

Greyhound House

Shipbourne Road, Tonbridge, Kent TN10 3EJ

A luxury development of six apartments and two penthouses all with 2 bedrooms, 2 bathrooms and a parking space, finished to a high specification.



2 bedroom apartments in Tonbridge

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The vibrant town of Tonbridge lies in the heart of the Weald on the river Medway, close to outstanding countryside.

THE TOWN CENTRE offers a varied selection of high street shops including a Waitrose and Sainsbury's supermarket together with a number of restaurants, bars and cafés.

Tonbridge offers a wide range of sporting facilities and activities to be enjoyed from indoor swimming pool, outdoor tennis court, canoeing, golf, cycling and walking to private and public fitness suites, e.g. the Angel Leisure Centre, Peak Fitness and Tonbridge School.

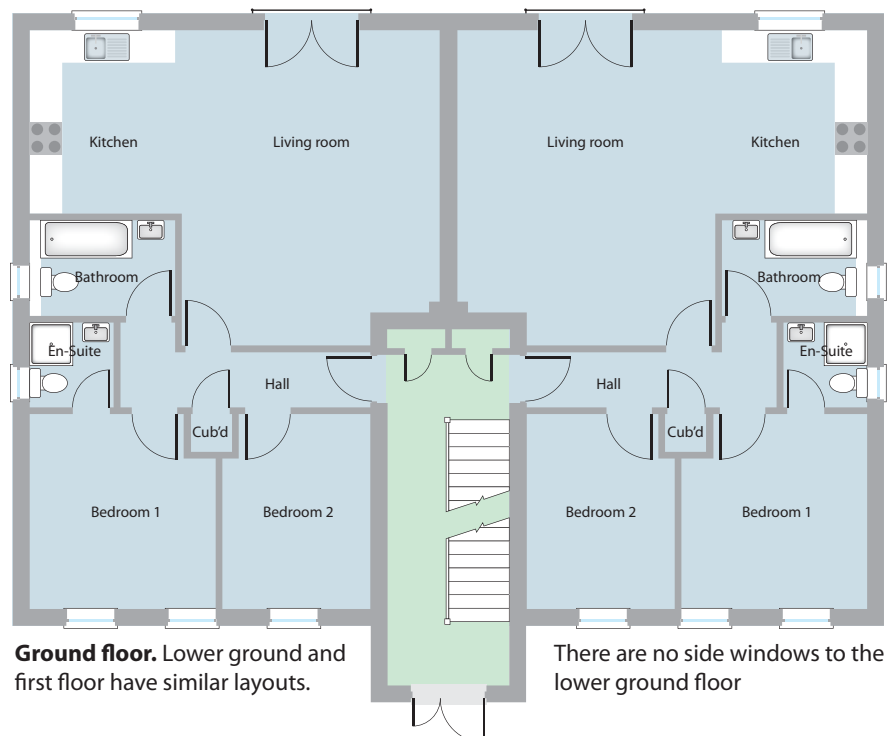
An excellent range of schools for all ages is available in Tonbridge and the surrounding area.

Ideal for the commuter, with trains to Cannon Street, London Bridge, Waterloo East and Charing Cross 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 Orchard Court, making it an attractive location for your new home.



Apartments 1, 3 and 5

Apartments 2, 4 and 6



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

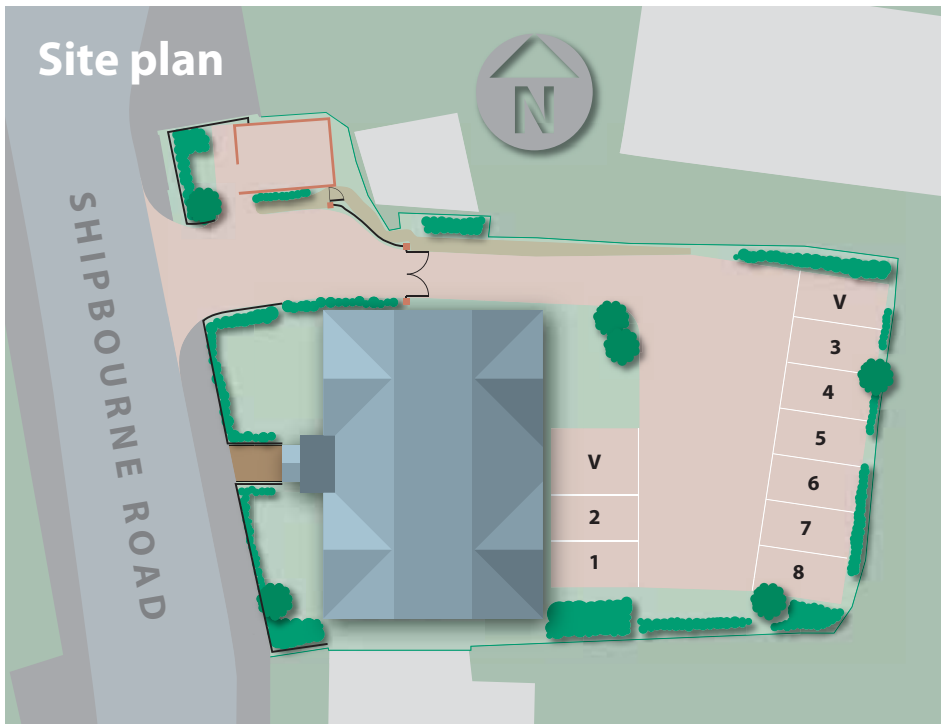
Computer generated images are for illustrative purposes only.

