



SOMERFIELD TERRACE

Maidstone, Kent, ME16 0GD



SOMERFIELD TERRACE

Somerfield Terrace is located in an upmarket area of one of Kent's most desirable towns, with plentiful amenities and excellent travel links for commuters. The apartments at Somerfield Terrace will be ideal for buyers of all kinds. These luxury apartments are situated just a short distance from the tranquil River Medway, offering stunning views, and with so much on offer in the surrounding area too. You'll be walking distance of Maidstone Barracks station as well as an impressive array of pubs, restaurants and retail outlets, so you'll rarely have to venture far for leisure and pleasure. From sampling succulent steaks at Miller & Carter and french fancies at Café de Paris to leisurely afternoons spent browsing at the Fremlin Walk, The Mall and Broadway shopping centres, there is so much to experience and enjoy here.

With plenty of activities available on your doorstep, you'll be spoilt for choice with getting out and about. Enjoy a scenic walk along the banks of the River Medway, or hop on your bike for a ride around the local Whatman Park where you can explore the 18 acres of woodland and open space by bike or by foot. Complete with an adventure area and treetop walks, Whatman Park offers just the place for all of the family. With a selection of nearby country parks and open green spaces within a short drive away, you'll never be short of areas to explore, with Mote Park,

Cobtree Manor and the picturesque Leybourne Lakes to name a few. Indulge in some water activities with the nearby Maidstone Canoe Club offering regular or one off experiences along the River Medway via canoe or even try your hand at Kayaking. Those looking to learn more about the history of the town, can enjoy a visit to Maidstone Museum, around a 10 minute walk from home, featuring international collections including fine art, natural history, and human history. Or take a wander through town to The Tyrwhitt-Drake Museum of Carriages displaying a collection of horse-drawn vehicles & other unique modes of transport housed in 14th-century stables.

Though these stylish apartments are set within easy reach of the heart of Maidstone, transport connections are superb. The M20 motorway is just minutes away for straightforward journeys to Central London in little more than an hour-and-a-quarter, while in the opposite direction, the vibrant town of Ashford is just a 30-minute drive. For a day by the seaside, the charming coastal resorts of Whitstable, Margate and Ramsgate are also all within an hour's drive, along with historic Canterbury. Those who prefer to travel by rail will find Maidstone East and Maidstone West train stations both to be within easy walking or driving distance of home, with the former offering services to London Victoria, Ramsgate and Canterbury.

General

- Quality fitted carpets to hall and bedrooms, oak laminate to kitchen and living/dining
- Gas boiler providing hot water and central heating
- 10 year ICW warranty
- Fibre broadband available
- 1 right of use parking bays
- Communal TV Aerial and Satellite provisions Sky Q
- Security door entry system fitted to main entrances.

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, hob, washer dryer and fridge freezer.
- Spot down lighting



Bathroom

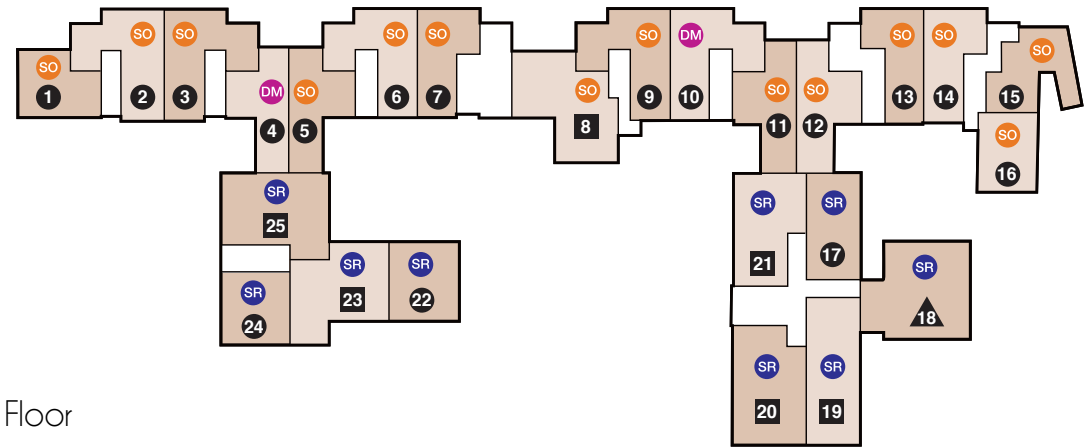
- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic floor tiles
- Spot down lighting

