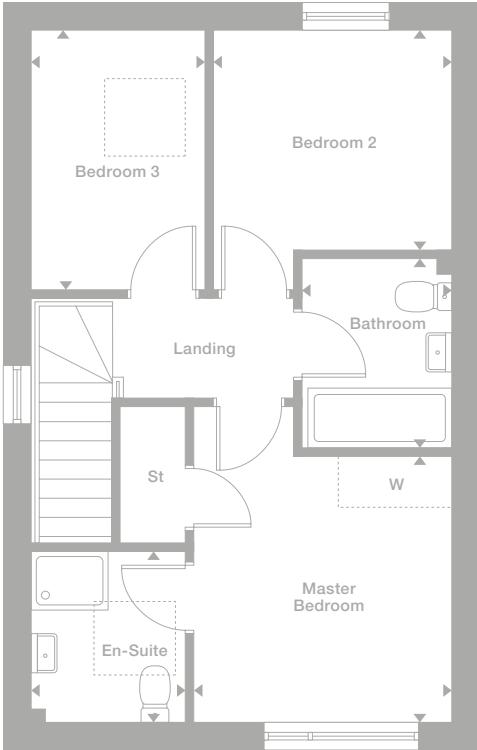
Ground Floor



First Floor



Second Floor



DUCO

3 Bedroom

The first floor landing of this enormously desirable townhouse opens on to a superb dual aspect open plan kitchen, dining and living area with feature french doors. The ground floor utility room is a thoughtfully practical addition, and the master bedroom is en-suite.

Plots
5, 6, 7, 8, 9, 10, 11, 12,
22, 23, 24, 25, 26,
142, 143, 144, 145, 146

Utility
1.903m x 1.844m
6'3" x 6'1"

WC
0.850m x 1.450m
2'9" x 4'8"

Living
4.937m x 3.090m
16'2" x 10'1"

Kitchen
2.869m x 3.602m
9'4" x 11'10"

Dining
1.437m x 2.869m
4'7" x 9'4"

Master Bedroom
3.059m x 3.372m
10'0" x 11'1"

En-Suite
1.785m x 2.410m
5'9" x 7'9"

Bedroom 2
2.821m x 2.441m
9'3" x 8'0"

Bedroom 3
2.022m x 3.090m
6'8" x 10'1"

Bathroom
1.797m x 2.170m
5'9" x 7'1"

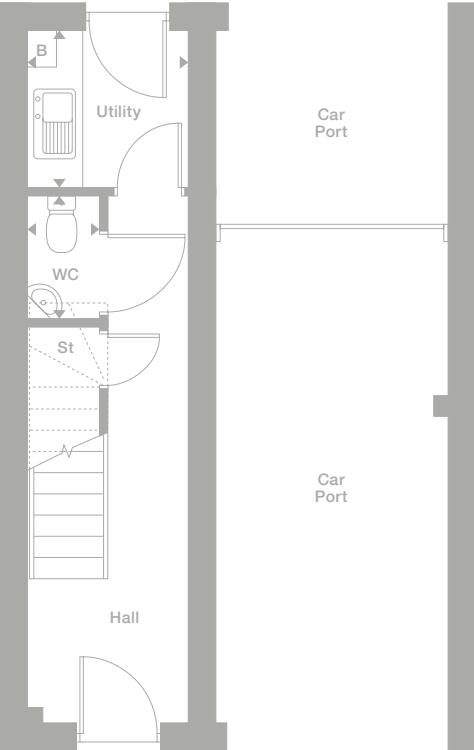
NOVUS



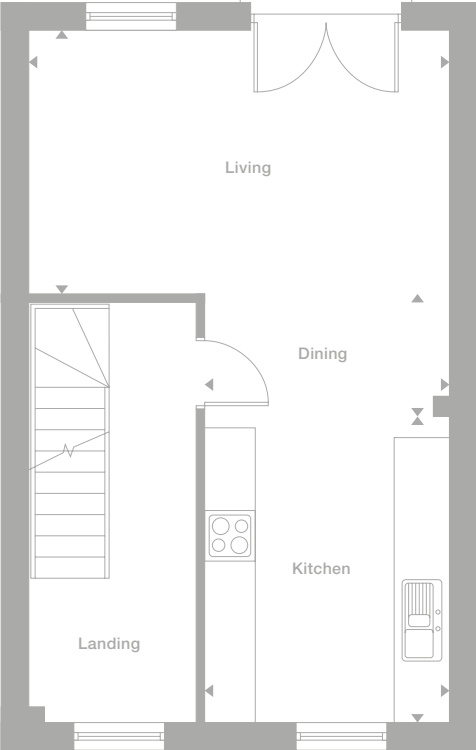
Floor Space
1,296 sq ft

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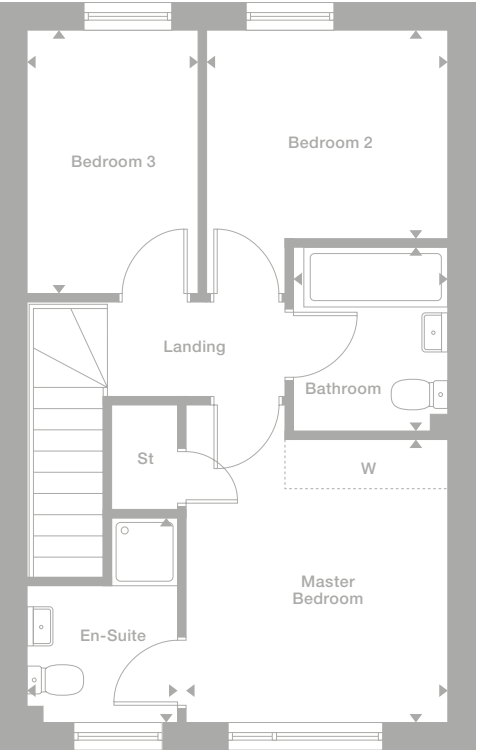
Ground Floor



First Floor



Second Floor



PROSUS

3 Bedroom

The bright, relaxing living room of the Prosus townhouse merges into a beautiful kitchen, providing a light-filled dual aspect area that is ideal for conversation as you cook. The master bedroom is en-suite, and bedroom 3 features a roof window that optimises privacy.

Plots
2, 3, 4, 14*, 15*, 16*, 17*, 18*, 19*, 20*, 126, 131, 133, 134, 139, 140

*Plots are a mirror image of plans shown

Utility
1.943m x 2.063m
6'4" x 6'8"

WC
1.943m x 0.898m
6'4" x 2'11"

Living
4.970m x 3.054m
16'3" x 10'0"

Kitchen
2.842m x 3.480m
9'3" x 11'4"

Dining
2.842m x 1.597m
9'3" x 5'2"

Master Bedroom
3.144m x 3.123m
10'3" x 10'2"

En-Suite
1.733m x 2.003m
5'6" x 6'5"

Bedroom 2
2.841m x 2.593m
9'3" x 8'6"

Bedroom 3
2.035m x 3.057m
6'8" x 10'0"

Bathroom
1.799m x 2.227m
5'9" x 7'4"

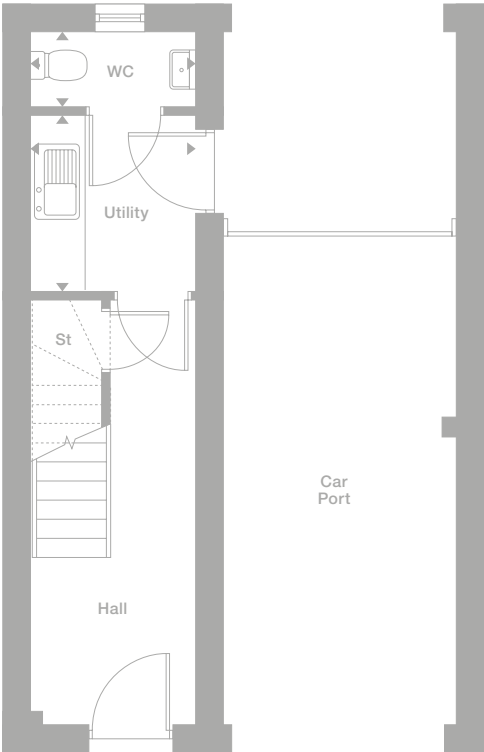
NOVUS



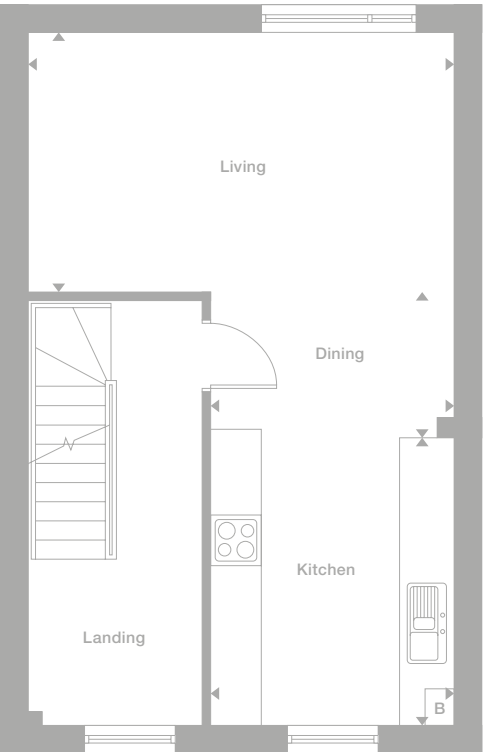
Floor Space
1,305 sq ft

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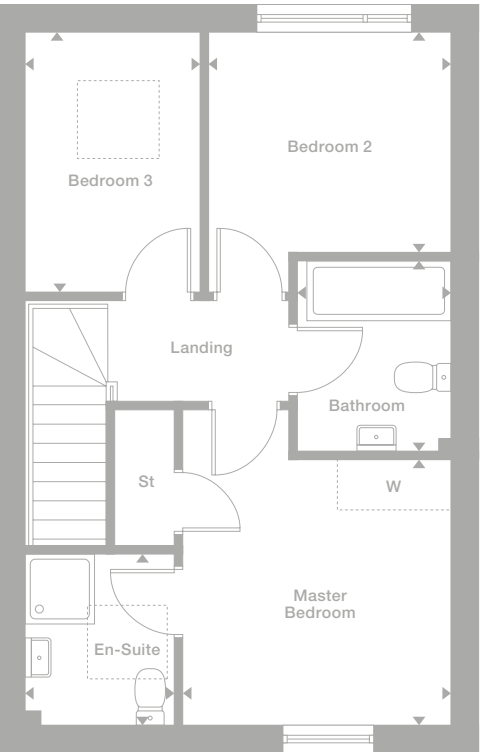
Ground Floor



First Floor



Second Floor



SORTIS

4 Bedroom

A wall of bi-fold doors fold away to remove the barrier between the garden and the beautifully designed kitchen and family room. A magnificent, flexible environment that changes from intimate to party mode in seconds. Both of the second floor bedrooms are en-suite.

