



ALEXANDER HOUSE

EXETER



HAMILTON
ESTATES SW

ELEGANT CITY LIFESTYLE



Stunning views across the city of Exeter from the penthouse apartment.

ALEXANDER HOUSE



Alexander House
CGI of imposing front elevation from Spicer Road.

Situated on the edge of the premier district of St Leonards, within minutes of Exeter City Centre, Alexander House offers contemporary living in an elegant setting.

Each of the four, 2 double bedroom open plan apartments are finished to an exemplary specification; The beautifully designed Pronorm kitchens with BOSCH integrated appliances create a stylish entertaining space, whilst the bathroom suites complete with Grohe showers and Roper Rhodes vanity units ensure luxury fuses effortlessly with day to day modern living.

With lift access to each floor and a parking space for each apartment, careful consideration has gone in to creating well planned interiors that maximise light and space, in order to provide living spaces that are as practical as they are desirable.



Exeter is a perfect blend of exciting city life and easy access to unspoilt countryside and world heritage coastline.



CONNECTIVITY



Left
Magdalen Road

Right
Exeter's historic
Quayside

Just a short walk from Alexander House, the Magdalen Road shops provide a wealth of independent shops, many of which pride themselves on being local, Fairtrade and sustainable. Named by the Guardian in 2018 as one of the "coolest shopping areas in the whole world" it provides a fantastic range of produce without the need to step into the centre of the City; from French delicatessen, a grocer, fishmonger, health food and zero waste shop to cafes, a pub and gift shops, whilst also within walking distance, Waitrose is on hand for other daily shopping needs.

The City of Exeter is easily accessible by car, bus or train, where the M5

motorway, A30 and A38 meet together with mainline rail connections and Exeter airport provides access to destinations further afield.

Pre-dating the arrival of the Romans in AD50, Exeter's history can still be seen in the underground passages, Roman wall and beautiful Cathedral.

This small city packs a big punch. As well as being home to all the usual high street names, there is a wealth of independent shops along the cobbles of Gandy Street.

Renowned for its art scene, music and sports, it plays host to a packed calendar of events and festivals throughout the year, plus, with the

regeneration of Princesshay, Exeter has also become known as a "foodie hub" and embraced a wonderful café culture.

When you feel the need to get away from it all, the beautiful open spaces of Devon await. A rich tapestry of rugged moorland, sandy beaches, historic towns and villages, and verdant countryside to explore.

On Dartmoor there is mile after mile of dramatic moorland scenery. Exmouth and the Jurassic Coast present wide expanses of golden sand and the shimmering river estuaries of the Exe, Dart and Teign are places of great natural beauty.

SPECIFICATION

Kitchen

- Sleek handleless kitchen with Quartzform worktops & splashbacks (where appropriate)
- Integrated appliances including;
 - Bosch double oven
 - Bosch Induction hob
 - Bosch fridge/freezer
 - Bosch slimline dishwasher (Apts 1-3)
 - Bosch full size dishwasher (Apt 4)
 - Bosch washer/dryer.
 - Bosch cooker Hood
- Franke stainless steel sink unit with contemporary Grohe mixer tap
- Flush ceiling spot lighting with low energy LED

Bathrooms

- Contemporary designed bathroom and en-suite (where applicable).
- Roper Rhodes WC and basin with Vado Mixer tap
- Roper Rhodes Contour Vanity Unit with slimline basin in en-suite (Apts 1-3)
- Roper Rhodes Contour Vanity Unit with 600mm basin in bathroom (Apts 1-3)
- Roper Rhodes Contour Vanity Unit with 600mm basin in bathroom and shower room (Apt 4)
- Low rise shower tray with Grohe shower mixer in en-suite
- Merlyn Iconic shower and bath screens
- Heated towel rail
- Electric point to each bathroom for provision of bathroom cabinet
- Flush ceiling spot lighting with low energy LED bulbs

Interior

- Gas fired boiler central heating system
- TV, Satellite (sky Q ready) digital radio aerial outlet and data point
- BT fibre available for telephone and internet (subject to subscription)
- Contemporary flush finish doors
- Modern high quality door furniture with contemporary handles

- Sleek contemporary "pencil round" skirting's & architraves
- Mains smoke detectors
- Kardean Flooring to Kitchen, living room, hallway and bathrooms/en-suite (where applicable). Carpet to bedrooms

Exterior

- Highly quality contemporary aluminium entrance door with high security locking mechanism and large contemporary stainless steel pull handle & ironmongery
- Two way audio door entry system
- Ceramic tiles to entrance hallway. Carpet to stairs and landings
- PIR activated lighting through the entrance hall, stairways and landings
- Low maintenance high quality uPVC double glazed windows
- Lift access to all floors from ground floor level
- Pre-wiring for electric vehicle in each parking space

