




THE FORUM
Luxury Apartments





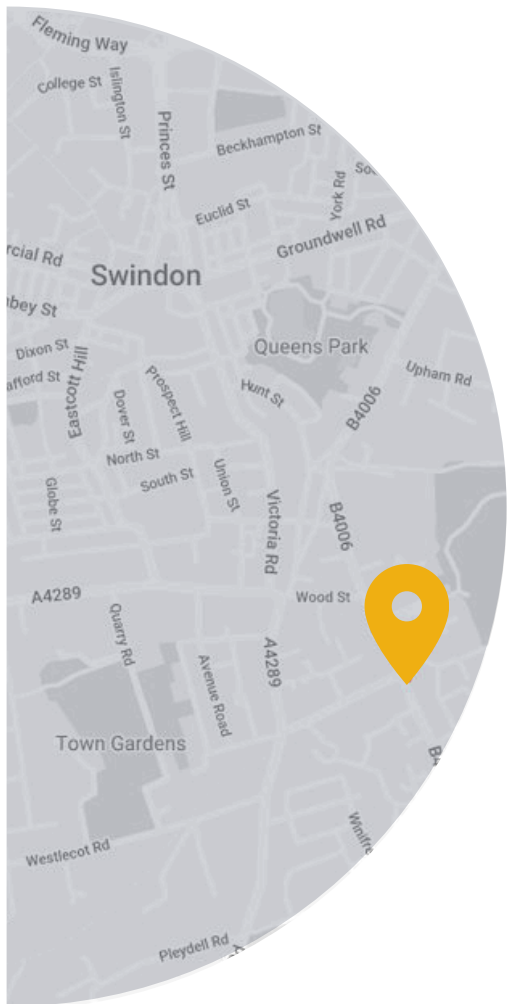
Welcome to **The Forum**

Our (18) two-bedroom apartments and two-bedroom townhouse are the epitome of elegance and comfort, providing a chic and modern lifestyle for those seeking the very best, including a private rooftop garden with stunning views!

Boasting an impressive array of energy-efficient features, these state-of-the-art residences are designed to cater to your every need, while also being environmentally conscious.

Experience the combination of opulence and sustainability like no other, in a prime location filled with charm and history.





A look at the Development

The Forum | Old Town | SN3 1QN

This deluxe development consists of 18 luxury two-bedroom apartments and one two-bedroom townhouse finished to the highest standard in both quality and energy efficiency. Every apartment features a bespoke German kitchen with island, a bathroom and ensuite finished with marble effect walls and quality bath ware, and a spacious living area complete with wooden floors. The considered interiors reflect family-run Segreue Investments Ltd's dedication to thoughtful and progressive design.

Sustainability and individuality were at the forefront of every stage of development, with all materials and building choices carefully selected and each property boasting an impressive array of energy-efficient features. The private rooftop garden allows you to experience the charm of the historic Old Town like never before with its breath-taking, sweeping views.







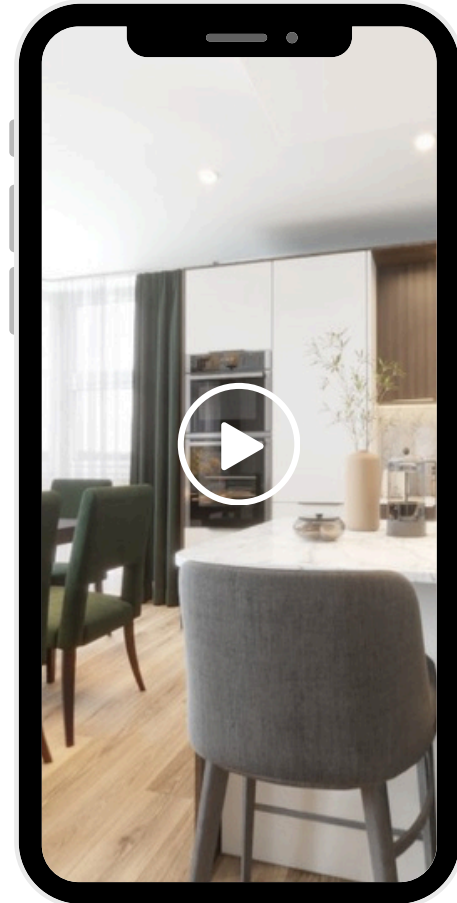
A closer look **Inside**

Experience our deluxe apartments in our sneak-peak videos on our Instagram. Walk through the apartments with our New Homes team and envisage yourself in each of the unique spaces.

And get the first look of the view on the private rooftop garden!

Simply use your phone camera to scan the code below, which will direct you to one of our Instagram reels, but explore our page more and you will find more videos showcasing this fabulous new development.

