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# Welcome to The Embankment

A superb development of First Time Buyer and Family Homes consisting of seventeen three and four bedroom houses and eight two bedroom apartments.

The development nestles beside the canal which was once the main economy of the old industrial market town, which references back to the Domesday Book of 1086. For commuters The Embankment is ideally located between Doncaster, Sheffield and Rotherham town centres with train links to Hull, East Coast and London. Retail shopping close by at Cortonwood and Doncaster Lakeside, offering an array of shops, restaurants and entertainment.

The development offers a tranquil and relaxing canalside atmosphere with many local countryside walks and nature reserves close by.

The Embankment  
Scholeys Wharf, off Leach Lane  
Mexborough, South Yorkshire  
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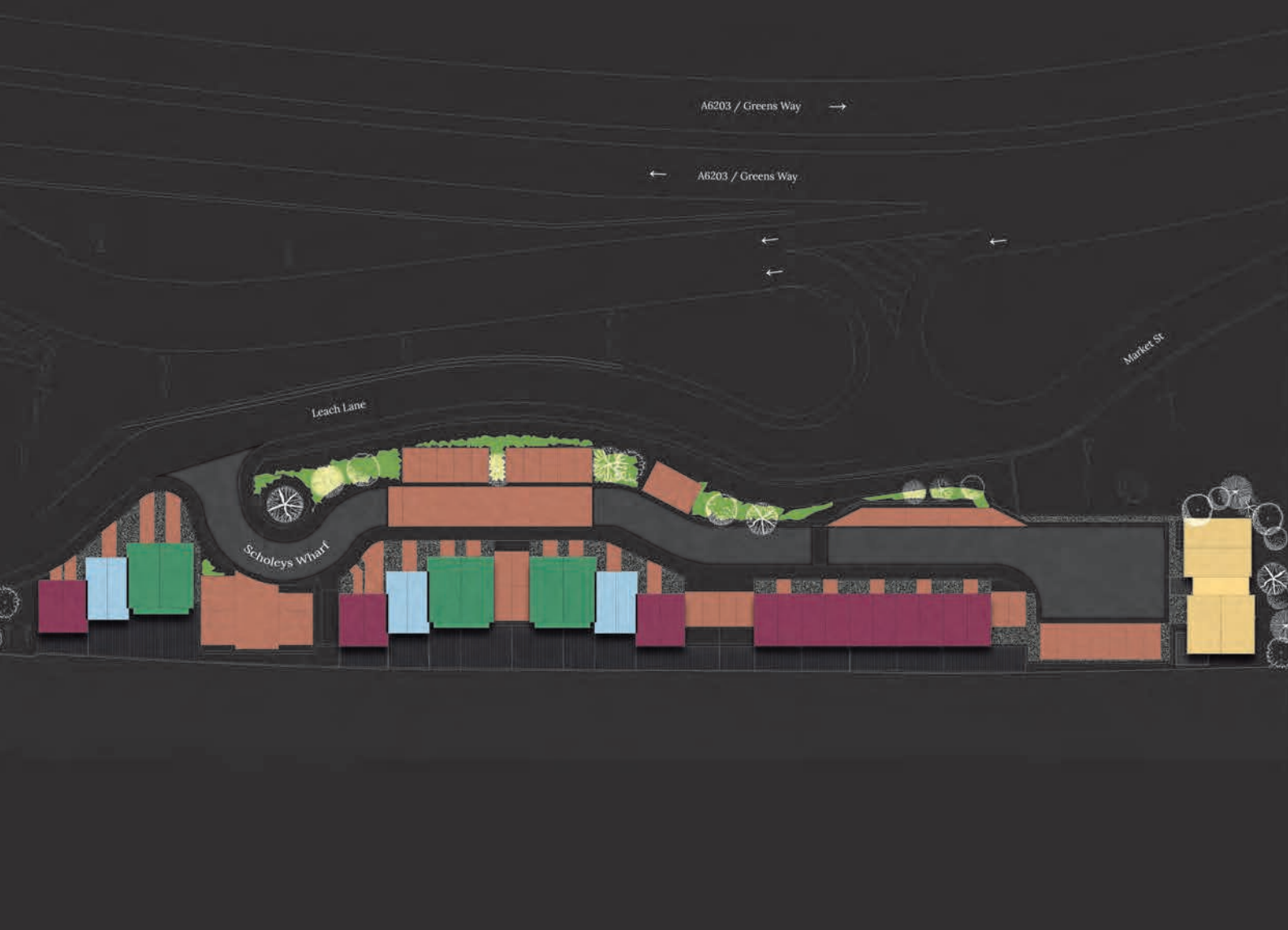
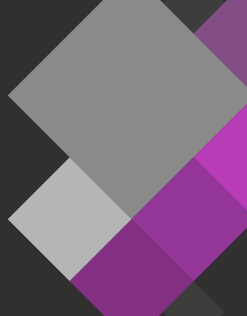


