Golding Places at

Ebbsfleet Cross

A collection of two bedroom apartments
and three bedroom town houses in
Ebbsfleet Garden City, Kent.

New city, new home, *new lifestyle*

Blend town and country with beautiful, modern homes at the heart of Ebbsfleet valley.

Live in a renowned new city, less than 20 minutes from central London. Golding Places at Ebbsfleet Cross is the latest neighbourhood to become part of the future community at Ebbsfleet Garden City, the country's most prominent urban development. Make Ebbsfleet Cross your home today by sculpting this exciting new destination.

Become part of this new community as it continues to grow on the banks of the River Thames, with incredible options for commuters, couples and families, surrounded by state of the art shopping, leisure, community space and transport. Ebbsfleet Garden City creates a balance between town and country matching fast paced modern lifestyles with all the amenities you'll need on doorstep and creating balance with green open spaces and safe neighbourhoods.

Located in Swanscombe less than a mile from the riverside, these beautiful new homes are fitted with sleek yet functional kitchens, fitted bathrooms, bright living spaces and spacious bedrooms. Ebbsfleet Cross offers a choice of two bedroom apartments as well as three bedroom town houses, with several apartment layouts, allowing you to find a perfect new home to suit you. Every home benefits from allocated parking, with houses featuring rear gardens and apartments with patios or balconies. Available with Shared Ownership, Golding Places at Ebbsfleet Cross offers an affordable way to make your mark at Ebbsfleet Garden City.

CGI is indicative only

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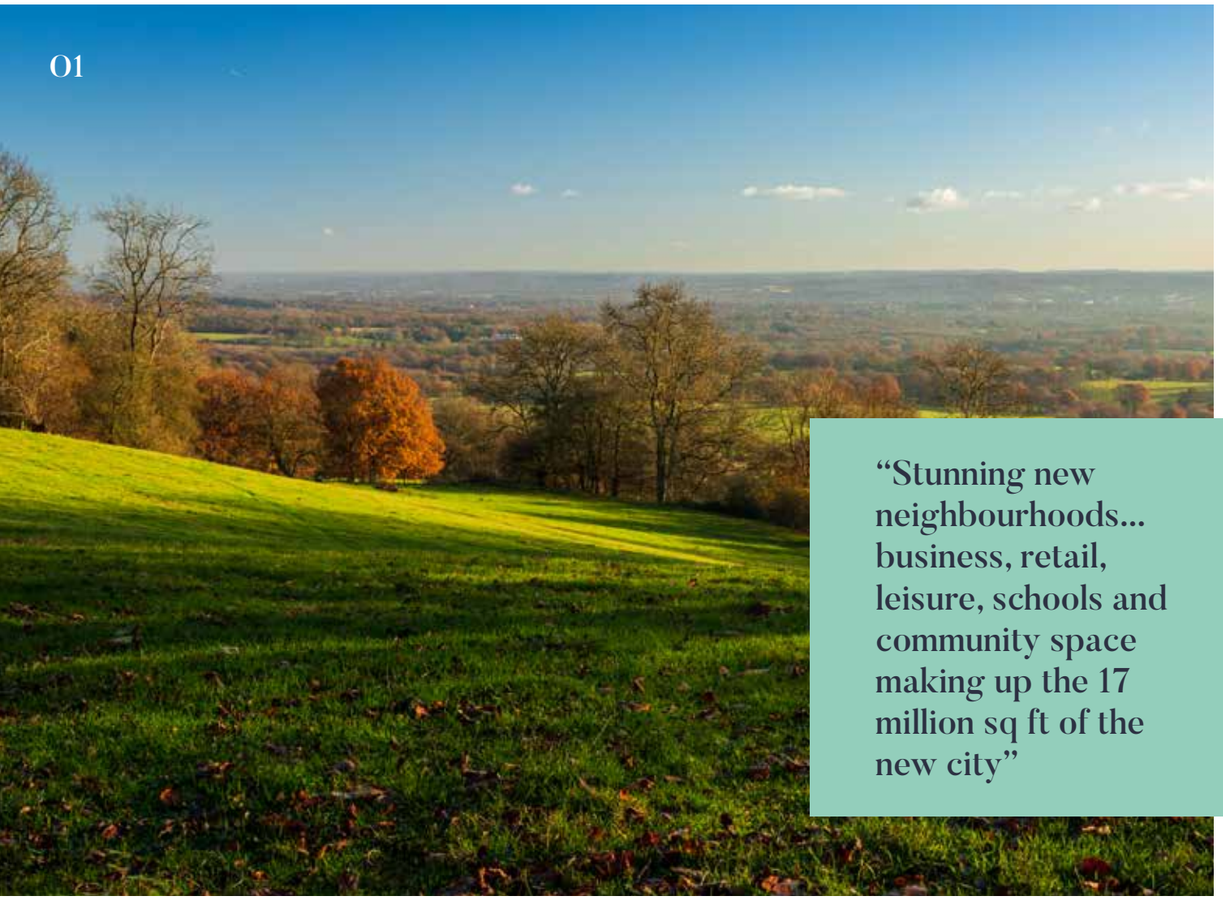
Ebbsfleet: Everything you need *and more*