Site Plan

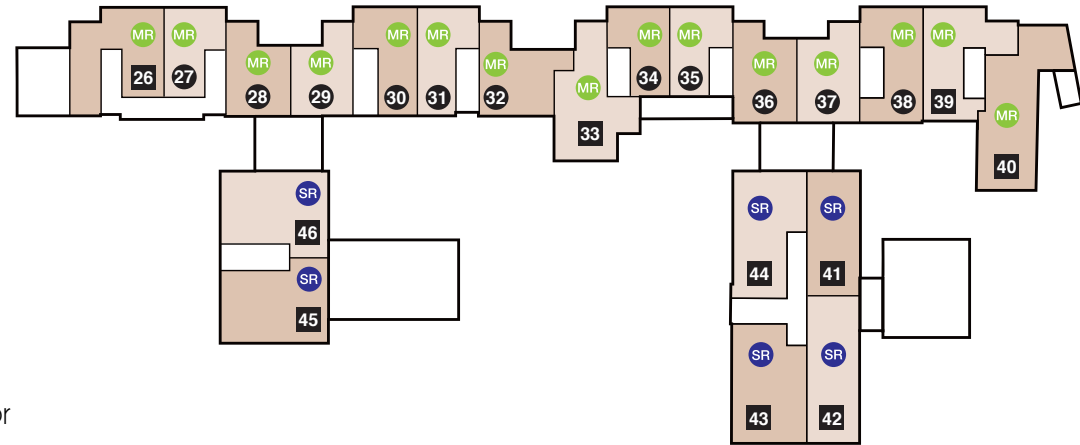


Key:

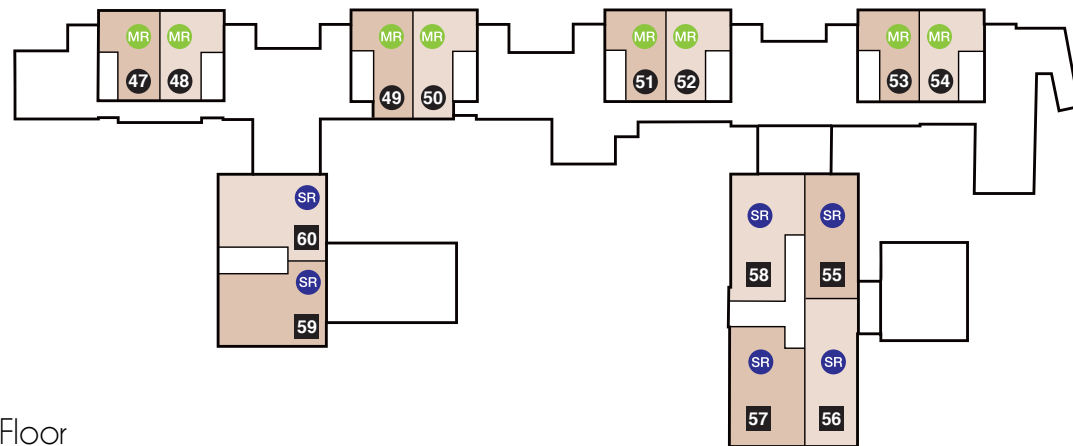
- SR** Social Rent Homes owned and managed by Golding Homes
- SO** Shared Ownership properties
- DM** Discounted Market Sale properties
- MR** Market Rent properties
- 1 bed property
- 2 bed property
- ▲ 3 bed property



