



# HERMITAGE PARK

Hermitage Park is a vibrant new community offering an attractive setting with open spaces, a variety of amenities and excellent transport links.

A mixture of new and improved footpaths and cycle routes will connect each part within Hermitage Park and provides links to surrounding areas. With a central green the development comprises ancient woodland, communal open spaces, a community orchard, ponds and play areas, providing residents with a superb scenic place to call home.

Residents can be assured when buying a home designed and built by Croudace that they will benefit from a high quality finish and modern specification, including integrated appliances and flooring throughout.

Set only 3 miles from the heart of Maidstone, the town provides a wide variety of amenities for those looking for cultural highlights, such as the Hazlitt Theatre, Carriage Museum, Maidstone Museum and the Bently Art Gallery and close by the stunning Leeds Castle. Maidstone is renowned as a shopping destination. The town benefits from a wide range of restaurants with over 80 eateries and cafes to choose from and a vibrant nightlife. There are shops and supermarkets for all tastes within 1 mile of Hermitage Park.

Hermitage Park is perfectly situated for excellent transport links. Direct access to the M20 (Jct 5) is approximately 2 miles from the location. This connects easily to the M26, M25 and M23 with short journeys to Maidstone Town Centre, Tonbridge and Tunbridge Wells. It is also perfect for commuters travelling by rail. The nearest station, Barming, is on the London to Ashford line with services to Ashford International, Maidstone East, West Malling, and London Victoria. Ebbsfleet International is only a 22 minute drive away, with services to London St. Pancras International, Canterbury West, Dover, Folkestone as well as the Continent.

There are excellent bus route services which connect the surrounding towns and the introduction of further bus routes and the addition of a dedicated bus access for Hermitage Park will provide frequent bus services within the local area.

The area is served by 16 well regarded Primary and Secondary schools, including 2 Maidstone Grammar Schools. There is also the Maidstone Hospital within 0.3 miles and medical and dental facilities within a 3 mile radius of the development.

Hermitage Park will provide a real 'destination' home and a community and environment for all the family.



## SPECIFICATION

### GENERAL

- Downstairs cloakroom
- Space provision for washing machine in kitchen
- Quality fitted carpets to hallway, living/dining room, stairs, landing and bedrooms
- Energy-efficient gas boiler providing hot water and central heating
- Sky Q wiring and socket
- Private rear garden laid to turf
- Garden Shed
- External lighting to front and rear of the property
- Wardrobe to Bedroom 1

- NHBC 12 year warranty
- Plot 145 has PV panels
- Plots 144 & 146 have a waste water heat recovery system

### KITCHEN

- Paula Rosa Range contemporary kitchen with complementary worktops and glass splashback
- Ceramic floor tiles
- Integrated oven, induction hob and integrated fridge freezer
- Stainless steel chimney extractor fan
- Spot down lighting

### BATHROOM

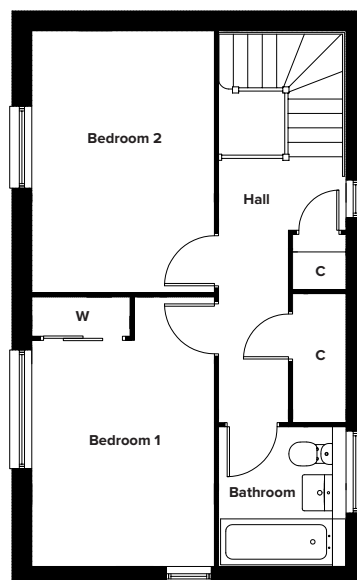
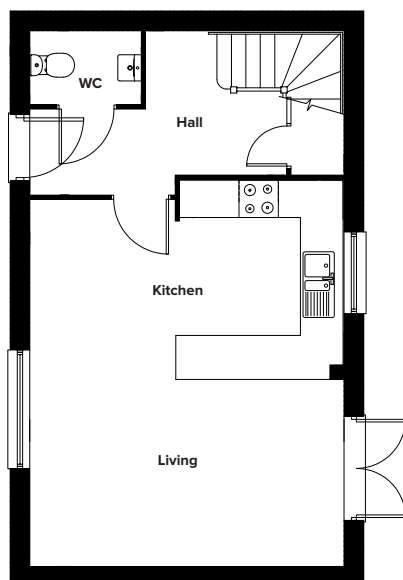
- Contemporary-style Ideal Standard sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Porcelain floor tiles
- Heated towel Rail
- Spot down lighting

### PLOTS 144, 145, 146 & 147

- External waterproof socket
- Integral USB ports added to kitchen and bedroom 1 double sockets.
- Doorbell now wireless.
- Heating controls amended to Hive Active Heating.



