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welcome

to Nautica, Bermac Properties' latest development of contemporary new apartments in Ipswich, one of England's oldest towns, and currently enjoying an urban renaissance.



Dominated by its prosperous docks, the town has a colourful past and its history can be traced back for centuries. The many Tudor buildings, medieval churches and merchant's houses that survive today help to give Ipswich its immense charm and character and the changing skyline of the docks means that restaurants, hotels, bars and marinas are now occupying the once industrial quayside.

One of the finest examples of Ipswich's tudor history is Christchurch Manor, near the town centre. Furnished as a country house, its wonderful art collection boasts work by Constable and Gainsborough, who both sought inspiration from the area's beautiful landscapes.



Today, both the town centre and the Quayside have a real 'buzz' about them. The town centre is mainly pedestrianised with well-known high street stores positioned alongside smaller specialist retailers and for bargain hunters, there is also an outdoor market on Tuesdays, Fridays and Saturdays. The vibrant atmosphere continues into the evening with an enviable entertainment scene. The town has a theatre, cinema and clubs as well as numerous restaurants, pubs and bars which can be found nestling in the heart of the town and spilling out onto the quayside.

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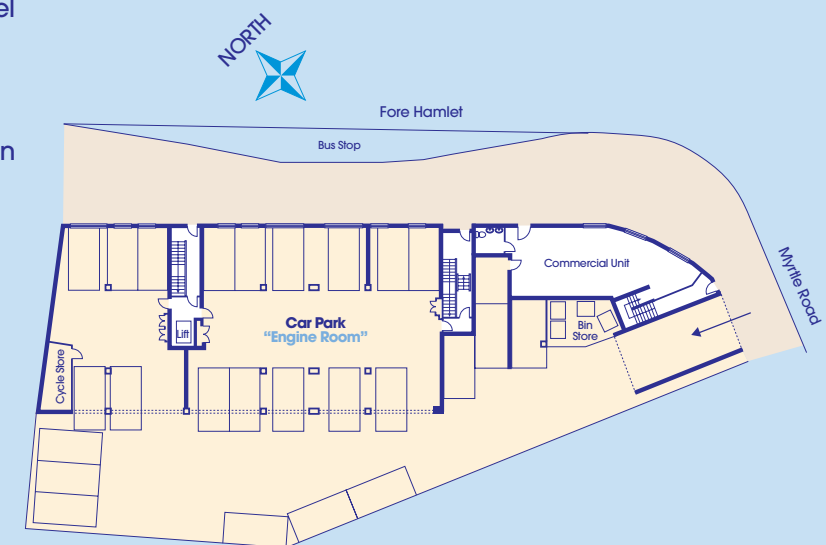
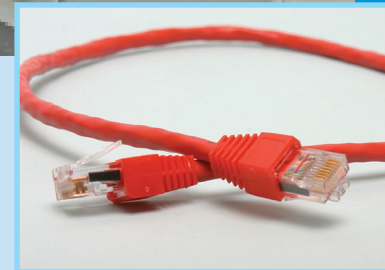
The sports enthusiast will be delighted with the choice available; the town has several sports clubs including Crown Pools which has three swimming pools with a sub tropical atmosphere. As well as a choice of golf clubs, there are also extensive sailing facilities within the area including the nearby marina, Ipswich Sailing Club on the Deben, Orwell and Stour, plus a number of other marinas within driving distance.

