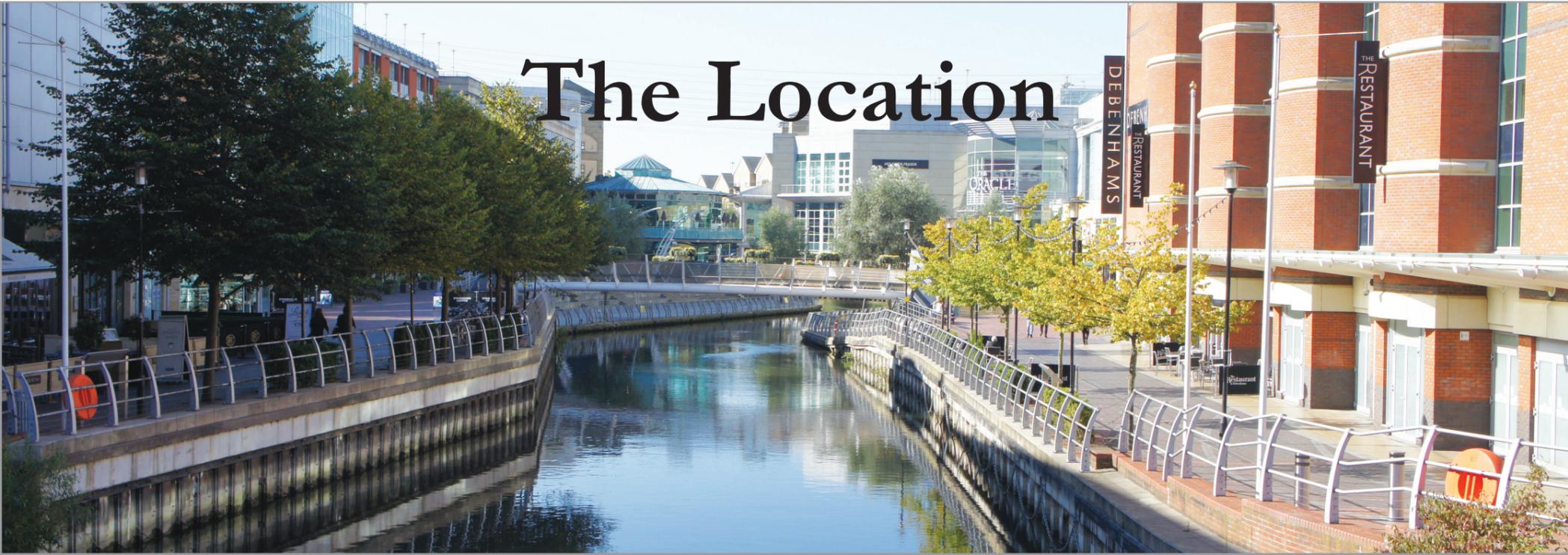


Aragon House



The Location



The picturesque village of Shinfield offers something for everyone: from great travel connections to gorgeous scenery in this quaint village just south of Reading. Boasting enviable character and charm, this up and coming village, offers everything from Reading's only Michelin Starred restaurant L'Ortolan to traditional village pubs. With a variety of amenities in the area such as - express supermarkets, garages and shops further compounded by the introduction of a new supermarket proposed just 1/2 a mile from the development.

The village combines the best of both worlds: great connectivity and stunning scenery. So for those relaxing days, enjoy the array of walking and bridal paths through the commons along the River Loddon, providing the perfect setting for long dog walks on a Sunday afternoon.

The exceptional connectivity of Shinfield should not be underestimated: the village offers great connections to various areas across the UK, making the

village perfect for commuters. Located just 4 miles from the M4 motorway allows for easy access to central London, the West, Bracknell and Wokingham, made even more accessible by the improvements to the M4 junction 11. The A33 is also very close to the development, providing a direct link to Basingstoke with its access to the M3 motorway linking the village to the south coast of England.

Shinfield's proximity to the vibrant town of Reading, has become one of the main draws of living in the area. Located a short 15 minutes drive from the development, Reading offers fantastic shopping, as well as recreational and leisure facilities to suit all demographics. Voted one of the top 10 shopping destinations in the UK, the Oracle Shopping centre offers over 80 stylish shops from House of Fraser to Zara whilst providing a vast selection of bars and restaurants along the River Thames including Miller & Carter, Las Iguanas and Jamie's Italian.

The Apartments

Kierish Developments are proud to present Aragon House.

Getting its name from King Henry VIII first wife Catherine of Aragon (a prominent land owner of Shinfield) this unique set of apartments differentiates itself from the standard. Aragon House offers a range of distinctive features throughout including private access to each apartment, modern technologies and a high specification finish.