 @rjestateagent



Specification

Structure

- Reinforced concrete frame building with mansard roof
- Brick façade
- New aluminium windows
- Flat seamless roof system

Walls, floors & ceilings

- Acoustically insulated concrete floors
- Acoustic plasterboard walls, seamless jointing and painted
- Acoustic plasterboard ceilings, seamless jointed and painted with service void above.

Flooring

- Eco friendly AMORIN wise corked backed wood LVT floor to kitchen/living provides an over all sense of comfort
- Neutral beige carpets to bedroom(s)
- Porcelain tiles to all bathrooms

Floor to Ceiling Heights

- High ceiling height 2.50m

Colour palettes

- German made kitchens with a compliment of walnut and ivory cabinets with marble effect worktops and splashback
- Oak faced, corked backed LVT flooring throughout the living area, contrasting beautifully with the walnut and ivory kitchens and marble effect workshops and splashbacks
- Farrow and Ball paint finishes to show flats only
- Satin stainless steel ironmongery throughout
- Lobby finished in rich brown with feature dado and picture rail providing a rich mid-century modern appearance

Kitchens

- German made kitchens with a compliment of walnut and ivory cabinets with marble effect worktops and splashback
- Appliances – Induction hob, multi-function oven, combined microwave, fridge/freezer, dishwasher and extraction

Bathrooms

- Wall hung vanity units with drawer storage and high quality taps by The White Space
- Wall hung WC pan with concealed system by The White Space
- Dual control fixed head and sliding rail shower - finished black by The White Space
- Stone resin shower tray by The White Space to ensuites
- Reinforced acrylic baths with overhead showers
- Clear shower screen
- Linda Barker marble effect panelling to showers and bath areas
- Electric heated towel heater finish black

Electrical

- Power is provided with meter installed allowing free choice of utility supplier
- 13amp power throughout
- USB charging point to bedroom
- Power sockets and kitchen island

Lift

- One passenger lift serving residential floors

Heating, cooling & ventilation

- Eco-friendly KERS MEW indoor heat pump comprising combined hot water, heat recovery and MEW cylinder. Which converts waste heat energy from bathrooms and kitchens to low cost, renewable hot water. Heat pump technology achieving high efficiency as recorded in SAP.
- Eskimo Gordon - flash drying, vertical electric heated towel rails, which offer low power consumption, so you can leave it on all year round. On test, this innovative bathroom rails dries three times faster than standard horizon ladders, used in a conventional way. In other words, combined with a timer uses around a quarter of the power which makes Gordon super-efficient and equals super GREEN in terms of flexing your eco-credentials.

Security

- Integrated access control
- Video intercom entry system

Water

- Domestic cold water is provided complete with Thames Water meter installed
- Hot and cold water is supplied to a minimum of 1 bar

AV, Telephone & Data

- Communal satellite or cable TV (subscription required)
- Satellite or cable TV located to living areas and bedrooms (subscription required)
- Development served by a fibre network facilitating the provision of ultra-high speed internet (subscription required)

Lighting

- Generally recessed downlighter throughout with LED bulbs fitted
- Pendant lights to bedrooms and living areas

External Garden / Seating Area

- Secluded roof garden with external seating area with soft landscaping

Joinery

- Entrance doors, solid core finished white lacquer with matt bronze high-quality ironmongery
- Internal doors, solid core 5 ladder frame finished white lacquer with satin stainless steel high-quality ironmongery.

Misting - Fire suppression system

- I-Mist fire suppression system to all kitchen/living area.
- I-Mist an economical alternative to traditional fire sprinklers. The system provide reduce post-fire water damage and is environmentally friendly

Car Park, Bin Stores & Cycle Stores

- 8 internal under-croft parking spaces
- Additionally, parking is currently being arranged
- Internal bike store with 1 bike space to each apartment
- Internal bin store with wash down facility









On your Doorstep

Old Town has a reputation for being the go-to place in Swindon. With so many varied and exciting things on offer, there is something for everyone.

If you are looking to go further afield, Old Town's convenient central location places this stylish development within a few miles of some of the best local attractions, neighbouring cities and within commuting distance to London Paddington.



Wood Street - 0.3 miles

Old Town Gardens - 0.6 miles

The Lawns - 0.3 miles

Swindon Train Station - 1.3 miles

Swindon Designer Outlet - 1.7 miles



A419 - 5.2 miles

Junction 15 (M4) - 2.8 miles

Junction 16 (M4) - 4.2 miles

Bath - 37.2 miles

Bristol - 40.1 miles

Reading - 39.1 miles

Oxford - 33.3 miles



London Paddington - 55 mins



Selling Agents:

richard james

01793 688 705

newhomes@richardjames.uk