









A stunning collection of 4 & 5 bedroom homes



Everything in one location

Carnatic Court is a much anticipated exclusive gated development of just 16 four and five bedroom homes situated on a tree lined road in a highly sought after area of the city. On the doorstep of the historic Sefton Park, and within easy reach of the highly regarded Liverpool College, offering 'inspired education' from ages 4 to 19, and with excellent commuter links too, it's easy to see why there is such excitement around these new Elan homes. It is extremely rare for there to be an opportunity to purchase a new home in this area.

GOING OUT

Carnatic Court has an enviable location close to the bustling cafe cultures of Lark Lane and Allerton Road, where you can enjoy the more sophisticated side of city living. In fact, the city was the European Capital of Culture recently, thanks to its wealth of arts and entertainment. It all starts close by to Carnatic Court, with Sudley House Art Gallery, and it just gets better as you head into town, with world-class museums and galleries, including the Tate, plus renowned theatres and the famous Philharmonic Hall.

You'll also find a huge range of high class bars and restaurants, both in the city centre and down at the Albert Dock, giving you a superb selection to choose from for your evening out.



SOMETHING DIFFERENT

A stroll around Sefton Park, situated conveniently at the end of Carnatic Road, is a delightful way to spend an afternoon, with a boating lake, fairy glen and caves, plus of course, the historic Palm House - a spectacular example of Victorian engineering at its very best. With 235 acres to explore, right on your doorstep, Sefton Park will keep you coming back time and time again.

SHOPPING

Liverpool shoppers are spoiled for choice these days, following the opening of the £1bn Liverpool One development, which added to the already excellent choice of major names and quirky independent stores. Alternatively, the delightful historic Rows of Chester are just a short trip away, as is the Edwardian splendour of Southport's elegant shopping streets.

TRANSPORT

Carnatic Court enjoys excellent commuter links, with Liverpool less than 4 miles away and Manchester just 33 miles. The M62 can be accessed in under 3 miles via Queens Drive, linking you to the extensive North West motorway network. Mossley Hill Station is within easy walking distance, with trains to Liverpool in just 11 minutes, with connections on to London in just two hours. Mossley Hill also has direct trains to Manchester in around an hour.

Liverpool John Lennon Airport is close by, with a wide range of flights across Europe, ideal for that city break, while Liverpool offers ferries to Dublin and the Isle of Man, with ferries to Belfast from Birkenhead, just over the river.





SPORT & LEISURE

Liverpool is famous for its sports, with two leading premiership teams, but there's much more than just football on offer. Aintree hosts the leading meeting in the steeplechase calendar, including the Grand National, with Ladies Day THE social event of the year. Merseyside also regularly hosts the finest in golf, with the Open Championship coming to the Royal Liverpool course in Hoylake in 2014 and Royal Birkdale the second most popular venue for the event after St Andrews itself.









Open space Living space Green space

A home by Elan Homes is built for living.

A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible.

A new home, a new life, a new way of living - it all starts here at Carnatic Court, Liverpool.









Elmswood

5 bedroom end mews home with detached single garage



This substantial five bedroom family home offers luxury accommodation across three floors.

The ground floor consists of a kitchen/breakfast/family room, a utility room, separate dining room plus a downstairs cloakroom. On the first floor is a spacious lounge, the master bedroom with en-suite and a flexible fifth bedroom or study. Completing the home on the second floor is a second bedroom with shower room, 2 further bedrooms and a family bathroom.