Plots
265, 266, 267, 268,
269, 270, 271, 272,
273, 274, 275, 278*,
279*, 280*, 281*, 282*

*Plots are a mirror image of plans shown

Kitchen
5.275m x 4.377m
17'4" x 14'4"

Family
2.957m x 3.703m
9'8" x 12'2"

WC
0.910m x 1.920m
3'0" x 6'4"

Bedroom 3
5.275m x 2.840m
17'4" x 9'4"

Bedroom 4
5.275m x 3.164m
17'4" x 10'5"

Bathroom
3.169m x 1.890m
10'5" x 6'2"

Master Bedroom
5.275m x 2.840m
17'4" x 9'4"

En-Suite 1
1.700m x 2.244m
5'7" x 7'4"

Bedroom 2
5.275m x 2.810m
17'4" x 9'3"

En-Suite 2
1.386m x 2.244m
4'7" x 7'4"

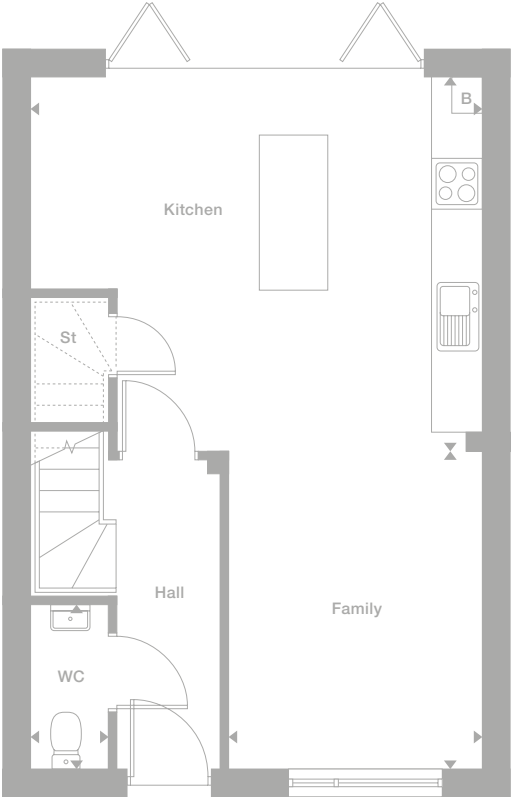
NOVUS



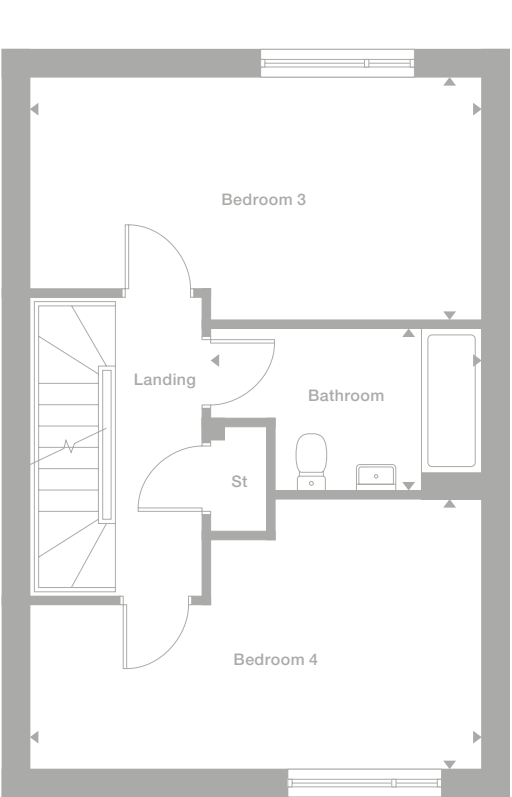
Floor Space
1,376 sq ft

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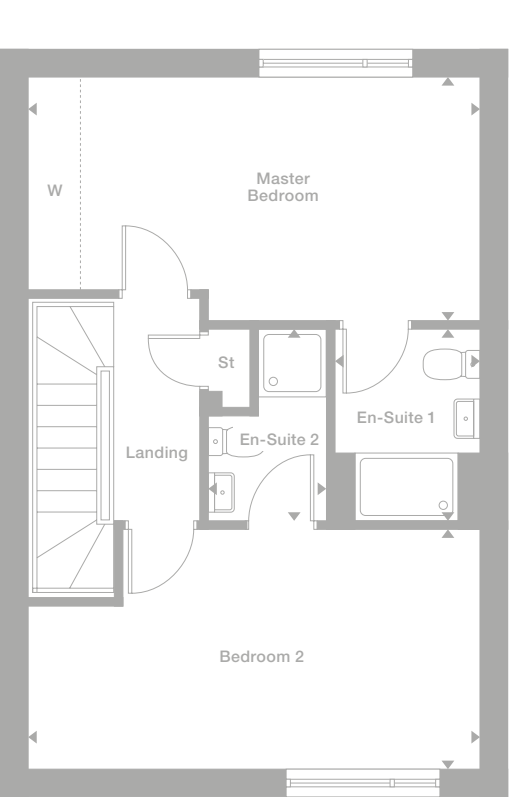
Ground Floor



First Floor



Second Floor



CLARA

4 Bedroom

The Clara's magnificent triple aspect kitchen and dining room, with its dramatic glass doors, shares the ground floor with a welcoming lounge. The landing has a striking feature window, the master en-suite bedroom has a private terrace, and bedroom 3 is dual aspect.

Plots
1, 13*, 132

*Plots are a mirror image of plans shown

Lounge
3.018m x 4.380m
9'11" x 14'4"

Dining
4.593m x 3.335m
15'1" x 10'11"

Kitchen
4.593m x 2.458m
15'1" x 8'1"

Utility
1.860m x 1.547m
6'1" x 5'1"

WC
1.860m x 0.898m
6'1" x 2'11"

Master Bedroom
4.593m x 2.755m
15'1" x 9'0"

En-Suite 1
1.860m x 1.936m
6'1" x 6'4"

Bedroom 2
4.593m x 3.285m
15'1" x 10'9"

Bathroom
1.860m x 2.468m
6'1" x 8'1"

Bedroom 3
4.593m x 2.755m
15'1" x 9'0"

En-Suite 2
1.860m x 2.497m
6'1" x 8'2"

Bedroom 4
3.018m x 3.821m
9'11" x 12'6"

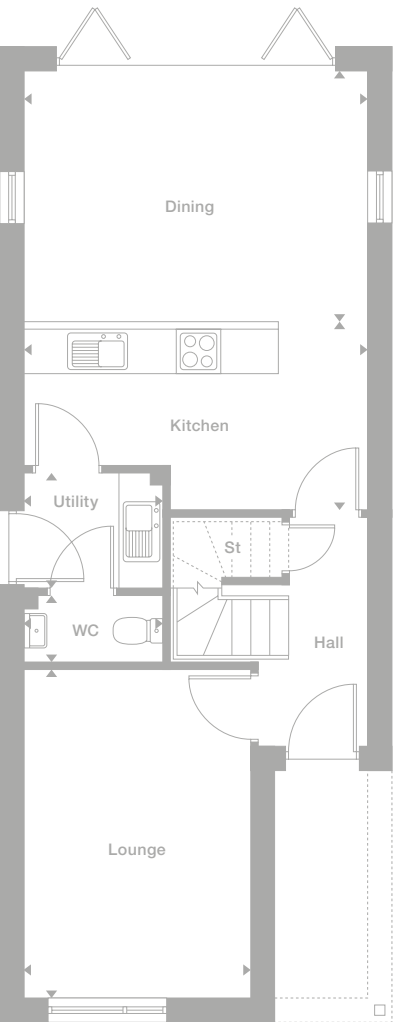
NOVUS



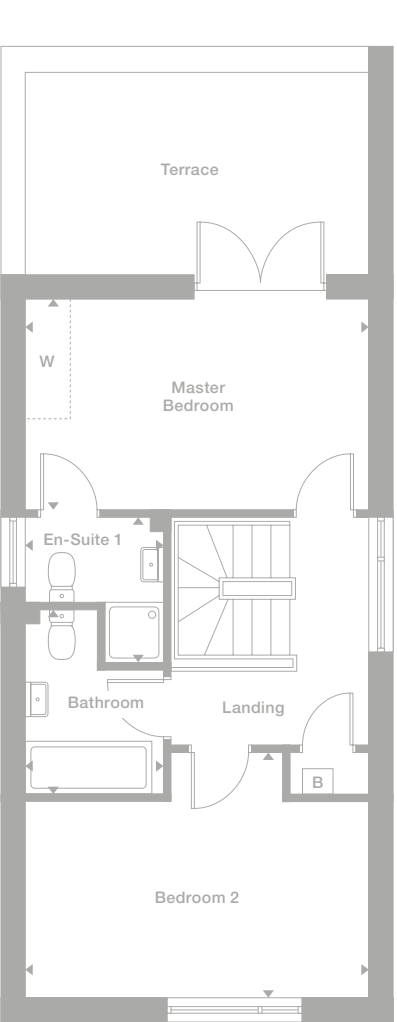
Floor Space
1,417 sq ft

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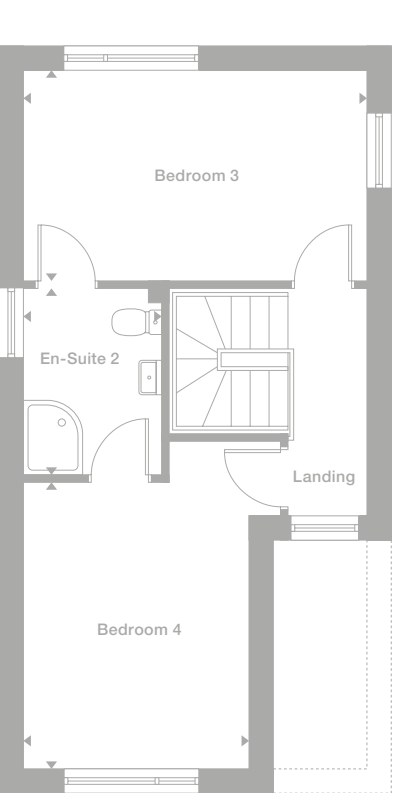
Ground Floor



First Floor



Second Floor



VENIT

4 Bedroom

The stylish hall of the Venit demonstrates the innovation and quality underpinning every detail of this exceptional home. Bi-fold doors in the triple aspect dining area open to the garden. Most rooms are dual aspect, bedrooms 3 and 4 share a dual-access en-suite and the master suite has a private terrace.

