



REGENT COURT
BAWTRY



Introducing Regent Court

Regent Court is an exceptional collection of luxury apartments that delivers an unbeatable lifestyle of convenience and comfort. Located in the heart of Bawtry, a metropolitan borough of Doncaster on the border with Nottinghamshire, the development has an array of amenities within walking distance, including local shops, restaurants, public houses, community & sporting facilities, a primary school and regular public transport links. A vibrant social scene sees friends gathering for breakfast, working and social lunches, dinner dates with friends and loved ones, and delightful family Sunday lunches. Offering a strong sense of community for its residents Visit Bawtry emulates this spirit making it a warm, friendly and welcoming place.

These new apartments have drawn from the encompassing architecture, weaving local materials and detailing into their design. The result is a collection of characterful apartments that complement their wider surroundings. Large areas of open space and landscaping further enhance the site and a new access point will be created onto Station Road for added convenience.



Exploring The Area

BARS & RESTAURANTS

1. Feast
2. Teasedales Bakers
3. Bawtrys Bar & Brasserie
4. The Chase
5. Pangea
6. The Turnpike
7. Lancers
8. El Toro
9. White Hart
10. The Ship
11. China Rose
12. Dower House
13. Ziniz Restaurant & Wine Bar
14. Emilos
15. The Town House Bar & Restruant
16. Market Bar
17. 31 Market Place Cocktail Bar & Bistro
18. The Crown Hotel

12. Tassel & Sway
13. Womacks of Bawtry
14. The Tasting Note

HEALTH & BEAUTY

1. Bawtry Gym
2. Elite
3. Milands
4. No Filter
5. Deluxe Hair & Beauty
6. The Gentleman's Retreat
7. The Mayflower Medical Prattice
8. Bawtry Dental Prattice
9. Bawtry Dental, Aesthetic & Implant Clinic
10. Weldricks Pharmacy

BOUTIQUES & SHOPPING

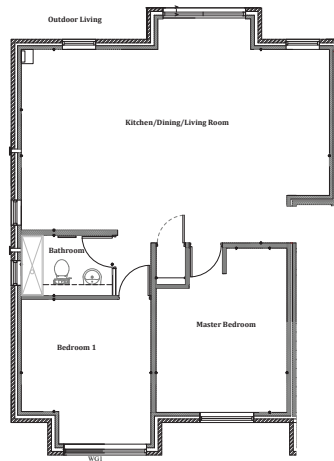
1. Sainburys
2. Bawtry Flower Shop
3. Wilkinson's Butchers
4. Bawtry Natural Health
5. Bawtry Shoe Company
6. Cherry Blossom Cake
7. Robinsons of Bawtry
8. Incognito
9. Limited 2 Art
10. Time For Diamonds
11. Revolver Menswear



The Development

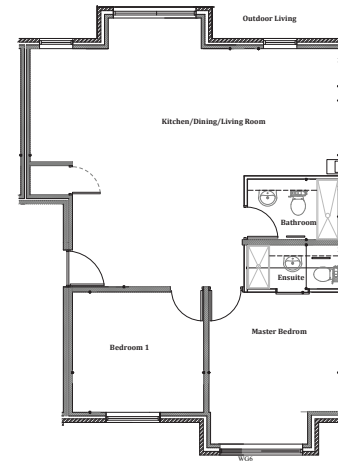
Each of the twelve luxury apartments have quality at their core and are built with modern living in mind. Attention to detail and impeccable specifications are the foundations of the development, with finishing touches that are impressive to behold. Large areas of open space and landscaping reflect the rural surroundings, giving residents idyllic views and a rustic environment.