First Floor



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Breakfast/Famil	y 5.98m* x 5.23m*	19'7"* x 17'2"
Utility	1.85m x 1.63m	6'1" x 5'4"
Dining	$3.95 \text{m} \times 3.64 \text{m}$	13'0" x 11'11"
Cloakroom	1.91m x 0.90m	6'3" x 2'11"

FIRST FLOOR

	Metres	Feet/inches
Lounge	$5.98 \text{m}^* \times 4.70 \text{m}^*$	19'7"* x 15'5"*
Master Bedroom	$3.97 \text{m}^* \times 3.95 \text{m}^*$	13'0"* x 13'0"*
En-suite	2.16m* x 1.78m*	7'1"* x 5'10"*
Bedroom 5/Study	2.84m* x 2.67m*	9'4"* x 8'9"*

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	$3.95 \mathrm{m} \times 3.87 \mathrm{m}$	13'0" x 12'8"
Shower Room	$2.41 \text{m} \times 1.92 \text{m}$	7'11" × 6'4"
Bedroom 3	4.74m* x 3.12m*	15'7"* × 10'3"*
Bedroom 4	$3.74 \text{m} \times 2.76 \text{m}$	12'3" x 9'0"
Bathroom	2.62m* x 2.11m*	8'7"* x 6'11"*

Total Area - 1925sq ft

*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note plots 4 & 8 are handed.



Rosemount

5 bedroom mid mews home with detached single car port/single garage



This stunning three storey, five bedroom home is a perfect family home.

The ground floor consists of a kitchen/dining/family room, a utility room, a separate dining room to the front of the house plus a downstairs doakroom. On the first floor is a spacious lounge, the master bedroom with en-suite and the fifth bedroom which could double as a study. A second bedroom with shower room, 2 further bedrooms and a family bathroom complete the home on the second floor.



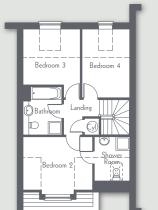
Lounge

En-suite

Landing

Bedroom 5/
Study

First Floor



Second Floor

GROUND FLOOR

	/∨letres	Feet/inches
Kitchen/Dining/Family	5.98m* x 4.23m*	19'7"* x 13'10"
Utility	1.85m x 1.63m	6'1" x 5'4"
Dining	$3.95 \text{m} \times 3.64 \text{m}$	13'0" x 11'11"
Cloakroom	1.91m x 0.90m	6'3" x 2'11"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.98m* x 3.70m*	19'7"* x 12'2"*
Master Bedroom	$3.97 \text{m}^* \times 3.95 \text{m}^*$	13'0"* x 13'0"*
En-suite	2.16m* x 1.78m*	7'1"* × 5'10"*
Bedroom 5/Study	3.00m* x 2.67m*	9'10"* x 8'9"*

SECOND FLOOR

Metres	Feet/inches
$3.95 \mathrm{m} \times 2.96 \mathrm{m}$	13'0" x 9'9"
2.41m x 1.92m	7'11" × 6'4"
$3.74 \text{m}^* \times 3.12 \text{m}^*$	12'3"* x 10'3"*
$3.74 \mathrm{m} \times 2.76 \mathrm{m}$	12'3" x 9'0"
2.63m* x 2.11m*	8'7"* x 6'11"*
	3.95m x 2.96m 2.41m x 1.92m 3.74m* x 3.12m*

Total Area - 1736sq ft

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

Please note plots 3 & 7 are handed.

Mossley

5 bedroom end/mid mews home with integral single garage



This attractive five bedroom home cleverly makes the most of every centimetre of space.

Comprising of a kitchen/dining/family room with French doors opening out into the garden, a handy utility room and a cloakroom on the ground floor. Upstairs is a spacious lounge, the master bedroom with en-suite and bedroom 5/study. On the top floor completing the home is the second bedroom with a shower room, 2 further bedrooms and the family bathroom.



First Floor



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Breakfast/Family	5.98m* x 5.45m*	19'7"* × 17'11"*
Utility	1.81m x 1.55m	5'11" x 5'1"
Cloakroom	1.81m* x 1.11m*	5'11"* x 3'8"*

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.98m* x 4.60m*	19'7"* x 15'1"
Master Bedroom	$3.95 \text{m}^* \times 3.40 \text{m}$	13'0"* x 11'2"
En-suite	2.54m* x 1.54m*	8'4"* x 5'1"*
Bedroom 5/Study	2.77m* x 2.56m*	9'1"* x 8'5"*

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	$3.95 \text{m}^* \times 2.79 \text{m}$	13'0"* x 9'2"
Shower Room	2.51m x 1.92m	8'3" x 6'4"
Bedroom 3	4.64m* x 3.12m*	15'3"* x 10'3"*
Bedroom 4	$3.64 \text{m} \times 2.76 \text{m}$	11'11" x 9'0"
Bathroom	2.63m* x 2.11m*	8'7"* x 6'11"*

Total Area - 1708sq ft

*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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Please note plots 9 & 11 are handed.