Ground Floor

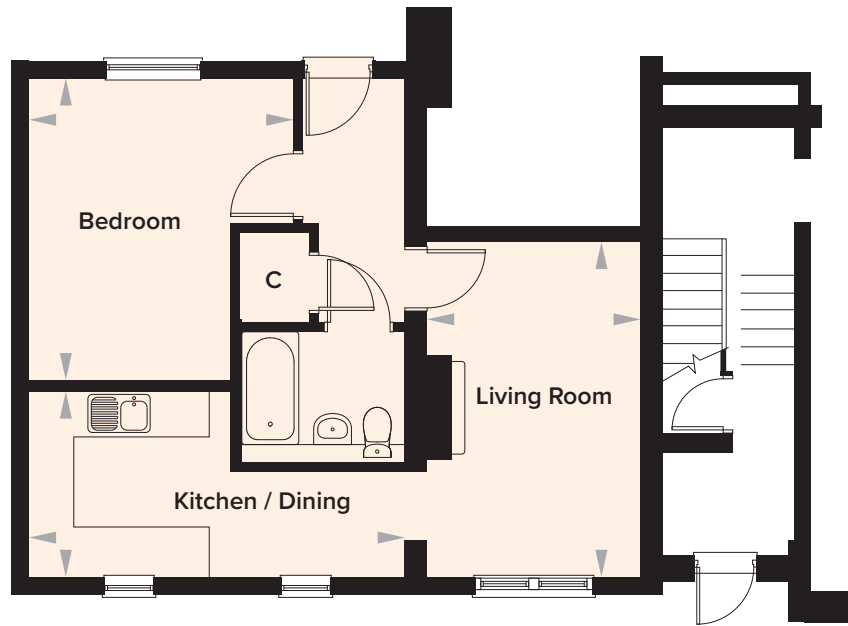


First Floor



Second Floor

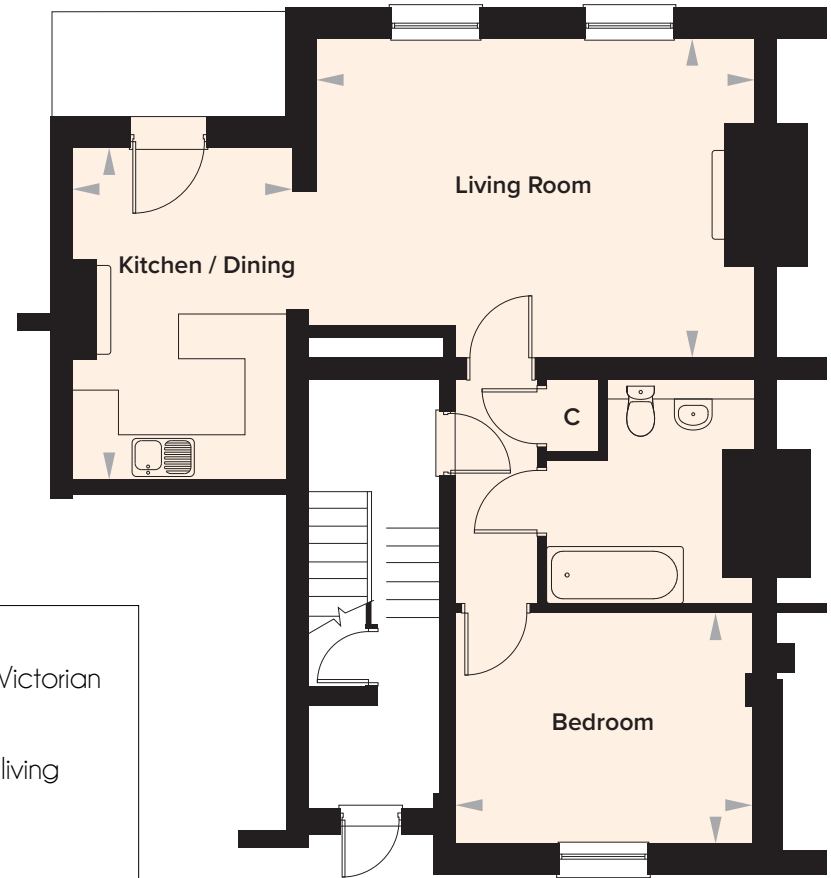
Plot 1



Kitchen	4950mm x 2394mm	16' 3" x 7' 10"
Living Room	2458mm x 4288mm	8' 1" x 14' 1"
Bedroom	3467mm x 3957mm	11' 4" x 13' 0"
Bathroom	2117mm x 1690mm	6' 11" x 5' 6"

- Plot 1 - Features**
- Private Entrance
 - Original feature window to living room
 - Original fireplace in the lounge (Non-functional)
 - High ceilings