Apartment 1 - Ground Floor



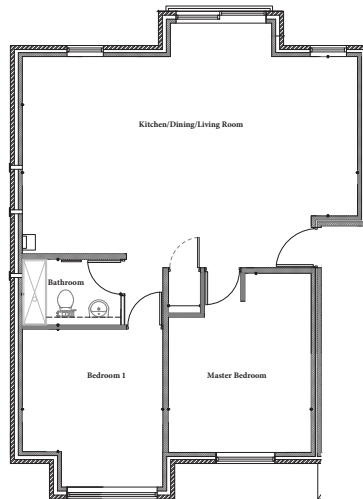
Apartment 1	Sq ft
Kitchen, Dining & Living Room	501.73
Master Bedroom	192.86
Bedroom 2	132.58
Bathroom	44.83
Total	872
Outdoor Living	Patio/Garden
Car Parking Spaces	1

Apartment 2 - Ground Floor



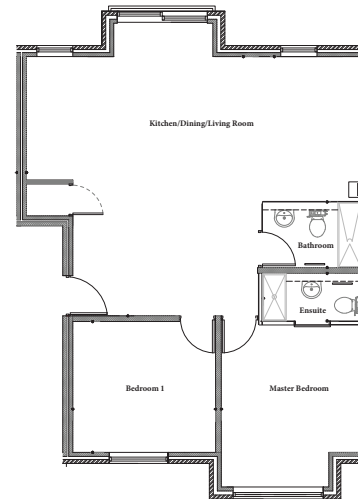
Apartment 2	Sq ft
Kitchen, Dining & Living Room	476.82
Master Bedroom	155.45
Ensuite	42.93
Bedroom 2	132.58
Bathroom	44.22
Total	872
Outdoor Living	Patio/Garden
Car Parking Spaces	1

Apartment 3 - First Floor



Apartment 3	Sq ft
Kitchen, Dining & Living Room	481.61
Master Bedroom	177.98
Bedroom 2	158.51
Bathroom	53.9
Total	872
Car Parking Spaces	1

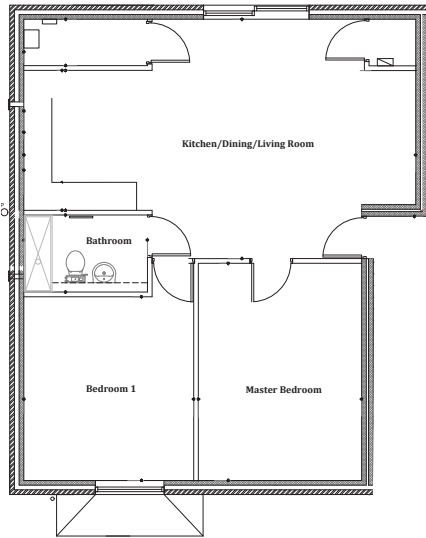
Apartment 4 - First Floor



Apartment 4	Sq ft
Kitchen, Dining & Living Room	540.42
Master Bedroom	138.86
Ensuite	30.9
Bedroom 2	120.51
Bathroom	
Total	872
Car Parking Spaces	1

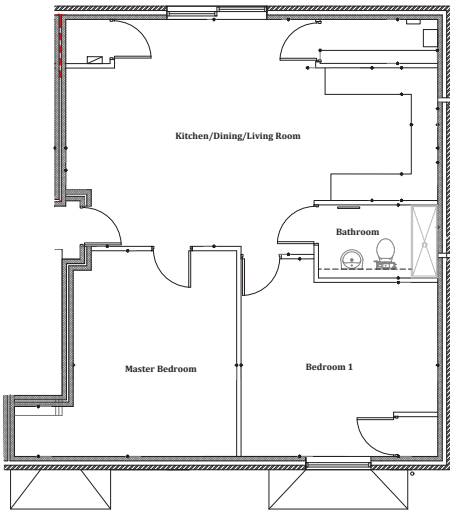
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

Apartment 5 - Second Floor



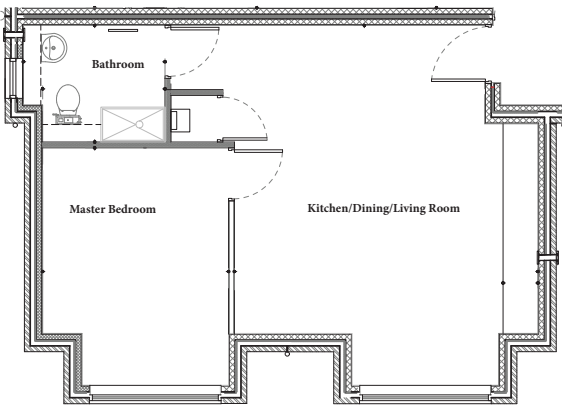
Apartment 5	Sq ft
Kitchen, Dining & Living Room	459.95
Master Bedroom	161.39
Bedroom 2	152.1
Bathroom	44.56
Total	818
Outdoor Living	Juliette Balcony
Car Parking Spaces	1

