

The logo consists of a solid red square with the word "strata" written in white lowercase letters in the center.

strata

THE MADRID

ETHOS

ETHOS

EDWARDS LANE, SHERWOOD, NG5 3HZ



Ethos is in Sherwood, just three miles from Nottingham city centre. With a collection of 86 luxury three and four bedroom homes, this development will appeal to those who want to be part of a close-knit community but in easy reach of a busy city.

In 15 minutes, you can be in the heart of Nottingham with its thriving shopping scene. It is the birthplace of legendary fashion designer Paul Smith and home to the historic Lace Market. At night, the city comes alive with restaurants, bars, clubs and live music.

The three and four bedroom detached and semi-detached homes at Ethos are carefully designed to meet the needs of family life. High ceilings and open-plan layouts create a light and airy living space. You can personalise your new home with a selection of luxury kitchens and choose from a range of Porcelanosa tiles for your bathroom and ensuite.

Ethos is opposite City Hospital and a short drive from the M1. It's in driving distance of the popular Clumber Park and Sherwood Forest.

If you're looking for new homes in Nottingham, arrange your personal viewing soon at Ethos.

ARRANGE YOUR
PERSONAL VIEWING

T: 0115 871 9120

E: ETHOS@STRATA.CO.UK



- **GENEVA** THREE BEDROOM HOME
- **SASSARI** THREE BEDROOM HOME
- **SIENA** FOUR BEDROOM HOME
- **VIENNA** FOUR BEDROOM HOME
- **FLORENCE** FOUR BEDROOM HOME
- **BARCELONA** FOUR BEDROOM HOME
- **MADRID** FOUR BEDROOM HOME
- **ZURICH** FOUR BEDROOM HOME
- **AFFORDABLE HOUSING**

THE MADRID

A LUXURY FOUR BEDROOM HOME



Behind its beautiful exterior, the Madrid is a striking three-storey townhouse. The semi-detached home has four double bedrooms and large living space designed with families in mind.

The Madrid is rendered in bright white with Georgian windows and a statement roofline.

The wide entrance hall with cloakroom leads to the kitchen and dining area. It's an ideal place to entertain family and friends. The contemporary fitted kitchen can be personalised with a choice of worktops, doors and handles. There is also a selection of tiles from luxury brand Porcelanosa.

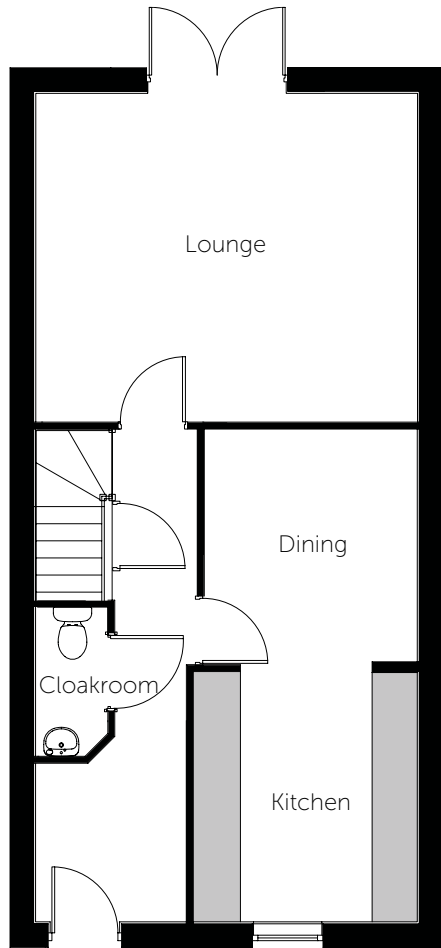
The lounge at the back of the home is filled with natural light from the tall French doors which open out to the private garden. It is finished to a high standard, like the rest of the home, with oak veneer doors throughout.

On the first floor there are two large double bedrooms and a luxury family bathroom with Villeroy & Boch suites. There are two further bedrooms on the second floor including the spacious master with ensuite. All four bedrooms have two windows which add to the homes light and airy feel.

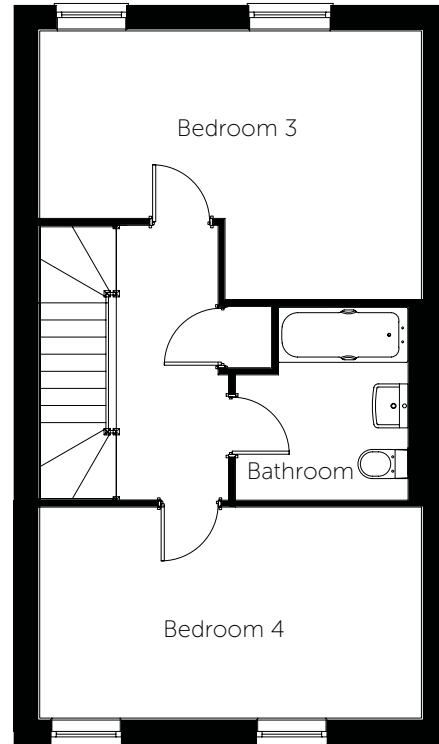
Madrid also has a separate garage.

