

Parson's Place

PRIORY STREET • TONBRIDGE • KENT • TN9 2AN



A stylish development of six 3 bedroom houses,
four 2 bedroom and two 1 bedroom apartments.

Fernham
HOMES
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A stylish development of six 3 bedroom houses, four 2 bedroom and two 1 bedroom apartments. Situated in an excellent position for the town centre, railway station and access to the A21/M25



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At Parson's Place you will find a charming mews style development offering a delightful mix of attractively designed 3 bedroom houses and 1 and 2 bedroom apartments. The external design reflects the Victorian houses in the area; red brickwork, stone sills and heads to the front elevations, lending an air of tradition to the development. Sensitively designed interiors with the latest in energy saving appliances contrast with the external appearance providing a comfortable and stylish home.



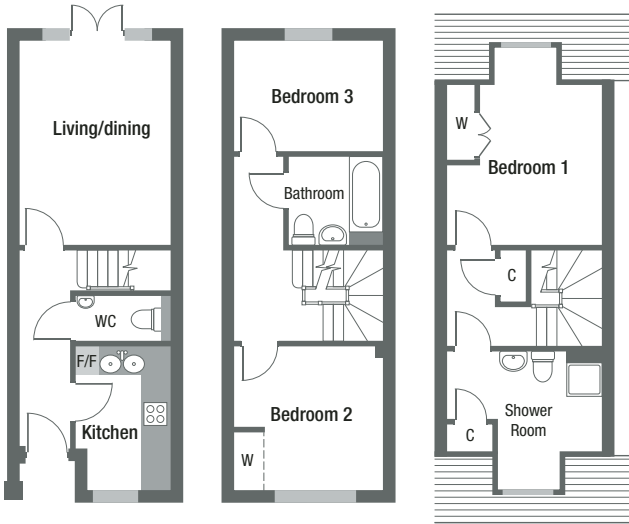
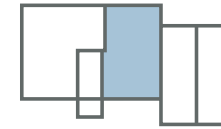
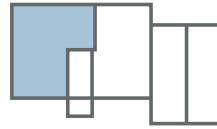
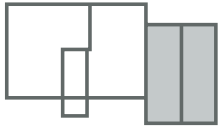
The vibrant market town of Tonbridge lies in the heart of the Weald on the river Medway, close to outstanding countryside and the attractive town of Tunbridge Wells. The town centre offers a varied selection of shops including a Waitrose and Sainsbury's supermarket, restaurants, bars and cafés, while Tunbridge Wells provides an eclectic range of both specialist and High Street stores.

Sports facilities are wide ranging from an indoor swimming pool and outdoor tennis courts, boating, golf, cycling and walking, to the Angel Leisure Centre with its fitness suite and varied range of activities.

There's an excellent range of schools for all ages in Tonbridge and the surrounding area.

Tonbridge is ideal for the commuter, with trains to London Bridge taking approximately 36 minutes and junction 5/M25 some six miles distant. Gatwick, Heathrow, the Channel Tunnel and Ashford International Station are all within easy reach of Parson's Place, making it an attractive location for your new home.

