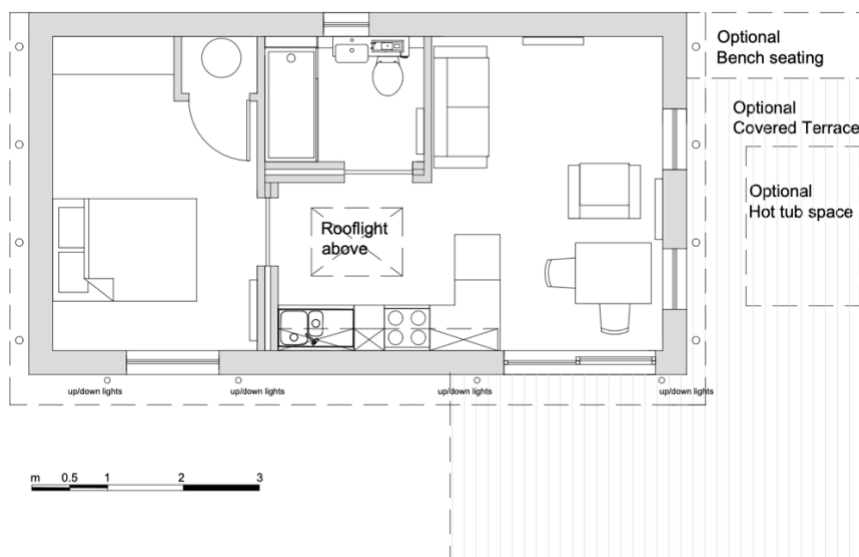


**The Malvern One Bedroom, One Bathroom Annexe**  
**From £90,850 (inc. VAT)**



Image shown for illustration purposes, based on standard specification.



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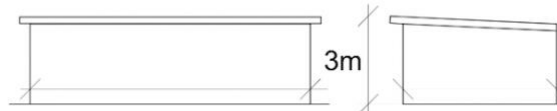
T: 01452 840284 E: [info@annexebyfuturerooms.co.uk](mailto:info@annexebyfuturerooms.co.uk) W: [www.annexebyfuturerooms.co.uk](http://www.annexebyfuturerooms.co.uk)

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33sqm



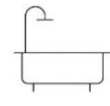
8.5m

4.7m

3m



1



1

Standard Specification	
Foundations	Concrete Pad
Services	Installed Up To 10m from Edge of Room (additonal distance priced separately)
Main Construction	150mm Insulated SIP Panel Walls / 175mm Insulated SIP Panel Roof / Insulated Timber Framed Floor / Caberdeck Flooring Sheets / EPDM Rubber Roof Membrane
Windows & Doors	UPVC Double Glazed
Cladding	2 Sides Cedar Cladding / 2 Sides Glasroc Multiboard
Flooring	SPC Composite Flooring
Interior Finish	Plastered & Painted White
Internal Electrical Fittings	Brushed Chrome
Kitchen	Howdens Hockley Base & Wall Units with Handles / Laminate Worktop / Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven / Gas Four Ring Hob / Integrated Fridge / Extractor Hood
Bath / Shower Room	Vanity Unit with Wash Basin & Toilet / Chrome Flush Handles / Stone Resin Shower Tray with Sliding Glass Shower Screen or Bath / Heated Towel Rail / Extractor Fan
Internal & External Lighting	Internal & External Downlights / Rooflight
Heating & Water	Gas Combination Boiler & Radiators
Storage	Boiler Cupboard / Storage Cupboard
Safety	Smoke Detectors / Carbon Monoxide Alarm
Exterior	Decked Step to Entrance Door
Planning	Standard Planning Application
Certification	Building Regulations / Structural Calculations / U Values Calculation

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<b>Optional Extras</b>
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

<b>Additional Site Related Costs</b>
Planning Surveys
Additional Planning Reports
Groundworks beyond 10m from Building Edge
Preliminary Costs*
Optional Extras

