

The Courtyard Apartments

Francis Grove, Wimbledon, SW19 4DJ



Access to the block.

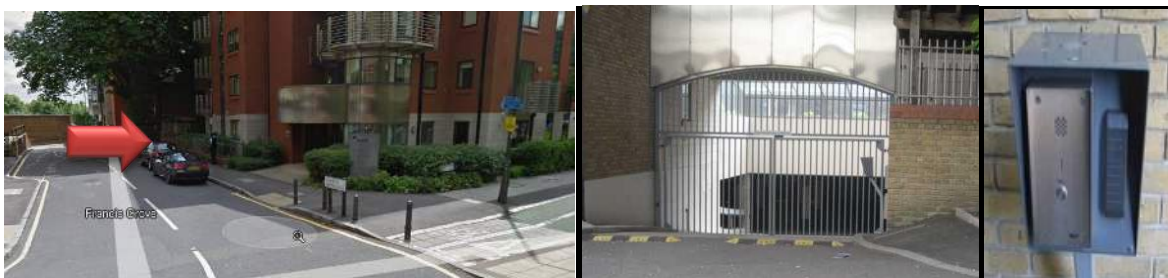
The pedestrian entrance to The Courtyard Apartments can be located along Francis Grove. Entry into the block can be gained using the building entry fob. Enter into the ground floor entrance lobby the lift will be directly to your left and the communal stairwell can be located through the white door to your right.



Access to the car park.

The entrance to the car park can be located along Francis Grove at the end of apartment building. Turn right and stop at the top of the ramp where you will find the car park entry fob panel. Press your car parking fob onto the panel and the gates will open. Drive down the ramp and turn right and park in your allocated parking bay.

To exit the garage drive towards the gates and they will open automatically.



Access to apartments from the car park.

ROOM SPACE

Use the white door in the far right hand corner. Use your building entry fob to pass through the door and the lift will be directly ahead of you. Alternatively there is a second door to the left of the entrance to the basement lift lobby which leads to the communal stairwell, again use your fob to pass through the door.



Mail: is delivered to the glass table in the main lobby area, or is delivered to each individual apartment but this will depend on the delivery company.

Bike store: can be located behind parking bays 43 and 44.

Refuse store: can be located in the underground car park. Take the lift to the underground car park, as you exit the door to the car park you will see the refuse store on your left hand side. General waste and recycling facilities are provided.

Emergency water shut off: can be located in the boiler cupboards usually located in the apartment hallways (except for apartments 2, 8 and 11 which are in the bathroom). The valve will be halfway up the cupboard and labeled with a red tag.



Power: the fuse box can be located in hallway cupboard

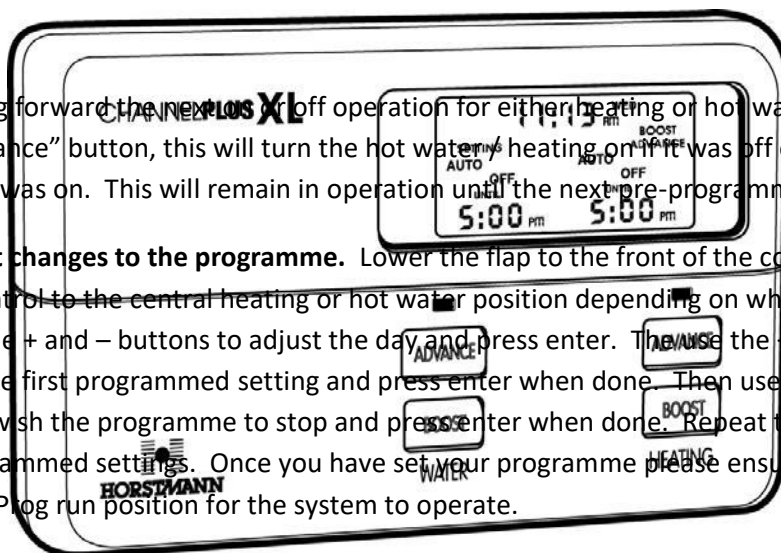
Heating and Hot Water: Your apartment is equipped with radiators throughout which are controlled by the Horstmann heating control panel located in the hallway cupboard. The heating and hot water system will be programmed prior to your arrival to come on in the morning and the evening however you can make adjustments to the programme following the below hints.



To temporarily override the system. To boost the central heating or hot water supply for 1 or 2 hours press the corresponding “boost” button once for 1 hour or twice for 2 hours. To return to normal operation during the “boosted” time period press the boost button.

Alternatively to bring forward the next on or off operation for either heating or hot water press the corresponding “Advance” button, this will turn the hot water heating on if it was off or off if it was on. This will remain in operation until the next pre-programmed session.

To make permanent changes to the programme. Lower the flap to the front of the control panel and move the sliding control to the central heating or hot water position depending on which programme you wish to alter. Use the + and – buttons to adjust the day and press enter. Then use the + and – buttons to adjust the time of the first programmed setting and press enter when done. Then use the + and – buttons to set the time you wish the programme to stop and press enter when done. Repeat this programme for the 2nd and 3rd programmed settings. Once you have set your programme please ensure that the sliding control is set to the Prog run position for the system to operate.



Radiators: The individual radiators throughout your apartment can be adjusted whilst the heating programme is running by using the control knob located to the lower right corner each radiator or by adjusting the central thermostat located in your hallway or lounge.



Backup hot water supply: Your apartment is equipped with an immersion water heater which will provide a backup hot water supply if your main boiler has a failure. To activate the immersion heater turn on the switch marked immersion in the hallway cupboard.

ROOM SPACE



Kitchen Appliances: all fuses for the kitchen appliances can be located on the wall above the workplace. To reset the time on the oven - Turn the dials on as you would to operate the oven, then press the left hand arrow until the light inside the oven comes on. Generally 2/3 clicks.

Bathroom: Each bathroom has a heated towel rail which will also be controlled by the central control panel. Each towel rail will also have an adjustor knob to the bottom right hand corner.



Heated towel rail



Control knob