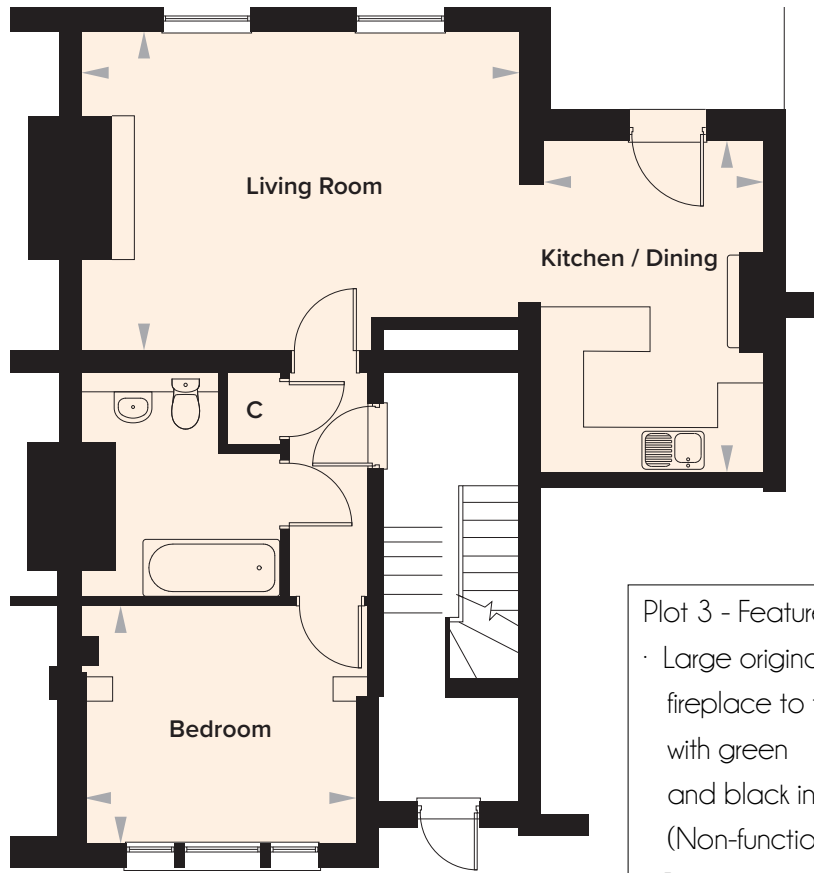
Plot 2



- Plot 2 - Features**
- Private Entrance with Victorian features
 - Original fireplaces to living room with wood surround and green tile insert (Non-functional)
 - Feature fireplace to kitchen/diner (Non-functional)
 - Original feature windows to living room and bedroom

Kitchen	2824mm x 4356mm	9' 3" x 14' 3"
Living Room	5768mm x 4186mm	18' 11" x 13' 9"
Bedroom	3890mm x 3007mm	12' 9" x 9' 10"
Bathroom 2	292mm x 1863mm	7' 6" x 6' 1"

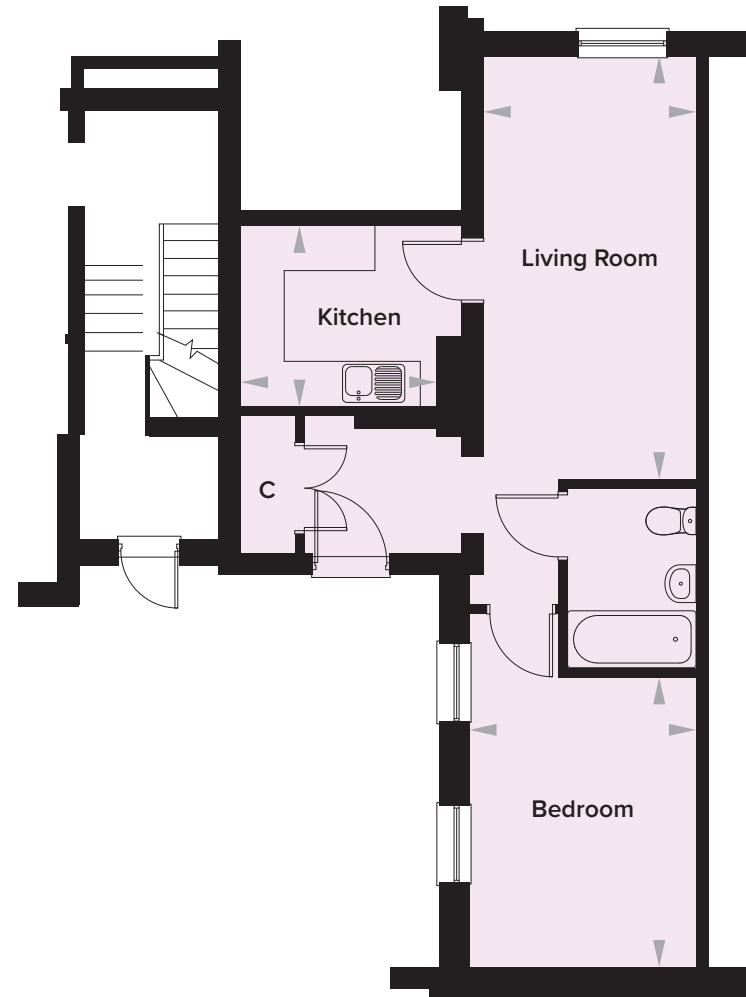
Plot 3



- Plot 3 - Features**
- Large original feature fireplace to the living room with green and black insert tile (Non-functional)
 - Private entrance with Victorian features
 - Feature fireplace to the kitchen/diner (Non-functional)
 - Original feature windows to the living room