Apartment 6 - Second Floor



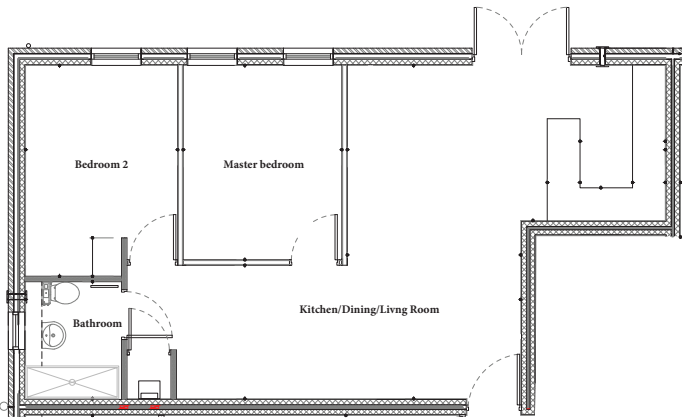
Apartment 6	Sq ft
Kitchen, Dining & Living Room	464.18
Master Bedroom	166.66
Bedroom 2	141.54
Bathroom	45.62
Total	818
Outdoor Living	Juliette Balcony
Car Parking Spaces	1

Apartment 7 - Ground Floor



Apartment 7	Sq ft
Kitchen, Dining & Living Room	312.47
Master Bedroom	152.24
Bedroom 2	141.54
Bathroom	52.29
Total	517
Car Parking Spaces	1

Apartment 8 - Ground Floor

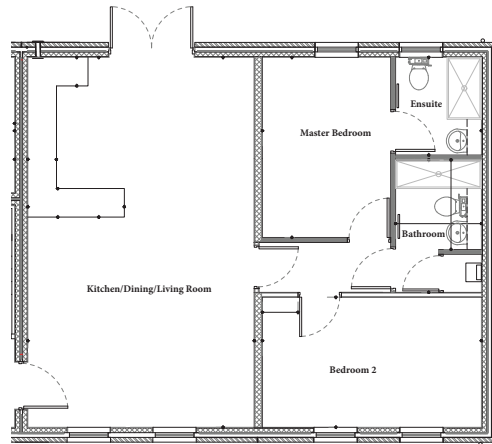


Apartment 8	Sq ft
Kitchen, Dining & Living Room	387.1
Master Bedroom	133.31
Bedroom 2	117.47
Bathroom	40.12
Outdoor Living	678
Total	Patio/Garden
Car Parking Spaces	1

