



# OAKAPPLE — PLACE —

OFF BROKE WOOD WAY • BARMING • MAIDSTONE • KENT • ME16 9FA



# OAKAPPLE — PLACE —

We are delighted to present a selection of 3 and 4 bedroom houses along with six spacious 2 bedroom apartments within this stunning new development at Oakapple Place in Barming, Maidstone. Built by Taylor Wimpey Homes, the properties are estimated for practical completion in Spring 2022.

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 Bentlif 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 a short distance from the development.

Oakapple Place 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 to service the growing community will provide frequent bus services within the local area.







The area is served by 16 well regarded Primary and Secondary schools, including 4 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.

Oakapple Place will provide a real 'destination' home and a community and environment for all the family.



# SITE PLAN

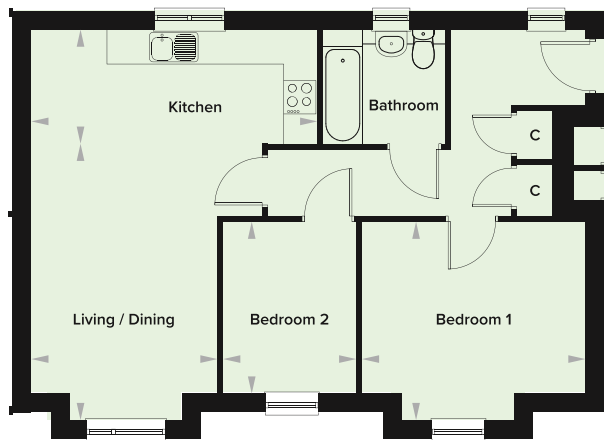
Key:

-  Affordable Rent Homes owned and managed by Golding Homes
-  Shared Ownership Properties
-  All other plots are for private sale
-  3 bed property
-  4 bed property
-  Apartment Block



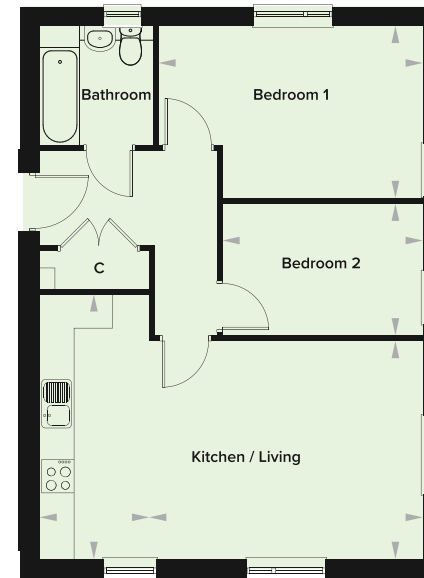
# FLOOR PLANS - APARTMENTS

Plot 71 & 72



## Plot 71

Kitchen	4978mm x 1997mm	16' 4" x 6' 7"
Living/Dining	3247mm x 4788mm	10' 8" x 15' 9"
Bedroom 1	3884mm x 3447mm	12' 10" x 11' 4"
Bedroom 2	2325mm x 2987mm	7' 8" x 9' 10"

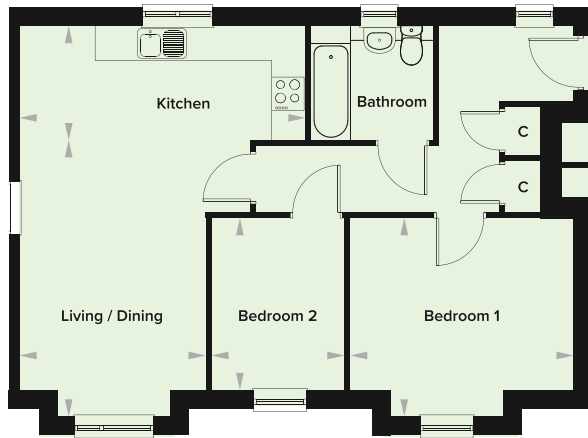


## Plot 72

Kitchen	1917mm x 4609mm	6' 3" x 15' 1"
Living/Dining	4740mm x 3786mm	15' 7" x 12' 5"
Bedroom 1	4604mm x 3003mm	15' 1" x 9' 10"
Bedroom 2	3490mm x 2300mm	11' 5" x 7' 8"