For those that prefer a spectator sport, then the area certainly has lots to offer, such as Stock Car Racing, Speedway and of course Ipswich Town Football Club. To pursue a more gentle activity, there is over 1,000 acres of parkland in the town, plus Ipswich is surrounded by unspoilt countryside, so there is plenty of space to escape and 'while away' a summer's afternoon.



features

- luxury fitted kitchens with granite-style work surfaces and fully integrated appliances including oven, hob and extractor hood
- stylish bathrooms with chrome fittings including Grohe thermostatic shower mixer and chrome heated towel rail with electric over-ride
- gas-fired central heating with combination boiler
- interior walls finished with Dulux Swansdown emulsion
- skirting and architrave finished in white satinwood
- light oak effect doors
- "handset-free" audio and video entry systems
- Cat5e cabling to living spaces and bedrooms
- pre-wired for Sky and Sky+ television
- pre-wired for home entertainment system
- allocated parking

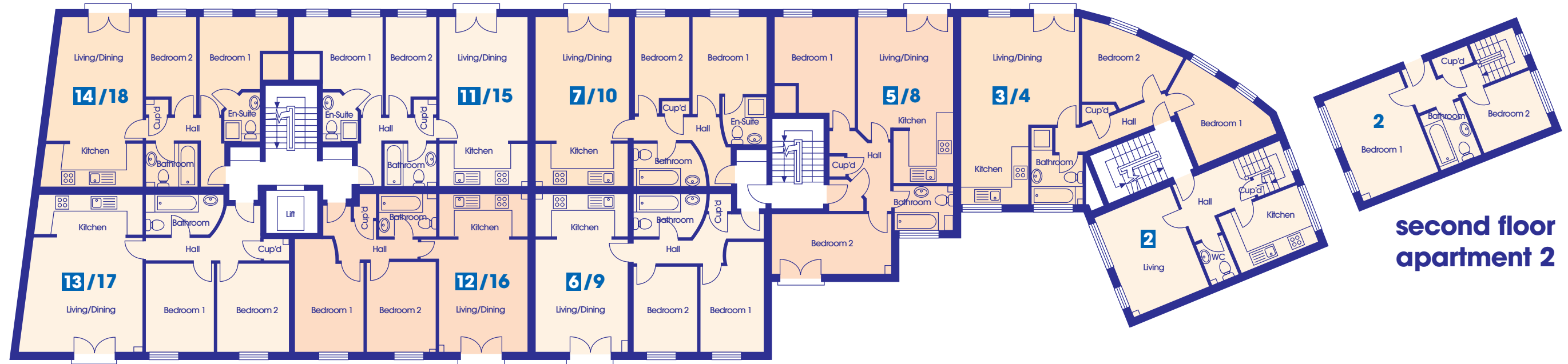


Photos show typical Bermac interiors



first and second floor apartments 2-18

"A Deck and B Deck"



second floor apartment 2

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14 /18	Living/Dining	5.13m x 3.90m	16'10" x 12'9"
	Kitchen	4.15m x 1.80m	13'7" x 5'11"
	Bedroom 1	4.05m x 3.66m	13'3" x 12'0"
	Bedroom 2	4.05m x 2.06m	13'3" x 6'9"
13 /17	Living/Dining	4.90m x 4.70m	16'1" x 15'5"
	Kitchen	4.40m x 1.65m	14'5" x 5'5"
	Bedroom 1	3.70m x 2.94m	12'2" x 9'7"
	Bedroom 2	3.70m x 2.80m	12'2" x 9'2"
11 /15	Living/Dining	5.10m x 3.60m	16'9" x 11'10"
	Kitchen	3.60m x 1.90m	11'10" x 6'3"
	Bedroom 1	4.10m x 3.65m	13'5" x 11'11"
	Bedroom 2	4.10m x 2.08m	13'5" x 6'10"