Our main goal with Aragon House was to invigorate a neglected office building and transform it into five, 1 and 2 bedroom apartments that reinvent apartment style living. That meant re-designing every element of the building to produce a comfortable, highly finished living space.

Designed with the homeowner in mind we wanted to produce large and spacious apartments that offer practical and innovative living. One example of this are the external storage units, they provide that extra bit of storage that many developments of this nature fail to deliver.

Built to the finest standards, each apartment features sizeable bedrooms, modern bathroom selections, and well-designed reception rooms. There is a choice of 3 different high gloss kitchens units with integrated appliances, modern stylish sanitaryware and a NEST wireless heating system that can be controlled from your phone.

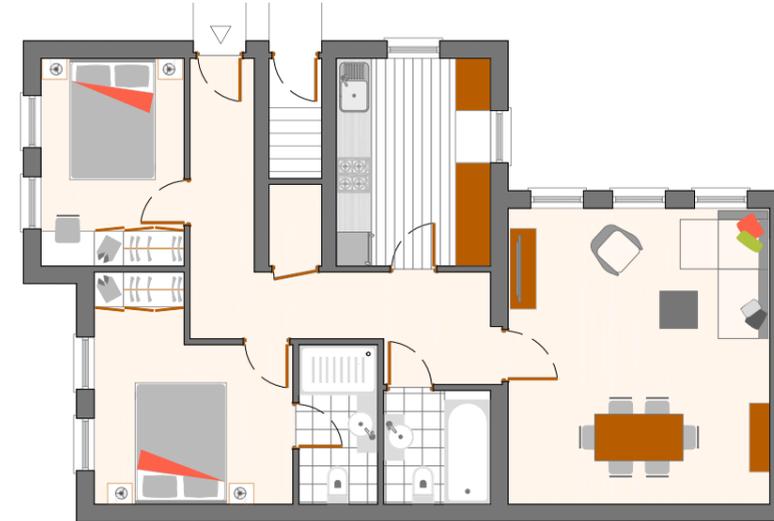
We believe Aragon House is truly unique in its thoughtful design and raises the bar in what you can expect from apartment style living.

Computer generated images of Aragon House are from an imaginary viewpoint, in order to give a feel for the development, not an accurate description of each property. These images are for illustrative purposes only and external materials, finishes and landscaping may vary once complete. Please contact us for any further details and information



Flat 1

Apartment 1 features the largest plot on the development and rivals most three bedroom houses for size, at a fraction of the price. With its very own private access, this spectacular apartment offers two large double bedrooms with bedroom 1 benefiting from en-suite shower facilities. This coupled with a large living room, modern kitchen and more than enough room for a sizable dining area, makes the apartment truly unique in the Shinfield Area.



Ground Floor

	M ²	Sq Ft
<i>Kitchen:</i>	3.60m x 2.65m	11.8" x 8.69"
<i>Bedroom 1:</i>	3.35m x 3.90m	11.0" x 12.8"
<i>Living Room:</i>	4.30m x 2.65m	14.1" x 8.7"
<i>Bedroom 2:</i>	2.30m x 3.70m	7.5" x 12.1"

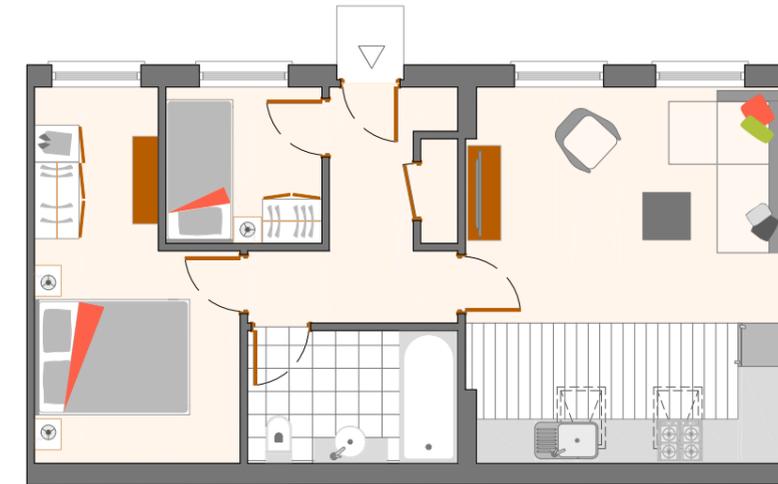
Total Sq Ft = 815

Total M2 = 75.7



Flat 2

With high vaulted ceilings in the living/kitchen area, this striking two bedroom apartment offers something different to the standard. The vaulted ceilings allow for a light and spacious feel throughout the apartment, combining beautiful designs with modern touches. Featuring a large double bedroom and good sized single bedroom, giving the apartment practicality and character.