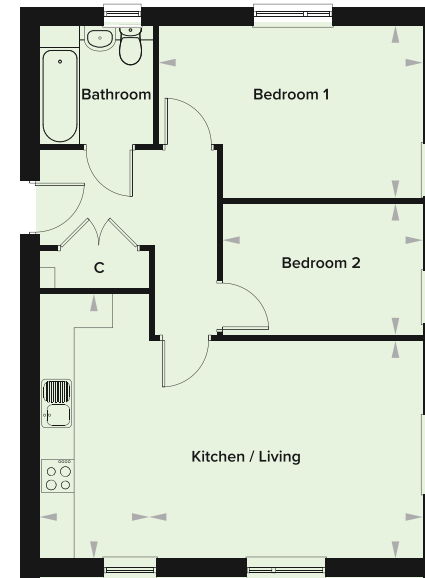
# FLOOR PLANS - APARTMENTS

Plot 73 & 74



## Plot 73

Kitchen	4978mm x 1997mm	16' 4" x 6' 7"
Living/Dining	3247mm x 4788mm	10' 8" x 15' 9"
Bedroom 1	3884mm x 3447mm	12' 10" x 11' 4"
Bedroom 2	2325mm x 2987mm	7' 8" x 9' 10"

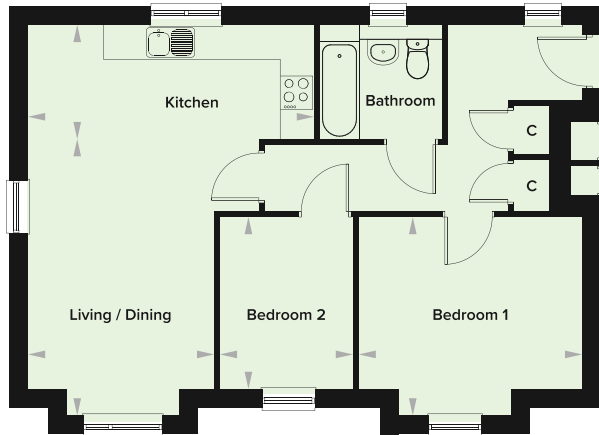


## Plot 74

Kitchen	1917mm x 4609mm	6' 3" x 15' 1"
Living/Dining	4740mm x 3786mm	15' 7" x 12' 5"
Bedroom 1	4604mm x 3003mm	15' 1" x 9' 10"
Bedroom 2	3490mm x 2300mm	11' 5" x 7' 8"

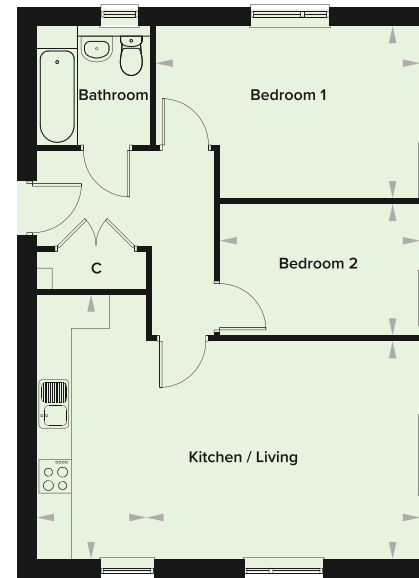
# FLOOR PLANS - APARTMENTS

Plot 75 & 76



## Plot 75

Kitchen	4978mm x 1997mm	16' 4" x 6' 7"
Living/Dining	3247mm x 4788mm	10' 8" x 15' 9"
Bedroom 1	3884mm x 3447mm	12' 10" x 11' 4"
Bedroom 2	2325mm x 2987mm	7' 8" x 9' 10"