> “Stunning new neighbourhoods... business, retail, leisure, schools and community space making up the 17 million sq ft of the new city”

Make the most of your privileged new position at Ebbsfleet Cross

Designed with you in mind all amenities at Ebbsfleet Garden City have been carefully thought out to make your daily routine easier, with more time for the important things in life. As the area is given a fresh start, new facilities focussing on community and family are being built with not only stunning new neighbourhoods, but business, retail, leisure, schools and community space making up the 17 million sq ft of the new city.

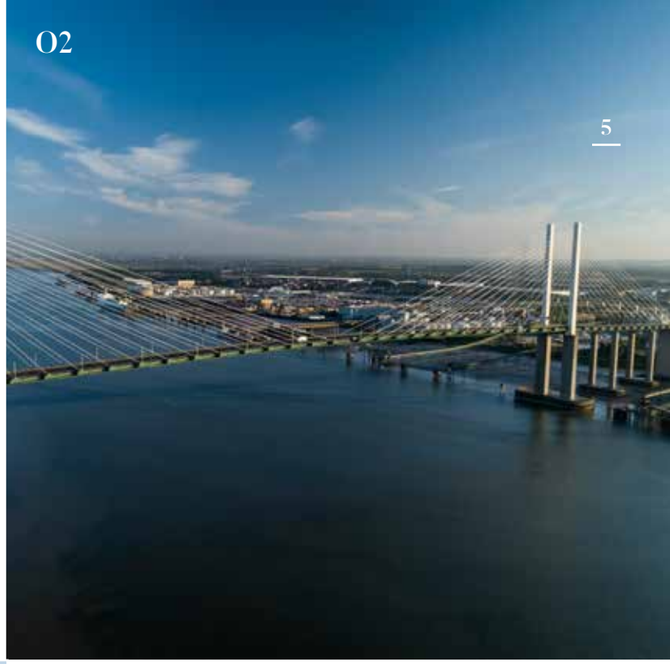
Bluewater shopping centre is an excellent destination just a 7 minute drive from Ebbsfleet Cross, with high street shopping to big name brands, complete with a cinema, over 60 places to eat and drink, an adventure park and a trampoline park that children will love and is surrounded by 50 acres of landscaped parkland to enjoy during the summer.

01 Kent Downs south of Darenth, south east England UK

02 The Queen Elizabeth II bridge across the River Thames at Dartford

03 Kent wheat fields with Tilbury and Gravesend in the background

04 High street Gravesend, included in the heritage quarter



The surrounding towns, Greenhithe, Northfleet and Gravesend, will be your go to for everyday essentials with an Asda and Sainsburys both within a 10 minute drive from Ebbsfleet Cross. Gravesend’s high street gives you more shopping and eating out options only an 11 minute drive away, with views across the River Thames to Tilbury Fort. Not only will the riverfront benefit from a refresh across Ebbsfleet Garden City, it also provides a great place to walk, run or cycle. Even closer to home, Swanscombe Leisure Centre is directly behind Ebbsfleet Cross, leaving no excuses to get active with a swimming pool, gym and fitness classes for all ages.

Take a long walk and get a breath of fresh air at Swanscombe Heritage Park, a 10 minute walk away, where trails lead you around old archeological pits where Stone Age skulls and historic remains were found. Spoilt for choice, there are plenty of green spaces to stretch out in and explore such as Worcester Park, Lakeside Park surrounding Castle Hill Lake, and Northfleet Urban Country Park.

Local schools a plenty, your closest primary school is The Craylands School, rated Good by Oftsted and within walking distance of Ebbsfleet Cross. Other Good rated schools include The Ebbsfleet Academy and Lawn Primary School, as well as two Outstanding rated schools Fleetdown Primary School and The Brent Primary School.