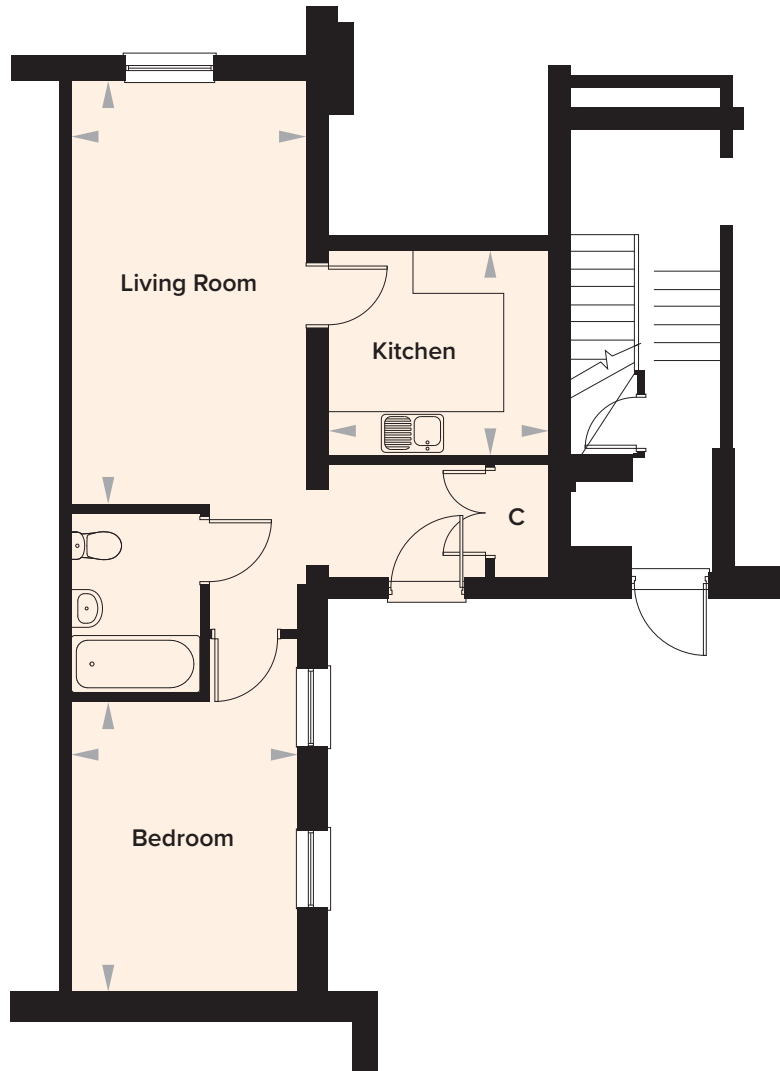
Kitchen	2932mm x 4363mm	9' 7" x 14' 4"
Living Room	5763mm x 4186mm	18' 11" x 13' 9"
Bedroom	5343mm x 3124mm	17' 6" x 10' 3"
Bathroom	2160mm x 1870mm	7' 1" x 6' 1"