## Plot 76

Kitchen	1917mm x 4609mm	6' 3" x 15' 1"
Living/Dining	4740mm x 3786mm	15' 7" x 12' 5"
Bedroom 1	4604mm x 3003mm	15' 1" x 9' 10"
Bedroom 2	3490mm x 2300mm	11' 5" x 7' 8"

# SPECIFICATION

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## Apartments

### General

- Quality fitted carpets to hall, living room and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- 1 right of use parking bay
- Communal Satellite provisions
- Door entry system fitted to main entrances (audio only)

### Kitchen

- Contemporary kitchen with complementary worktops and stainless-steel splashback.
- Integrated oven, hob and fridge freezer.
- Vinyl flooring
- Spot down lighting
- Space for Washing Machine

### Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Vinyl flooring
- Spot down lighting

## Houses

### General

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- External lighting to front and rear of the property
- Turfed rear garden with patio and garden shed
- 2 on plot or right of use parking bays

### Kitchen

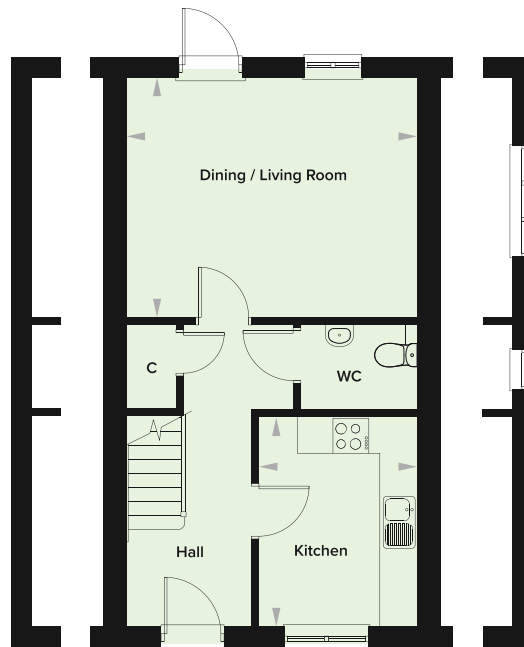
- Contemporary kitchen with complementary worktops and stainless-steel splashback.
- Integrated oven, hob and fridge freezer.
- Vinyl flooring
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- Space for Washing Machine

### Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Vinyl flooring
- Spot down lighting

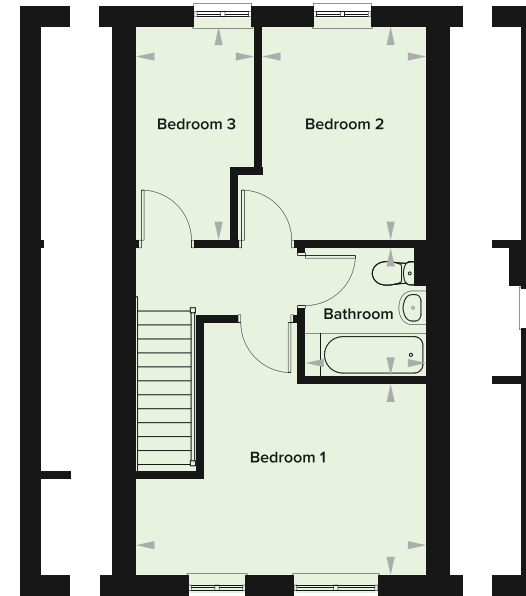
# FLOOR PLANS - 3 BEDROOM HOUSE

Plot 58, 61, 64 as shown. Plots 57, 60, 62, 63 handed.