Plots
21, 141*

*Plots are a mirror image of plans shown

Lounge
4.593m x 4.385m
15'1" x 14'5"

Dining
4.593m x 3.340m
15'1" x 10'11"

Kitchen
4.593m x 2.765m
15'1" x 9'0"

Utility
1.863m x 1.938m
6'1" x 6'4"

WC
1.863m x 0.925m
6'1" x 3'0"

Master Bedroom
4.593m x 2.781m
15'1" x 9'1"

En-Suite 1
1.863m x 1.987m
6'1" x 6'5"

Bedroom 2
4.593m x 2.624m
15'1" x 8'7"

Bathroom
1.863m x 2.424m
6'1" x 7'11"

Bedroom 3
4.593m x 2.782m
15'1" x 9'1"

En-Suite 2
1.863m x 2.488m
6'1" x 8'1"

Bedroom 4
3.018m x 3.835m
9'11" x 12'7"

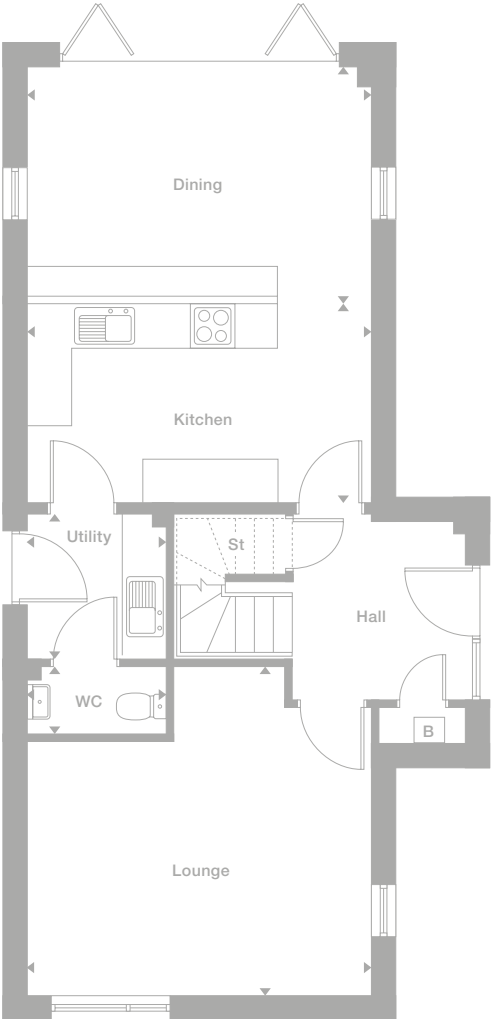
NOVUS



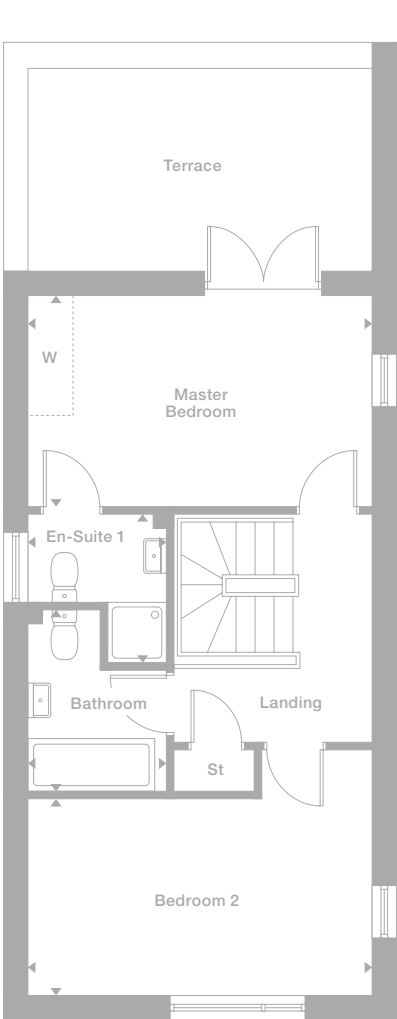
Floor Space
1,515 sq ft

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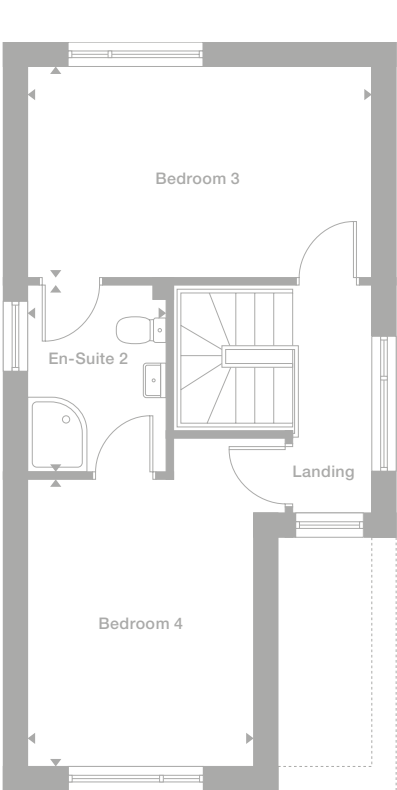
Ground Floor



First Floor



Second Floor



Contemporary style fitted kitchen with selection of colour choices

40mm PVC edged or 40mm Premium Range (Current choice of 14 PVC edged and 6 premium worktops) with matching 95mm post-formed upstand to walls

Built-in Zanussi stainless steel double multi-function oven (where layout permits)

Zanussi induction hob with Zanussi, integrated extractor hood and wide glass splashback

Zanussi 70/30 fridge/freezer or separate fridge and freezer depending on the kitchen layout configuration

Zanussi integrated dishwasher

Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps

LED HD square lights to underside of wall units

LED satin chrome downlights

Plumbing and electrics for washing machine

Ideal Standard's Concept contemporary style white sanitaryware

Soft close toilet seat to bathroom

Rainhead shower to en-suite

Low profile shower tray with silver framed clear glass enclosure

Tiling - bathrooms - half tiling to wet walls. Where a bathroom has over-bath shower the wall of the bath perimeter will be fully tiled

Tiling - en-suites - fully tiled shower cubicle enclosure and half tiling to wet walls

Tiling - WC - hand wash basins will have a splash-back tile

LED brushed steel downlights

TV socket to lounge and master bedroom

BT and Virgin Media ready

White sockets and switches

USB charging socket to kitchen

Front doorbell and chime

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

PIR operated porch light

Power and lighting to integral garages

Gas fired central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones (where applicable)

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio/garden deck area (where layout permits)

PVCu facias, soffits and rainwater goods

Multi point locking system to front and rear/side doors

House numbers ready fitted

Roller shutter garage doors (where applicable)

Moulded skirting boards and architraves

Moulded spindles and newels to staircase

Smooth finish ceilings, painted in white

White internal ladder profile style doors with brass handles

Walls painted in white

Woodwork painted in white

Fitted wardrobe to master bedroom

Turf to front garden

1.8m close board solid fencing with matching gate (rear garden)

1.8m close board solid fencing between plots

Rotovated top soil to rear garden

The artist's impressions (computer generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



We’ve been building homes since 1934, that’s three generations of experience. We’ve learned a lot about people and that’s made a big difference to what we do and how we do it. We’re enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don’t stop caring once we’ve finished the building, or when we’ve sold the house, or even once you’ve moved in. We’re there when you need us, until you’re settled, satisfied and inviting your friends round.

mill^{er}homes

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect’s plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

THIS IS
NOVUS

THIS IS
NOVUS

Novus sets a new benchmark for apartment living. Its striking, contemporary elevations are enlivened by subtle differentiations that add interest and texture to the streetscape. Each block has an individual character, yet it sits comfortably alongside its neighbours and sympathetically complements the local built environment. Car-free avenues provide natural, walkable routes around the development and into the surrounding areas and amenities. Every apartment has an allocated parking space just a few yards away, in a discreetly landscaped private courtyard. However, it is in the interiors that the radical architectural approach is most striking. Clean, crisp open plan layouts are used to enormous advantage, with dramatic window styles creating focal points. Every two-bedroom apartment includes an en-suite master bedroom. Created to inspire and bring lasting satisfaction, Novus presents fresh, innovative design that reflects the way we want to live today.

LIBERTAS HOUSE

On the north-west corner of Novus, just a few yards from the canal-side Bridgewater Way, the six-storey Libertas House offers a selection of stylish, open plan, one and two bedroom apartments. A number of the living areas are dual aspect and include a feature sliding window and decorative balcony. There is a practical utility cupboard in every apartment, and the two-bedroom designs have en-suite master bedrooms with french windows. Two very special apartments, on floors four and five, take advantage of their height with additional twin french windows in the living room. The building has a lift and a secure bicycle store.

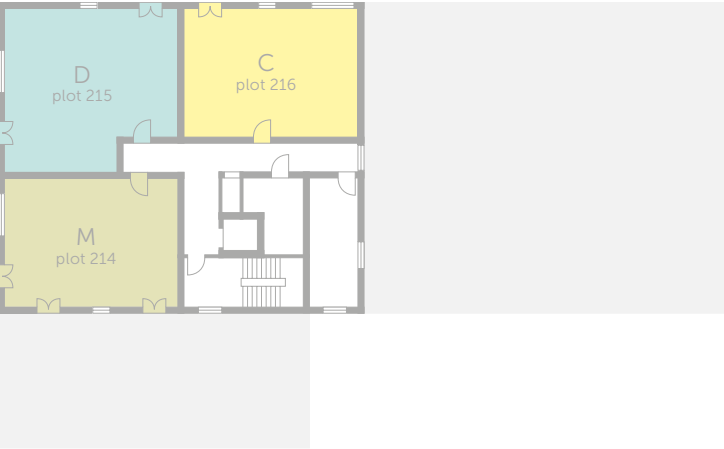
NOVUS



Second Floor



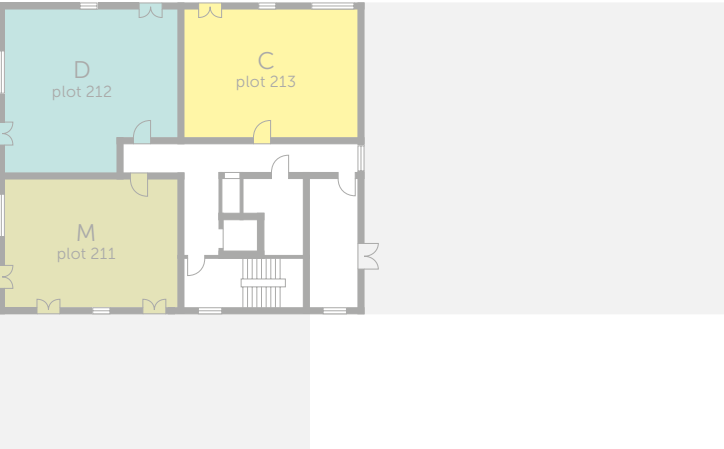
Fifth Floor



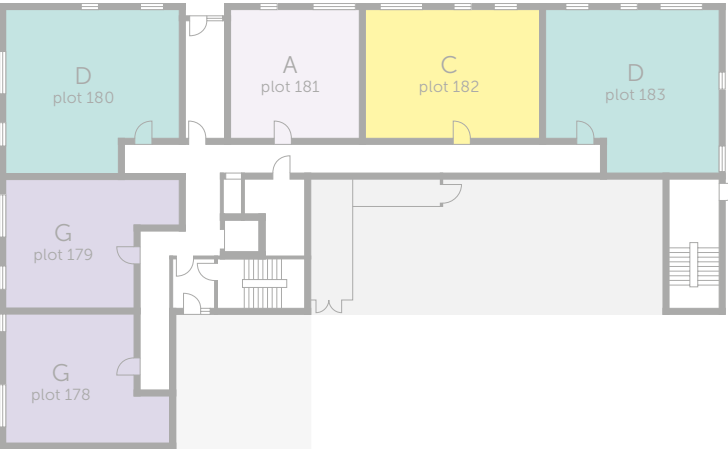
First Floor



Fourth Floor



Ground Floor



Third Floor



LIBERTAS HOUSE

Type A

Living
3.605m x 4.450m
11'10" x 14'7"

Kitchen
2.430m x 2.400m
8'0" x 7'10"

Master Bedroom
3.166m x 4.228m
10'5" x 13'10"

Bathroom
2.061m x 2.543m
6'9" x 8'4"

Utility/Store
1.811m x 0.866m
5'11" x 2'10"

Total Floor Space
502 sq ft

Type C

Living
3.171m x 4.448m
10'5" x 14'7"

Kitchen
3.171m x 2.402m
10'5" x 7'11"

Master Bedroom
3.302m x 4.434m
10'10" x 14'7"

En-Suite
1.200m x 2.337m
3'11" x 7'8"

Bedroom 2
2.629 x 3.255m
8'7" x 10'8"

Bathroom
1.800 x 2.337m
5'11" x 7'8"

Utility/Store
1.000m x 2.237m
3'3" x 7'4"

Total Floor Space
683 sq ft

Type D

Living
4.369m x 4.787m
14'4" x 15'8"

Kitchen
1.811m x 3.466m
5'11" x 11'4"

Master Bedroom
3.001m x 2.836m
9'10" x 9'4"

