



Azure Apartments

Lyons Crescent • Tonbridge • TN9 1EX





Azure Apartments

An exciting new contemporary development of 14 stylish apartments with 2 stunning penthouses, situated in a prime town centre location.

Viewing

By appointment with the Marketing Suite,
Fernham Homes on 01732 358771





Description

Azure Apartments is an exciting new contemporary development consisting of 14 impressive apartments, built to a high standard and specification by local developers Fernham Homes. The development is ideally situated for both Tonbridge town centre and main line railway station and boasts well appointed living accommodation, some balconies or decked terrace's and secure underground parking for the 2 bed apartments and penthouses.

The development is based on 4 levels: Foxbury, Langdon, Ashbury and Richmond, each floor with their own individual interior design.

Foxbury Apartments

1st Floor

Apartments: 1 - 4

Comprises of three 1 bed apartments and one 2 bed apartment (with en-suite), all fitted with High Gloss kitchens, Kohler Patio wall hung sanitary ware, Grohe taps, Porcelonsa tiles and choice of wall colours – subject to stage of build. Fitted

Goodings wardrobes to 1 bed apartments are silver/grey with a full length mirror. Fitted Goodings wardrobes to 2 bed apartments are Wenge with full length mirror. Apartments 1 and 2 benefits from a large terrace with decking, have lighting and secure fencing. Apartments 3 and 4 have 2 Juliet balconies each.

Langdon Apartments

2nd Floor

Apartments: 5 – 8

Comprises of three 1 bed apartments and one 2 bed apartment (with en-suite), all fitted with High Gloss kitchens, Shires Corvo wall hung sanitary ware, Grohe taps, Porcelonsa tiles and choice of wall colours – subject to stage of build. Fitted Goodings wardrobes to 1 bed apartments are silver/grey with a full length mirror. Fitted Goodings wardrobes to 2 bed apartments are Wenge with full length mirror. Apartment 5 has a balcony off living room and bedroom. Apartment 6 has 2 balconies; one off living room and one off master bedroom whilst 7 and 8 have 2 Juliet balconies each.

Ashbury Apartments

3rd Floor

Apartments: 9 – 12

Comprises of three 1 bed apartments and one 2 bed apartment (with en-suite), all fitted with High Gloss kitchens, Shires wall hung sanitary ware, Grohe taps, Porcelonsa tiles and choice of wall colours – subject to stage of build.

Apartment 11 has an en-suite bathroom with separate cloakroom. Fitted Goodings wardrobes to 1 bed apartments are silver/grey with full length mirror. Fitted Goodings wardrobes to 2 bed apartment are Wenge with full length mirror. All apartments benefit from balconies off the living room; apartments 9, 10, and 11 also benefit access to balconies off bedrooms.

Richmond Apartments

4th Floor

Penthouses: 14 and 15

Two very stylish penthouses, comprising of 2 double bedrooms (master bedroom has an en-suite) with fitted Goodings Wenge/Graphite panelled mirror wardrobes. Apartment 15 benefits from having en-suites to both bedrooms. Open plan living, dining and kitchen area, full height glass panelled windows to front elevation with stunning views. Both apartments have 2 balconies to front and rear. Apartments feature internal oak veneered doors with decorative inlay throughout. High gloss and wood fitted kitchen with co-ordinating 60mm multiplex worktops, dishwasher and wine cooler. Kohler Ove wall hung sanitary ware and Porcelonsa wall and floor tiles with detailed bordering. Apartments have low voltage lighting to kitchen/living/dining area.

1 Beds: Combined kitchen/living/dining room, bedroom, family bathroom, many also feature an additional patio or balcony off of the living room.

2 Beds: Combined kitchen/living/dining room, 2 bedrooms (1 en suite shower room and balcony), family bathroom, additional balcony off of living room, allocated underground parking space.