Warranty

- 10 year Premier Warranty

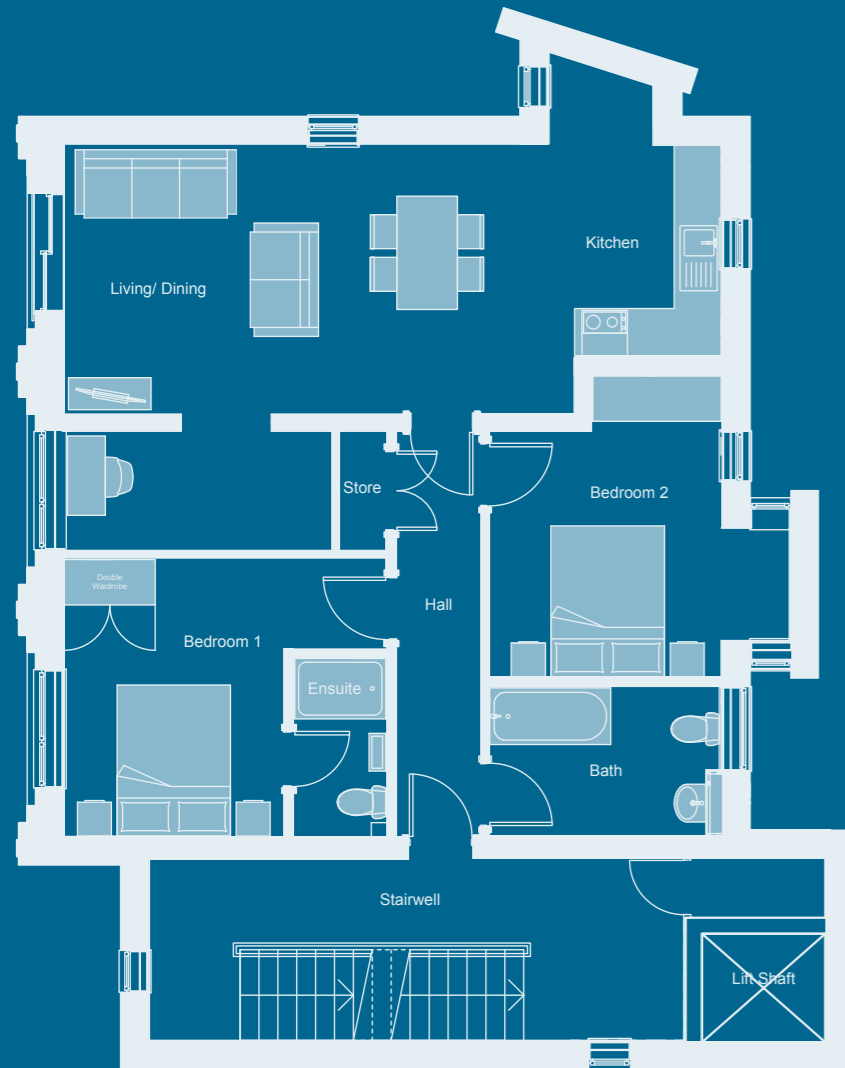


INNOVATION & RELIABILITY



Kitchens in Alexander house are supplied by Pronorm, a world renowned German manufacturer offering a beautiful and highly engineered product known for their innovative design and outstanding reliability.

* NOTE. Pronorm kitchen shown as an example of design and quality only. Layout and colours differ in each apartment.



APARTMENTS 1, 2 & 3

Kitchen/Diner/Living

8.69 x 3.54 reducing to 2.78 + bay (M)
28'5" x 11'6" reducing to 9'1" + bay (Ft/In)

Bedroom 1

4.25 reducing to 2.92 x 3.65 (M)
13'9" reducing to 9'6" x 11'10" (Ft/In)

En Suite

2.35 x 1.20 (M)
7'7" x 3'9" (Ft/In)

Bedroom 2

3.98 reducing to 3.23 x 3.96 into bay reducing to 3.06 (M)
13'1" reducing to 10'6" x 12'10" into bay reducing to 10'10" (Ft/In)