En-Suite
1.384m x 2.472m
4'6" x 8'1"

Bedroom 2
3.335m x 3.848m
10'11" x 12'7"

Bathroom
2.583m x 2.076m
8'6" x 6'10"

Utility/Store
1.225m x 1.384m
4'0" x 4'6"

Total Floor Space
801 sq ft

Type G

Living
5.536m x 3.627m
18'2" x 11'11"

Kitchen
3.723m x 2.415m
12'3" x 7'11"

Master Bedroom
4.228m x 3.144m
13'10" x 10'4"

Bathroom
2.543m x 1.811m
8'4" x 5'11"

Utility/Store
1.235m x 0.847m
4'1" x 2'9"

Total Floor Space
567 sq ft

Type M

Living
3.120m x 4.418m
10'3" x 14'6"

Kitchen
3.170m x 2.431m
10'5" x 8'0"

Master Bedroom
2.640m x 3.239m
8'8" x 10'8"

En-Suite
1.374m x 2.237m
4'6" x 7'4"

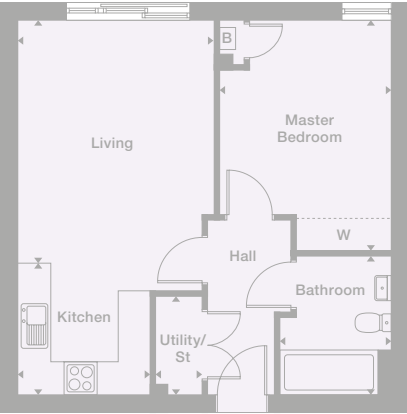
Bedroom 2
2.641m x 3.285m
8'8" x 10'9"

Bathroom
1.800m x 2.338m
5'11" x 7'8"

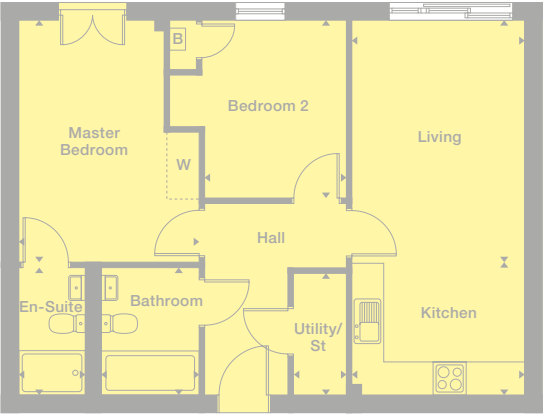
Utility/Store
1.374m x 1.185m
4'6" x 3'11"

Total Floor Space
683 sq ft

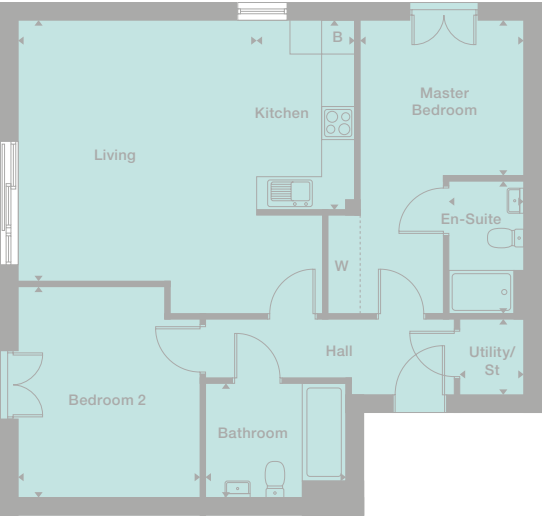
Type A



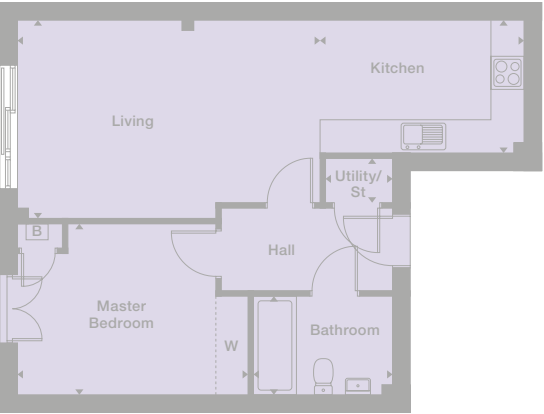
Type C



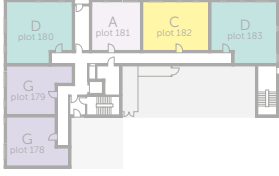
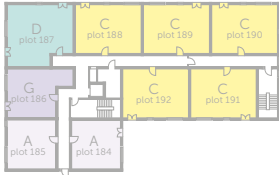
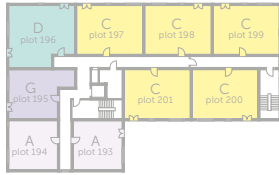
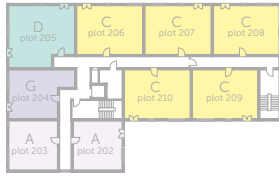
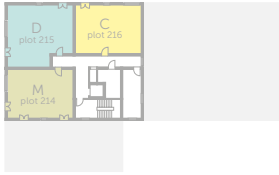
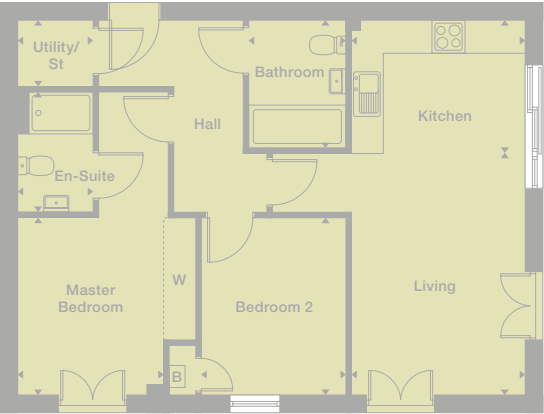
Type D



Type G



Type M



Please see block layouts on previous page for window style and location

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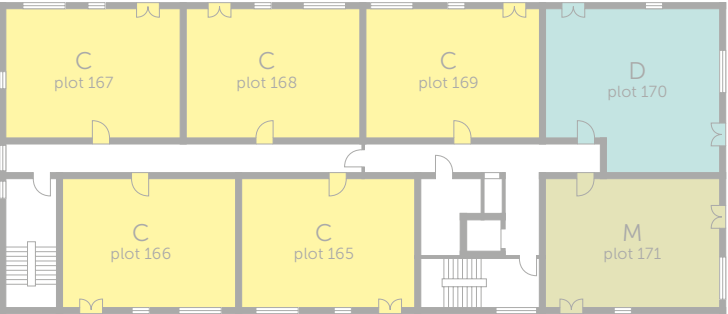
STELLO HOUSE

Rising to five storeys on Talbot Road, Stello House is comprised almost entirely of inviting, contemporary two-bedroom apartments, all of which have en-suite master bedrooms. A selection include french windows and decorative balconies. There is a single one-bedroom design on the ground floor. All of the apartments feature light, open plan living areas, a number of them dual aspect, that extend from an expertly planned, ergonomic kitchen to a bright social space. A separate utility cupboard provides a practical aid to household management. The building has a lift and a secure bicycle store.

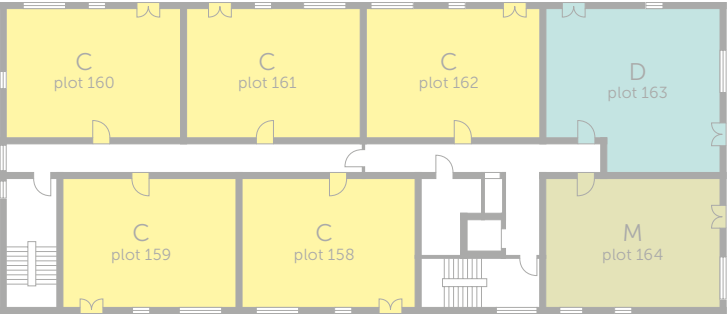
NOVUS



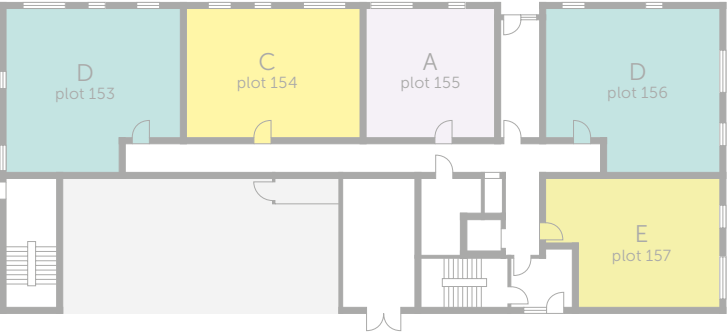
Second Floor



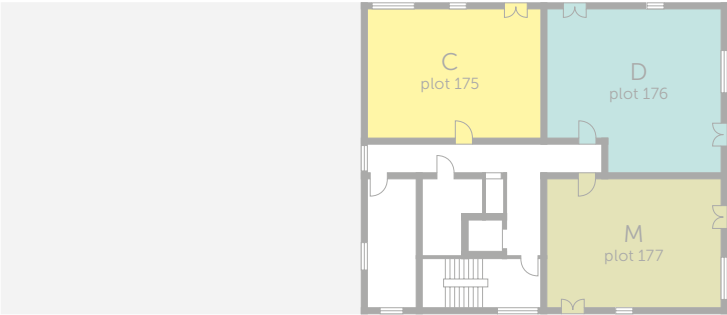
First Floor



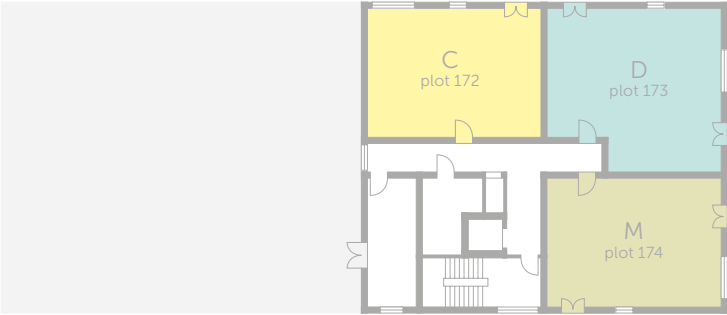
Ground Floor



Fourth Floor



Third Floor



STELLO HOUSE

Type A

Living
3.605m x 4.450m
11'10" x 14'7"

Kitchen
2.430m x 2.400m
8'0" x 7'10"

Master Bedroom
3.166m x 4.288m
10'5" x 13'10"

Bathroom
2.061m x 2.543m
6'9" x 8'4"

Utility/Store
1.811m x 0.866m
5'11" x 2'10"

Total Floor Space
502 sq ft

Type C

Living
3.171m x 4.448m
10'5" x 14'7"

Kitchen
3.171m x 2.402m
10'5" x 7'11"

Master Bedroom
3.302m x 4.434m
10'10" x 14'7"

En-Suite
1.200m x 2.337m
3'11" x 10'8"

Bedroom 2
2.629m x 3.255m
8'7" x 10'8"

Bathroom
1.800m x 2.337m
5'11" x 7'8"

Utility/Store
1.000m x 2.237m
3'3" x 7'4"

Total Floor Space
683 sq ft

Type D

Living
4.369m x 4.787m
14'4" x 15'8"

Kitchen
1.811m x 3.466m
5'11" x 11'4"

Master Bedroom
3.001m x 2.836m
9'10" x 9'4"