Specification

Points of note include:

Kitchens

- Contemporary high gloss fitted kitchens with multiplex work surfaces
- Integrated appliances including built-in electric oven, hob, extractor, fridge/freezer, dishwasher (2 beds only) and washer/dryer
- Choice of kitchen door colours available, subject to stage of build
- Choice of vinyl floor covering, subject to stage of build

Bathrooms, En-suites and cloakroom

- Fully fitted contemporary designer bathrooms with Kohler/Shires wall hung sanitary ware, Grohe taps and Porcelonsa tiles
- Each bathroom will be individually tiled – choice of tiles subject to stage of build
- All bathrooms feature a shower attachment within the bath
- Hinged glass bath screen
- Kohler wall hung sanitary ware
- Shaver point
- Low voltage down lighters
- Grohe taps and shower fittings
- Full height tiling to bath and half height to appliance wall
- En-suites – full height to shower cubicle and half height to appliance wall
- White shower tray with framed glass enclosure (en-suite only)
- Chrome heated towel radiator
- Tiled floor

Bedrooms

- Goodings contemporary fitted sliding mirror wardrobes
- TV Point for low level and also high level Plasma screen
- Balconies off of the bedrooms in apartments 2,5,6,9,10,14 and 15
- 2 bed apartments have an en-suite

Decoration (Internal Design)

- Smooth ceilings finished in white
- Internal walls – choice of colours subject to stage of build
- Internal oak veneer doors fitted throughout with contemporary chrome fittings
- Internal woodwork white satinwood
- Fitted sliding wardrobes to all bedrooms



Plots 1-4



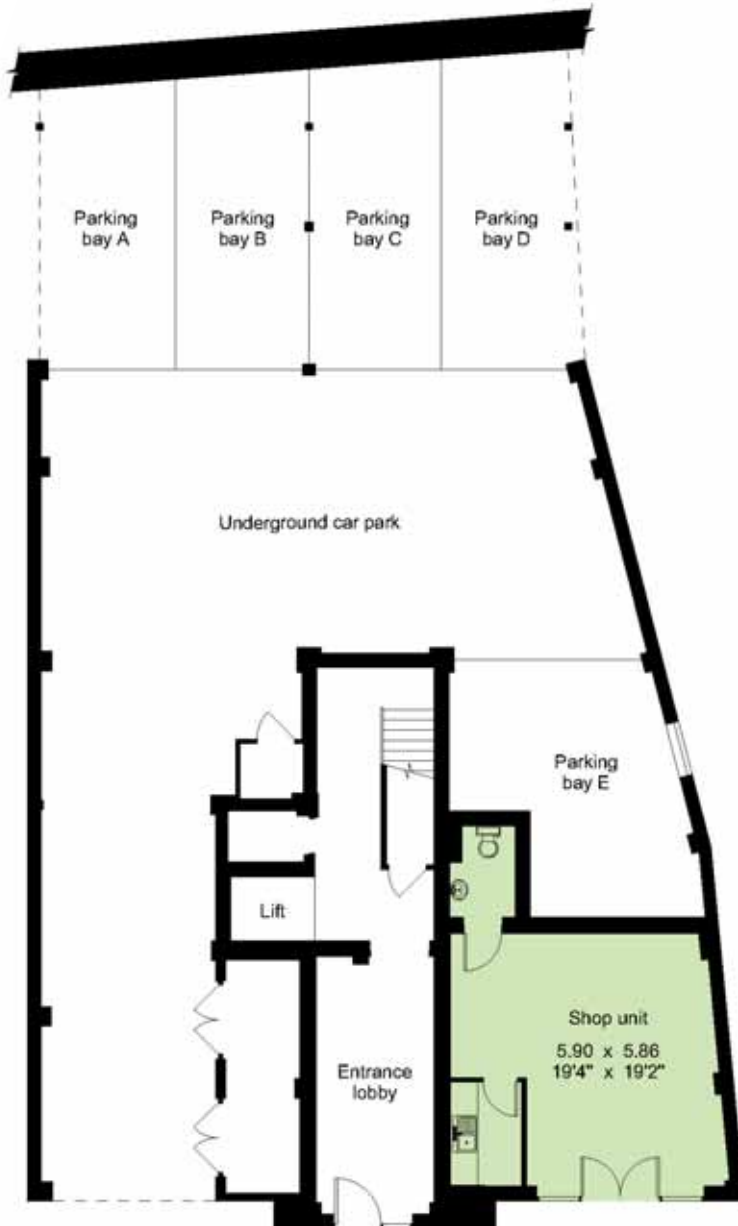
Gross internal area (approx.)

