



dakota court

DAKOTA COURT

Stylish apartments with something for everyone...

1, 2 or 3 bedrooms, an ideal location and a high specification.

**IT'S THE RIGHT
TIME TO INVEST
AND A GREAT PLACE
TO LIVE.**





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An impressive specification + high quality finish + really competitive prices = fantastic value for money.

ABOUT US

Talisman have been building high quality new homes in carefully selected locations in Hampshire and Wiltshire for over 25 years.

Our guiding passion is quality; we're not interested in huge faceless developments and we're not in the business of cutting corners to meet unrealistic time scales. And we never place profit before quality. These values underpin our business.

We build homes of high quality, deliver outstanding customer service and provide home buyers with excellent value for money. That is what makes Talisman different.



**AT TALISMAN
WE TAKE PRIDE
IN GIVING OUR BUYERS
A GREAT DEAL**

**ARCHITECT
DESIGNED WITH A
COMPREHENSIVE
12 YR STRUCTURAL
WARRANTY FROM BLP**



A SUPERB LOCATION

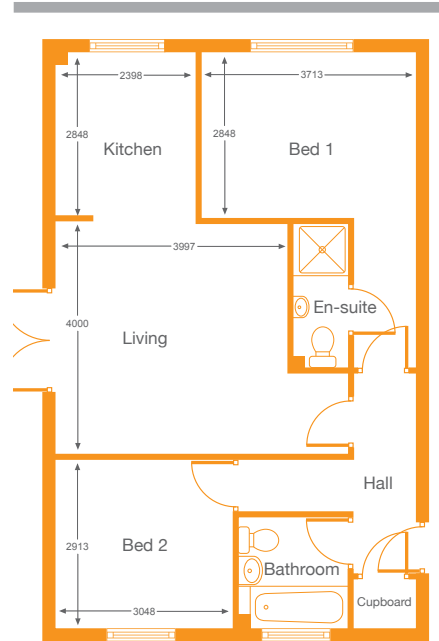
Transport links to the University, city centre and further afield are excellent by car, bus, train and even air - Southampton airport is less than a mile away, as is J.5 of the M27/M3.

The already comprehensive local facilities cater for every day needs. They will be boosted by the new scheme opposite Dakota Court comprising a local supermarket, new doctors surgery and several other new shops all due to open in August 2014.



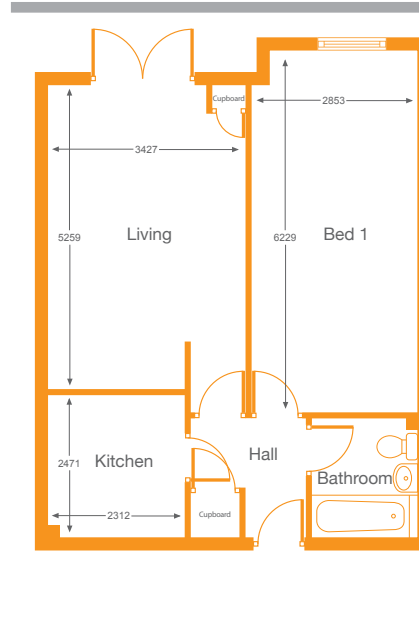
SUPERB LOCATION...

Within a stones throw of the local shops, takeaways and social facilities as well as public transport links to the city centre, the university and beyond.



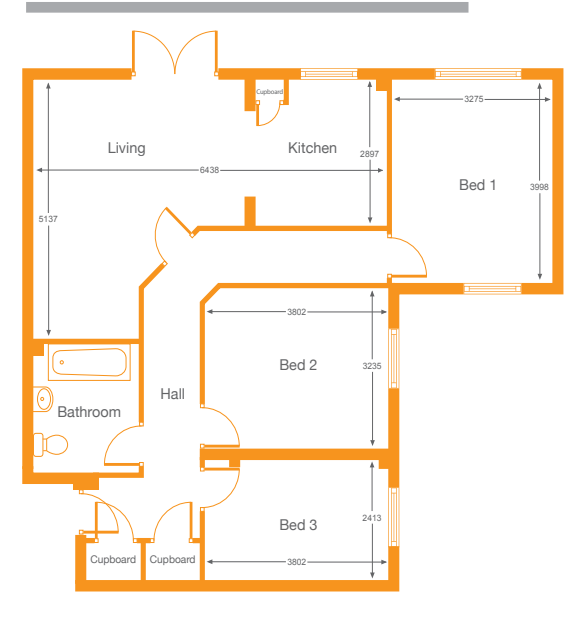
APARTMENT 1 GROUND FLOOR

Kitchen	2.40m x 2.85m	7'9 x 9'3
Living Room	4.00m x 4.00m	13'1 x 13'1
Bedroom 1	3.71m x 2.85m	12'2 x 9'4
Bedroom 2	3.05m x 2.91m	10'0 x 9'6
En-suite		
Bathroom		