En-Suite
1.384m x 2.472m
4'6" x 8'1"

Bedroom 2
3.335m x 3.848m
10'11" x 12'7"

Bathroom
2.583m x 2.076m
8'6" x 6'10"

Utility/Store
1.225m x 1.384m
4'0" x 4'6"

Total Floor Space
801 sq ft

Type E

Living
5.541m x 3.627m
18'2" x 11'11"

Kitchen
1.984m x 2.426m
6'6" x 8'0"

Master Bedroom
5.266m x 3.144m
17'3" x 10'4"

Bathroom
2.511m x 1.800m
8'3" x 5'11"

Utility/Store
1.324m x 1.800m
4'4" x 5'11"

Store
1.905m x 0.847m
6'3" x 2'9"

Total Floor Space
619 sq ft

Type M

Living
3.120m x 4.418m
10'3" x 14'6"

Kitchen
3.170m x 2.431m
10'5" x 8'0"

Master Bedroom
2.640m x 3.239m
8'8" x 10'8"

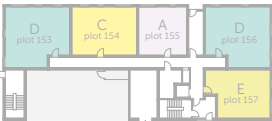
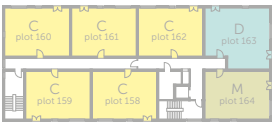
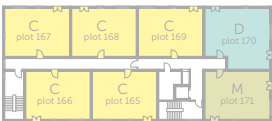
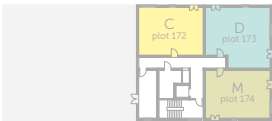
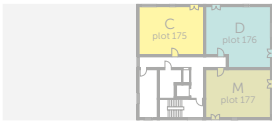
En-Suite
1.374m x 2.237m
4'6" x 7'4"

Bedroom 2
2.641m x 3.285m
8'8" x 10'9"

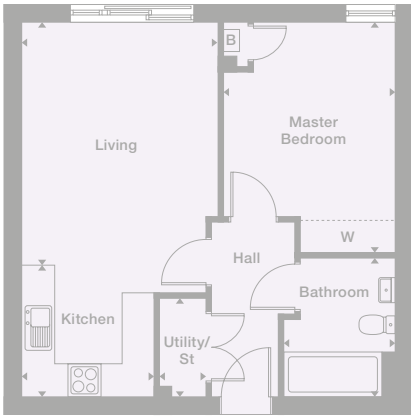
Bathroom
1.800m x 2.338m
5'11" x 7'8"

Utility/Store
1.374m x 1.185m
4'6" x 3'11"

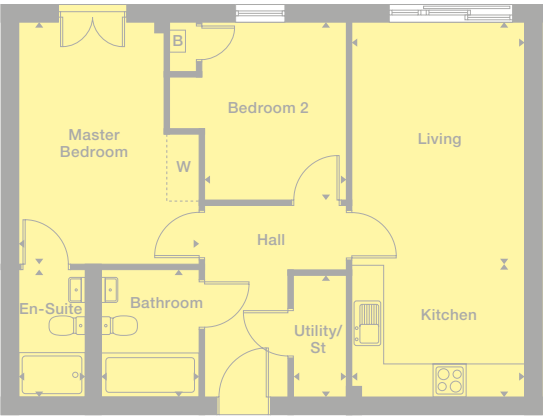
Total Floor Space
683 sq ft



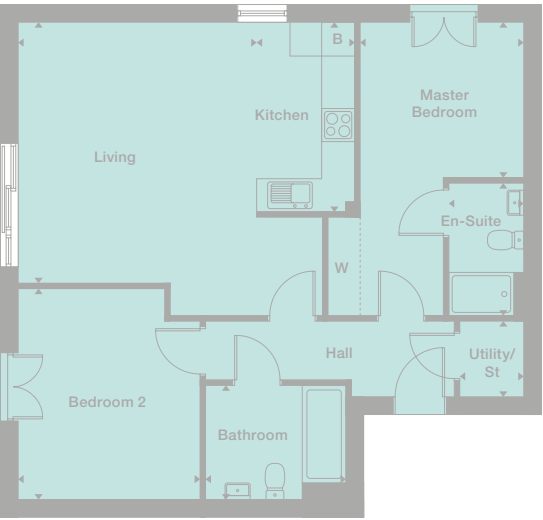
Type A



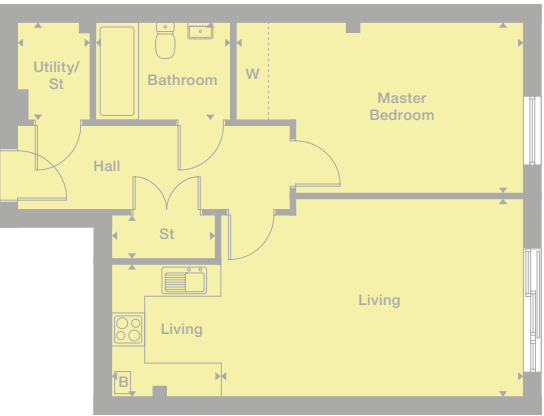
Type C



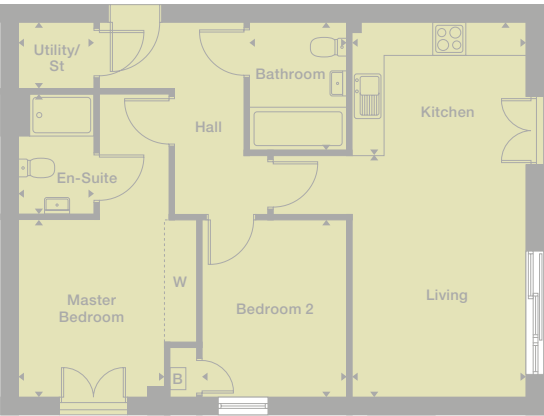
Type D



Type E



Type M



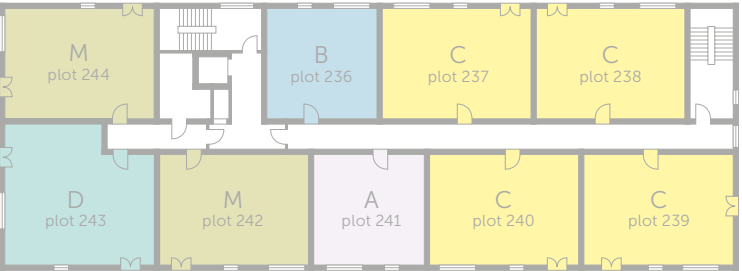
HATYSA HOUSE

Extending from Christie Road towards the interior of the site, the five-storey Hatysa House overlooks a private road and one of the Novus parking courtyards. The House contains a lively variety of one and two bedroom apartments with open plan living areas that feature impressive sliding windows, transforming the interior while taking maximum advantage of the views from the upper storeys. All of the two-bedroom apartments have an en-suite bedroom with french windows, and some upper apartments feature french windows in both bedrooms. All the apartments have utility cupboards. There is a lift and a secure bicycle store.

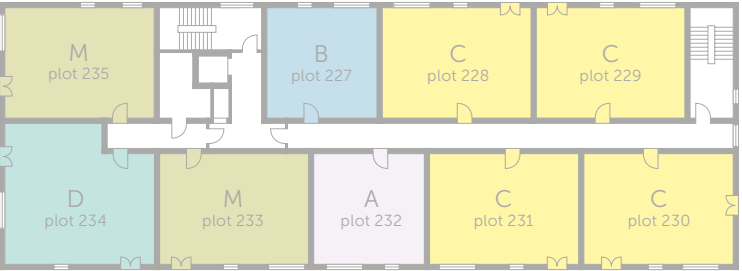
NOVUS



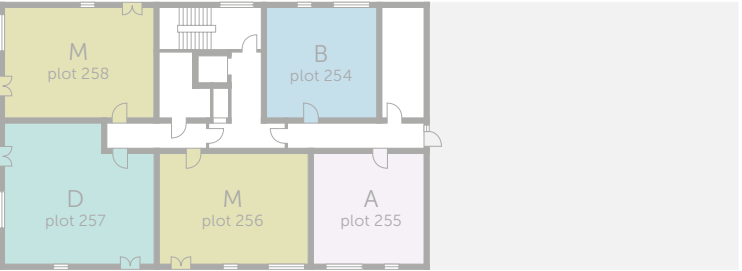
Second Floor



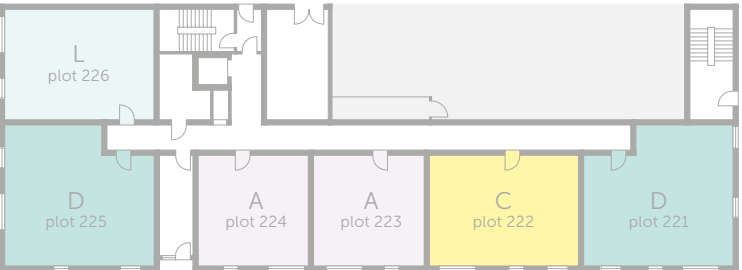
First Floor



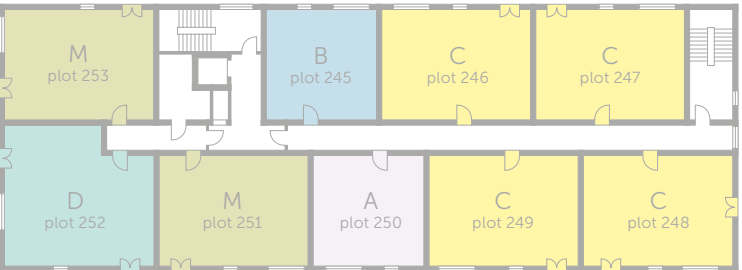
Fourth Floor



Ground Floor



Third Floor



HATYSA HOUSE

Type A

Living
3.605m x 4.450m
11'10" x 14'7"

Kitchen
2.430m x 2.400m
8'0" x 7'10"

Master Bedroom
3.166m x 4.288m
10'5" x 13'10"

Bathroom
2.061m x 2.543m
6'9" x 8'4"

Utility/Store
1.811m x 0.866m
5'11" x 2'10"

Total Floor Space
502 sq ft

Type B

Living
3.605m x 4.450m
11'10" x 14'7"

Kitchen
2.441m x 2.400m
8'0" x 7'10"

Master Bedroom
3.166m x 4.210m
10'5" x 13'10"

Bathroom
2.061m x 2.561m
6'9" x 8'5"

Utility/Store
0.856m x 1.811m
2'10" x 5'11"

Total Floor Space
505 sq ft

Type C

Living
3.171m x 4.448m
10'5" x 14'7"

Kitchen
3.171m x 2.402m
10'5" x 7'11"

Master Bedroom
3.302m x 4.434m
10'10" x 14'7"

En-Suite
1.200m x 2.337m
3'11" x 10'8"

Bedroom 2
2.629m x 3.255m
8'7" x 10'8"

Bathroom
1.800m x 2.337m
5'11" x 7'8"

Utility
1.000m x 2.237m
3'3" x 7'4"

Total Floor Space
683 sq ft

Type D

Living
4.369m x 4.787m
14'4" x 15'8"

Kitchen
1.811m x 3.466m
5'11" x 11'4"

Master Bedroom
3.001m x 2.836m
9'10" x 9'4"

En-Suite
1.384m x 2.472m
4'6" x 8'1"

Bedroom 2
3.335m x 3.848m
10'11" x 12'7"

Bathroom
2.583m x 2.076m
8'6" x 6'10"

Utility/Store
1.225m x 1.384m
4'0" x 4'6"