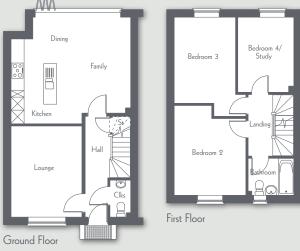
Palmerston

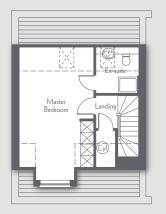
4 bedroom semi-detached home with detached or attached single garage



This stylish 4 bedroom home offers well planned accommodation over three floors.

The ground floor consists of an open plan kitchen/family/dining area with bi-folding doors opening into the garden, a separate lounge to the front of the home and a downstairs cloakroom. The first floor features three bedrooms and the family bathroom. Whilst the top floor hosts the master bedroom with a stylish en-suite.





Second Floor

GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	5.50m* x 4.92m*	18'1"* x 16'2"*
Lounge	4.19m x 3.26m	13'9" x 10'8"
Cloakroom	1.70m* x 0.95m*	5'7"* x 3'1"*

FIRST FLOOR

	Metres	Feet/inches
Bedroom 2	4.13m* x 3.30m*	13'7"* × 10'10"*
Bedroom 3	4.56m* x 2.82m*	15'0"* x 9'3"*
Bedroom 4/Study	3.45m* x 2.58m*	11'4"* x 8'5"*
Bathroom	$2.10 \text{m}^* \times 1.70 \text{m}^*$	6'11"* x 5'7"*

SECOND FLOOR

	Metres	Feet/inches
Master Bedroom	$5.52 \text{m}^* \times 3.42 \text{m}^*$	18'1"* x 11'3"
En-suite	2.12m* x 1.98m*	6'11"* x 6'6"*