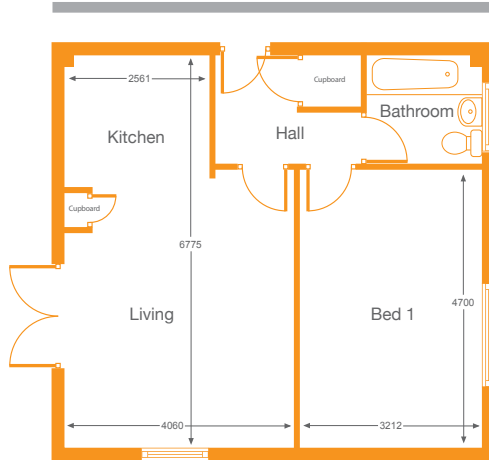
APARTMENT 2 GROUND FLOOR

Kitchen	2.47m x 2.31m	8'1 x 7'6
Living Room	5.26m x 3.43m	17'2 x 11'2
Bedroom 1	6.23m x 2.85m	20'4 x 9'4
Hall		
Bathroom		



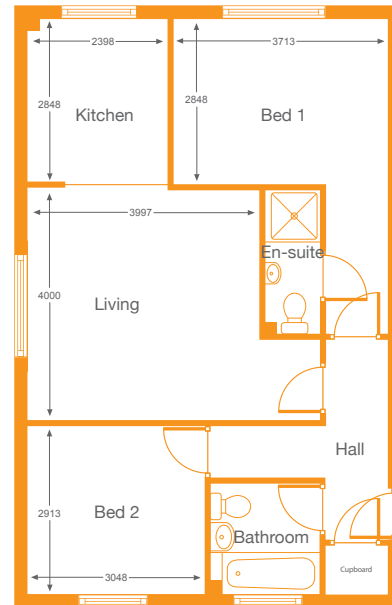
APARTMENT 3 GROUND FLOOR

Kitchen/Diner	6.48m x 5.14m	21'3 x 16'9
Bedroom 1	3.00m x 3.28m	9'8 x 10'7
Bedroom 2	3.80m x 3.24m	12'5 x 10'6
Bedroom 3	3.80m x 2.41m	12'5 x 7'9
Bathroom		



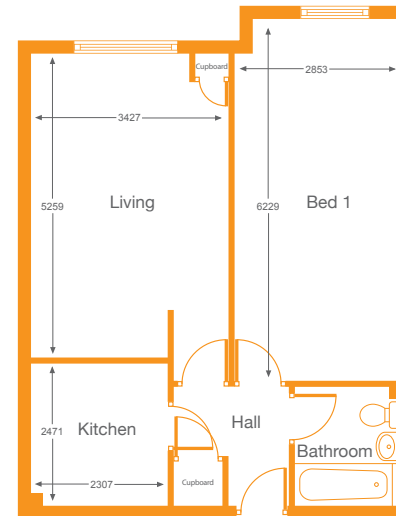
APARTMENT 4 GROUND FLOOR

Kitchen/Diner	6.78m x 4.06m	22'2 x 13'2
Bedroom 1	4.70m x 3.21m	15'4 x 10'3
Hall		
Bathroom		



APARTMENT 5 FIRST FLOOR

Kitchen	2.40m x 2.85m	7'9 x 9'3
Living Room	4.00m x 4.00m	13'1 x 13'1
Bedroom 1	3.71m x 2.85m	12'2 x 9'4
Bedroom 2	3.05m x 2.91m	10'0 x 9'6
En-suite		
Bathroom		

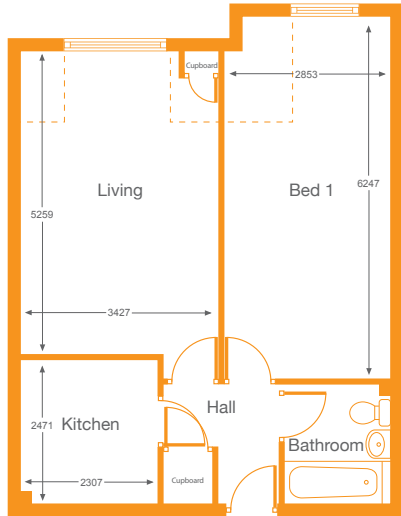


APARTMENT 6 FIRST FLOOR

Kitchen	2.47m x 2.31m	8'1 x 7'6
Living Room	5.26m x 3.43m	17'2 x 11'2
Bedroom 1	6.23m x 2.85m	20'4 x 9'4
Hall		
Bathroom		

