

# CITY HEIGHTS

SOMERSET AVENUE, LEICESTER LE4 0JY



1, 2, 3, 4 AND 6 BEDROOM HOMES





## STUNNING HOMES IN A GREAT LOCATION

**NEW 1, 2, 3, 4 AND 6 BEDROOM HOMES  
IN LEICESTER FROM BRITAIN'S LEADING  
HOUSEBUILDER**

Located close to Leicester city centre, City Heights offers a selection of contemporary 1 and 2 bedroom apartments and 2, 3, 4 and 6 bedroom houses. Residents at City Heights will benefit from excellent transport links, a number of good schools and great amenities within walking distance of your new home, including Abbey Park and shopping opportunities and restaurants. City Heights is the ideal location for first-time buyers, downsizers, investors and families alike to call home.







## OUT AND ABOUT

### THERE'S PLENTY TO SEE AND DO IN LEICESTER

#### Evenings and weekends

If you are in need of a little retail therapy, why not make a visit to nearby Highcross Shopping Centre, home to a range of high-street favourites? Once you've shopped until you've dropped, you can take a pit stop and refuel at one of the eateries that Leicester has to offer.

For those that are into health and fitness, there are a number of gyms in the area where you can keep fit, including Nuffield Health and Fitness which features regular exercise classes and a swimming pool. Golf lovers can grab their clubs and take a trip to Kirby Muxloe Golf Club, which offers an 18-hole course.

If you are a lover of the great outdoors, nearby Bradgate Park is perfect for unpacking a picnic and indulging in some much-needed downtime while enjoying the wildlife.

If you want to unwind and have a drink, The Blackbird pub is just a 12-minute walk away. Or if you want to make a night of it, head into Leicester city centre to enjoy the bars and nightclubs on offer.

#### Important amenities on your doorstep

Living at City Heights, you are conveniently located just a short distance from an Asda for your weekly food shop, not to mention a doctor's, dentist's and a pharmacy.

For families with young children there are a number of schools in the local area, and for those moving onto higher education De Montfort University and the University of Leicester are just a short drive away.

Just a 10-minute drive from your new home is Leicester railway station, where you can catch trains direct to London within 90 minutes, not to mention services to Birmingham and Sheffield.



## LOCAL AREA

### PART OF A FLOURISHING COMMUNITY

Living at City Heights you'll be part of a flourishing community and will only be a stone's throw away from Leicester city centre by car or public transport. The M1 motorway and the A50 will also only be a short drive away meaning the cities of Nottingham, Derby, Coventry, Birmingham and Northampton are within easy reach.

The city of Leicester is one of the oldest in England. A city of culture, Leicester enjoys a number of events every year including a St George's Festival, a Caribbean carnival, Mela festival, Riverside festival, Diwali celebrations and Leicester Pride.

On the development itself, there is plenty of green open space to enjoy walking your dog, as well as a play park for the children.







## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high-quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.





# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS


















For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





# CITY HEIGHTS

## 3, 4 & 6 BEDROOM HOMES

-  Brentford 3 bedroom home
-  Kingsville 4 bedroom home
-  Broughton 4 bedroom home
-  Hesketh 4 bedroom home
-  Willoughby 4 bedroom home
-  Fircroft 6 bedroom home
-  CS Cycle Store
-  BS Bin Store
-  S/S Substation
-  BCP Bin Collection Point
-  V Visitor Parking Space
-  SH Show Home
-  SC Sales Centre
-  Bat Box
-  Bird Box
-  Hedgehog Box
-  Invertebrate Box