Kitchen Features	Fontana	Brooklynne	Cresswell	Aquarius
Fully fitted kitchen in a range of colours and styles	√	√	√	√
Soft close doors and drawers	√	√	√	√
Choice of laminate worktop and upstand	√	√	√	√
Integrated stainless steel fan oven	√	√	√	√
Electric hob	√	√	√	√
Stainless steel extractor	√	√	√	√
Integrated dishwasher	√	√	√	√
Integrated fridge freezer	√	√	√	√
1 1/2 bowl stainless steel sink and drainer	√	√	√	√
Chrome mixer taps	√	√	√	√
Low voltage down lighters to ceiling	√	√	√	√
Under lit wall units	√	√	√	√
<b>Bathroom</b>				
White contemporary sanitary ware	√	√	√	√
Stylish chrome mixer taps	√	√	√	√
Shower over bath	√	√	√	√
Glass bath screen	√	√	√	√
Range of contemporary wall tiling in a selection of colours and	√	√	√	√
Chrome heated towel rail	√	√	√	√
Low voltage down lighters	√	√	√	√
Shaver socket	√	√	√	√
<b>En-Suite</b>				
Range of contemporary wall tiling in a selection of colours and styles	√	√	√	√
Chrome heated towel rail	√	√	√	√
Shaver socket	√	√	√	√
Shower enclosure with low profile white tray	√	√	√	√
Choice of modern floor coverings	√	√	√	√
Low voltage down lighters	√	√	√	√
<b>Internal Features</b>				
Gas central heating with radiators throughout	√	√	√	√
Heat/smoke detectors	√	√	√	√
Light grey emulsion to walls and white emulsion to ceilings	√	√	√	√
White painted internal joinery	√	√	√	√
Light grey pre finished doors	√	√	√	√
Floor coverings throughout	√	√	√	√
Chrome door furniture	√	√	√	√
Security alarm	√	√	√	√
Security alarm to ground floor				√
Security entrance system				√
<b>External Features</b>				
Front and rear external lighting	√	√	√	√
Turf to rear garden, paving to patios, composite boarding to decking areas	√	√	√	√
Black composite and glazed front door	√	√	√	√
1.8m high timber fencing between the properties, glass balustrade or feature metal fencing to rear boundaries	√	√	√	√

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# Site

- **Aquarius**  
2 Bedroom apartment
- **Cresswell**  
3 Bedroom townhouse
- **Fontana**  
3 Bedroom townhouse
- **Brooklynne**  
4 Bedroom townhouse