THE MADRID

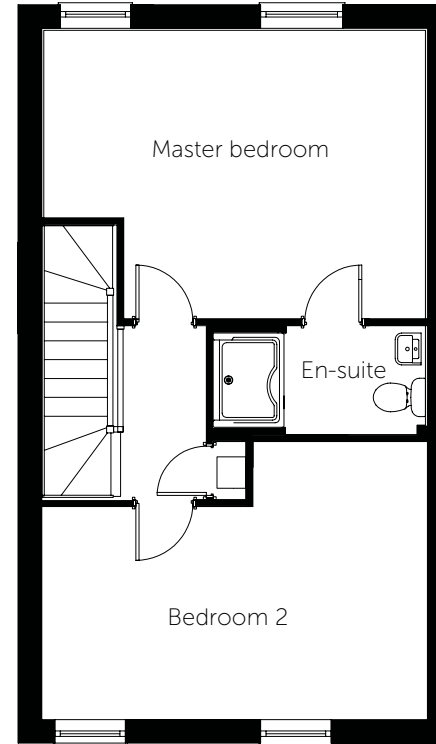
A LUXURY FOUR BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/dining (max)	6275mm x 2855mm	20'7" x 9'4"
Lounge	4865mm x 4190mm	16'0" x 13'9"
Cloakroom (max)	1897mm x 923mm	6'3" x 3'0"

FIRST FLOOR

Bedroom 3 (max)	4860mm x 3419mm	15'11" x 11'3"
Bedroom 4 (max)	4860mm x 2835mm	15'11" x 9'4"
Bathroom (max)	2320mm x 2192mm	7'7" x 7'2"

SECOND FLOOR

Master bedroom (max)	3672mm x 4860mm	15'11" x 12'1"
En-suite	1802mm x 1303mm	5'11" x 4'3"
Bedroom 2 (max)	4860mm x 3599mm	15'11" x 11'10"

QUALITY & STYLE



KITCHENS

Every Strata home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your Strata kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from popular brand Porcelanosa.

Upgrades for your kitchen include gloss units, glass splashbacks and upstands, and integrated appliances such as fridge freezer, washer dryer and dishwasher. Appliances are included in the price of larger Strata homes. Ask your Customer Experience Manager for more information.

BATHROOMS & EN-SUITES

With a contemporary design and high quality finish, Strata bathrooms and en-suites feature sanitaryware by Villeroy & Boch. The WCs, bath suites and shower trays are all in timeless white and include steel fixtures and fittings such as taps for a modern and luxurious feel.

Family bathrooms have a bath, shower or shower over bath with screens by Abacus. The luxury en-suites have good-sized square or corner shower enclosures with doors by April Products. You can style your bathroom and ensuite your way with tiles from Porcelanosa.

CENTRAL HEATING AND EFFICIENCY

The homes are fitted with gas central heating as standard with an Ideal Logic boiler. For more information about the efficiency of your new Strata home, speak to a Customer Experience Manager.

FIXTURES & FITTINGS

All Strata homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, depending on the size of the home, and smoke detectors fitted as standard.

Radiators are from Purmo's Rettig compact range. Optional upgrades include fitted wardrobes by Nankivell, with stylish sliding doors. Larger homes come with your choice of fitted wardrobes for bedroom one.



PORCELANOSA





DECORATION

Rooms are decorated in Crown paint in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you. Visit a Strata show home for the latest style and design inspiration.

UPGRADES & OPTIONAL EXTRAS

There are many ways to personalise your new Strata home with optional upgrades and extras including integrated appliances, carpets and flooring, and security systems.

The Optional Upgrade Package allows you to add all the finishing touches you might need. A Customer Experience Manager can talk you through the different ways to personalise your new Strata home, or visit the ways to buy section on the website.

GARDEN & EXTERNAL FEATURES

Each and every detail of a Strata home is planned to perfection, and the exterior is no exception. Statement front doors have multipoint locks and contemporary door handles and knockers. Many have an overhead door canopy with wall-mounted door light or ceiling-mounted light in the porch. UPVC windows in cream or grey have stone-effect finished cills.

Many homes have landscaped front gardens and tarmac finished driveways with block paving available on selected plots. Larger homes come with integrated or separate garage with doors by Horman UK. Garden fencing is stained a stylish dark brown.

SECURITIES & WARRANTIES

Every Strata home is completed to National House Building Council standards and has an NHBC warranty. This is a comprehensive insurance cover for new homes. Ask a Customer Experience Manager for more information.



WATCH THE FILM

[YOUTUBE.COM/STRATASPECIFICATION](https://www.youtube.com/strataspecification)

FINANCIAL OPTIONS

Whether you're buying your first home or an existing homeowner looking for more space, we will guide you through the options available to help buy your new home.

The government backed **HELP TO BUY SCHEME** allows you to secure your new home with a 5% deposit. There are two options to choose from - Equity Loan and Mortgage Guarantee.

MORTGAGE 95 is a mortgage indemnity scheme which allows you to borrow up to 95% of the purchase price with just a 5% deposit. Strata covers the 3.8% indemnity cost.

With the **STRATA ASSISTED SELLING PLAN**, we will organise the sale of your existing home for the best possible price, allowing you to reserve your new Strata home. In some cases we will offer to buy your existing home in part exchange.

If you're struggling to raise the deposit or you'd like to move sooner, ask about our **STRATA DEPOSIT OPTION**. You provide 10% of the deposit and Strata could add up to 5%, helping secure your new home faster than expected.

The recent Stamp Duty reform has divided house prices into different tax bands to make buying a new home more affordable.

You can also personalise your Strata home with an **OPTIONAL UPGRADE PACKAGE**. Your Customer Experience Manager will advise on our range of standard and optional upgrades, including wardrobes, kitchen appliances and flooring packages.

FOR FURTHER INFORMATION ABOUT THE OPTIONS AVAILABLE AT ETHOS VISIT
[STRATA.CO.UK](https://www.strata.co.uk)



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