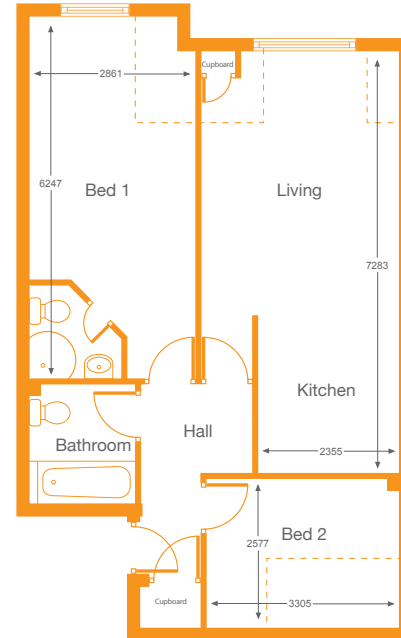
THE VIBRANT CITY CENTRE IS ONLY A FEW MINUTES AWAY BY BUS OR CAR.





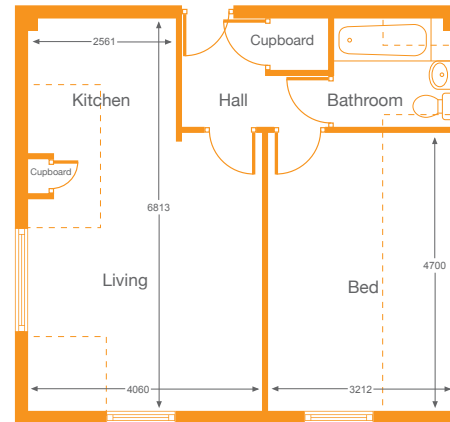
APARTMENT 11 SECOND FLOOR

Kitchen	2.47m x 2.31m	8'1 x 7'5
Living Room	5.26m x 3.43m	17'2 x 11'2
Bedroom 1	6.25m x 2.85m	20'4 x 9'4
Hall		
Bathroom		



APARTMENT 12 SECOND FLOOR

Kitchen/Diner	7.28m x 3.31m	23'9 x 10'9
Bedroom 1	6.25m x 2.86m	20'5 x 9'4
Bedroom 2	3.31m x 2.58m	10'9 x 8'4
Hall		
Bathroom		



APARTMENT 13 SECOND FLOOR

Kitchen/Diner	4.06m x 6.81m	13'3 x 22'3
Bedroom 1	4.70m x 3.21m	15'4 x 10'5
Bathroom		
Hall		

A GREAT LOCATION CLOSE TO THE UNIVERSITY + REALLY GOOD SIZED ROOMS





**THERE'S SO
MUCH TO DO IN
SOUTHAMPTON**

**EMBRACE THE EXCITEMENT
OF A CITY LIFESTYLE !**

SPECIFICATIONS

BATHROOMS AND EN-SUITES

Stylish white bathroom suites, fully tiled around the bath and half tiled behind basin and WC. Mono-bloc mixer taps and a shower fitted over the bath with a glazed screen, quality vinyl flooring and a chrome heated towel rail completes the picture. En suites have a walk-in shower and similar fittings and finishes.

KITCHENS

Depending on the plot, black or white high gloss units with co-ordinating worktops and upstands. Built-in stainless steel oven, ceramic hob and extractor hood with glass splash-back. Free standing silver fridge/freezer and washer/drier, vinyl flooring and recessed LED downlights.

INTERIORS

Audio door entry system and individual post boxes in entrance lobby. Carpeted communal areas and staircase. Each apartment has the benefit of gas fired central heating with a combi boiler and radiators with thermostatic valves. Double glazed uPVC windows and patio doors where appropriate. Contemporary flush panel internal doors with oak finish and chrome handles. Pre-wired for SKY, plus a generous number of power points in all rooms and a fire alarm.

OUTSIDE

Fully landscaped communal garden plus GF apartments have a private terrace each. Cycle Store and enclosed bin store. Safety lights and parking for all 2 and 3 bedroom units. (Some additional spaces available by negotiation for 1 bed apartments).