### DEVELOPMENT LAYOUT



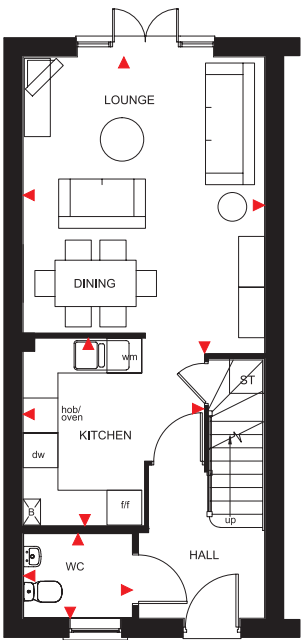


# BROUGHTON

## 4 BEDROOM HOME



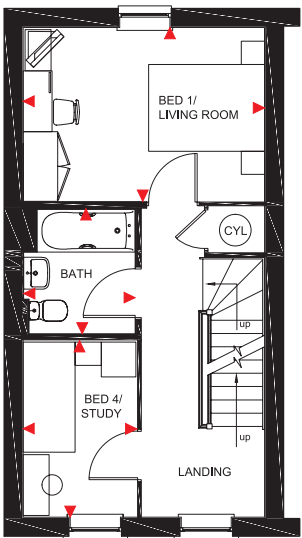
- An attractive three-storey home ideal for growing families
- The spacious open-plan kitchen/lounge/dining area comes with glazed French doors that lead out onto the rear garden
- The first floor features one double bedroom, a single bedroom and family bathroom
- The second floor features a double bedroom with en suite and a further double bedroom



### Ground Floor

|               |               |               |
|---------------|---------------|---------------|
| Lounge/Dining | 4170 x 5113mm | 13'8" x 16'9" |
| Kitchen       | 3121 x 3237mm | 10'3" x 10'7" |
| WC            | 1880 x 1460mm | 6'2" x 4'9"   |

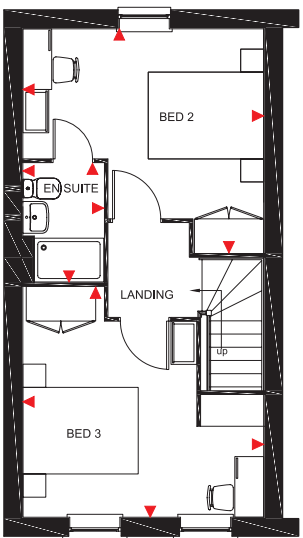
(Approximate dimensions)



### First Floor

|                           |               |               |
|---------------------------|---------------|---------------|
| Bedroom 1/<br>Living Room | 4170 x 2999mm | 13'8" x 9'10" |
| Bedroom 4/<br>Study       | 1965 x 3049mm | 6'5" x 10'0"  |
| Bathroom                  | 1927 x 2150mm | 6'4" x 7'1"   |

(Approximate dimensions)



### Second Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 2 | 4170 x 3875mm | 13'8" x 12'9" |
| En suite  | 1399 x 2056mm | 4'7" x 6'9"   |
| Bedroom 3 | 4170 x 3982mm | 13'8" x 13'1" |

(Approximate dimensions)

|     |     |          |     |                       |    |                    |
|-----|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B   | Boiler   | wm  | Washing machine space | ◀▶ | Dimension location |
|     | ST  | Store    | f/f | Fridge/freezer space  |    |                    |
|     | CYL | Cylinder | dw  | Dishwasher space      |    |                    |