Plot 4



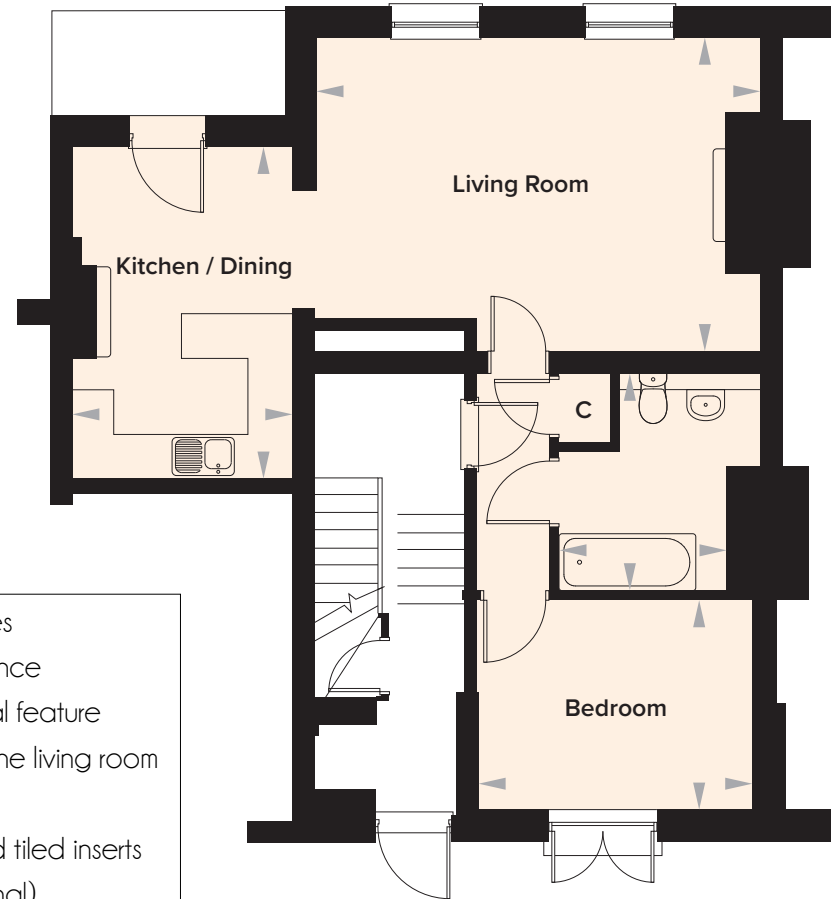
Kitchen	2924mm x 2380mm	9' 7" x 7' 10"
Living Room	791mm x 5789mm	9' 2" x 19' 0"
Bedroom	2971mm x 3812mm	9' 9" x 12' 6"
Bathroom	1685mm x 2360mm	5' 6" x 7' 9"

Plot 5



Kitchen	2928mm x 2726mm	9' 7" x 8' 11"
Living Room	3111mm x 5590mm	10' 2" x 18' 4"
Bedroom	2971mm x 3812mm	9' 9" x 12' 6"
Bathroom	1685mm x 2360mm	5' 6" x 7' 9"

Plot 6

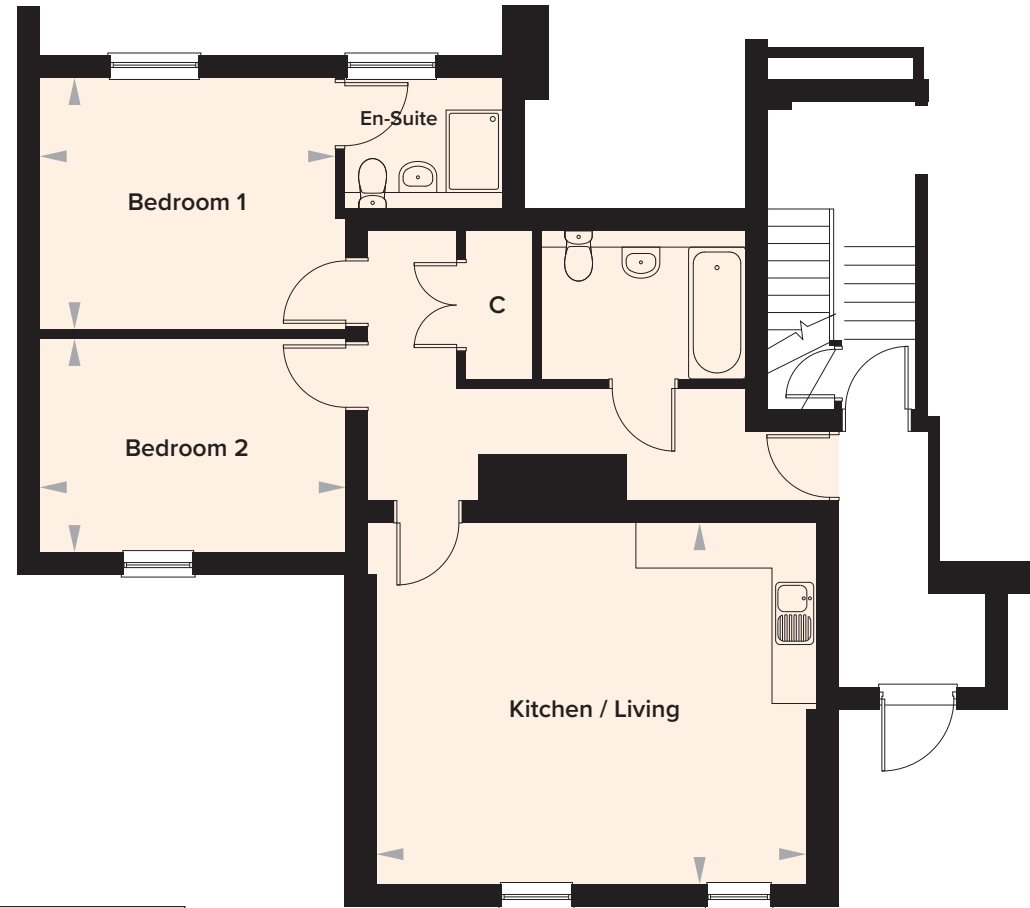
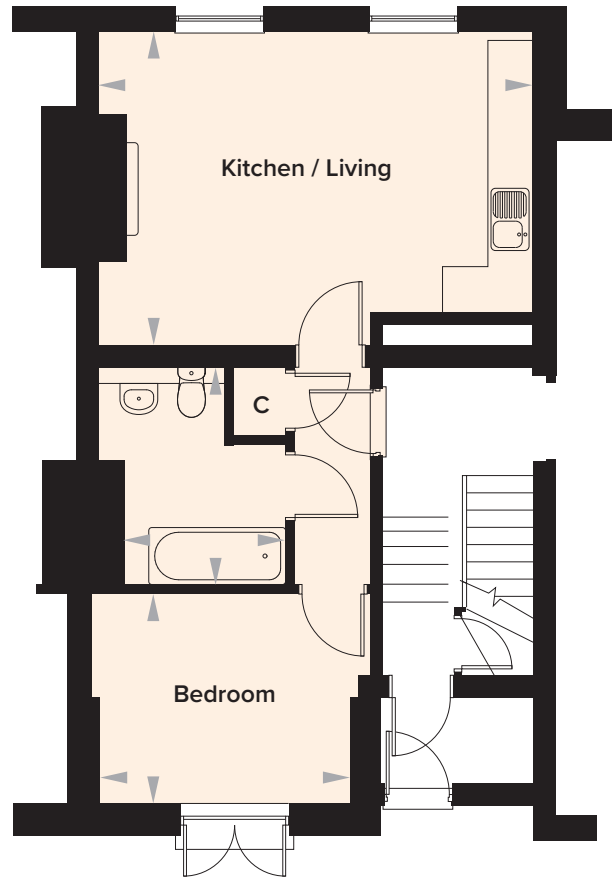