\*Expenses related to overnight stays for installation team

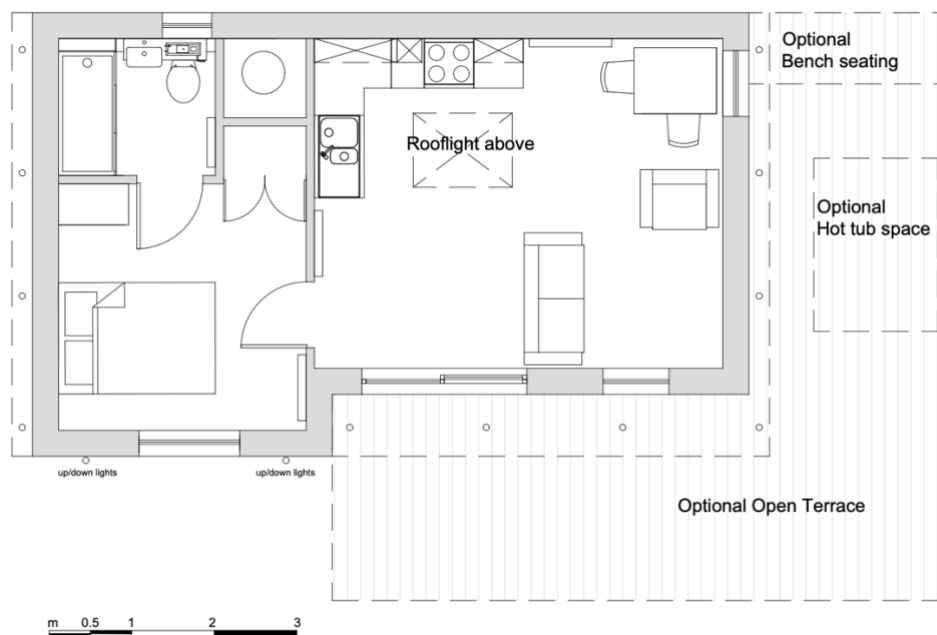
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## The Ledbury One Bedroom, One Bathroom Annexe From £93,040 (inc. VAT)

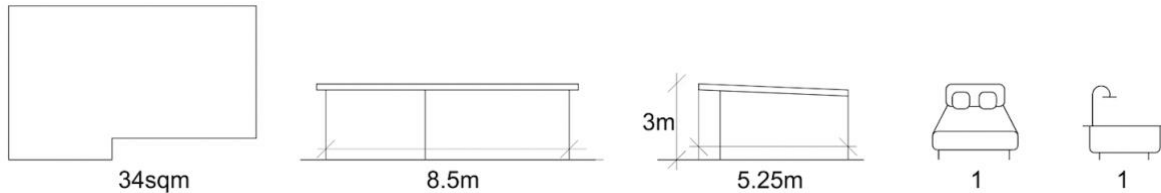


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Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS



Standard Specification	
Foundations	Concrete Pad
Services	Installed Up To 10m from Edge of Room (additonal distance priced separately)
Main Construction	150mm Insulated SIP Panel Walls / 175mm Insulated SIP Panel Roof / Insulated Timber Framed Floor / Caberdeck Flooring Sheets / EPDM Rubber Roof Membrane
Windows & Doors	UPVC Double Glazed
Cladding	2 Sides Cedar Cladding / 2 Sides Glasroc Multiboard
Flooring	SPC Composite Flooring
Interior Finish	Plastered & Painted White
Internal Electrical Fittings	Brushed Chrome
Kitchen	Howdens Hockley Base & Wall Units with Handles / Laminate Worktop / Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven / Gas Four Ring Hob / Integrated Fridge / Extractor Hood
Bath / Shower Room	Vanity Unit with Wash Basin & Toilet / Chrome Flush Handles / Stone Resin Shower Tray with Sliding Glass Shower Screen or Bath / Heated Towel Rail / Extractor Fan
Internal & External Lighting	Internal & External Downlights / Rooflight
Heating & Water	Gas Combination Boiler & Radiators
Storage	Boiler Cupboard / Storage Cupboard
Safety	Smoke Detectors / Carbon Monoxide Alarm
Exterior	Decked Step to Entrance Door
Planning	Standard Planning Application
Certification	Building Regulations / Structural Calculations / U Values Calculation