## Ground Floor

Kitchen	2567mm x 3391mm	8' 5" x 11' 2"
Dining / Living Room	4684mm x 3883mm	15' 4" x 12' 9"



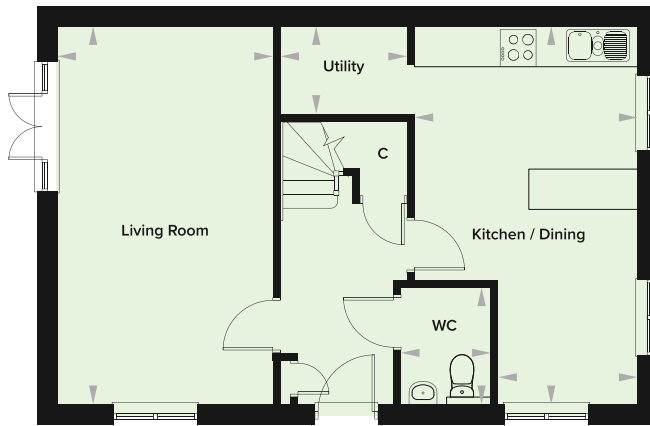
## First Floor

Bedroom 1	4684mm x 3111mm	15' 4" x 10' 2"
Bedroom 2	2669mm x 3463mm	8' 9" x 11' 4"
Bedroom 3	1927mm x 3463mm	6' 4" x 11' 4"
Bathroom	1970mm x 2100mm	6' 6" x 6' 11"



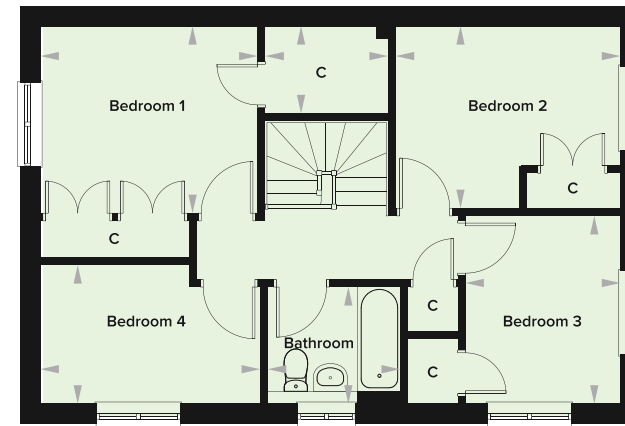
# FLOOR PLANS - 4 BEDROOM HOUSE

Plot 59



## Ground Floor

Kitchen / Dining	3579mm/2230mm x 6090mm	11' 9" / 7' 4" x 20' 0"
Utility	2013mm x 1425mm	6' 7" x 4' 8"
Living Room	3460mm x 6090mm	11' 4" x 20' 0"
WC	1450mm x 1867mm	4' 9" x 6' 1"



## First Floor

Bedroom 1	3522mm x 3035mm	11' 7" x 9' 11"
Bedroom 2	3642mm x 2955mm	12' 0" x 9' 8"
Bedroom 3	2517mm x 3047mm	8' 3" x 10' 0"
Bedroom 4	3543mm x 2254mm	11' 8" x 7' 5"
Bathroom	2150mm x 1900mm	7' 2" x 6' 3"

# SHARED OWNERSHIP

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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 40%) 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: [shared.ownership@wardsokent.co.uk](mailto:shared.ownership@wardsokent.co.uk).



 **OAKAPPLE**  
— PLACE —



## Attractions

Hazlitt Theatre - 2.8 miles  
London - 41 miles  
Gatwick - 39 miles



## Travel by car

Maidstone East Train Station 3.3 miles  
Maidstone City Centre 2.9 miles  
Mote Park - 3.9 miles



## Primary Schools

Barming Primary School - 1.1 miles  
Bower Grove School - 1.1 miles  
Jubilee Primary School - 1.2 miles  
West Borough Primary and Nursery - 1.3 miles  
Allington Primary School: 2.7 miles  
St. Michaels C of E Infant School: 2.1 miles



## Secondary Schools

Maplesden Noakes School - 3.2 miles  
St Augustine Academy - 1.8 miles  
St Simon Stock Catholic School - 2 miles  
Valley Park School - 3.9 miles  
Oakwood Park Grammar School - 1.4 miles  
Maidstone Grammar School For Girls - 2.7 miles  
Maidstone Grammar - 3.5miles



# — 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 8,000 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.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk). To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)

*Wards*  
Land & New Homes

Shared Ownership Department

**01634 921 802**

[shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.co.uk)

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