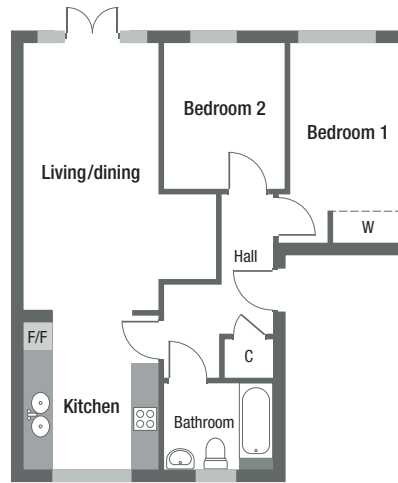
FLOOR PLANS



Ground Floor First Floor Second Floor

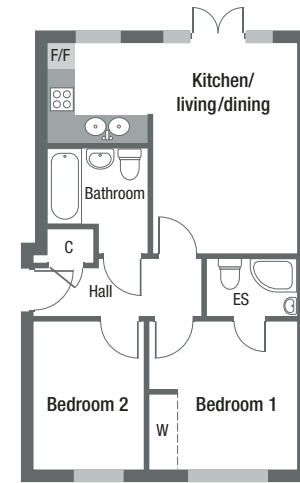
Houses 1 & 2 95.2m², (1025ft²) handed

Living/dining room	3.37m x 4.47m (11'0" x 14'8")
Kitchen	2.20m x 3.13 (7'2" x 10'3")
Bedroom 1	4.10m x 3.36m (13'5" x 11'0")
Bedroom 2	3.38m x 3.19m (11'1" x 10'6")
Bedroom 3	3.36m x 2.50m (11'0" x 8'2")



Apartment 3 with rear garden (ground) and Apartment 5 (first) 64.5 m², (694 ft²)

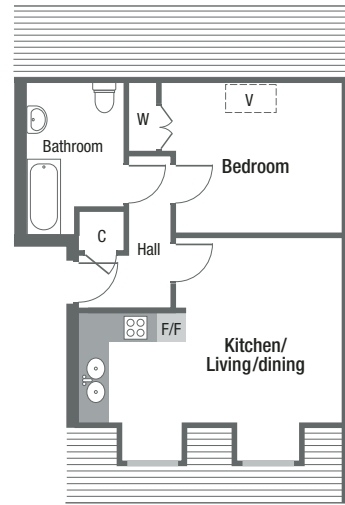
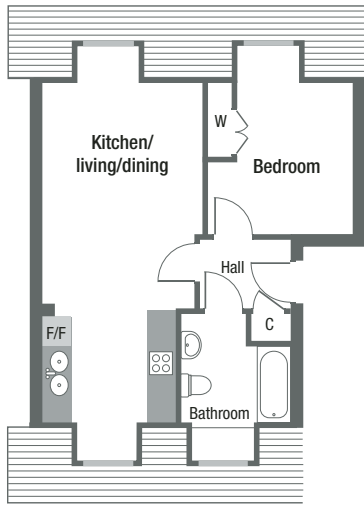
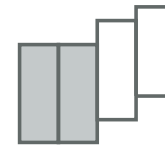
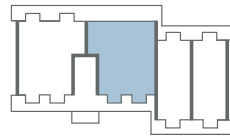
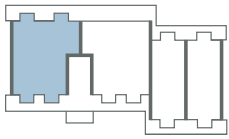
Living/dining room	5.86m x 4.29m (19'2" x 14'1")
Kitchen	3.47m x 2.99m (11'4" x 9'9")
Bedroom 1	4.33m x 2.44 (14'2" x 8'0")
Bedroom 2	3.11m x 2.70m (10'2" x 8'10")



Apartment 4 with rear garden (ground) and Apartment 6 (first) 53.9 m², (580 ft²)

Kitchen/living/dining area	5.53m x 4.57m (18'1" x 14'11")
Bedroom 1	3.30m x 3.25m (10'10" x 10'7")
Bedroom 2	3.30m x 2.48m (10'10" x 8'1")



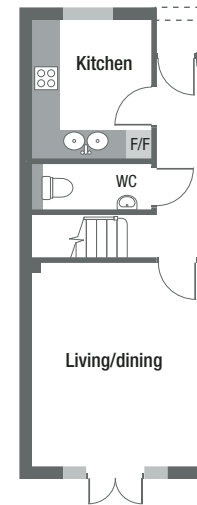


Apartment 7 (second) 49.3 m², (530 ft²)