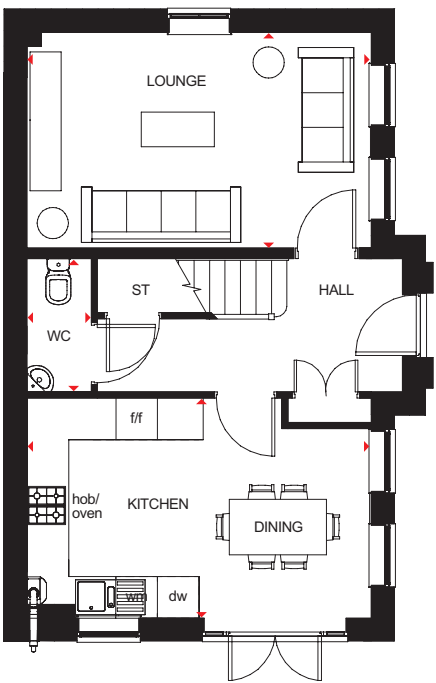
# HESKETH

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



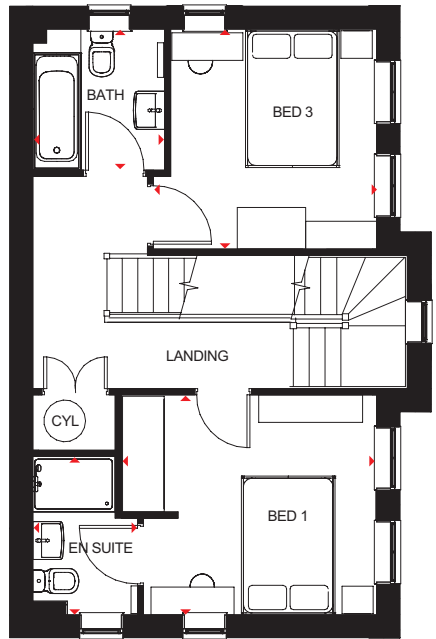
- A spacious family home designed over three floors
- The open-plan fitted kitchen has a dining area opening onto the garden, while a separate dual-aspect lounge provides space where all the family can relax
- The first floor has two double bedrooms, the main bedroom with en suite, and the family bathroom, while the second floor has two further double bedrooms and a shower room



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4963 x 3113mm | 16'3" x 10'3" |
| Kitchen/Dining | 4963 x 3175mm | 16'3" x 10'5" |
| WC             | 925 x 1923mm  | 3'0" x 6'4"   |

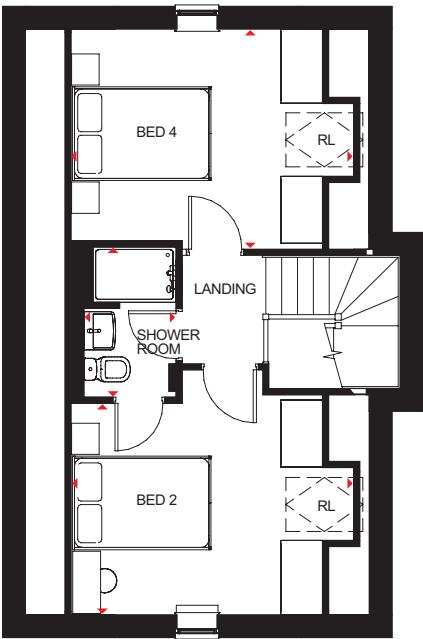
(Approximate dimensions)



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3684 x 3175mm | 12'1" x 10'5" |
| En Suite  | 1511 x 2287mm | 4'11" x 7'6"  |
| Bedroom 3 | 3220 x 3175mm | 10'7" x 10'5" |
| Bathroom  | 1903 x 2038mm | 6'3" x 6'8"   |

(Approximate dimensions)



### Second Floor

|             |               |               |
|-------------|---------------|---------------|
| Bedroom 2   | 4076 x 3532mm | 13'4" x 11'7" |
| Bedroom 4   | 4076 x 3175mm | 13'4" x 10'5" |
| Shower room | 1323 x 2168mm | 4'4" x 7'1"   |

(Approximate dimensions)

|     |     |          |     |                       |    |                    |    |            |
|-----|-----|----------|-----|-----------------------|----|--------------------|----|------------|
| KEY | ST  | Store    | f/f | Fridge/freezer space  | dw | Dishwasher space   | RL | Roof light |
|     | CYL | Cylinder | wm  | Washing machine space | ◀▶ | Dimension location |    |            |