- Shop Unit - 38.4 sq m (413 sq ft)
- Apartment 1 - 51.4 sq m (553 sq ft)
- Apartment 2 - 60.9 sq m (655 sq ft)

- Apartment 3 - 51.1 sq m (550 sq ft)
- Apartment 4 - 53.4 sq m (574 sq ft)

For identification only - Not to scale
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Ground floor



First floor - Foxbury Apartments

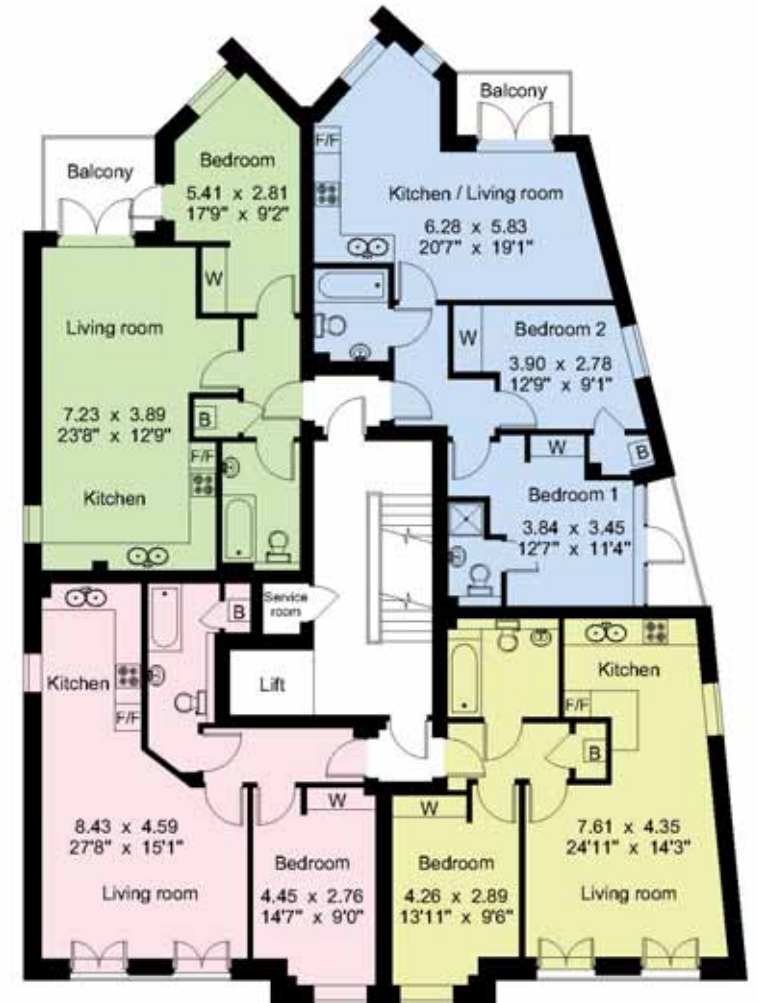




Gross internal area (approx.)

- Apartment 5 - 51.4 sq m (553 sq ft)
- Apartment 6 - 61.2sq m (658 sq ft)
- Apartment 7 - 51.4 sq m (553 sq ft)
- Apartment 8 - 53.6 sq m (609 sq ft)

Second floor - Langdon Apartments



- Apartment 9 - 51.8 sq m (557 sq ft)
- Apartment 10 - 61.1 sq m (657 sq ft)
- Apartment 11 - 45.6 sq m (490 sq ft)
- Apartment 12 - 47.4 sq m (510 sq ft)