Total Floor Space
801 sq ft

Type L

Living
6.546m x 3.341m
21'6" x 11'0"

Kitchen
2.713m x 3.341m
8'11" x 11'0"

Master Bedroom
4.210m x 3.431m
13'10" x 11'3"

Bathroom
2.569m x 2.061m
8'5" x 6'9"

Utility
1.010m x 2.240m
3'4" x 7'4"

Store
1.010m x 1.111m
3'4" x 3'8"

Total Floor Space
683 sq ft

Type M

Living
3.120m x 4.418m
10'3" x 14'6"

Kitchen
3.170m x 2.431m
10'5" x 8'0"

Master Bedroom
2.640m x 3.239m
8'8" x 10'8"

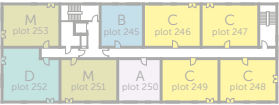
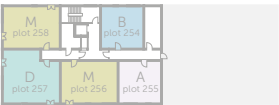
En-Suite
1.374m x 2.237m
4'6" x 7'4"

Bedroom 2
2.641m x 3.285m
8'8" x 10'9"

Bathroom
1.800m x 2.338m
5'11" x 7'8"

Utility/Store
1.374m x 1.185m
4'6" x 3'11"

Total Floor Space
683 sq ft



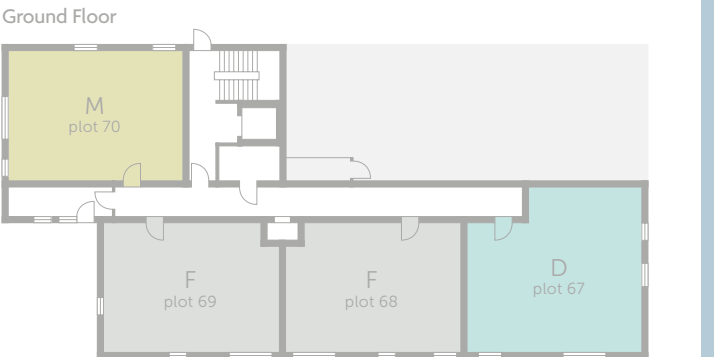
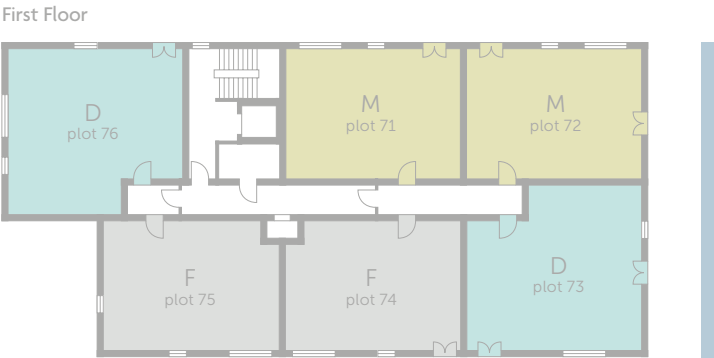
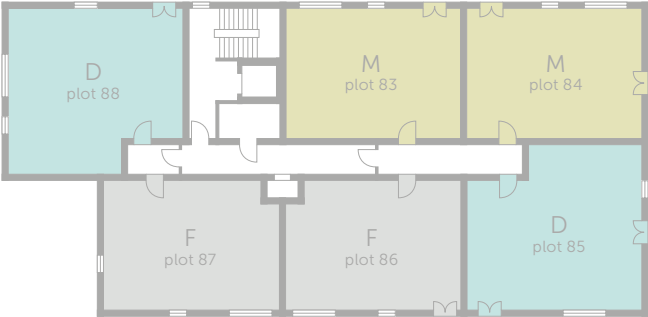
ALUDRA HOUSE

The four-storey Aludra House nestles within the interior of the Novus development, with a tree-lined street to the front and a parking courtyard to the rear. While all the apartments have two bedrooms they vary in style, some having dual aspect living areas featuring french windows, others incorporating french windows in both bedrooms. All of them, however, include en-suite master bedrooms and wonderfully flexible open plan living areas with expertly designed kitchens, presenting a flexible, relaxing setting that is perfect for entertaining. All homes include utility cupboards and Aludra House has a lift and a secure bicycle store in the parking courtyard.

NOVUS



Third Floor



ALUDRA HOUSE

Type D

Living
4.369m x 4.787m
14'4" x 15'8"

Kitchen
1.811m x 3.466m
5'11" x 11'4"

Master Bedroom
3.001m x 2.836m
9'10" x 9'4"

En-Suite
1.384m x 2.472m
4'6" x 8'1"

Bedroom 2
3.335m x 3.848m
10'11" x 12'7"

Bathroom
2.583m x 2.076m
8'6" x 6'10"

Utility/Store
1.225m x 1.384m
4'0" x 4'6"

Total Floor Space
801 sq ft

Type F

Living
3.161m x 4.434m
10'4" x 14'7"

Kitchen
2.164m x 2.416m
7'1" x 7'11"

Master Bedroom
2.660m x 3.255m
8'9" x 10'8"

En-Suite
1.373m x 2.237m
4'6" x 7'4"

Bedroom 2
2.671m x 3.255m
8'9" x 10'8"

Bathroom
1.800m x 2.337m
5'11" x 7'8"

Utility/Store
1.373m x 1.200m
4'6" x 3'11"

Total Floor Space
669 sq ft

Type M

Living
3.120m x 4.418m
10'3" x 14'6"

Kitchen
3.170m x 2.431m
10'5" x 8'0"

Master Bedroom
2.640m x 3.239m
8'8" x 10'8"

En-Suite
1.374m x 2.237m
4'6" x 7'4"

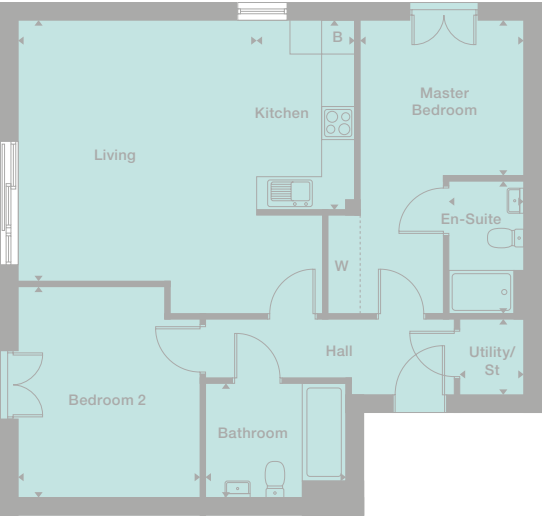
Bedroom 2
2.641m x 3.285m
8'8" x 10'9"

Bathroom
1.800m x 2.338m
5'11" x 7'8"

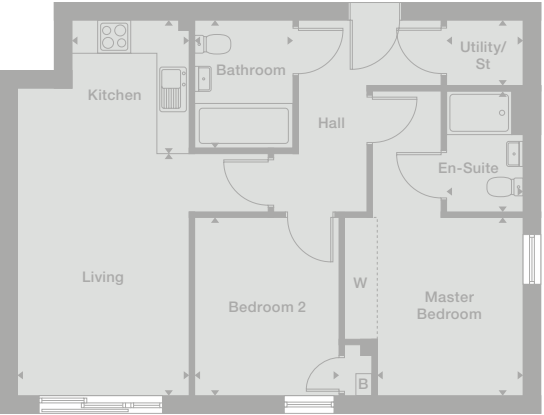
Utility/Store
1.374m x 1.185m
4'6" x 3'11"

Total Floor Space
683 sq ft

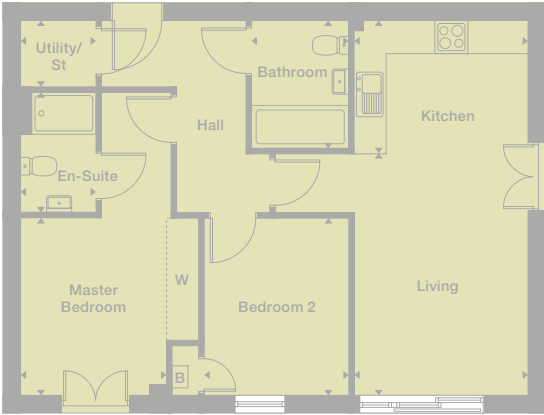
Type D



Type F

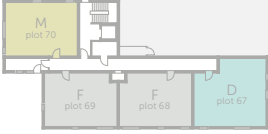


Type M



Please see block layouts on previous page for window style and location

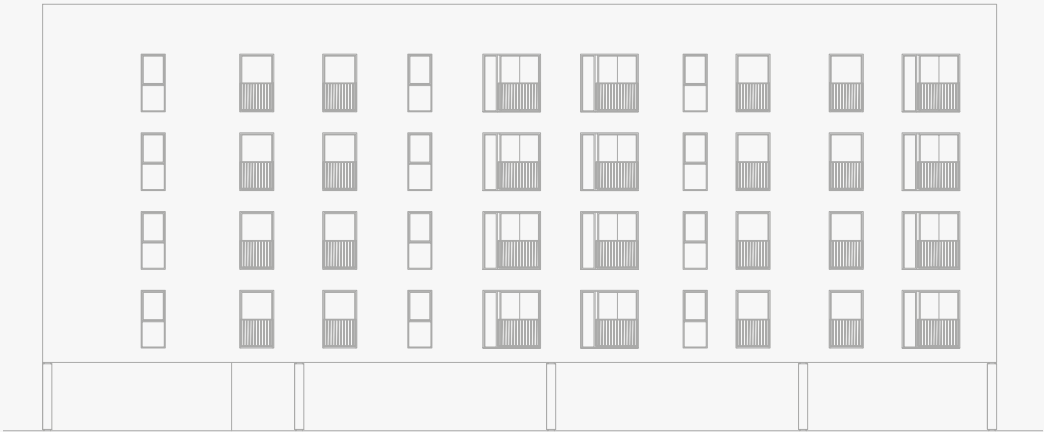
Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.



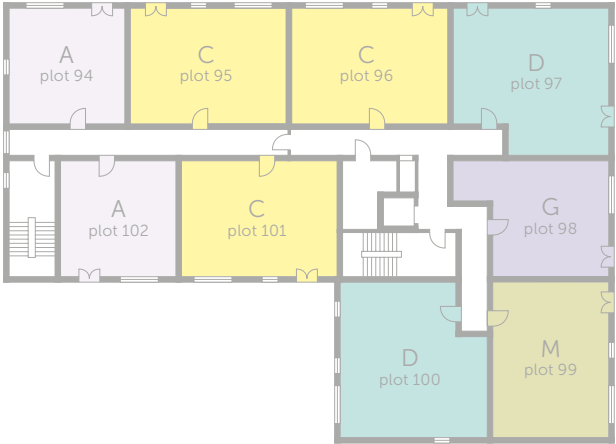
DELTA HOUSE

Set on the east of the development, the apartments within the five storey Delta House range from comfortable, beautifully planned single bedroom designs to superb two bedroom apartments with both french windows and sliding windows in the light-filled, dual aspect living areas. Alongside the variety of individual details, however, upper apartment living areas have sliding windows, all two bedroom designs have an en-suite master bedroom and all homes have a utility cupboard. The building has a lift and there are secure bicycle stores in the parking courtyard.