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· Romsey,
· Hampshire
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[PRICE LIST]



PLOT 1 £147,950

PLOT 2 £117,950

PLOT 3 £154,950

PLOT 4 £117,950

GROUND FLOOR



PLOT 5 £147,950

PLOT 6 £117,950

PLOT 7 £118,950

PLOT 8 £109,950

PLOT 9 £118,950

FIRST FLOOR



PLOT 10 £149,950

PLOT 11 RESERVED

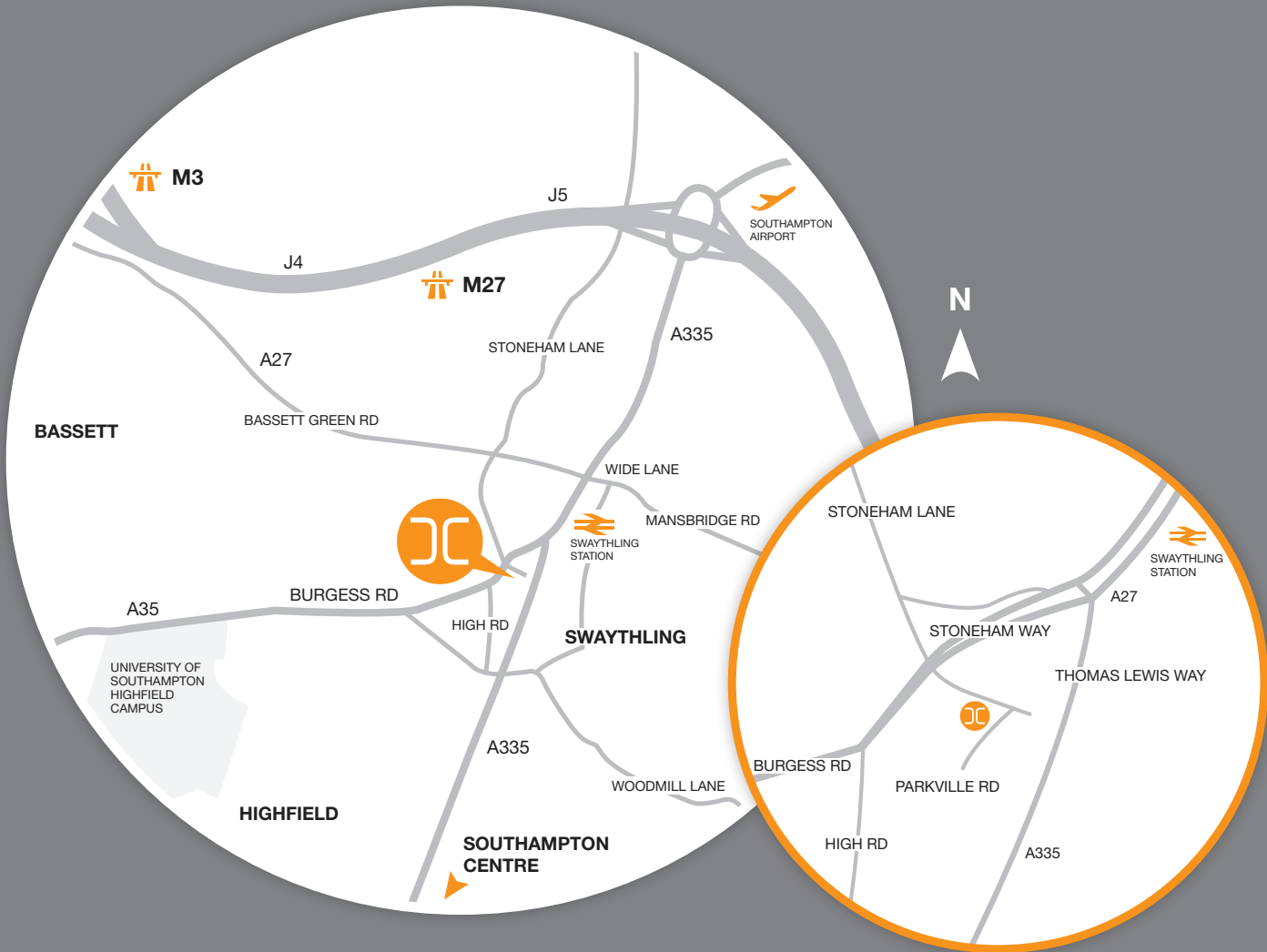
PLOT 12 £147,950

PLOT 13 £119,950

SECOND FLOOR

Three parking spaces are available for the 1 bedroom properties on a first come first served basis for an additional £5000 each.

LOCATION MAP



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FLATS 1-13
 30 PARKVILLE ROAD
 SOUTHAMPTON
 SO16 2JA

Site plan and property floor plans are for identification purposes only. Drawn in accordance with RICS/PMA guidelines.

Created using architectural drawings as reference material, therefore the dimensions stated may vary in the completed property.

Not drawn to scale. Whilst every care was taken in the preparation of these plans, please check all dimensions, shapes and compass bearings before making and decisions reliant upon them.