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

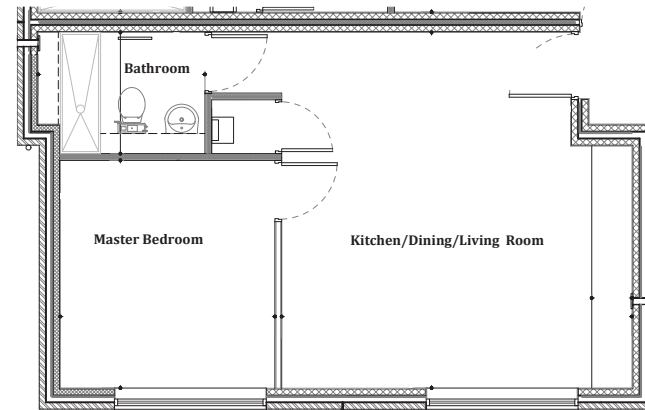


Apartment 9 - Ground Floor



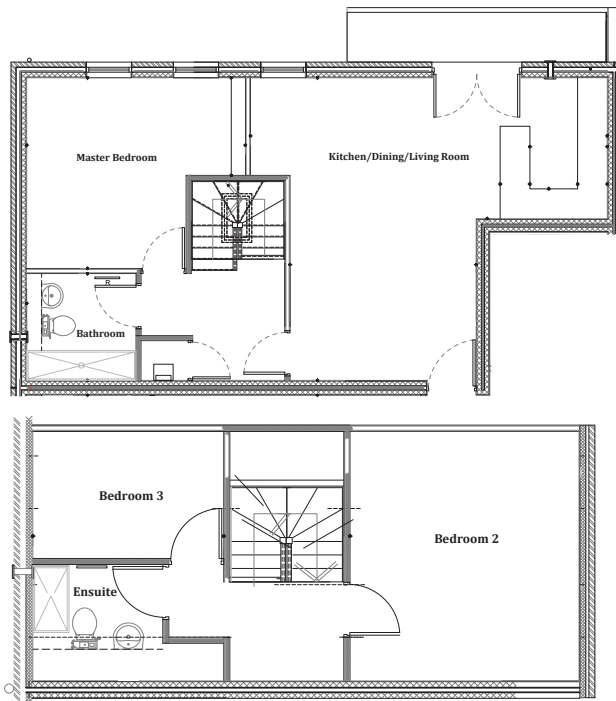
Apartment 9	Sq ft
Kitchen, Dining & Living Room	427.71
Master Bedroom	130.84
Ensuite	50.46
Bedroom 2	135.79
Bathroom	52.2
Total	797
Outdoor Living	Patio/Garden
Car Parking Spaces	2

Apartment 10 - First Floor



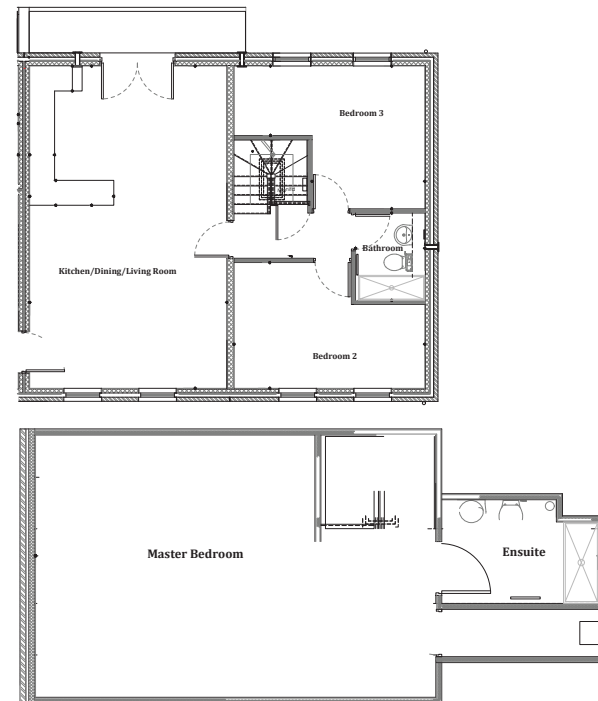
Apartment 10	Sq ft
Kitchen, Dining & Living Room	312.47
Master Bedroom	152.24
Bathroom	52.29
Total	517
Car Parking Spaces	1

Apartment 11 - First & Second Floor Duplex



Apartment 11	Sq ft
Kitchen, Dining & Living Room	456.54
Master Bedroom	179.9
Bathroom	49.91
Bedroom 2	130.95
Bedroom 3	110.82
Ensuite	40.88
Total	969
Outdoor Living	Balcony
Car Parking Spaces	2

Apartment 12 - First & Second Floor Duplex



Apartment 12	Sq ft
Kitchen, Dining & Living Room	479.14
Master Bedroom	195.4
Ensuite	53.13
Bedroom 2	156.92
Bedroom 3	136.05
Bathroom	45.36
Total	1066
Outdoor Living	Balcony
Car Parking Spaces	2

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

The Development

Site Plan



Development Visual



Specification

Land Group Holdings have fitted each luxury apartment at Regent Court with thoughtful interiors, carefully considered to enhance space and light whilst ensuring residents have only the best fixtures, fittings and appliances. In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum. Creating a space to truly proud of.

Kitchens

The kitchens and utility rooms are equipped with a range of tall wall and floor cabinets with interiors complemented with glazed wall units or dresser style unit where a breakfast bar is fitted. Granite worktops in a range of excellent colours and handles will be available to customise your property (subject to build stage). British made and manufactured by Colourhill and Ultima, each kitchen blends together a contemporary and traditional feel.