## PLOT 147



### GROUND FLOOR

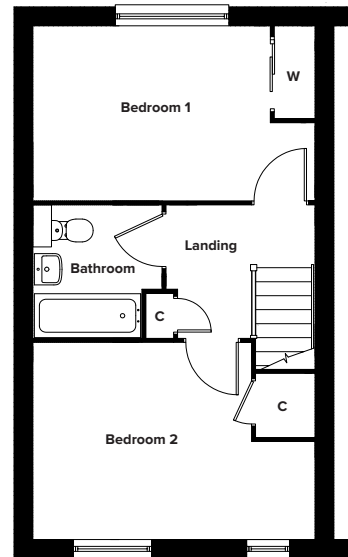
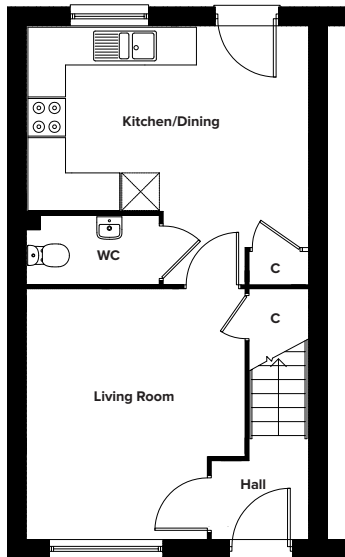
Kitchen/Living	5565mm x 4790mm	18'3" x 15'8"
WC	1193mm x 1700mm	3'10" x 5'6"

### FIRST FLOOR

Bedroom 1	4109mm x 2785mm	13'5" x 9'1"
Bedroom 2	3993mm x 2785mm	13'1" x 9'1"
Bathroom	2130mm x 1942mm	6'11" x 6'4"



PLOTS 129, 130\*, 144\*, 145\*, 146 (\*HANDED)



GROUND FLOOR

Kitchen/Dining	4500mm x 2960mm	14'9" x 9'8"
Living Room	3997mm x 3487mm	13'1" x 11'5"
WC	2120mm x 1107mm	6'11" x 3'7"

FIRST FLOOR

Bedroom 1	4500mm x 2792mm	14'9" x 9'1"
Bedroom 2	4500mm x 3142mm	14'9" x 10'3"
Bathroom	2130mm x 2060mm	6'11" x 6'9"

Please note: dimensions are approximate +/- 50 mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



KEY:



Affordable Rent Homes owned and managed by Golding Homes



1-bedroom property



3-bedroom property



Shared Ownership Properties



2-bedroom property



Apartment block

All other plots are for private sale

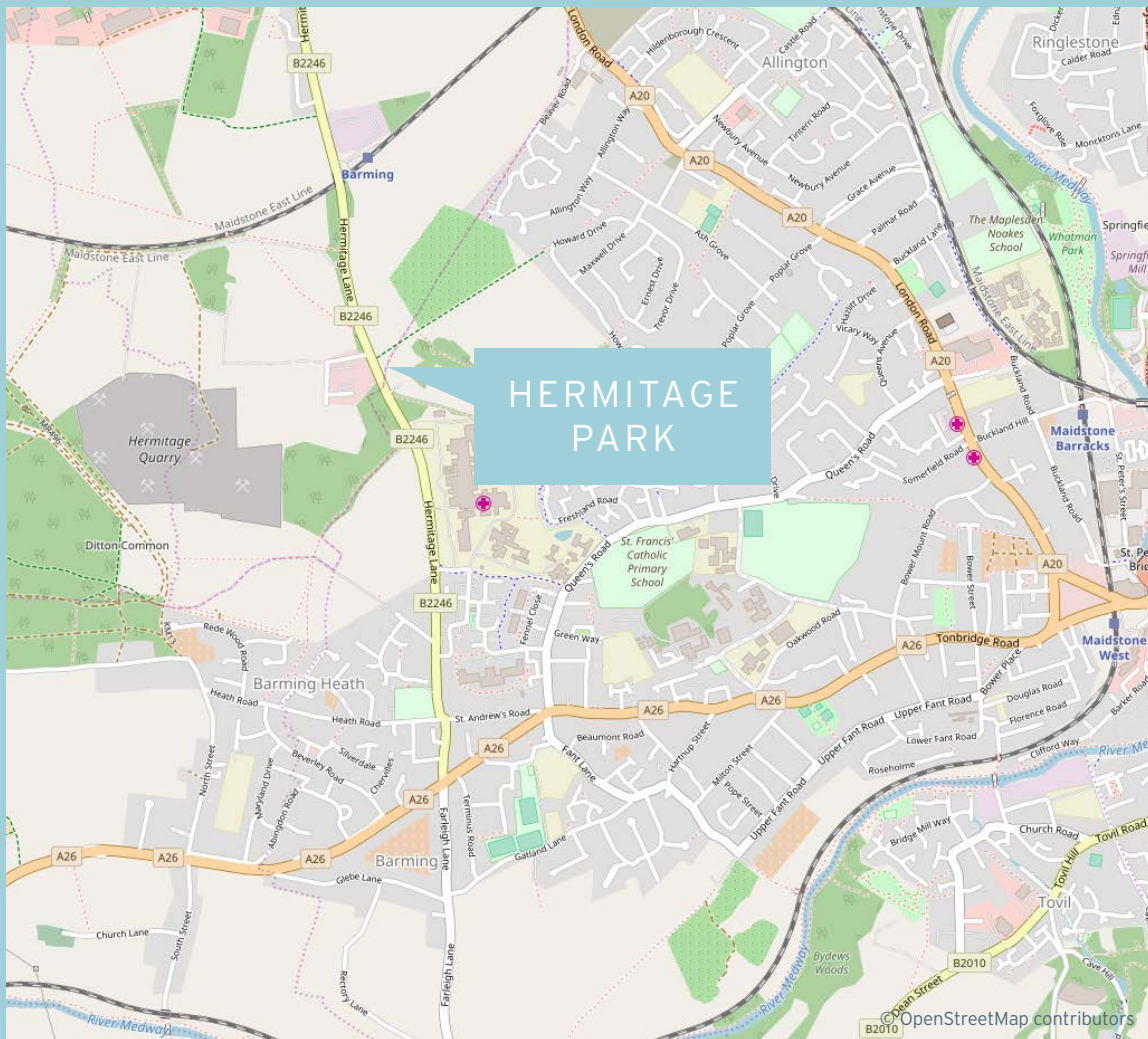
## SHARED OWNERSHIP

Shared ownership is a part-buy / part-rent scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Under shared ownership, buyers purchase a proportion of their home (for this scheme the minimum share that can be bought is 30%) and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property. Shared ownership is a good solution for first-time buyers, or applicants who do not already own

a property, to take their first steps onto the property ladder. In the future, should you be able to afford to, you can purchase further shares in the property and, in most cases, you can purchase 100% of the property. At this point you will no longer pay rent.

Our sales agent for this development is Wards Shared Ownership. For more information, please contact them on telephone: 01634 921 802 or by email at: [sharedownership@wardsofkennt.co.uk](mailto:sharedownership@wardsofkennt.co.uk).



## ABOUT GOLDING PLACES

Golding Places provides quality homes for rent, shared ownership or private sale in Kent and Medway.

Our properties range from stylish apartments to traditional homes in village locations, which are thoughtfully designed and finished to a high standard, and combine the very best in modern living. Many of our homes come with added extras such as built-in appliances. We are part of Golding Homes, an award winning provider of quality, affordable homes, which owns and manages over 7,400 properties across Kent. All our profits are invested into projects and schemes to develop more homes in communities where people choose to live. To be eligible for the properties, applicants will need to have registered and applied to the Help to Buy Agent at [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk). To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)



Shared Ownership Department  
**01634 921 802**  
[shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.co.uk)

— GOLDING —  
**PLACES**

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. Golding Homes reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.