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Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

<b>Optional Extras</b>
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

<b>Additional Site Related Costs</b>
Planning Surveys
Additional Planning Reports
Groundworks beyond 10m from Building Edge
Preliminary Costs*
Optional Extras

\*Expenses related to overnight stays for installation team

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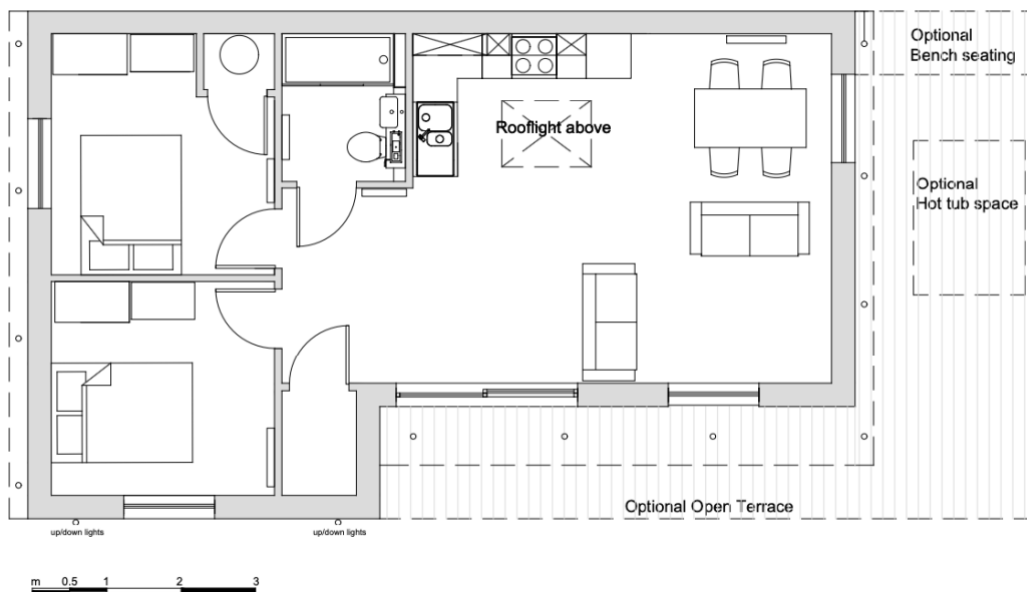
VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655

Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

**The Ledbury Two Bedroom, One Bathroom Annexe**  
**From £107,618 (inc. VAT)**

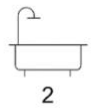
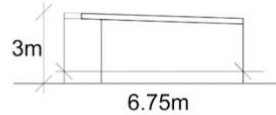
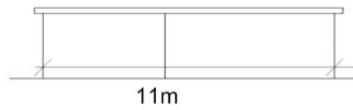
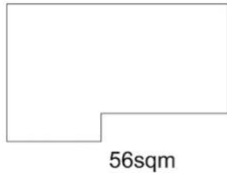


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Standard Specification	
Foundations	Concrete Pad
Services	Installed Up To 10m from Edge of Room (additonal distance priced separately)
Main Construction	150mm Insulated SIP Panel Walls / 175mm Insulated SIP Panel Roof / Insulated Timber Framed Floor / Caberdeck Flooring Sheets / EPDM Rubber Roof Membrane
Windows & Doors	UPVC Double Glazed
Cladding	2 Sides Cedar Cladding / 2 Sides Glasroc Multiboard
Flooring	SPC Composite Flooring
Interior Finish	Plastered & Painted White
Internal Electrical Fittings	Brushed Chrome
Kitchen	Howdens Hockley Base & Wall Units with Handles / Laminate Worktop / Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven / Gas Four Ring Hob / Integrated Fridge / Extractor Hood
Bath / Shower Room	Vanity Unit with Wash Basin & Toilet / Chrome Flush Handles / Stone Resin Shower Tray with Sliding Glass Shower Screen or Bath / Heated Towel Rail / Extractor Fan
Internal & External Lighting	Internal & External Downlights / Rooflight
Heating & Water	Gas Combination Boiler & Radiators
Storage	Boiler Cupboard / Storage Cupboard
Safety	Smoke Detectors / Carbon Monoxide Alarm
Exterior	Decked Step to Entrance Door
Planning	Standard Planning Application
Certification	Building Regulations / Structural Calculations / U Values Calculation