Fully integrated luxury Bosch appliances to all apartments to include multi-functional single oven, microwave induction hob, dishwasher, extraction fan and fridge freezer. A selection of apartments shall be fitted with a Quartz splash back that will compliment the worktop.

French double doors will allow access to outdoor living spaces such as balconies and gardens, with the

exception of apartment 7 & 10 Underfloor heating throughout all apartments ensures a homely feeling throughout, thus eliminating the need for wall mounted heating.

Bathroom & Ensuite

All bathrooms and ensuites have chrome fixtures and fittings throughout, with the inclusion of heated towel rails in each.

Underfloor heating, mirrors and shaver sockets to be provided in the bathroom and ensuites.

Minoli wall and floor tiles to the bathroom and ensuites, which feature tiling in the shower units.

A mixture of wall mounted mirrored vanity units to bathroom and ensuites (please refer to specific apartment types for style of furniture).

Electrical & Multimedia

Chrome electrical accessories to all apartments, with white downlights

to the Kitchen, Dining, Living Room, Hallway. Bathroom and En-suites. Pendant lighting to all remaining rooms.

All rooms are wired for Sky & Freeview TV distribution.

Double glazed UPVC windows with multi-point locking system, coloured HD intercom system installed in each apartment.

CCTV cameras installed around the development to cover key access points.

Internal Features

Built in wardrobes fitted to all master bedrooms, each offering great storage in addition to mirrors fitted to each of the hinged doors (on request).

Chrome ironmongery and hinges throughout. Internal doors to be fitted with locks (on request).

Aftercare

Land Group Holdings have a dedicated Customer Aftercare Department providing peace of mind and comfort for 12 months after you move into your property. Each apartment also comes with a ten year ABC warranty.

External Features

Turf to front, courtyard and back gardens, with shrubs and feature panting where applicable (see site plan for further setting out and details).

Parking for all apartments in the courtyard, visitor spaces also available.

Cycle store and bin store located in the courtyard (see site plan for further detail and setting out).





Service and Aftercare

At Land Group Holdings, our customer care team is committed to delivering a quality service once you have moved into your new home. This Charter sets out our commitment to you and the level of after sales service we seek to achieve.

Before you move in

Approximately one week before you move in we will arrange for your Sales Advisor and Site Manager to carry out your home demonstration. During your demonstration, we will outline what to expect and how to look after your new home, including how to maintain the heating and electrical equipment as well as informing you about registering your appliances. This is a very important meeting and we recommend allowing 2 hours for the demonstration. We will give you all of the information you need to ensure a smooth move into your new property.

When you move in

For your peace of mind your new home comes with a 10-year ABC warranty and a 1-year Land Group Holdings Customer Care period. On the day you move in our Sales Advisor will give you your Welcome Pack, which amongst other things will include your Home Manual. This manual will provide you with information about your new home, including a schedule of external and internal finishes, caring for and maintaining your new home, information about the NHBC warranty, details of your utility suppliers and our Customer Care contact.

After you have moved in

Shortly after you move in we will send you a 'Welcome' letter and contact you within the following two weeks to arrange our post occupation visit by our Site Manager. At this visit we will outline the ABC Buildmark cover and advise you on the procedures for reporting defects during the warranty period. Hopefully, you will have no issues, but with a man-made product built in all weather conditions, there may be remedial items which require our attention. We will discuss with you any defects (if any) you have noted since your occupation and how they will be rectified.

Generally, within five days of visiting your property, our Site Manager will contact you outlining proposals for rectifying any defects reported. Remedial works will be attended to within the hours of 8:00am – 5:00pm, Monday – Friday.

We aim to complete most non-urgent defects within 4 weeks, but in some circumstances this timescale may differ. We will endeavour to complete emergency works within 24 hours.



Final Word

At Land Group Holdings we are delighted to be able to offer the beautiful location of Bawtry to our customers, our first development in the picturesque market town. This village is full of character and convenience, with the added bonus of being so close to major transport links such as Doncaster International Airport. We have spent time making sure Regent Court feels part of Bawtry's landscape and that the interiors are just as impressive, maintaining the highest quality throughout. This is a truly special collection of luxury apartments that will make a great place to settle, and I'd like to wish a warm welcome to all those who choose Regent Court as their new home



Ian Raeburn
Managing Director of
Land Group Holdings