barratthomes.co.uk



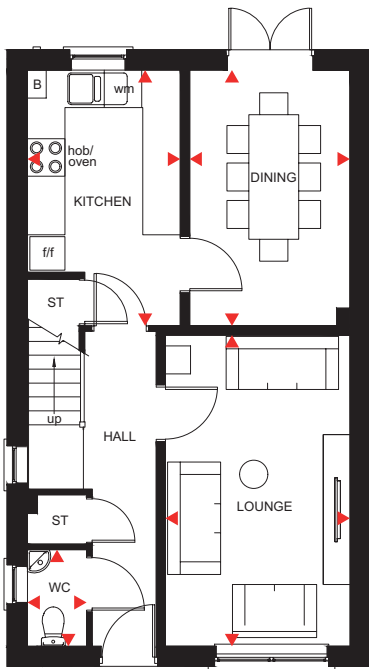


# FIRCROFT

## 6 BEDROOM DETACHED HOME



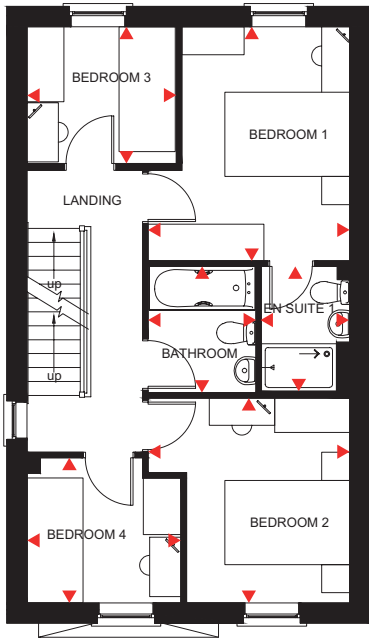
- A spacious family home offering a large lounge, a contemporary kitchen and separate dining room with French doors leading out to the garden
- The first floor features two double bedrooms, with en suite to the main bedroom, two single bedrooms and a family bathroom
- The second floor features two further bedrooms both with en suite shower rooms and a study/store room



### Ground Floor

|             |               |              |
|-------------|---------------|--------------|
| Kitchen     | 2450 x 4098mm | 8'0" x 13'5" |
| Dining Room | 2570 x 4098mm | 8'5" x 13'5" |
| WC          | 948 x 1547mm  | 3'1" x 5'1"  |
| Lounge      | 2957 x 4987mm | 9'8" x 16'4" |

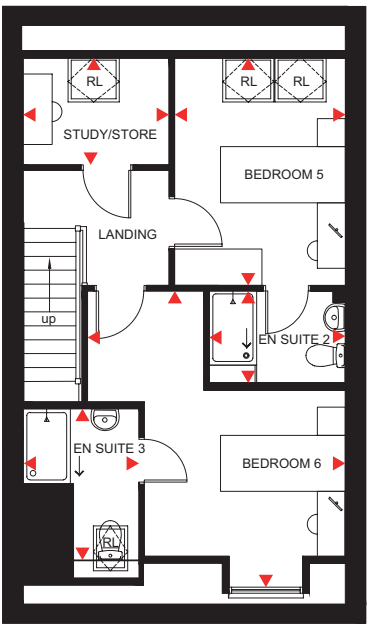
(Approximate dimensions)



### First Floor

|            |               |               |
|------------|---------------|---------------|
| Bedroom 1  | 3230 x 3752mm | 10'7" x 12'4" |
| En suite 1 | 1415 x 2003mm | 4'8" x 6'7"   |
| Bedroom 2  | 3230 x 3282mm | 10'7" x 10'9" |
| Bedroom 3  | 2391 x 2191mm | 7'10" x 7'2"  |
| Bedroom 4  | 2464 x 2324mm | 8'1" x 7'8"   |
| Bathroom   | 1727 x 2025mm | 5'8" x 6'8"   |

(Approximate dimensions)



### Second Floor

|             |                |                |
|-------------|----------------|----------------|
| Bedroom 5   | 2739 x 3651mm* | 9'0" x 12'0"*  |
| En suite 2  | 2184 x 1475mm  | 7'2" x 4'10"   |
| Bedroom 6   | 4137 x 4746mm* | 13'7" x 15'7"* |
| En suite 3  | 1857 x 2424mm* | 6'1" x 7'11"*  |
| Study/Store | 2342 x 1716mm* | 7'8" x 5'8"*   |

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location  
RL Rooflight



# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

**Find out more, talk to one of our Sales Advisers today.**



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. City Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property upgraded with modern-day improvements. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012. ^



**barratthomes.co.uk**  
**0330 057 6000**



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.