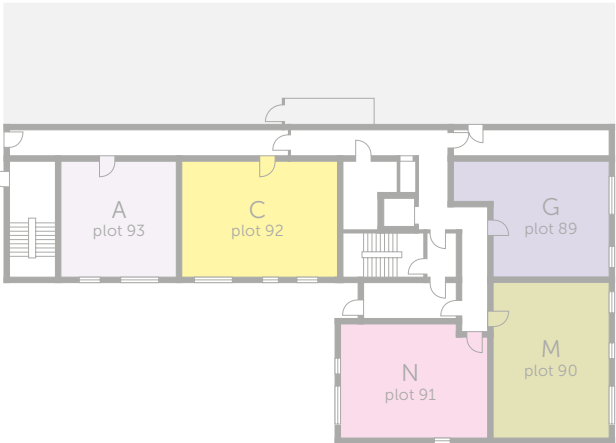
NOVUS



First Floor



Ground Floor



Fourth Floor



Third Floor



Second Floor



DELTA HOUSE

Type A

Living
3.605m x 4.450m
11'10" x 14'7"

Kitchen
2.430m x 2.400m
8'0" x 7'10"

Master Bedroom
3.166m x 4.288m
10'5" x 13'10"

Bathroom
2.061m x 2.543m
6'9" x 8'4"

Utility/Store
1.811m x 0.866m
5'11" x 2'10"

Total Floor Space
502 sq ft

Type C

Living
3.171m x 4.448m
10'5" x 14'7"

Kitchen
3.171m x 2.402m
10'5" x 7'11"

Master Bedroom
3.302m x 4.434m
10'10" x 14'7"

En-Suite
1.200m x 2.337m
3'11" x 10'8"

Bedroom 2
2.629m x 3.255m
8'7" x 10'8"

Bathroom
1.800m x 2.337m
5'11" x 7'8"

Utility/Store
1.000m x 2.237m
3'3" x 7'4"

Total Floor Space
683 sq ft

Type D

Living
4.369m x 4.787m
14'4" x 15'8"

Kitchen
1.811m x 3.466m
5'11" x 11'4"

Master Bedroom
3.001m x 2.836m
9'10" x 9'4"

En-Suite
1.384m x 2.472m
4'6" x 8'1"

Bedroom 2
2.629m x 3.848m
10'11" x 12'7"

Bathroom
2.583m x 2.076m
8'6" x 6'10"

Utility/Store
1.225m x 1.384m
4'0" x 4'6"

Total Floor Space
801 sq ft

Type G

Living
5.536m x 3.627m
18'2" x 11'11"

Kitchen
3.723m x 2.415m
12'3" x 7'11"

Master Bedroom
4.228m x 3.144m
13'10" x 10'4"

Bathroom
2.543m x 1.811m
8'4" x 5'11"

Utility/Store
1.235m x 0.847m
4'1" x 2'9"

Total Floor Space
567 sq ft

Type M

Living
3.120m x 4.418m
10'3" x 14'6"

Kitchen
3.170m x 2.431m
10'5" x 8'0"

Master Bedroom
2.640m x 3.239m
8'8" x 10'8"

En-Suite
1.374m x 2.237m
4'6" x 7'4"

Bedroom 2
2.641m x 3.285m
8'8" x 10'9"

Bathroom
1.800m x 2.338m
5'11" x 7'8"

Utility/Store
1.374m x 1.185m
4'6" x 3'11"

Total Floor Space
683 sq ft

Type N

Living
5.536m x 3.475m
18'2" x 11'5"

Kitchen
3.189m x 2.426m
10'6" x 8'0"

Master Bedroom
4.210m x 3.146m
13'10" x 10'4"

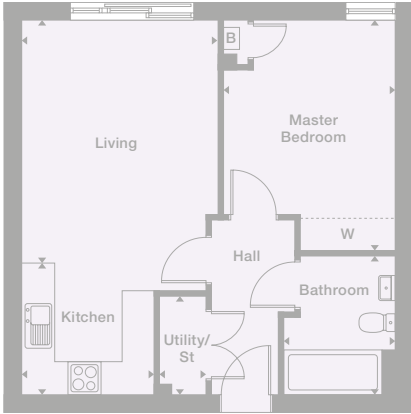
Bathroom
2.561m x 2.061m
8'5" x 6'9"

Utility
1.521m x 0.683m
5'0" x 2'3"

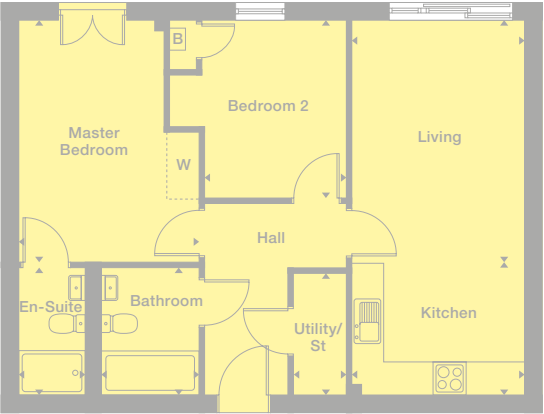
Store
1.510m x 0.683m
4'11" x 2'3"

Total Floor Space
610 sq ft

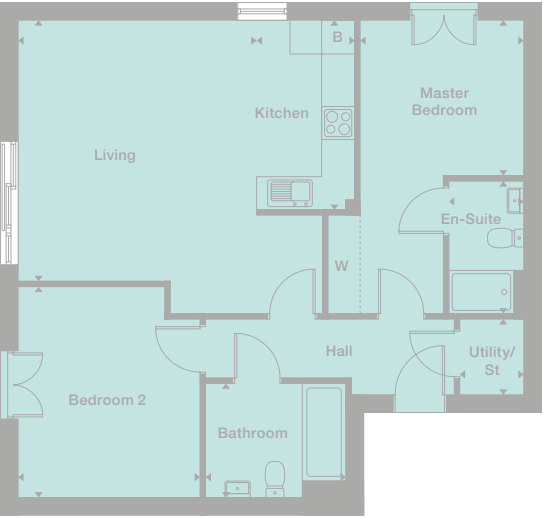
Type A



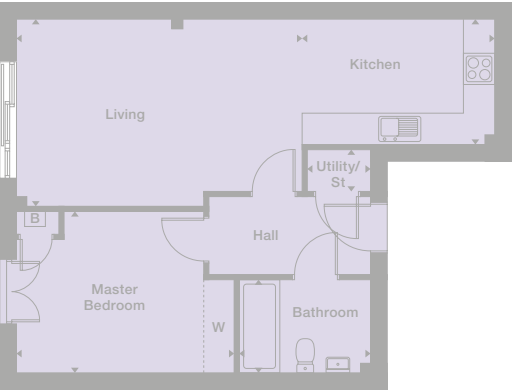
Type C



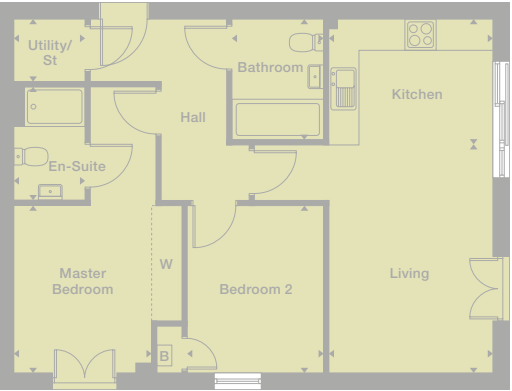
Type D



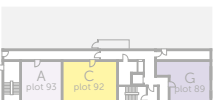
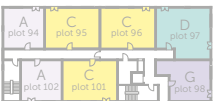
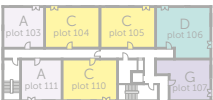
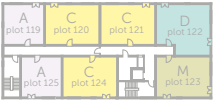
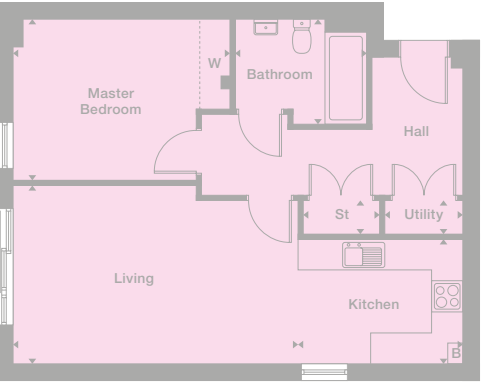
Type G



Type M



Type N



Please see block layouts on previous page for window style and location

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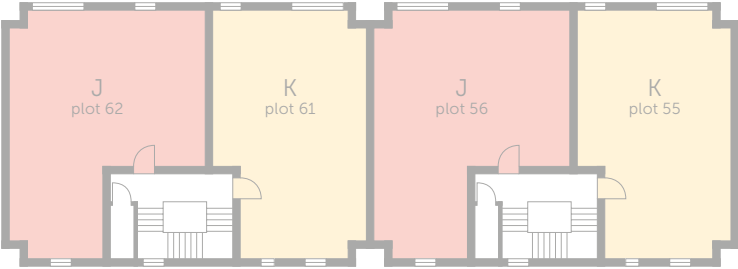
ATRIA HOUSE VEGA HOUSE

Introduced by their bold, distinctive three storey elevations, Vega House and Atria House face north west, looking out on to the tree-lined Talbot Road. On the ground floor, the one-bedroom apartments feature a bright open plan living area complemented by a practical utility cupboard that helps to prevent household management from encroaching on the social space. Apartments on the first and second floors all have en-suite master bedrooms, second bedrooms and open plan living areas where stylish sliding windows introduce a light, airy ambience.

NOVUS



Second Floor



First Floor



Ground Floor



ATRIA HOUSE VEGA HOUSE

Type H

Living
3.400m x 5.013m
11'2" x 16'5"

Kitchen
3.400m x 1.800m
11'2" x 5'11"

Master Bedroom
3.240m x 3.552m
10'8" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.821m
5'11" x 2'8"

Total Floor Space
485 sq ft

Type J

Living/Kitchen
4.986m x 5.595m
16'4" x 18'4"

Master Bedroom
4.060m x 3.956m
13'4" x 13'0"

En-Suite
1.423m x 2.257m
4'8" x 7'5"

Bedroom 2
3.397m x 3.544m
11'2" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.799m
5'11" x 2'7"

Store
1.216m x 1.123m
4'0" x 3'8"

Total Floor Space
789 sq ft

Type K

Living
3.559m x 5.037m
11'8" x 16'6"

Kitchen
3.559m x 1.800m
11'8" x 5'11"

Master Bedroom
3.559m x 3.930m
11'8" x 12'11"

En-Suite
2.246m x 1.423m
7'4" x 4'8"

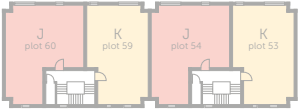
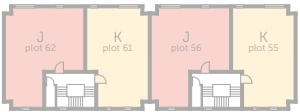
Bedroom 2
3.005m x 3.546m
9'10" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.799m
5'11" x 2'7"

Store
1.805m x 0.868m
5'11" x 2'10"