Travel times are approximate. Source: Google Maps.

Ebbsfleet and beyond the pond

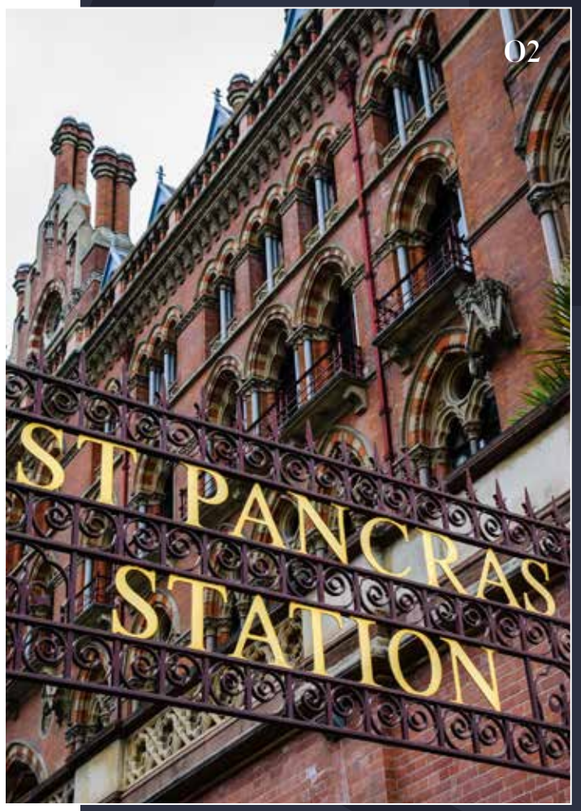
City, country and continents, explore it all from Ebbsfleet International

Quickly earning its reputation as a commuters haven, Ebbsfleet benefits from exceptional travel connections with the Southeastern high speed train from Ebbsfleet International to London St Pancras with journey times of just 19 minutes. Nearby you also have Greenhithe Railway Station with routes into London Bridge in 50 minutes, whilst drivers are connected by the M25 and the A2, taking you around Kent, into London and beyond.

Ebbsfleet is unique in offering locals the easy option to hop across the pond by train. Eurostar makes regular stops at Ebbsfleet International making weekend trips to Europe simple. Take advantage of your proximity to the station by visiting Paris, Brussels and Amsterdam for a cultural weekend. Over the last few years you can travel even further across

France, with high speed links to the south of France from Paris and Lille making holidays on the Côte d'Azur a reality.

Don't forget Kent has its own coastline to show off with the white cliffs of Dover, seaside towns of Whitstable, Margate and Broadstairs, and to the south west the High Weald Area of Outstanding Natural Beauty. A variety of landscapes to explore means you'll always have somewhere new to discover, many within just an hours (or two) drive of Ebbsfleet Cross.