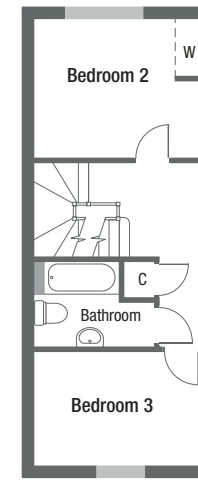
Kitchen/living/ dining area	8.62m x 3.53m (28'3" x 11'7")
Bedroom	3.88m x 3.27m (12'9" x 10'8")

Apartment 8 (second) 49.9 m², (537 ft²)

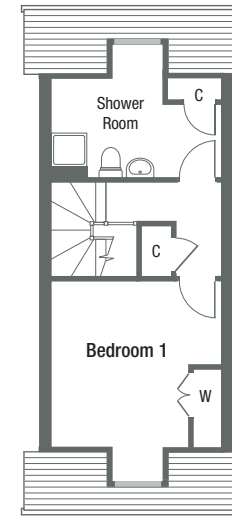
Kitchen/living/ dining area	5.83m x 4.63m (19'1" x 15'2")
Bedroom	4.07m x 3.38m (13'4" x 11'1")



Ground Floor



First Floor



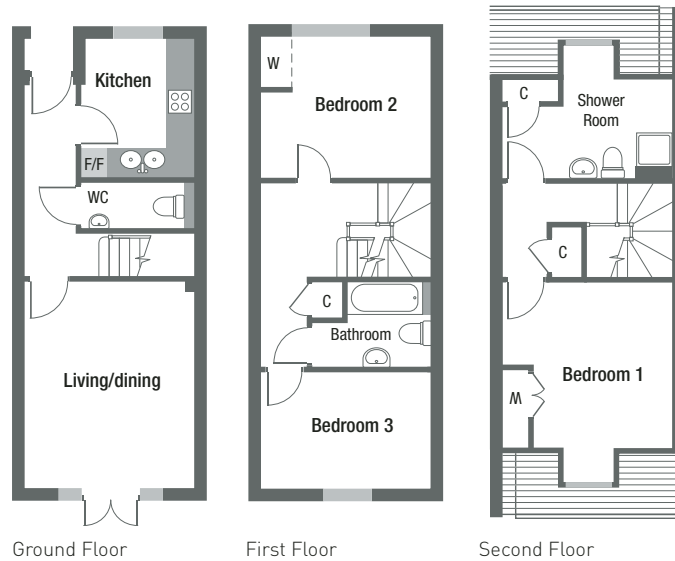
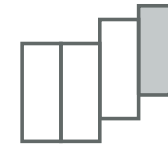
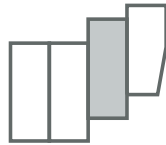
Second Floor

Houses 9 & 10 106.2 m², (1143 ft²) handed

Living/dining room	4.54m x 3.77m (14'10" x 12'4")
Kitchen	3.00m x 2.64m (9'10" x 8'8")
Bedroom 1	3.78m x 3.71m (12'4" x 12'2")
Bedroom 2	3.78m x 3.03m (12'4" x 9'11")
Bedroom 3	3.78m x 2.57m (12'4" x 8'5")

Measurements are approximate and do not include dormer windows.
 Restricted head height to second floor where dormer window is located on Plots 1, 2, 7, 8 & 9-12.
 Please ask the sales consultant to confirm which bedrooms have fitted wardrobes as not all wardrobes shown on the plan may have been fitted.
 Kitchen measurements are wall to wall.

