

THE POPPIES



PRESTWICH

Wiggett Homes is pleased to present The Poppies,
18 one and two bedroom apartments in a
fantastic location at the heart of Prestwich.

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• HOMES •



All images, photographs, and CGIs are representative and will not show land contours and gradients, boundary treatments, landscaping, or local authority street lighting. They are intended for illustrative purposes only and are not plot specific and should be treated as general guidance only. External finishes and configuration may vary to that shown. Wiggett Homes reserves the right to amend and update the specification without prior notification. Please refer to your Sales Consultant for plot specific details.

OUT AND ABOUT

Wiggett Homes is pleased to present The Poppies, 18 one and two bedroom apartments in a fantastic location at the heart of Prestwich. Situated by Prestwich Metrolink Station this development is perfectly positioned for the commuter, with trams every few minutes towards Manchester Piccadilly, Bury and Altrincham.

You are spoilt for choice with amenities here. Between The Poppies and Bury New Road there are cafes, Prestwich Medical Centre, a pharmacy, the library, as well as great restaurants such as Croma and Panama Hatty's.

On Bury New Road you have a Marks & Spencer Simply Food, as well as a Tesco Superstore, both under 10 minutes' walk away, and Slattery Pâtissier & Chocolatiers is just over a mile away.

For those that enjoy being out in nature, The Poppies is situated between the parks of Prestwich Forest and Heaton Park, both less than 10 minutes' drive. Heaton Park has play areas, cafes, an Animal Centre, a Tram Museum, bowling greens, golf course, boating lake, and even horse riding available.

Please note, there is no lift access to the upper floors. There will be a service charge for each apartment which will be confirmed by your Sales Consultant. Every Wiggett home comes complete with a 10-year NHBC warranty, which provides invaluable protection for new homeowners.



THE POPPIES SPECIFICATION

ENERGY CONSCIOUS COMFORT

- Gas-fired combi boiler
- Compact radiators
- Energy efficient lighting
- Anticipated EPC rating: B

KITCHEN

- Quality UK manufactured soft close kitchen units in a traditional white grey shaker style with black pull handles
- Laminated worktop with upstand in beauly traviso
- Glass splashback to hob
- Surface mounted stainless steel sink and mixer tap
- Polished chrome finish to sockets to kitchen counter
- Polished chrome downlights

INTEGRATED APPLIANCES

- Single oven
- Four burner gas hob
- Integrated fridge/freezer
- Integrated washing machine
- Mains fed smoke/heat detectors

BATHROOMS

- Full height Porcelanosa Fontana tiling with chrome trim to bath area (where applicable), over-bath mains fed shower and glass shower screen
- Full height Porcelanosa Fontana tiling with chrome trim to mains fed shower enclosure (where applicable)
- Porcelanosa Fontana tiled splashback with chrome trim to sink
- White Villeroy & Boch porcelain sanitaryware
- Chrome heated towel rail
- Chrome downlights

SECURITY

- Secured by design multi-point locking system to all apartment doors
- Lockable handles and restrictors to windows (where required)
- Video access control system to all apartments
- Intruder alarm to ground floor apartments
- External lighting to entrance

GENERAL

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- White plastic sockets and switch face plates elsewhere (excluding kitchen counter)
- Pendant light to all rooms (excluding kitchen and bathroom)

DOORS

- Double glazed UPVC windows
- Quality internal timber doors with polished chrome ironmongery

AV, TELEPHONE AND DATA

- TV point to lounge
- Telephone point to lounge
- Fibre broadband internet

COMMUNAL AREAS

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Oak veneered communal fire resistant doors
- Hardwearing entrance mat to main entrance, carpet elsewhere
- Timber balustrade to staircase
- Please note, there is no lift within this building

EXTERNAL

- 1 no. unallocated parking space per apartment
- 4 no. communal electric vehicle charge points
- Communal garden to all properties
- Communal bike store
- Communal bin store

ADDITIONAL INFORMATION

- 10 Year NHBC Buildmark Warranty (inclusive of 2 year developer's warranty)
- Manufacturer's guarantee on appliances/white goods
- Anticipated EPC rating: B
- All Caple appliances come with a 2 year parts and labour warranty once registered with Caple