01 Ebbsfleet International train station on the Eurostar and South Eastern High Speed railway line

02 St Pancras International Railway Station sign. London, UK. A gateway to Europe.

Travel times are approximate. Source: nationalrail.co.uk

Trains from Ebbsfleet International to…

19 St Pancras Intl

36 Folkestone

45 Canterbury West

48 Dover

1hr 53 Brussels

2hr 05 Paris Gare du Nord

2hr 29 Disneyland Paris

Times are approximate and shown in minutes. Source: nationalrail.co.uk

Site plan

Key

- 2 bed apartment
- 2 bed apartment
- 2 bed apartment
- 3 bedroom house

Places of *interest*

Retail

1. Bluewater Shopping Centre
2. Lakeside
3. Orchards Shopping Centre
4. ASDA Greenhithe Superstore

Leisure

5. Ebbsfleet International
6. Darenth Country Park
7. Midkent Golf Club
8. Swanscombe Leisure Centre

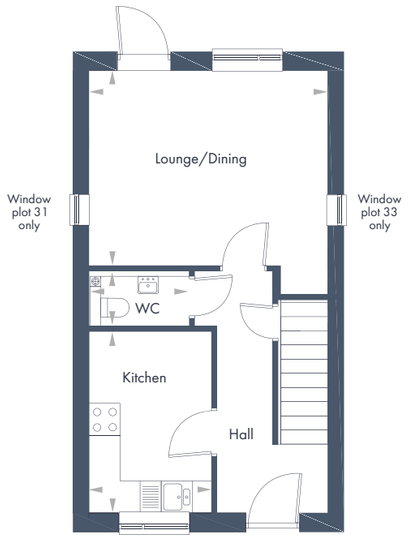
Schools

9. The Craylands school
10. Ebbsfleet Academy
11. Manor Community Primary School

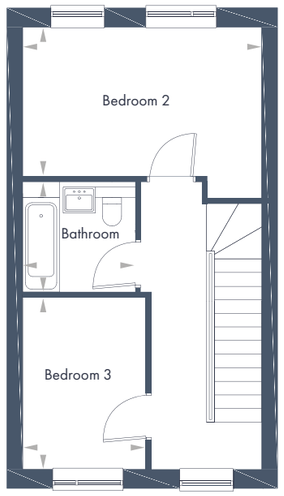
3 bedroom *house*

Plots 31, 32 and 33

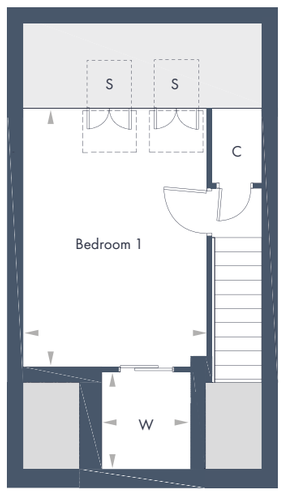
Lounge/Dining	4.55m x 3.69m	14'11" x 12'0"
Kitchen	3.14m x 2.33m	10'4" x 7'8"
Bedroom 1	5.00m x 3.50m	16'5" x 11'6"
Bedroom 2	4.55m x 2.75m	14'11" x 9'0"
Bedroom 3	3.29m x 2.27m	10'9" x 9'1"



Ground Floor



Second Floor



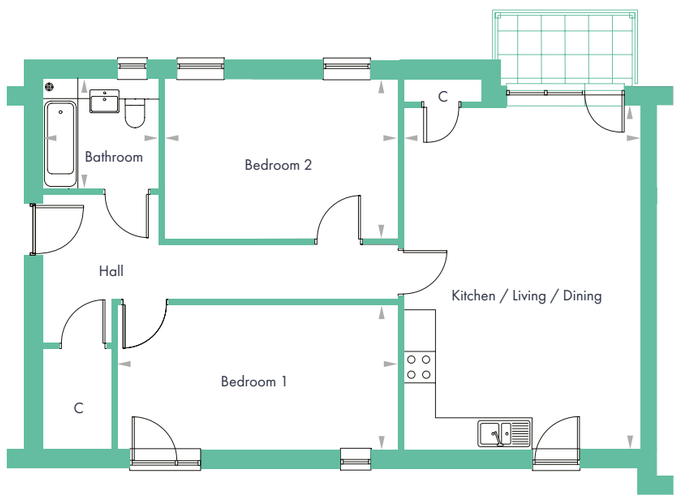
Third Floor

Maximum dimensions are shown. Window schedule differs for some plots. Please speak to your sales consultant for more information.

2 bedroom *apartment*

Plots 13, 20 and 27

Kitchen/Living/Dining	6.52m x 4.50m	21'5" x 14'9"
Bedroom 1	5.40m x 2.78m	17'9" x 9'1"
Bedroom 2	4.50m x 3.05m	14'9" x 10'0"