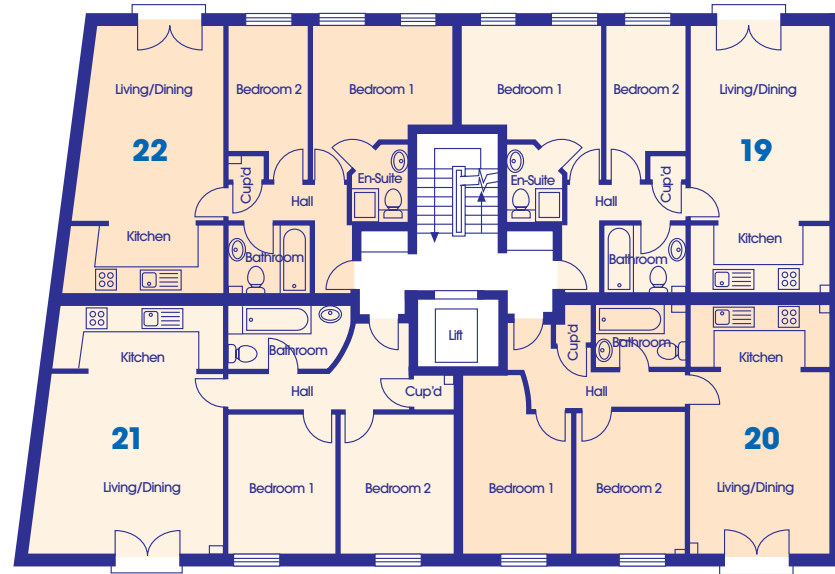
12 /16	Living/Dining	4.70m x 3.60m	15'5" x 11'10"
	Kitchen	3.60m x 1.78m	11'10" x 5'10"
	Bedroom 1	4.75m x 2.85m	15'6" x 9'4"
	Bedroom 2	3.76m x 2.88m	12'4" x 9'5"
7 /10	Living/Dining	5.10m x 3.80m	16'9" x 12'5"
	Kitchen	3.80m x 1.80m	12'5" x 5'11"
	Bedroom 1	4.00m x 2.98m	13'1" x 9'9"
	Bedroom 2	4.00m x 2.30m	13'1" x 7'6"
6 /9	Living/Dining	4.70m x 3.80m	15'5" x 12'5"
	Kitchen	3.80m x 1.71m	12'5" x 5'7"
	Bedroom 1	4.60m x 2.70m	15'1" x 8'10"
	Bedroom 2	3.68m x 2.60m	12'1" x 8'6"

5 /8	Living/Dining	4.50m x 4.00m	14'9" x 13'1"
	Kitchen	2.97m x 2.35m	9'9" x 7'9"
	Bedroom 1	4.59m x 3.35m	15'1" x 10'11"
	Bedroom 2	4.95m x 2.47m	16'3" x 8'1"
3 /4	Living/Dining	4.85m x 4.40m	15'11" x 14'5"
	Kitchen	3.27m x 2.80m	10'9" x 9'2"
	Bedroom 1	4.40m x 4.30m	14'5" x 14'1"
	Bedroom 2	4.32m x 3.59m	14'2" x 11'9"
2	Living	4.40m x 3.30m	14'5" x 10'10"
	Kitchen	3.60m x 2.56m	11'10" x 8'4"
	Bedroom 1	4.20m x 3.30m	13'9" x 10'10"
	Bedroom 2	3.02m x 2.55m	9'11" x 8'4"

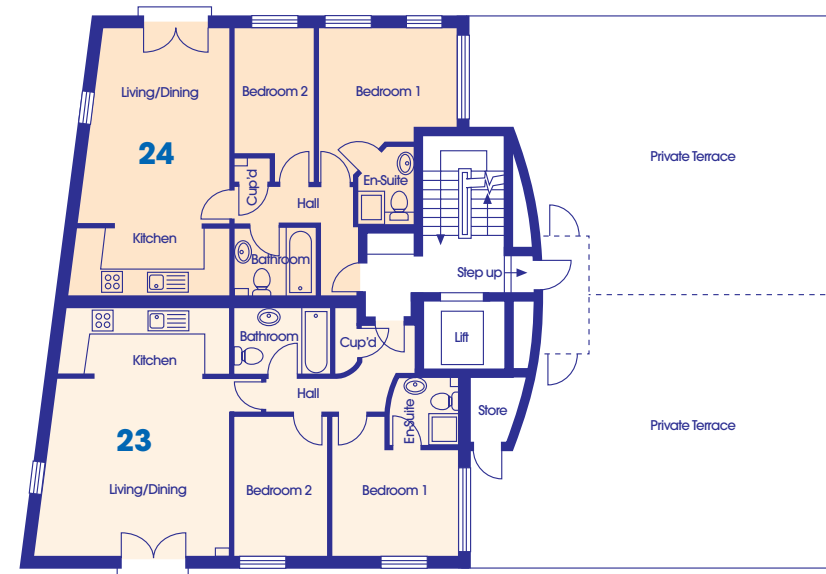
Room dimensions are +/- 100mm. Measurements are maximum dimensions.