CUSTOMER SERVICE

We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Find out more at:

www.consumercodeforhomebuilders.com

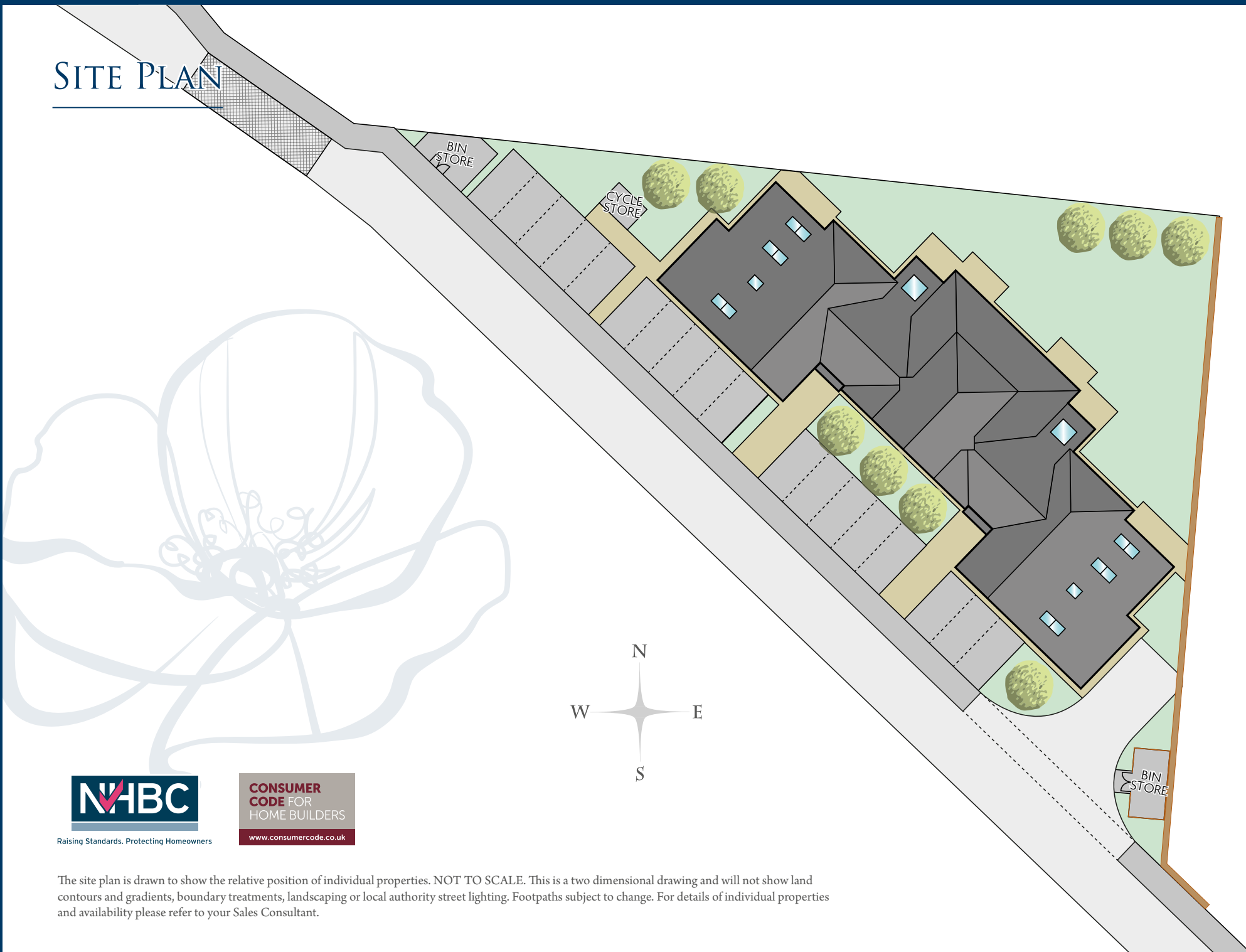
All properties are built in accordance with all relevant planning and building regulations and come complete with an NHBC Buildmark Warranty, which provides protection against any defects or damage covered by the policy for 10 years.



Raising Standards. Protecting Homeowners



SITE PLAN



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The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to your Sales Consultant.

A NAME YOU CAN TRUST

The Wiggett Group was founded in 1979; and since then, has established itself as a family run business with a team of dedicated, long standing staff members.