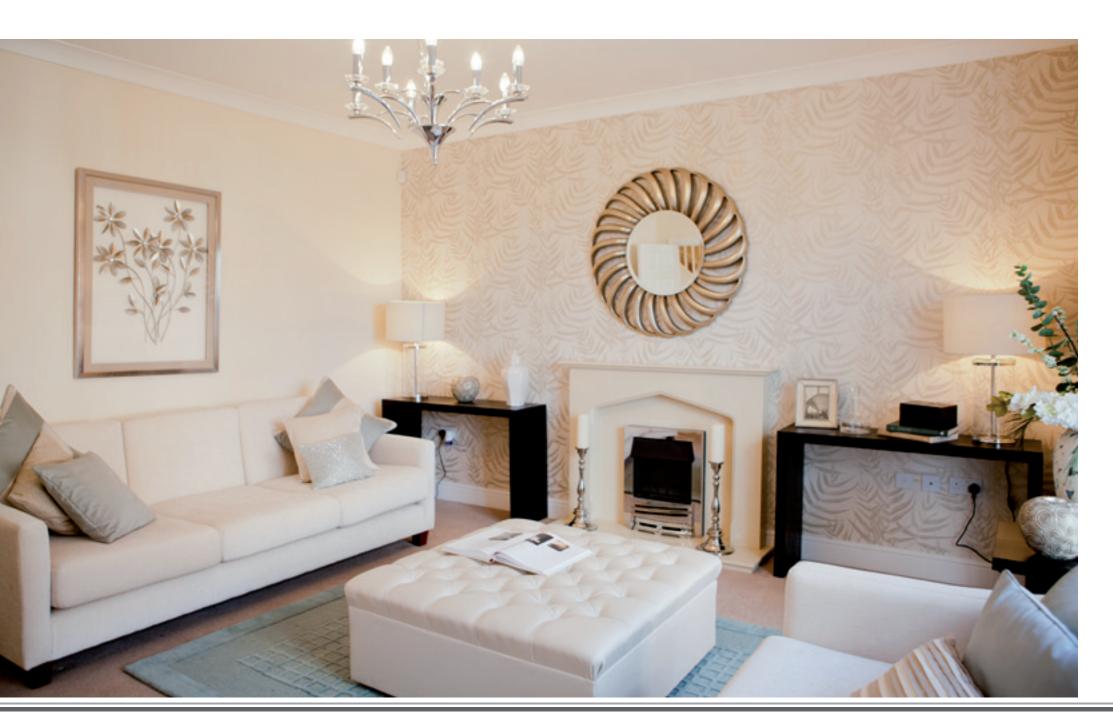
Total Area - 1379sq ft

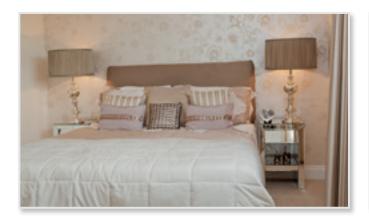
Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note plots 14 & 16 are handed.

^{*}Indicates maximum dimension.













Specification

A carefully selected specification for Carnatic Court by Elan Homes

Kitchen

- Choice of modern quality fitted kitchen and granite worktop*
- 1½ bowl under slung sink with feature mixer tap
- Smeg built-in double electric oven
- Smeg 5 ring gas hob and canopy style cooker hood in stainless steel
- Smeg integrated dishwasher
- Smeg integrated fridge freezer
- Soft close kitchen cupboard doors and drawers
- Space/plumbing for washing machine and tumble dryer
- Built in Smeg microwave
- Pelmet lights to kitchen
- Choice of floor tiling to kitchen and utility*

Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower with low profile shower tray
- Choice of wall tiling to bathroom and en-suite/shower room*
- En-suite to master bedroom
- Chrome towel rail to bathroom, en-suite and shower room

General

- · Gas fire with surround
- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings
- External cold water tap
- Fitted wardrobes to master bedroom

Electrical

- TV point to lounge
- TV point to family area/room
- TV point to all bedrooms

- Recessed spot lights to kitchen, bathroom, en-suite and shower room
- Chrome finish to sockets to open plan kitchen/family/dining area, lounge, hall and landing
- Home office area in bedroom 4 or 5/study with TV point and telephone point
- Telephone point to lounge/hall
- Shaver socket to en-suite[†]
- External lighting to front and rear

Energy Saving Features

- PVCu double glazed sealed units with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas)

Safety and Security

- High security French doors with lockable handles to windows[†]
- Interconnected smoke detectors[†]
- Electronic burglar alarm system
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty
- Electric gated development

[†]Where applicable *Subject to build stage







Homes you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.



Our promise to you

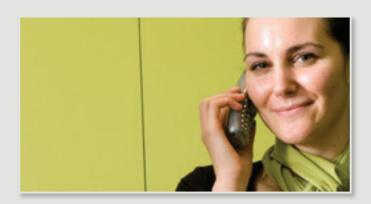
The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

- 1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
- 2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
- 3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
- 4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
- 5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
- 6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
- 7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.

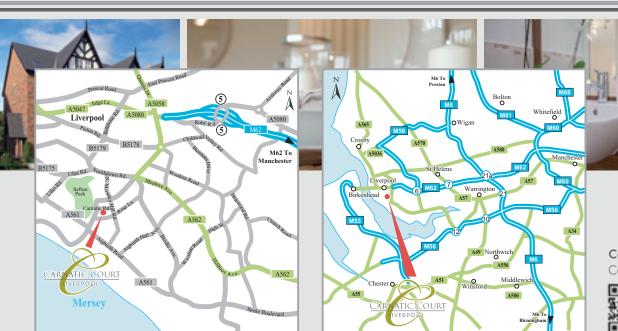


- 8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
- We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times
- 10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.











Carnatic Court

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