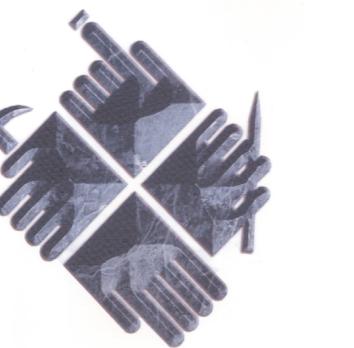


Address and directions
to The Boardwalk
St. Mary's Road
Widnes WA8 0DL

From all directions, follow signs for
The Catalyst Museum. The Boardwalk is on the
waterfront, close to St. Mary's Church

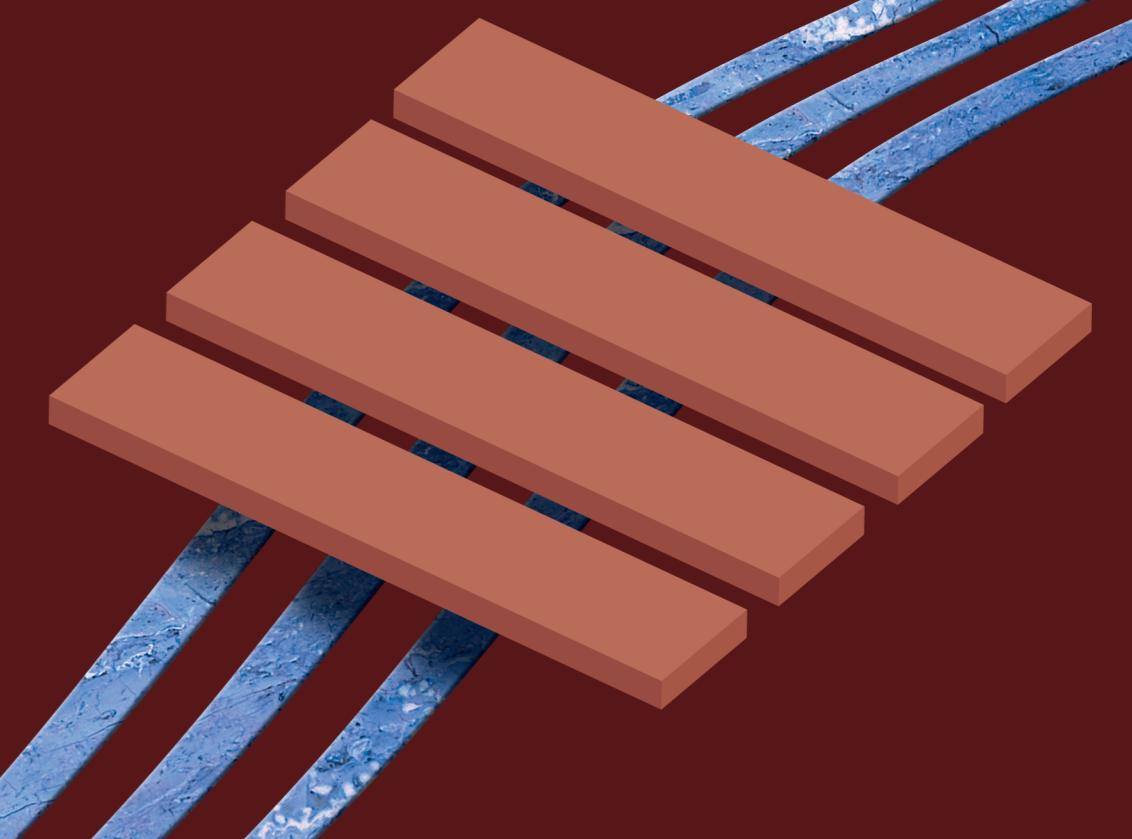


Sutton Quays Business Park
Sutton Weaver, Cheshire WA7 3EH
Tel: 01928 751400 Email: enquiries@eblgroup.co.uk
Web: www.eblgroup.co.uk

MISREPRESENTATION ACT: These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchaser or lessors shall satisfy themselves by their own inspection or other enquiries about the property in all respects: no partner and no person employed by the Developer or Agent has any authority to make representation or give any warranty whatsoever in relation to this property.

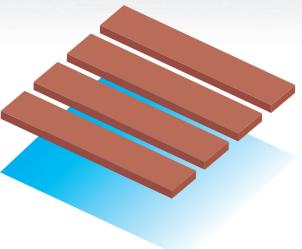
THEBOARDWALK

...an imaginative new
development of water's edge
apartments by the





THE BOARDWALK



... an imaginative new development of water's edge apartments

Like the Mersey Gateway bridge itself, The Boardwalk is an imaginative and ambitious vision which is soon to become a stunning reality.

Situated at the water's edge and providing some of the most spectacular views in all of Halton, The Boardwalk is a prestigious development of

affordable one and two bedroomed apartments, specially designed for contemporary living, with architectural features to complement its unique surroundings.

Overlooking the Mersey estuary and the award winning nature and wildlife reserves of Spike Island and Wigg Island, The Boardwalk is close to all the shopping, public transport, entertainment and leisure amenities of Widnes

and nearby Runcorn. The revolutionary concept of the scheme even incorporates an extraordinary "boardwalk" section of the Trans-Pennine Trail - from which the development takes its name. At this point the famous Trail - which links the east coast of England with nearby Southport - will be carried on a specially designed boardwalk projecting out over the edge of the estuary.

Set in its own private landscaped grounds, The Boardwalk development will provide 108 luxury apartments grouped in low-rise buildings designed to harmonise sympathetically with their unique setting. All apartments will benefit from generous car parking provision.

The Boardwalk is being developed by leading North West construction group, EBL, which itself is based within the borough of Halton and enjoys a close working relationship with the local authority. Because of its in-depth knowledge and understanding of the area, EBL takes special pride in designing and building local developments for local people.



specification

Kitchen

- A choice of fully integrated kitchen units and worktops
- Stainless steel electric oven
- Stainless steel electric hob
- Stainless steel chimney style hood
- Stainless steel splash back
- Stainless steel one and half bowl sink with monobloc tap
- Integrated fridge/freezer - optional extra
- Integrated dishwasher - optional extra
- Integrated washer/dryer - optional extra
- Plumbing for dishwasher and washer dryer
- Waste disposal unit
- Choice of ceramic wall and floor tiles - optional extra
- Strip lights under wall units
- Downlighters to kitchen

Bathroom/Ensuite

- White sanitaryware
- Chrome brassware
- One complete shower enclosure or shower over the bath (plot specific)
- Electric shaver point
- Choice of Porcelanosa tiles
- Downlighters to bathroom and en suite where applicable

Safety and Security

- Fully installed burglar alarm to ground floor
- Mains powered smoke detectors
- Window locks to all windows (except upper floor escape windows)
- Double locking front doors
- Telephone door entry system

Electrical

- Sky+ ready digital TV aerial point to master bedroom and lounge
- BT sockets to master bedroom and lounge

General

- Chrome door furniture
- Gardens to an approved landscaping scheme
- All internal paintwork will be white
- All walls will be magnolia, ceilings smooth finish
- Central heating to an approved scheme
- Wardrobes - optional extra
- Ceramic floor tiling - optional extra
- Timber effect veneered internal doors
- 10 year build warranty

All customer choices and extras can only be included at an early stage of construction.

Please check with Sales Consultant.

These particulars do not constitute a contract, or form part of a contract or warranty.

Specifications are included for guidance and may vary during the course of the development.