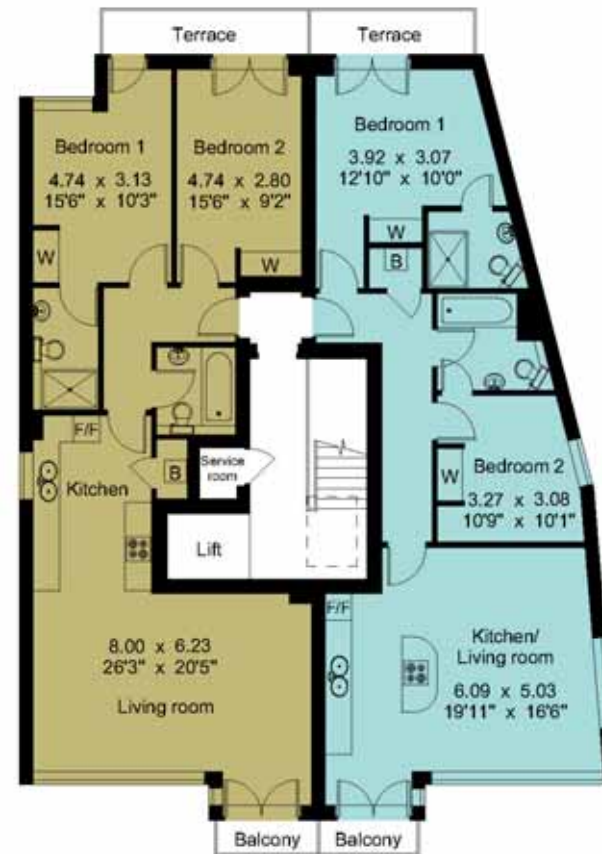
Third floor - Ashbury Apartments



- Apartment 14 - 80.7 sq m (868 sq ft)
- Apartment 15 - 76.7 sq m (825 sq ft)

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Fourth floor - Richmond Apartments



Heat, Electrical and Lighting

- TV points to living area and bedrooms
- Pop-up socket to kitchen
- Telephone points to hall, living room and bedroom
- Numerous power points throughout finished in white
- Recessed down lighters fitted to all kitchens and bathrooms in 1 bed apartments
- Recessed down lighters fitted to all kitchens, living, bathrooms and en-suites in 2 bed apartments
- Low energy light fittings to other rooms
- External lighting
- Communal satellite dish and wiring
- Mains operated smoke alarms
- Gas fired central heating with mains pressure hot water
- Entry phone system
- Fire sprinkler system throughout apartments and building

Distinguishing Features

- Cedar wood cladding
- Rendering/Face brickwork/Rain screen to front elevation
- Aluminium sealed double glazed windows and external doors
- Large decked terrace to apartments, 1 and 2 with outside lighting and power point
- Secure fencing to rear
- Balconies to apartments, 2,5,6,9,10,11,12,14 and 15
- Juliet balconies to apartments, 3,4,7 and 8
- Terraces to apartments, 1 and 2
- External Lighting
- Lift to all floors
- Secure gated underground car park for 2 bed apartments and penthouses also an additional parking space from developer to rent or buy. Residents of the 1 bedroom apartments can apply to Tonbridge and Malling Borough Council for a parking permit
- Secure bin store
- Secure underground cycle storage
- 10 Year NHBC build warranty

Tenure

All apartments are leasehold on a 125 year term

Situation

Azure apartments is conveniently located for Tonbridge town centre and main line railway station which are just a short walk away.

Comprehensive Shopping: Tonbridge provides supermarkets and other high street retailers as well as a multitude of pubs and restaurants. Sevenoaks (9 miles) Tunbridge Wells (6 miles) and Bluewater Shopping Centre in Dartford.

Mainline Rail Services: 700 metres to Tonbridge mainline station has a fast and frequent service to London Bridge in 36 minutes and Charing Cross in about 39 minutes (times based on the fasted route). Ashford International 40 minutes. Gatwick Airport 49 minutes. Coastal regions. Direct peak time journeys in minutes, sourced from www.thetrainline.com

Primary Schools: Tonbridge Primary School.

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Nizels Golf and Fitness centre in Hildenborough. Poulton Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs including football, baseball, swimming and sailing.

Motorway Links: The A21 can be accessed at Hildenborough and gives access to the M25, other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

Directions

From the A21 head towards Tonbridge town centre on the B2260. Continue straight over at the mini roundabout, then at the second roundabout veer left towards the High Street passing the train station on your left hand side. Continue straight over the next roundabout and follow the high street, shortly after the river on the right-hand side you will find the entrance to Lyons Crescent (there is a Barclays Bank on the corner of the road). The development will be found after a short while on your left hand side.

Outgoings

Tonbridge and Malling District Council – Tel: 01732 844522. Tax Band – TBC. Service charge - TBC