Ground Floor

	M ²	Sq Ft
<i>Kitchen/Living Room:</i>	4.17m x 5.00m	13.8" x 16.5"
<i>Bedroom 1:</i>	2.64m x 4.98m	8.8" x 16.4"
<i>Bedroom 2:</i>	2.01m x 2.06m	6.7" x 6.9"

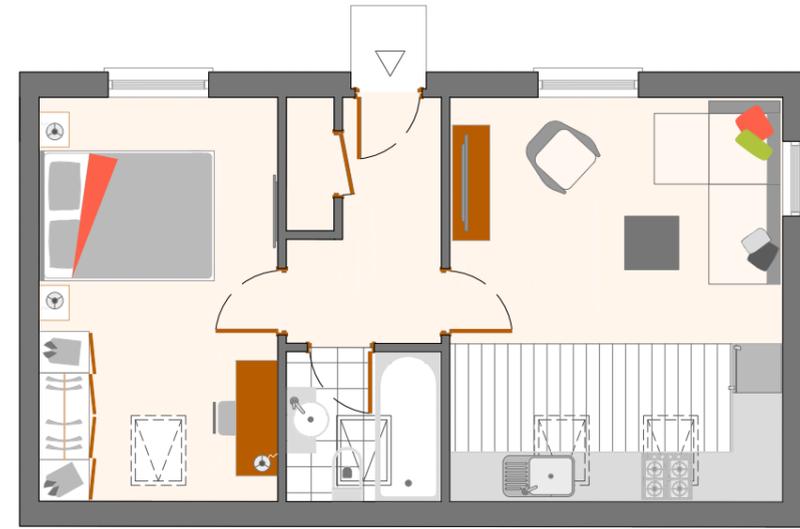
Total Sq Ft = 518

Total M2 = 48.1



Flat 3

Flat 3 features the only one-bedroom apartment on offer at Aragon House. The beautiful high vaulted ceilings throughout allow for a contemporary and spacious feel whilst differentiating itself from other similar sized apartments. The sizeable double bedroom features enough space for both a desk and large wardrobe whilst maintaining the movability within the bedroom. A superb modern kitchen and living area also feature and highlights the quality on offer within the apartment.

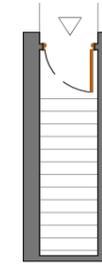


Ground Floor

	M ²	Sq Ft
Kitchen/Living Room	3.65m x 4.85m	12.6" x 15.7"
Bedroom 1:	2.59m x 4.85m	8.6" x 15.9"

Total Sq Ft = 450

Total M2 = 41.8



First Floor

	M ²	Sq Ft
Kitchen/Living Room:	7.49m x 2.74m	24.7" x 9.0"
Bedroom 1:	3.68m x 3.51 m	12.1" x 11.6"
Bedroom 2:	4.22m x 1.98m	13.1" x 6.6"

Total Sq Ft = 600

Total M2 = 55.7

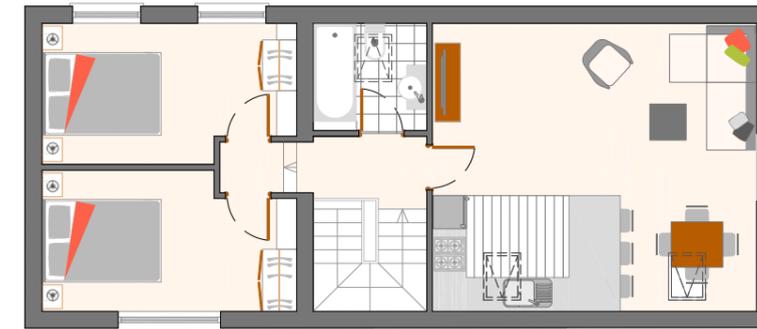
Flat 4

Flat 4 offers a well designed 2 bedroom apartment, featuring one double and one single bedroom with ample space. The apartment has its very own access, whilst offering a sizeable kitchen/living area with more than enough room for a dining table.



Flat 5

This two bedroom apartment offers an intelligent design with the large velux windows allowing for a light, bright and spacious feel throughout. Featuring two good sized double bedrooms, a well-equipped living/kitchen area and it's own break-fast bar/dining area.