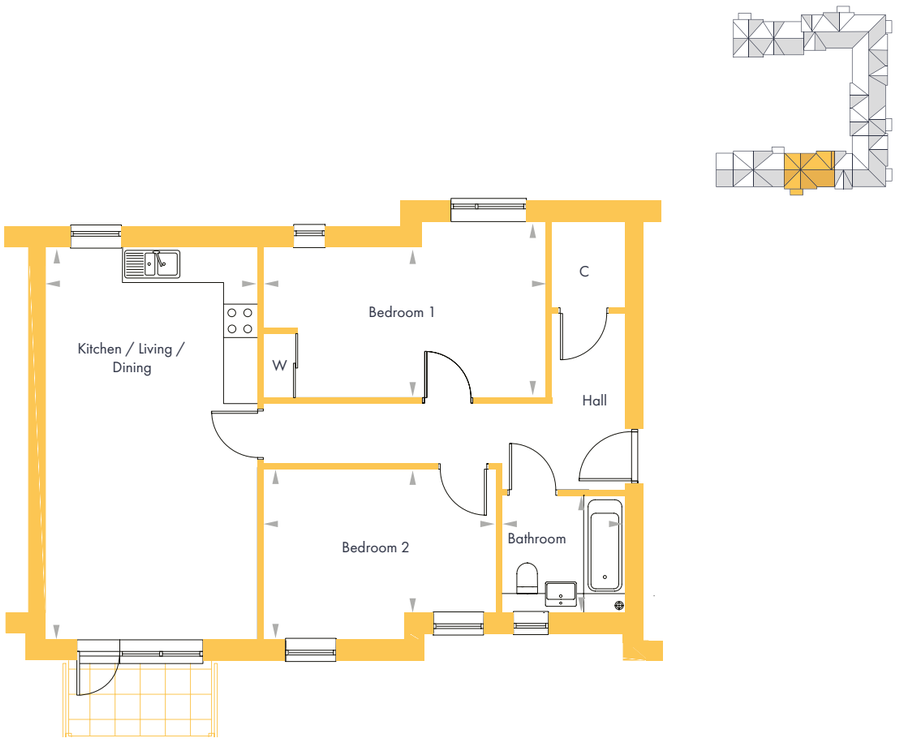


Maximum dimensions are shown.

2 bedroom *apartment*

Plots 6, 12, 19 and 26

Kitchen/Living/Dining	6.93m x 3.70m	22'9" x 12'2"
Bedroom 1	5.06m x 3.20m	16'7" x 10'6"
Bedroom 2	4.16m x 2.94m	13'8" x 9'8"

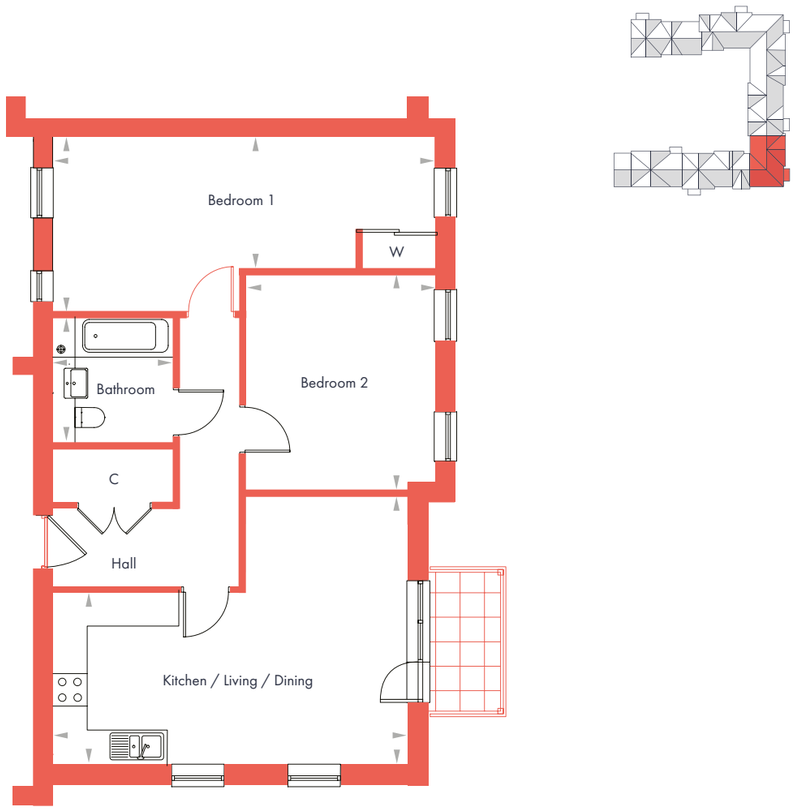


Maximum dimensions are shown.

2 bedroom *apartment*

Plots 5, 11, 18 and 25

Kitchen/Living/Dining	6.16m x 4.66m	20'3" x 15'4"
Bedroom 1	6.50m x 2.28m	21'4" x 7'6"
Bedroom 2	3.22m x 3.77m	12'5" x 10'7"



Maximum dimensions are shown.

Specification
Intelligently designed

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback
- Electric Integrated oven, hob and fridge freezer
- Slip resistant vinyl flooring (apartments only)
- Ceramic tiled floor (houses only)
- Spot down lighting

Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic wall and floor tiles
- Spot down lighting

General

- Quality fitted carpets to living room, hallways and bedrooms
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Communal digital TV aerial and Satellite Dish with cabling for sky Q (apartments only)
- External lighting to front and rear of the property (houses only)
- Turfed rear garden (houses only)
- Fitted wardrobe to main bedroom
- Secure main door entry system (apartments only)
- Allocated right of use parking bay
- Private balcony or patio area (apartments only)

CGI is indicative only

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