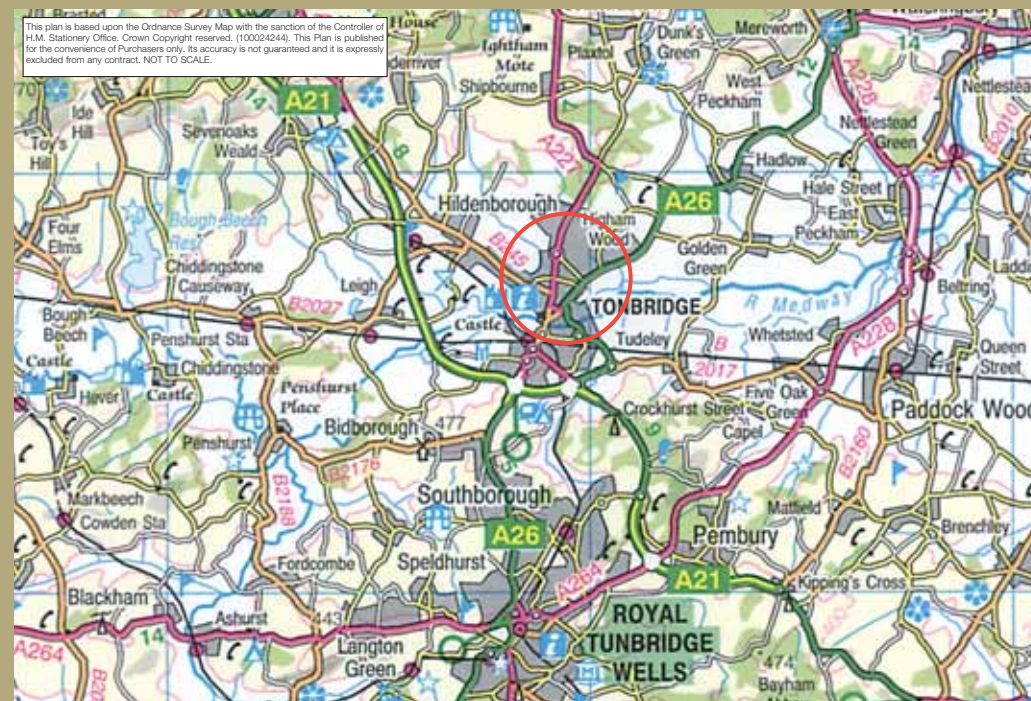
Services

Gas-fired heating via radiators, mains water, electricity and drainage.

DISCLAIMER

Whilst every endeavour has been made to provide accurate information in relation to external and internal finishes, Fernham Homes Limited reserves the right to alter or vary the design and specification at any time for any reason without prior notice. This brochure is intended to provide an indication of the general style of our development and apartment types.

Any plans and drawings are illustrative only and may not be to scale. Colours are provided as an indication only and may differ due to printing techniques. To this end any drawings, photographs or illustrations shown are non contractual. All room dimensions are as accurate as possible at time of going to press. Please consult with the Sales Advisor at the point of reservation.



Fernham Homes is a local house builder whose directors have between them over fifty years experience of building quality homes in Kent. Born and brought up in the Weald of Kent, the directors have a close relationship with the area, and a deep knowledge of its building history, which is reflected in the style of homes built by the company.

Fernham Homes design and build homes to enhance their settings. We build in the traditional way and incorporate many external features such as timber, rendering, weatherboarding, tile roofs and tile hanging, reflecting the traditional local Wealden style. Some homes incorporate chimneys and working fireplaces and all benefit from the very latest technical specifications, providing a home of character, style, comfort and convenience. Our homes are designed to meet the highest standards and modern insulation to achieve maximum energy conservation, creating a homes that is warm and inviting in every sense.

The company places great importance on the quality of the landscaping or town scape on each development, creating ponds, retaining as many mature trees and shrubs as possible and replanting where necessary. This together with new landscaping, turfed lawns, tree and shrub planting, driveways, fencing or newly built walls, matures together to create beautiful areas within each development to be enjoyed by homeowners. The directors are committed in their desire to respect the environment, and the need to ensure that the new communities they create will blend seamlessly with their surroundings. On some developments special features have been created, such as managed wildlife areas and ecologically friendly sustainable ponds naturally filled by rain water from the surrounding properties.

Fernham Homes chooses the locations of each development with great care, be it a village, rural setting or a bustling town. We consider the type of purchasers and their likely requirements, such as the importance of schools where family houses are being built or railway stations and good road links for commuters, together with the closeness or local shops and amenities. The design of each scheme reflects both the setting and surrounding area, as well as the local need for different types of housing be it apartments to larger family homes.

We are justifiably proud of the reputation we have gained, for our high standard of customer service, quality of build, attention to detail and specifications using the latest in product trends to appeal to our discerning purchasers. The directors personally supervise construction on a daily basis on each development, giving confidence to purchasers that we are taking care and pride in building their new home.





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