- Plot 6 - Features
- Private entrance
 - Large original feature fireplace to the living room with black surround and tiled inserts (Non-functional)
 - Feature fireplace to the kitchen/diner (Non-functional)
 - Original restored patio doors

Kitchen / Dining	866mm x 4392mm	9' 5" x 14' 5"
Living Room	5884mm x 4137mm	19' 3" x 13' 7"
Bedroom	3642mm x 2748mm	11' 11" x 9' 0"
Bathroom	2168mm x 2760mm	7' 1" x 9' 0"

Plot 7

Plot 8



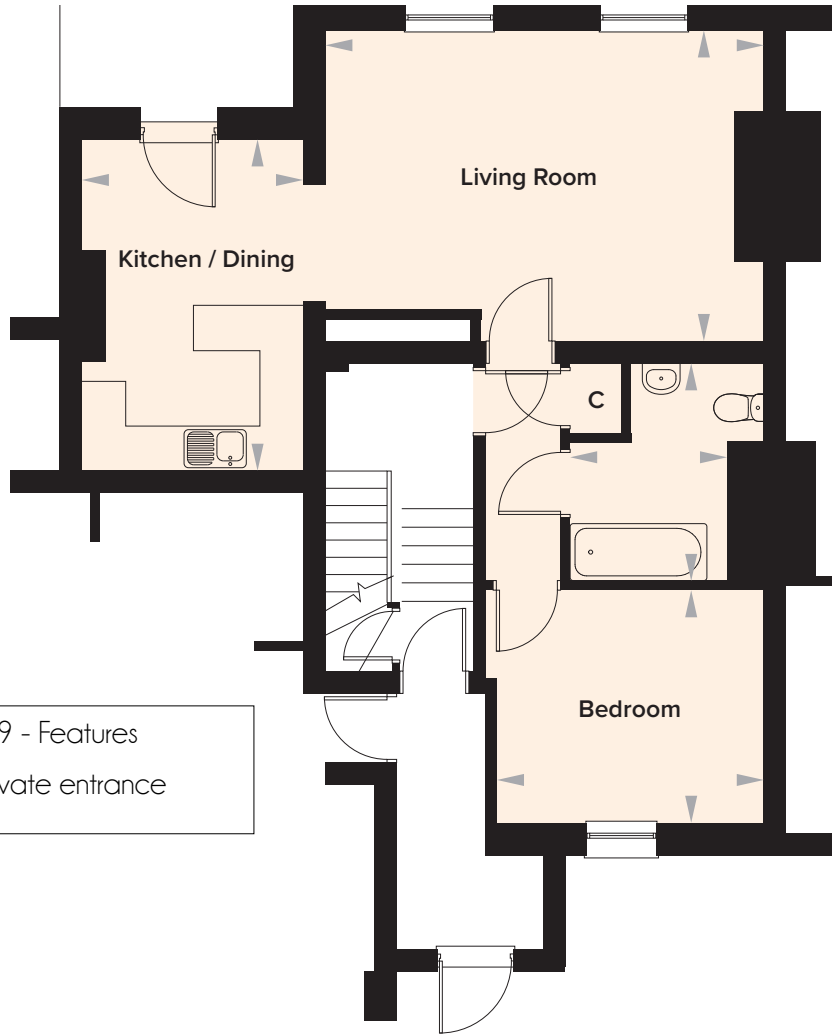
Kitchen / Living	5776mm x 4137mm	18' 11" x 13' 7"
Bedroom	3266mm x 2772mm	10' 8" x 9' 1"
Bathroom	2105mm x 2760mm	6' 11" x 9' 0"