FLOOR PLANS



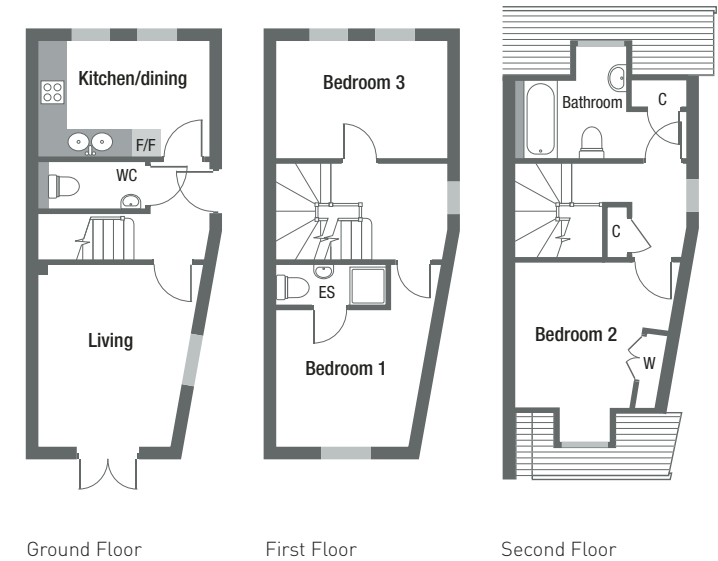
Ground Floor

First Floor

Second Floor

House 11 107.6 m², (1158 ft²)

Living/dining room	4.53m x 3.84m (14'10" x 12'7")
Kitchen	3.00m x 2.70m (9'10" x 8'10")
Bedroom 1	3.83m x 3.71m (12'7" x 12'2")
Bedroom 2	3.83m x 3.03m (12'7" x 9'11")
Bedroom 3	3.83m x 2.57m (12'7" x 8'5")



Ground Floor

First Floor

Second Floor

House 12 89.2 m², (960 ft²)

Living room	4.00m x 3.23m (13'1" x 10'7")
Kitchen/dining room	3.72m x 2.53m (12'2" x 8'3")
Bedroom 1	3.05m x 2.54m (10'0" x 8'4")
Bedroom 2	3.17m x 2.74m (10'4" x 9'0")
Bedroom 3	3.72m x 2.56m (12'2" x 8'4")

Measurements are taken from plan and do not include dormer windows.
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 Kitchen measurements are wall to wall.

SITE PLAN



Parking spaces are allocated to each home. Please ask for details from the Sales Advisor.

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 house 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. E&OE 02/09

SPECIFICATION

Energy efficiency

Gas fired central heating via radiators with thermostatic valves to the houses and apartments 4, 6 & 8. Apartments 3, 5 & 7 to have low e mechanical ventilation system, an energy efficient system which uses exhaust air energy for hot water and central heating via radiators. Insulated cavity walls; loft insulation; low e double glazed windows; dry lined internal walls.

Safety and security

All external doors and windows fitted with security locks; smoke detectors; external light to all front doors including the communal entrance door to the flats; bollard lighting to the external communal areas, uPVC sliding sash windows.

Internal design

Chrome internal door furniture; timber MDF stairs with painted white spindles and string with stained hardwood handrail to houses; concrete stairs with metal balustrade and handrail to communal staircase for flats. Smooth ceilings; mains operated doorbell to houses and entrance phone to flats; all walls painted in emulsion with white ceilings; wardrobes to master and second bedroom on selected houses/apartments (please ask the sales advisor for details).

Kitchen

A choice of units from the Fernham Homes range (subject to stage of build) with laminate worktop and pelmet lighting under wall units. A stainless steel electric oven; gas hob and extractor hood; integrated fridge/freezer; washing machine and dishwasher to each of the houses. Stainless steel electric oven and hob; extractor hood; integrated fridge/freezer; integrated washer/dryer and dishwasher to each of the apartments.

Bathroom, en-suites and cloakroom

White contemporary Kohler sanitary ware with chrome fittings; choice of wall tiles from Fernham Homes' Porcelanosa range (subject to the stage of build); low voltage downlights; heated towel rail in bathroom and en-suites.

Electrical

Ample sockets, switches in white; shaver point in bathroom and en-suites; external light fitted to all front doors and communal entrance door to flats; telephone and TV points to lounge and bedrooms; bollard lighting to external communal area.