These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. There may have been alterations during construction and final finishes, any amendments will be confirmed at reservation and also throughout the sales process to completion. Prospective purchasers will have to check the plans and specification confirmed at the time of reservation and any alterations that may be needed due to unforeseen circumstances throughout the sales process.

Ground floor. Lower ground and first floor have similar layouts.

There are no side windows to the lower ground floor

Site plan



Accommodation

Lower ground, ground and first floor: apartments 1-6.

There is a family bathroom and bedroom one benefits from an en-suite shower room.

Living room	4.8m x 5.9m	(15'9" x 19'3")
Bedroom 1	3.5m x 3.6m	(11'4" x 11'11")
Bedroom 2	2.7m x 3.6m	(9'0" x 11'11")

Second floor: penthouse apartments 7-8.

There is family shower room and bedroom one benefits from an en-suite bathroom.

Living room	5.4m x 5.3m	(17'9" x 17'3")
Bedroom 1	3.1m x 5.3m	(10'4" x 17'5")
Bedroom 2	3.1m x 4.2m	(10'0" x 13'11")



Specification

Energy efficiency

Gas Combi Boilers to provide hot water and heating via radiators with thermostatic valves.

Insulated cavity walls; 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 communal entrance door; bollard lighting to the external communal areas. Electric gates to car park.

Internal design

Chrome internal door furniture. Concrete stairs with metal balustrade and handrail to communal staircase. Smooth ceilings. Entrance phone to flats. All walls painted in emulsion with white ceilings. Wardrobes to master bedroom.

Kitchen

A choice of units from the Fernham Homes range (subject to stage of build) with under wall unit lighting. A stainless steel electric oven; gas hob and extractor hood; integrated fridge freezer; washer dryer and dishwasher.

Bathroom/en-suite

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

Electrical

Ample sockets; switches in white; shaver point in bathroom and en-suites; telephone and TV points to living room and bedrooms. Bollard lighting to external areas.

External

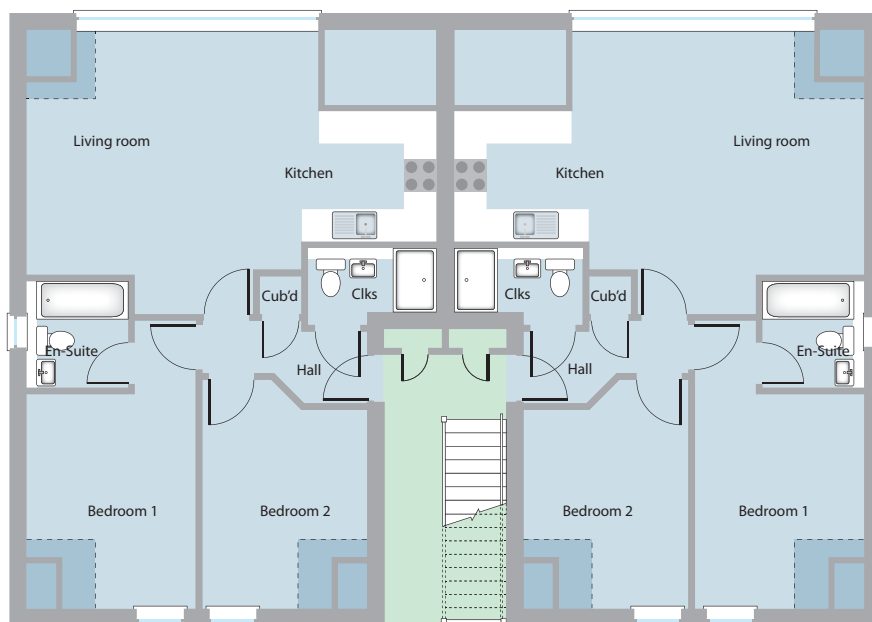
Each apartment will benefit from a single allocated parking space. Apartments will contribute to the communal areas for the benefit of the homeowners. For further information please ask the sales advisor.



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.

Penthouse apartment 7

Penthouse apartment 8



Second floor

Indicates restricted headroom



Directions

Travelling northbound from Tonbridge on the A227 Shipbourne Road, Greyhound House can be found on the right hand side, just prior to the roundabout with Darenth Avenue and The Ridgeway.

Postcode: TN10 3EJ

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These particulars do not form part of any offer or contract and must not be relied upon until confirmed in reservation agreement or throughout the sales process. E&OE 07/2011

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