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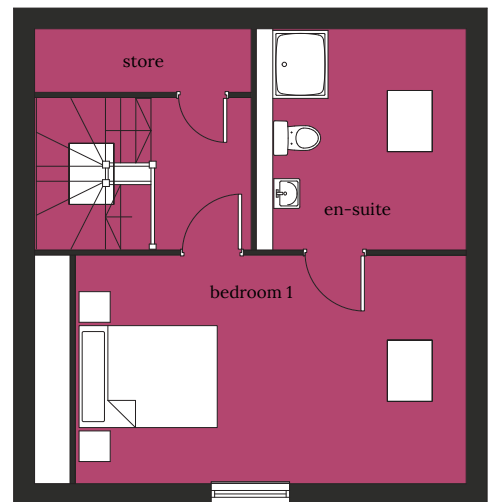
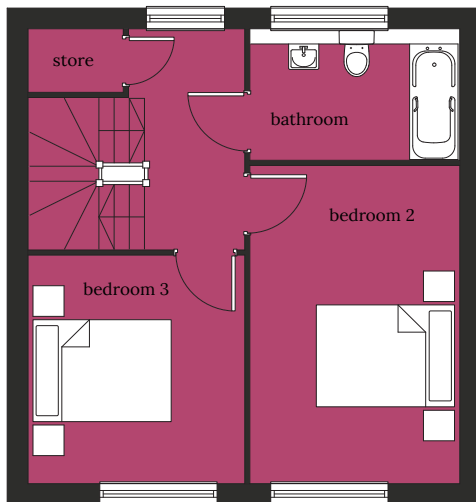
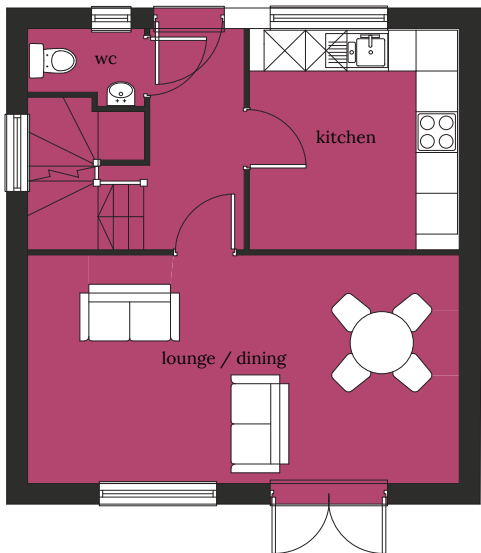
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## Fontana

Kitchen:  
3.0m (9' 11") x 3.2m (10' 6")

Lounge / Dining:  
6.2m (20' 4") x 3.3m (10' 11")

WC:  
1.6m (5' 2") x 1.1m (3' 7")

Bedroom 1:  
6.1m (20' 4") x 3.3m (10' 11")

En-suite:  
3.2m (10' 6") x 3.0m (9' 11")

Bedroom 2:  
4.6m (15' 3") x 3.0m (9' 10")

Bedroom 3:  
3.2m (10' 11") x 3.1m (10' 2")

Bathroom:  
3.0m (9' 11") x 1.9 (6' 3")