third floor apartments 19-22 "C Deck"



fourth floor apartments 23-24 "Sun Deck"



fifth floor apartment 25 "The Bridge"



+ external gas supply to private terrace for barbecue

22	Living/Dining	5.13m x 3.90m	16'10" x 12'9"
	Kitchen	4.15m x 1.80m	13'7" x 5'11"
	Bedroom 1	4.05m x 3.66m	13'3" x 12'0"
	Bedroom 2	4.05m x 2.06m	13'3" x 6'9"

19	Living/Dining	5.10m x 3.60m	16'9" x 11'10"
	Kitchen	3.60m x 1.90m	11'10" x 6'3"
	Bedroom 1	4.10m x 3.65m	13'5" x 11'11"
	Bedroom 2	4.10m x 2.08m	13'5" x 6'10"

21	Living/Dining	4.90m x 4.70m	16'1" x 15'5"
	Kitchen	4.40m x 1.65m	14'5" x 5'5"
	Bedroom 1	3.70m x 2.94m	12'2" x 9'7"
	Bedroom 2	3.70m x 2.80m	12'2" x 9'2"

20	Living/Dining	4.70m x 3.60m	15'5" x 11'10"
	Kitchen	3.60m x 1.78m	11'10" x 5'10"
	Bedroom 1	4.75m x 2.85m	15'6" x 9'4"
	Bedroom 2	3.76m x 2.88m	12'4" x 9'5"

24	Living/Dining	5.14m x 3.90m	16'10" x 12'9"
	Kitchen	4.15m x 1.95m	13'7" x 6'4"
	Bedroom 1	4.05m x 3.73m	13'3" x 12'3"
	Bedroom 2	4.05m x 2.10m	13'3" x 6'10"

25	Living/Dining	5.80m x 4.70m	19'0" x 15'5"
	Kitchen	3.95m x 2.23m	12'11" x 7'4"
	Bedroom 1	4.70m x 3.65m	15'5" x 11'11"
	Bedroom 2	3.25m x 2.65m	10'8" x 8'8"

23	Living/Dining	5.05m x 4.75m	16'7" x 15'7"
	Kitchen	4.40m x 1.75m	14'5" x 5'9"
	Bedroom 1	3.65m x 3.40m	11'11" x 11'1"
	Bedroom 2	3.65m x 2.42m	11'11" x 7'11"

location

Nautica is within walking distance of the town centre, from which there are excellent public transport links. A two minute bus journey will take you to the Rail Station which provides trains to London Liverpool Street (with a journey time of one hour, ten minutes) and Peterborough, where travellers can connect to services to the North of England and Scotland. Felixstowe branch line services are available from the town's Derby Road train station.

For road travel, Ipswich is serviced by the A12 south to London and and north to Norwich and the A14. London Stansted is just 50 miles from Ipswich.



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Nautica is a development by Barmac Properties Plc.

Barmac Properties Plc and its related companies have an exclusive portfolio of developments, from individually designed high specification homes to purpose built offices, shops, industrial and leisure projects.

The Barmac philosophy on its residential projects ensures that every development is of an exceptionally high quality, appropriate to its setting and, through meticulous attention to detail using both modern and traditional materials, skills and craftsmanship, each new home meets the aspirations of its purchaser.

Barmac's growing record of success is based on high standards of design and construction quality, together with a continued aim to enhance quality of living.



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