Wiggett Homes is the private residential development side of the business, providing beautiful homes to a range of people, including first time buyers, families, and down siziers. The sites we develop usually consist of between 10 - 100 homes, and at many sites local, natural

materials are used, to complement their surroundings. We design our developments with a neighbourhood feel in mind, as we know how important placemaking is to help you feel at home from the day you move in.

We strive to create well designed homes, that suit a range of needs, including the evolving lifestyles of the modern homeowner. It is important to us that the fixtures and fittings, craftsmanship and the materials used are always high quality.



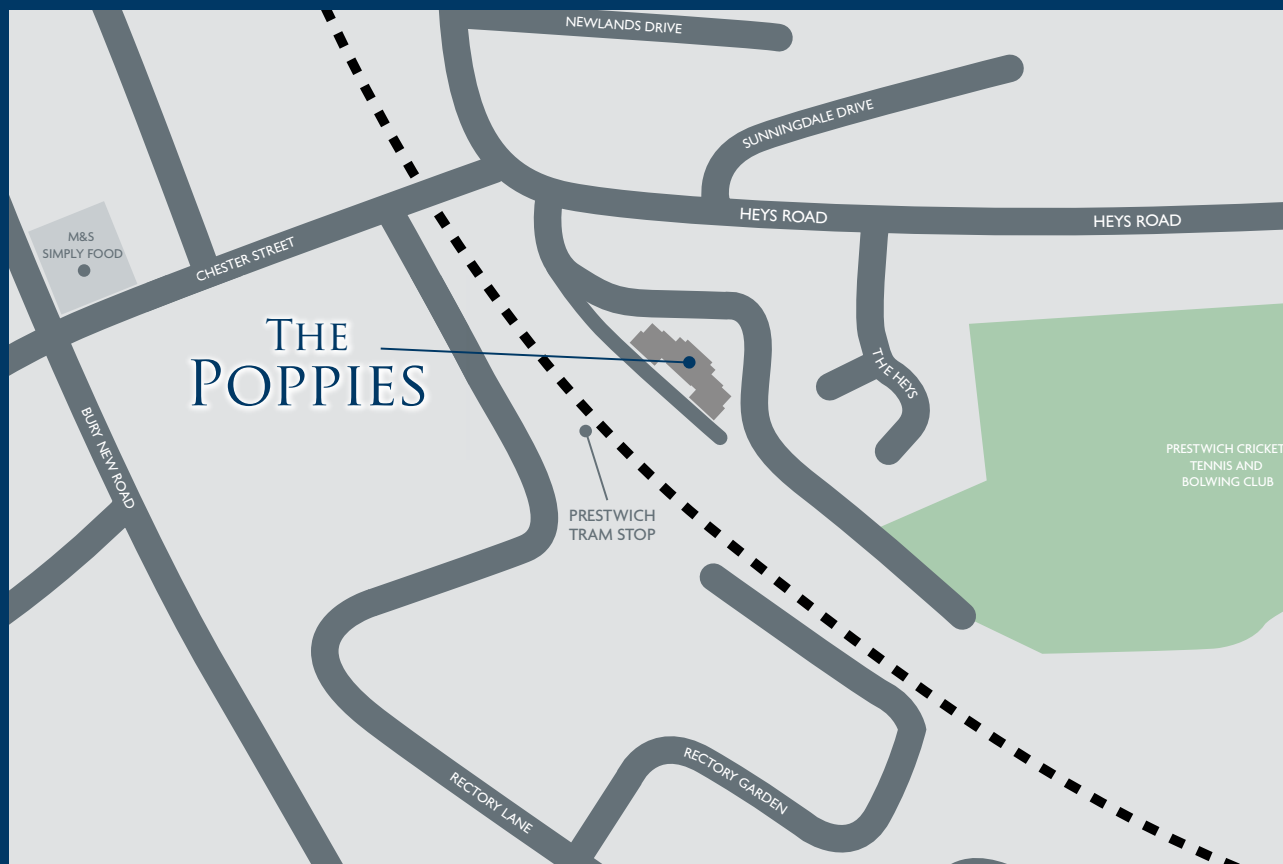
YOUR DESTINATION

The Poppies
Off Heys Road,
Prestwich,
Manchester,
M25 1JW

For more information please contact:

T: 07977 415 723

E: thepoppies@wiggett.co.uk



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