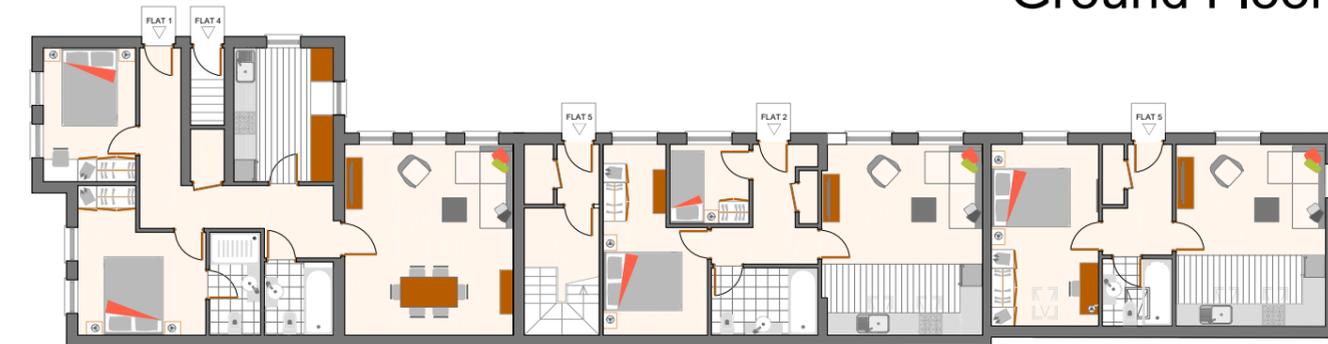
First Floor

	M ²	Sq Ft
Kitchen/Living Room	5.59m x 4.98m	18.4" x 16.4"
Bedroom 1:	4.29m x 2.44m	14.1" x 8.0"
Bedroom 2:	4.29m x 2.39m	14.1" x 7.10"

Total Sq Ft = 767

Total M2 = 71.2

Ground Floor



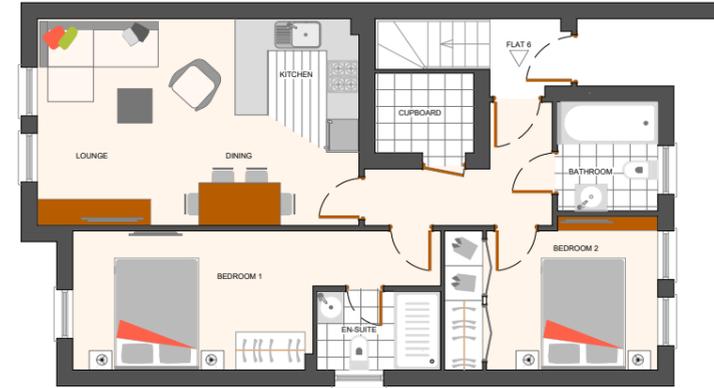
First Floor



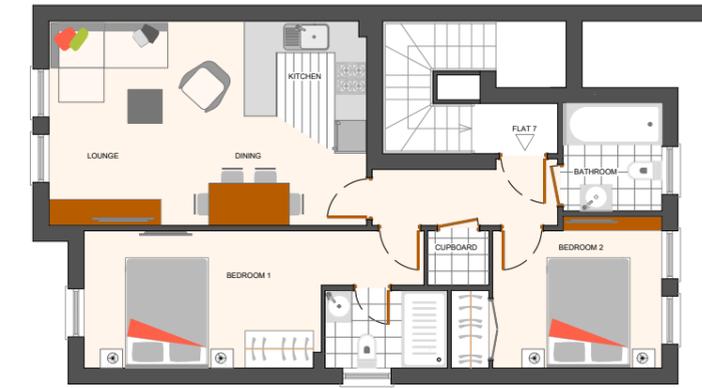
All dimensions are + or - 50mm and floor plans are not shown to scale. For exact dimensions, floor plan difference and details of internal and external finishes please contact our team.

Flat 6

Set apart from the main block of apartments, Flat 6 consists of two sizeable double bedrooms with the master benefitting from en-suite facilities. The individually designed layout, allows for a spacious and open design providing both functionality and charm to this large 2 bed apartment. Fitted with a high spec kitchen and plenty of parking offers great value for money in the Shinfield area.