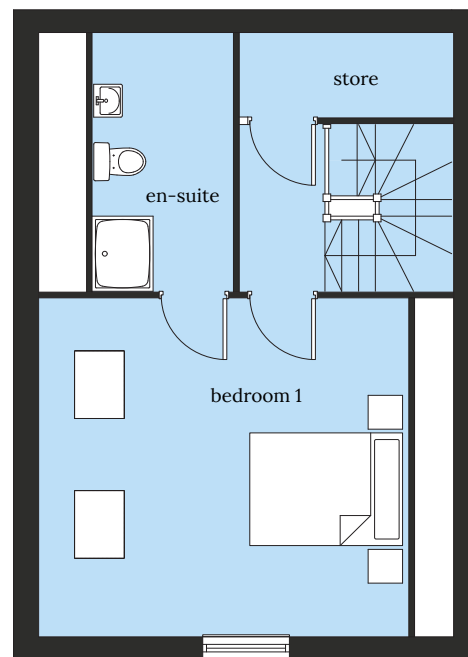
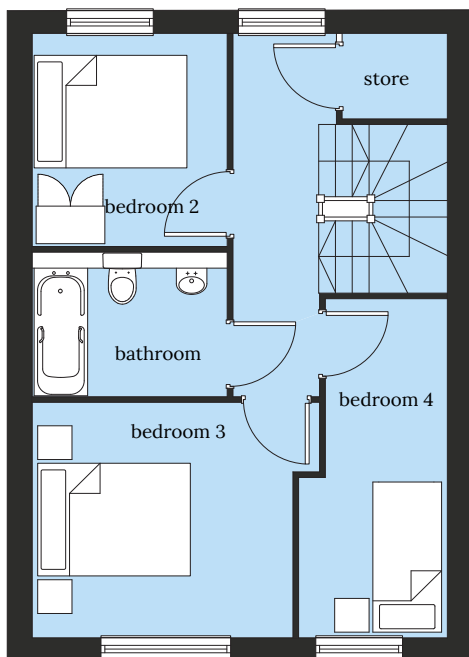
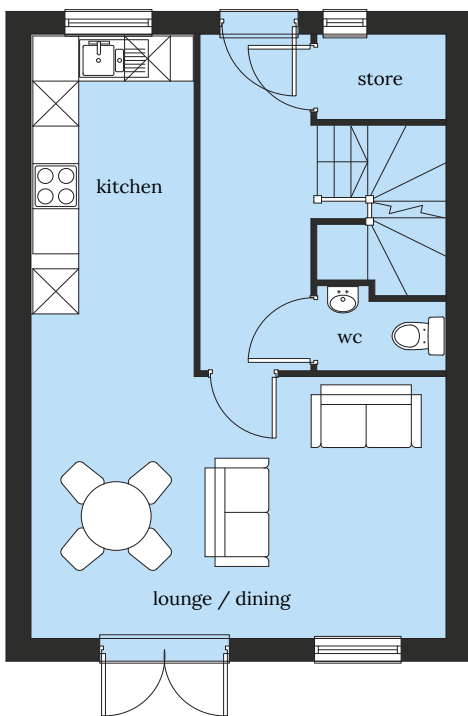
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# Brooklynne