Study/Office

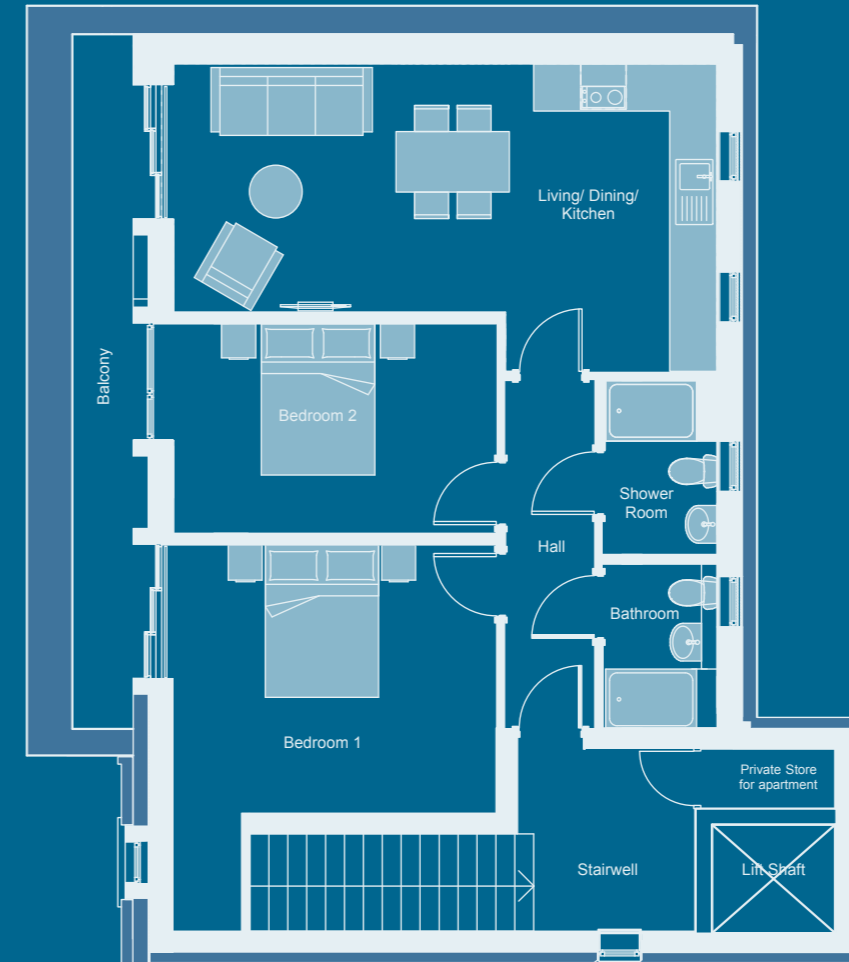
3.52 x 1.53 (M)
11'5" x 5'0" (Ft/In)

Bathroom

3.06 x 1.96 (M)
10'0" x 6'4" (Ft/In)

Total Floorspace

82.1 (M²)
884 (ft²)



APARTMENT 4

Kitchen/Diner/Living

7.18 x 4.07 reducing to 3.28 (M)
23'6" x 13'4" reducing to 10'8" (Ft/In)

Bedroom 1

4.26 x 3.54 (M)
13'10" x 11'6" (Ft/In)

Bedroom 2

4.26 x 2.77 (M)
13'10" x 9'1" (Ft/In)

Shower Room

2.30 x 1.50 (M)
7'5" x 4'9" (Ft/In)

Bathroom

2.17 x 1.50 (M)
7'1" x 4'9" (Ft/In)

Total Floorspace

68.7 (M²)
739 (ft²)



INSPIRED BY CRAFTSMANSHIP



Hamilton Estates - A privately-owned and experienced Devon based homebuilder. We are passionate about delivering outstanding homes in the regional communities where we live.

Our dynamic and experienced team of consultants, suppliers and advisers, work together to create each signature Hamilton Estates development. As experienced directors of award winning regional House-BUILDER Heritage Developments, we formed Hamilton Estates to concentrate on a variety of different schemes throughout the South West, providing flexible accommodation; with each scheme bespoke designed to suit the location, local architecture and market place.

We have a strong leadership team and experienced and trusted advisors and suppliers, who ensure that each development and customer is treated as we would expect to be treated ourselves, enjoying innovative new homes in desirable locations with great attention to detail. We are proud of the developments we create and ensure we leave a legacy for the future of quality and sustainable homes for the current and next generation of people.



LOCATION & DIRECTIONS



Follow Sat Nav: EX1 1SX

From Exeter M5 Jct.29: Take the A30 (East) to Honiton/Exeter Airport. Turn right on to Honiton Road/A30 (signs for Exeter/A3015). Take the 2nd exit (City Centre) at the next two roundabouts. At the traffic lights turn right for Honiton Road/B3183 and follow through Heavitree High Street. At the top keep right at the traffic lights towards the City Centre (B3183) past Waitrose on your right. Proceed through the traffics lights, past College Road on your left and take the next left into Spicer Road. Alexander House will be on your left hand side.

From Exeter City Centre: From Paris Street roundabout, exit on Heavitree Road for Honiton (A30). Take the 2nd right hand turn into Spicer Road. Alexander House will be on your left hand side.



HAMILTON
ESTATES SW

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All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirting's. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.