Ground Floor	M ²	Sq Ft
Kitchen/Living Room	5.89m x 3.78m	19.4" x 12.5"
Bedroom 1:	6.78m x 2.54m	22.3" x 8.4"
Bedroom 2:	3.15m x 2.51m	10.4" x 8.3"
Total Sq Ft = 712		
Total M2 = 66.16		



First Floor	M ²	Sq Ft
Kitchen/Living Room:	5.59m x 4.98m	18.4" x 16.4"
Bedroom 1:	4.29m x 2.44m	14.1" x 8.0"
Bedroom 2:	4.29m x 2.39m	14.1" x 7.10"
Total Sq Ft = 653		
Total M2 = 60.74		

Flat 7

Set on the first floor of the building, Flat 7 offers something different to the norm in the area and at Aragon House. The intelligent design of this apartment has allowed for a spacious and airy feel throughout. The apartment also benefits from a superb open-plan kitchen/living room area with breakfast bar, two double bedrooms of a good size, and completed to a high specification to the highest quality standards.



Specification

General

- White switches and sockets throughout
- BT satellite and aerial points to all Living Rooms
- Sky compatibility to all apartments
- Carpets throughout excluding bathrooms and kitchens
- NEST thermostat with smart heating control including phone app integration)
- Mains wired smoke detectors
- 10 year insurance buildmark cover
- White and grey walls with smooth white ceilings
- Personal access to high security external storage unit

Kitchens

- Laminate worktops
- High gloss kitchen units
- Integrated fridge/freezer
- Integrated oven
- Integrated dish washer
- Stainless steel sink and drainer
- Recessed down-lighting
- Under cabinet lighting
- Hard wearing laminate flooring in kitchen area

Bathrooms and En-suites

- Ceramic wall tiles
- White Roca sanitary ware
- Roca vanity units
- Thermostatic bath shower mixer with glazed bath screen
- Thermostatic shower where applicable
- Shaver sockets to all bathrooms
- White LED down-lights

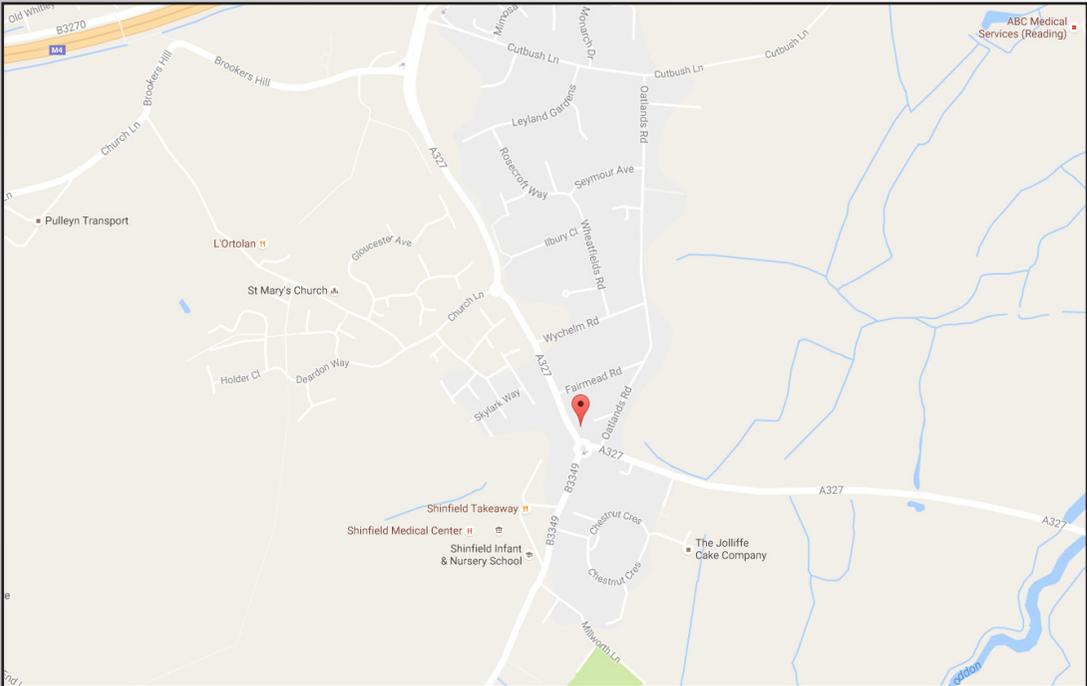
Bedrooms

- TV points to all bedrooms
- USB integrated double sockets to bedrooms

Doors and Windows

- Separate composite front door with 3 point locking feature
- White 2 panel internal doors with chrome handles
- PVCu double glazed windows





EXCELLENTLY CONNECTED



- Reading Town Centre: 16 minutes, 4.9 miles
- Basingstoke: 31 minutes, 14.1 miles
- M4 Motorway: 10 minutes, 4.1 miles
- M3 Motorway: 24 minutes, 13 miles