**Kitchen:**  
2.1m (6' 10") x 4.5m (14' 10")

**Lounge / Dining:**  
5.3m (17' 8") x 3.4m (11' 4")

**WC:**  
1.6m (5' 2") x 1.1m (3' 7")

**Bedroom 1:**  
5.3m (17' 8") x 4.4 (14' 8")

**En-suite:**  
1.8m (6' 1") x 3.4m (11' 2")

**Bedroom 2:**  
2.8m (9' 2") x 1.9m (6' 3")

**Bedroom 3:**  
3.3m (11' 0") x 3.1m (9' 10")

**Bedroom 4:**  
4.4m (14' 8") x 1.9m (6' 2")

**Bathroom:**  
2.5m (8' 3") x 1.9 (6' 3")

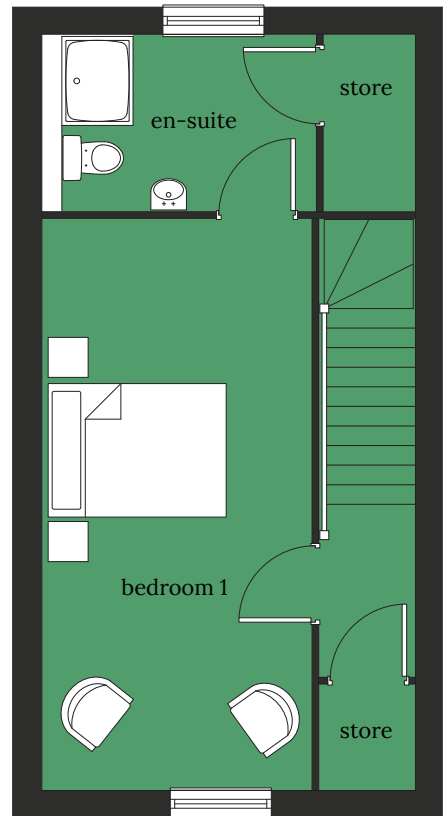
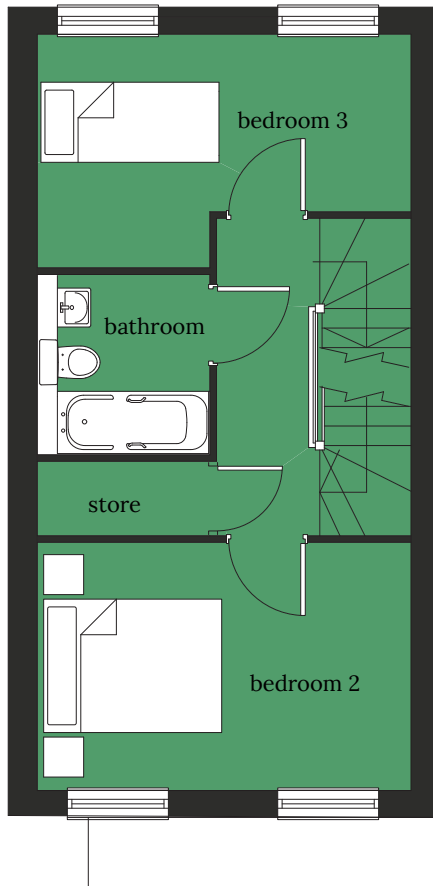
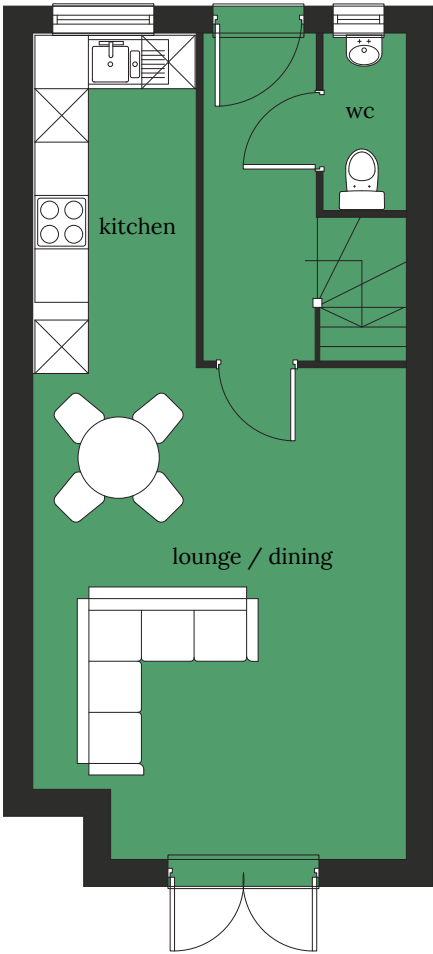
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# Cresswell

Kitchen:  
1.8m (5' 10") x 3.7m (12' 4")

Bedroom 1:  
6.3 (20' 11") x 3.0m (9' 10")

Bedroom 3:  
4.1m (13' 7") x 2.5m (8' 2")

Lounge / Dining:  
5.4m (17' 12") x 4.1m (13' 7")

En-suite:  
2.8m (9' 4") x 1.9m (6' 4")

Bathroom:  
2.0m (6' 7") x 1.9m (6' 2")

WC:  
1.9m (6' 2") x 0.9m (2' 11")

Bedroom 2:  
4.1m (13' 7") x 2.7m (9' 1")