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<b>Optional Extras</b>
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

<b>Additional Site Related Costs</b>
Planning Surveys
Additional Planning Reports
Groundworks beyond 10m from Building Edge
Preliminary Costs*
Optional Extras

\*Expenses related to overnight stays for installation team

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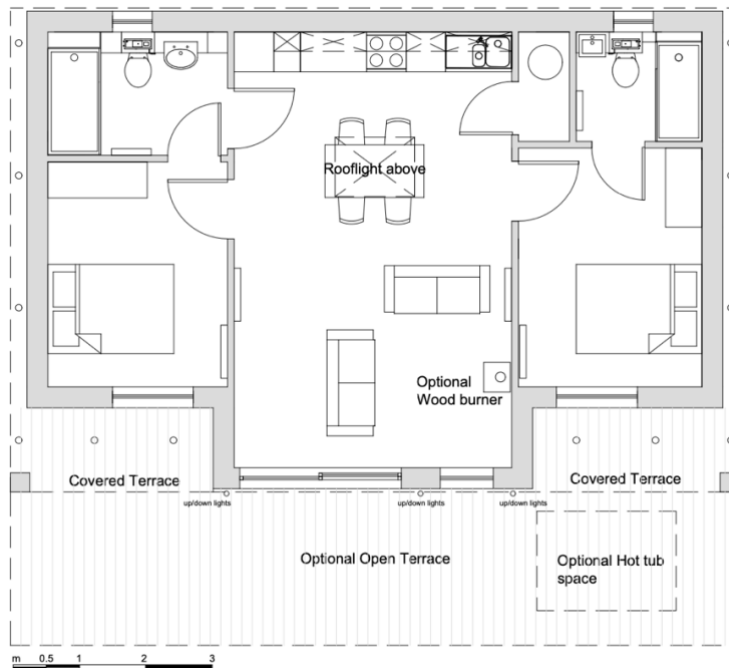
VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655

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**The Malvern Two Bedroom, Two Bathroom Annexe**  
**From £112,891 (inc. VAT)**



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<b>Standard Specification</b>	
Foundations	Concrete Pad
Services	Installed Up To 10m from Edge of Room (additional distance priced separately)
Main Construction	150mm Insulated SIP Panel Walls / 175mm Insulated SIP Panel Roof / Insulated Timber Framed Floor / Caberdeck Flooring Sheets / EPDM Rubber Roof Membrane
Windows & Doors	UPVC Double Glazed
Cladding	2 Sides Cedar Cladding / 2 Sides Glasroc Multiboard
Flooring	SPC Composite Flooring
Interior Finish	Plastered & Painted White
Internal Electrical Fittings	Brushed Chrome
Kitchen	Howdens Hockley Base & Wall Units with Handles / Laminate Worktop / Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven / Gas Four Ring Hob / Integrated Fridge / Extractor Hood
Bath / Shower Room	Vanity Unit with Wash Basin & Toilet / Chrome Flush Handles / Stone Resin Shower Tray with Sliding Glass Shower Screen or Bath / Heated Towel Rail / Extractor Fan
Internal & External Lighting	Internal & External Downlights / Rooflight
Heating & Water	Gas Combination Boiler & Radiators
Storage	Boiler Cupboard / Storage Cupboard
Safety	Smoke Detectors / Carbon Monoxide Alarm
Exterior	Decked Step to Entrance Door
Planning	Standard Planning Application
Certification	Building Regulations / Structural Calculations / U Values Calculation

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Bifold Doors

<b>Additional Site Related Costs</b>
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