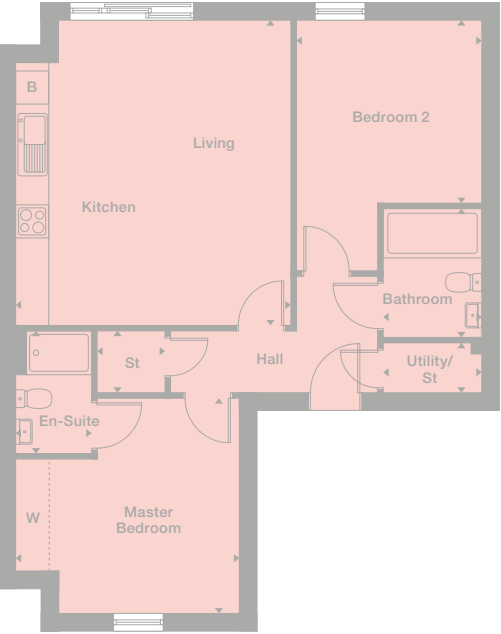
Total Floor Space
719 sq ft



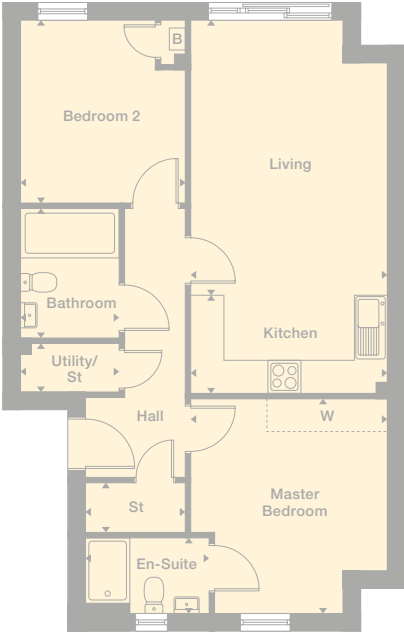
Type H



Type J



Type K



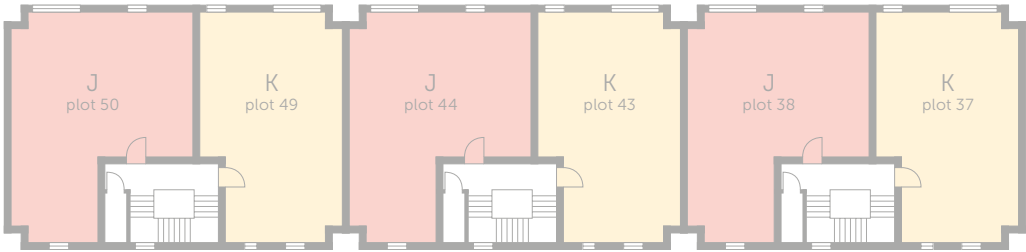
NEMBUS HOUSE POLARIS HOUSE REVATI HOUSE

NOVUS

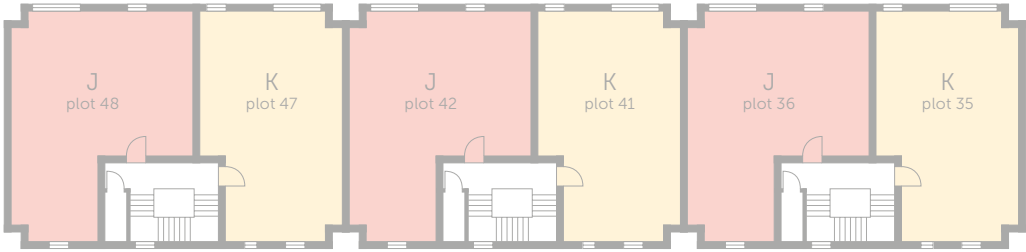
Located on the north east corner of Novus, facing out towards Old Trafford, Salford Quays and the Lowry Centre, these three storey buildings are distinguished by their striking roof lines. Each House incorporates two practical and attractive one-bedroom apartments with bright, welcoming living areas on the ground floor, while the upper two floors contain four two-bedroom apartments. The two bedroom homes all have en-suite master bedrooms and a living room with a feature sliding window that derives maximum advantage from the views. All of the apartments in the Houses have utility cupboards, and the upper apartments also incorporate a separate walk-in cupboard.



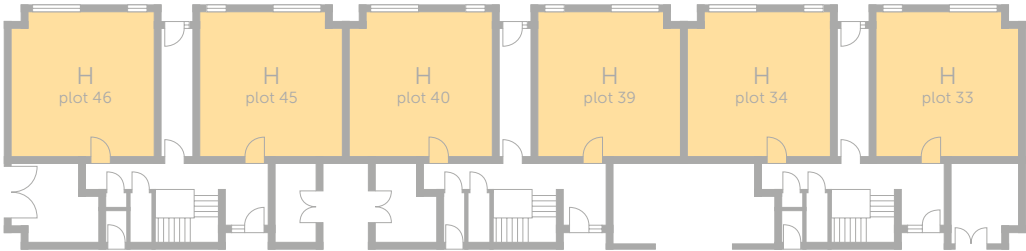
Second Floor



First Floor



Ground Floor



NEMBUS
HOUSE
POLARIS
HOUSE
REVATI
HOUSE

Type H

Living
3.400m x 5.013m
11'2" x 16'5"

Kitchen
3.400m x 1.800m
11'2" x 5'11"

Master Bedroom
3.240m x 3.552m
10'8" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.821m
5'11" x 2'8"

Total Floor Space
485 sq ft

Type J

Living/Kitchen
4.986m x 5.595m
16'4" x 18'4"

Master Bedroom
4.060m x 3.956m
13'4" x 13'0"

En-Suite
1.423m x 2.257m
4'8" x 7'5"

Bedroom 2
3.397m x 3.544m
11'2" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.799m
5'11" x 2'7"

Store
1.216m x 1.123m
4'0" x 3'8"

Total Floor Space
789 sq ft

Type K

Living
3.559m x 5.037m
11'8" x 16'6"

Kitchen
3.559m x 1.800m
11'8" x 5'11"

Master Bedroom
3.559m x 3.930m
11'8" x 12'11"

En-Suite
2.246m x 1.423m
7'4" x 4'8"

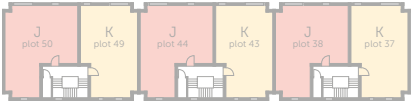
Bedroom 2
3.005m x 3.546m
9'10" x 11'8"

Bathroom
1.800m x 2.282m
5'11" x 7'6"

Utility/Store
1.800m x 0.799m
5'11" x 2'7"

Store
1.805m x 0.868m
5'11" x 2'10"

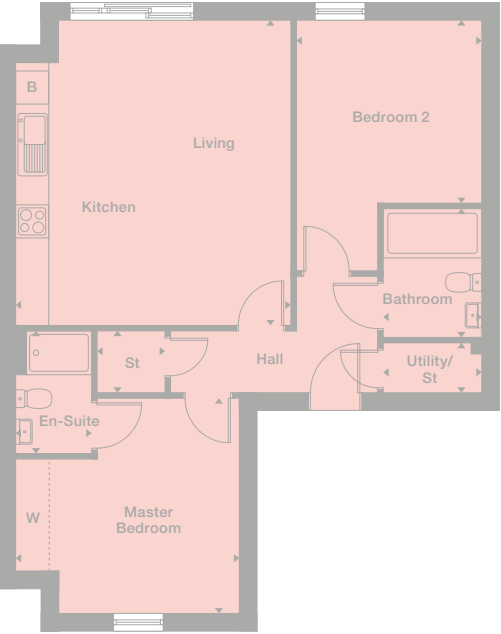
Total Floor Space
719 sq ft



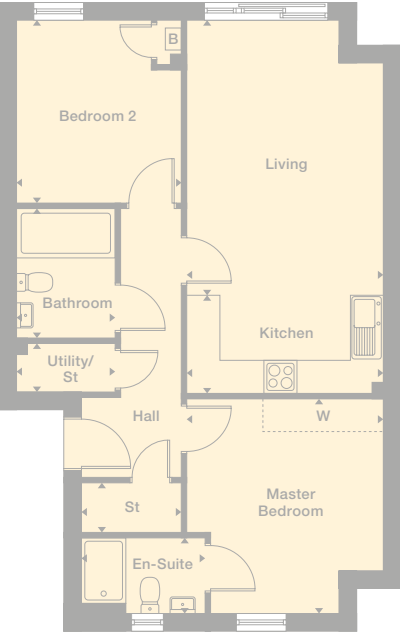
Type H



Type J



Type K



Contemporary style fitted kitchen in a selection of colour choices with 40mm premium range worktop

Built-under or built-in Zanussi stainless steel single fan oven

Zanussi stainless steel gas hob with Zanussi chimney hood and stainless steel splashback

Zanussi 70/30 fridge/freezer or separate fridge and freezer depending on the kitchen layout configuration

Zanussi integrated dishwasher

Zanussi integrated Washer/Dryer machine to be fitted.

Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps

LED HD square lights to underside of wall units

LED satin chrome downlights

Amtico click to open plan Hall, Kitchen, Dining and Lounge area (colour choices available)

Ideal Standard's Concept contemporary style white sanitaryware

Soft close toilet seat to bathroom and en suite

Low profile shower tray with silver framed clear glass enclosure

Rainhead shower to bathroom and en-suite (where applicable)

Tiling - bathrooms - half tiling to wet walls. Where a bathroom has over-bath shower the wall of the bath perimeter will be fully tiled

Tiling - en-suites - fully tiled shower cubicle enclosure and half tiling to remaining walls

LED brushed steel downlights

Porcelanosa range flooring to all wet rooms (colour choices available)

BT and digital point to lounge, master bedroom and bedroom 2

BT and Virgin Media ready

White sockets and switches

USB charging socket to kitchen

Door entry system (refer to communal specification)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

Heating

Gas fired central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating (where applicable)

Double glazed PVCu windows

Double glazed PVCu french casement doors (where layout permits)

Multi point locking system to fire check main entrance door

Apartment numbers ready fitted

Post box located in the communal post area

Designated parking bay (as detailed within planning layout)

Decorative

Moulded skirting boards and architraves

Smooth finish ceilings, painted in white

White internal ladder profile style doors with brass handles

Walls painted in white

Woodwork painted in white

Fitted wardrobe to master bedroom

Carpets to bedrooms (colour choices available)

LED downlights to all areas

Libertas House
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Stello House
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Hatysa House
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Aludra House
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Delta House
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Atria House
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Vega House
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Nembus House
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Affordable
Apartments

Polaris House
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Revati House
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We’ve been building homes since 1934, that’s three generations of experience. We’ve learned a lot about people and that’s made a big difference to what we do and how we do it. We’re enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don’t stop caring once we’ve finished the building, or when we’ve sold the house, or even once you’ve moved in. We’re there when you need us, until you’re settled, satisfied and inviting your friends round.

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Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect’s plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

THIS IS
NOVUS

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NOVUS

Adding a delightful natural dimension to a number of special homes, this beautiful garden is entered through pergolas laden with climbing plants. Ornamental grasses, evergreens and herbaceous perennials create the perfect setting for relaxed conversation or quiet reading. Social areas, reflecting a variety of ambiances, range from informal timber cube seating to lounge areas shaded by canopies. A sensory garden, featuring trellises of scented plants and seating with integrated tables, forms an engaging focal point, while raised planters enable residents to grow their own miniature kitchen gardens. Two canopied dining areas with overhead lighting are incorporated, one of them offering a small, intimate setting and the other providing a spectacular setting for larger groups. The Sky Garden raises outdoor enjoyment to another level.





Development
Opening Times:
7 days a week
10.30am - 5.30pm

03301 621 159

Novus sets a new benchmark for urban living. Its striking, contemporary elevations are enlivened by subtle differentiations that add interest and texture to the streetscape. Each building has an individual character, yet it sits comfortably alongside its neighbours and sympathetically complements the local built environment. Car-free avenues provide natural, walkable routes around the development and into the surrounding areas and amenities. Each home has either an integral garage or allocated parking in a nearby landscaped private courtyard. The radical architectural approach is carried through into stylish, crisp interiors, using dramatic window styles and exciting, innovative layouts. Every home with two or more bedrooms includes an en-suite master bedroom. Created to inspire and bring lasting satisfaction, Novus presents fresh, innovative design that reflects the way we want to live today.

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