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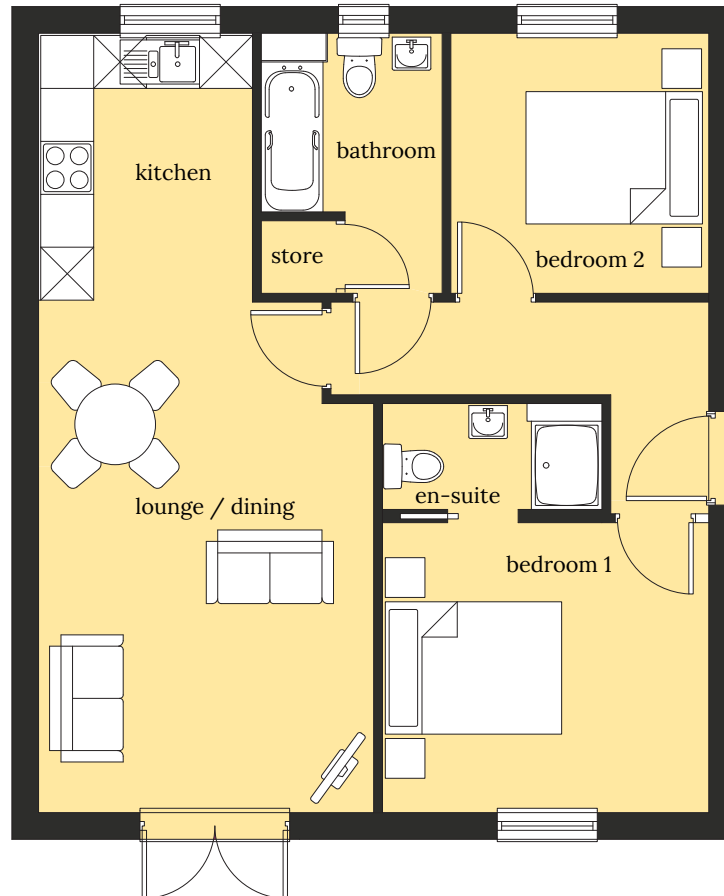
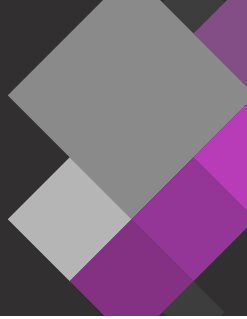


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# Aquarius

Kitchen:  
3.0m (10' 1") x 2.4m (7' 10")

Bedroom 1:  
3.6m (12' 0") x 3.2m (10' 8")

Bedroom 2:  
2.9m (9' 7") x 2.9m (9' 7")

Lounge / Dining:  
5.7m (18' 7") x 3.7m (12' 4")

En-suite:  
2.5m (8' 2") x 1.2m (3' 11")

Bathroom:  
2.9m (9' 7") x 2.0m (6' 8")

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## Why Buy A New Build Home:

### **Brand new means – A blank canvas**

A new home is bright, clean, untouched and neutral giving you the opportunity to give your new home your style and personality from day one.

### **Greener - more energy efficient**

New build homes are built to the latest environmental standards, improved energy efficiency is not only good for the planet but saves money too. With the latest heating systems, excellent loft and wall insulation and double glazed windows and doors, a new build home really can save on utility bills.

### **Peace of mind – Builder guarantees and warranties**

There is no need to be a DIY expert as your new home will not need any renovation work or repairs. It will come with a 10 year warranty and builder guarantee. Your new home will be checked at every build stage to make sure quality is assured. It's a bit like driving a brand new car out of the showroom with the peace of mind it is covered by the maker's warranty, not like buying a second hand car and not really knowing what the future will bring.

### **Better specification – As standard**

A new build home provides many 'as standard' features, such as fully fitted kitchens with energy efficient appliances, bathrooms and en-suites all complying to the latest building regulations set by the government. Many builders will offer choices for your new home to be personalised to your style.

### **Safety – New build homes offer increased security and safety.**

New homes are designed to adhere to high building standards relating to every aspect of structure, ventilation, electrical and fire safety. Locks and alarms give peace of mind.

### **No Chain – You will not have to wait for the owners of the property to find a new home.**

Once you reserve your new home you will be given a completion date and can start planning your move with no existing residents to vacate the property. This reduces the stress and uncertainty associated with buying a second hand property.

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# Fontana

“Fountain, water source”

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# Brooklynne

“Water, stream”

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# Cresswell

“Watercress river”

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# Aquarius

“The water bearer”

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