External

Each home will benefit from a single allocated parking space and visitors parking; turf to rear garden; paved paths and patio area to the gardens of houses and specific flats; all external paintwork in white. Houses and apartments will contribute to the communal areas for the benefit of the homeowners. For further information please ask the sales advisor.

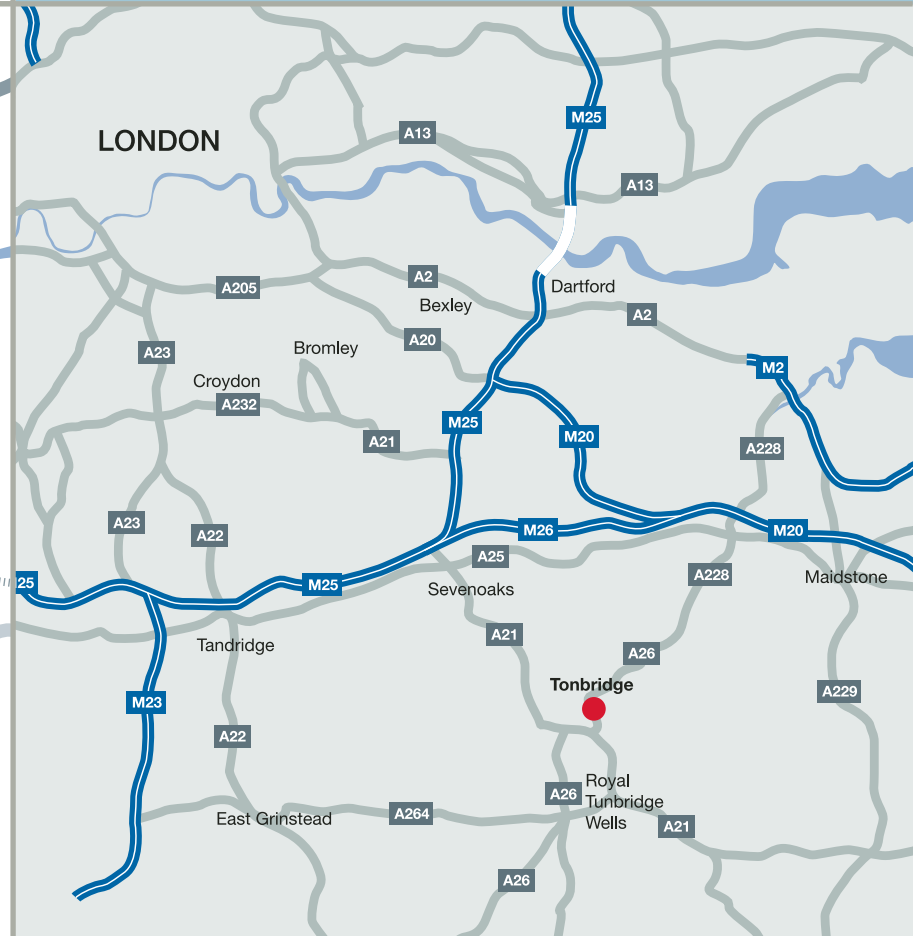
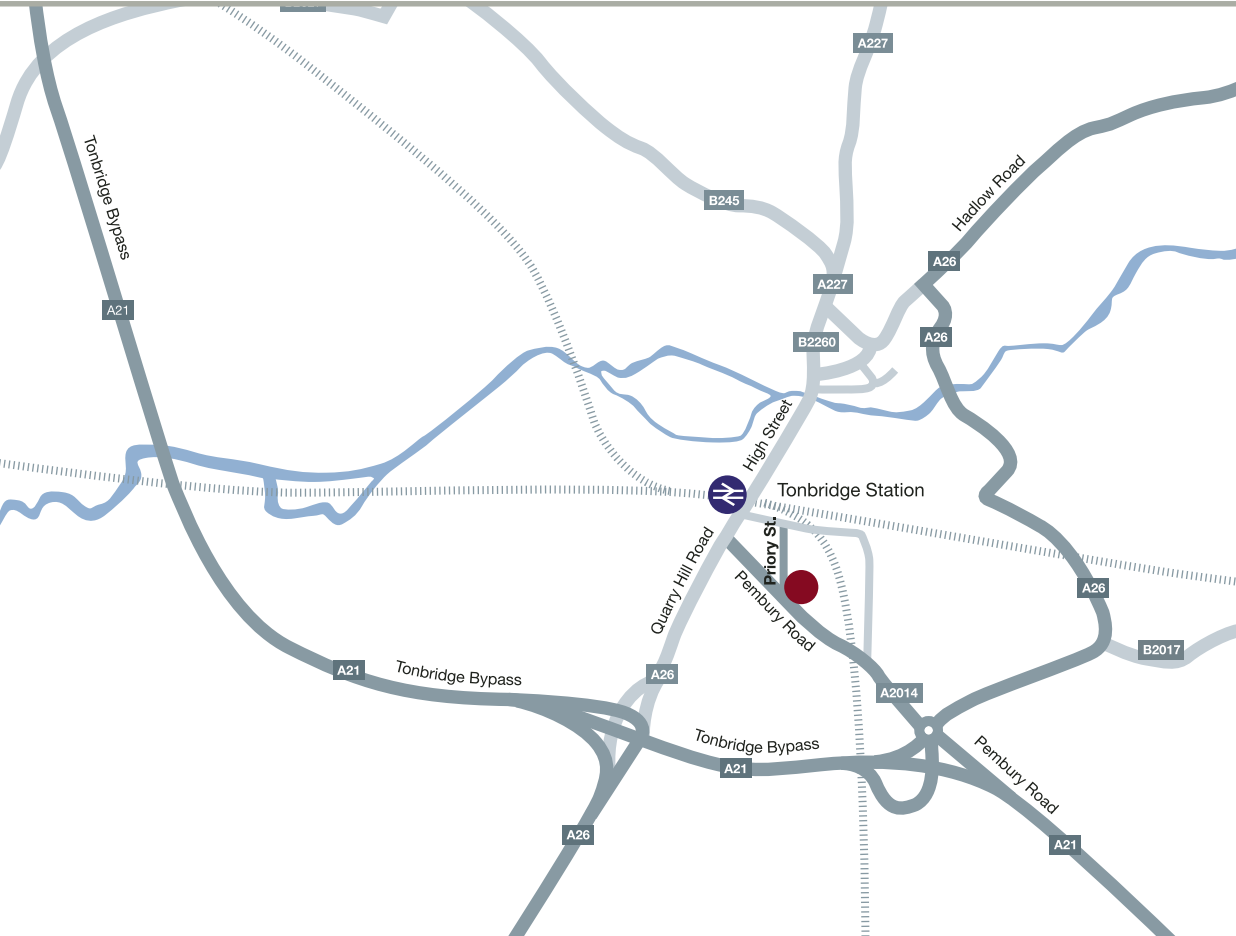


All our homes are covered by the NHBC Buildmark Warranty which is a certificate of sound construction and offers insurance protection against building faults or structural defects for a period of 10 years.

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From Tonbridge High Street proceed southwards (towards Tunbridge Wells) on the B2206, then at the roundabout turn left onto the A2014 Pembury Road. Take the second left into Priory Street and Parson's Place can be found after a short distance on the right.



Central Tonbridge distance/times index*

M25 (junction 5) – 6 miles
 Gatwick Airport – 33 miles
 Heathrow (58 miles)
 London Bridge – 36 minutes

Ashford International
 Passenger Station – 33 minutes
 Main line station – 0.4 miles

* Approximate times
 Distances sourced from www.theaa.com
 Train times sourced from www.nationalrail.co.uk
 (dependent on time of train)

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