- Plot 7 - Features
- Large feature fireplace with white surround and green/black insert tiles (Non-functional)
 - Original restored patio doors
 - High ceilings

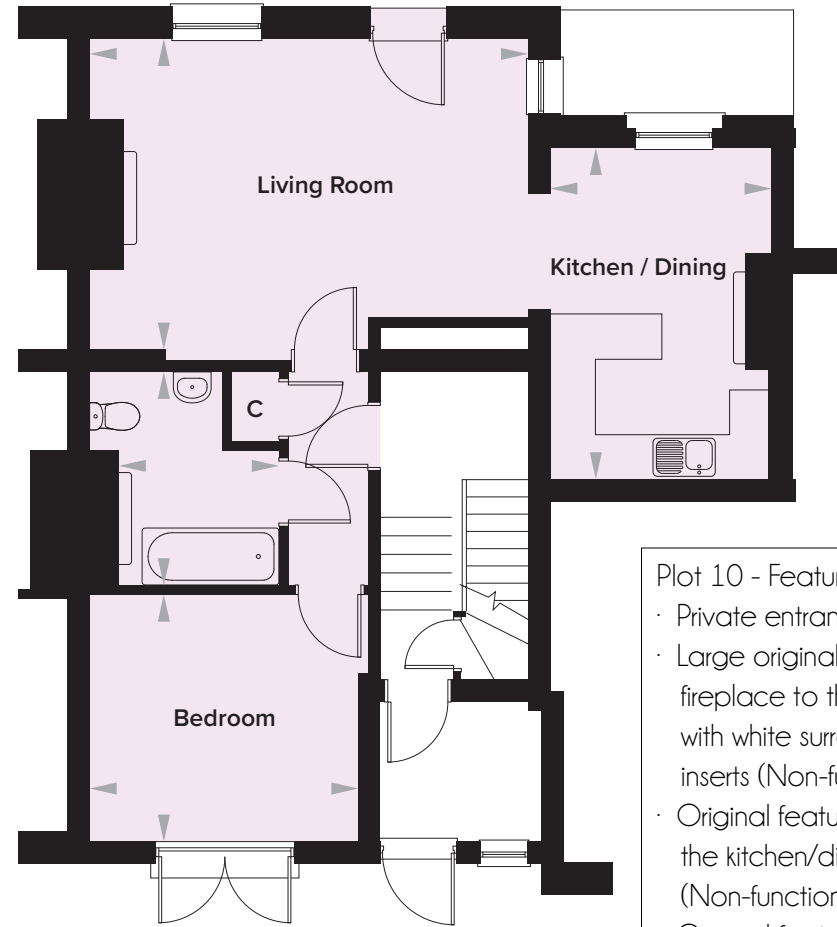
Kitchen / Living	5675mm x 4755mm	18' 7" x 15' 7"
Bedroom 1	3844mm x 3306mm	12' 7" x 10' 10"
En-Suite	2060mm x 1722mm	6' 9" x 5' 8"
Bedroom	2 4016mm x 2810mm	13' 2" x 9' 2"
Bathroom	2672mm x 1935mm	8' 9" x 6' 4"

Plot 9

Plot 10



Plot 9 - Features
 · Private entrance

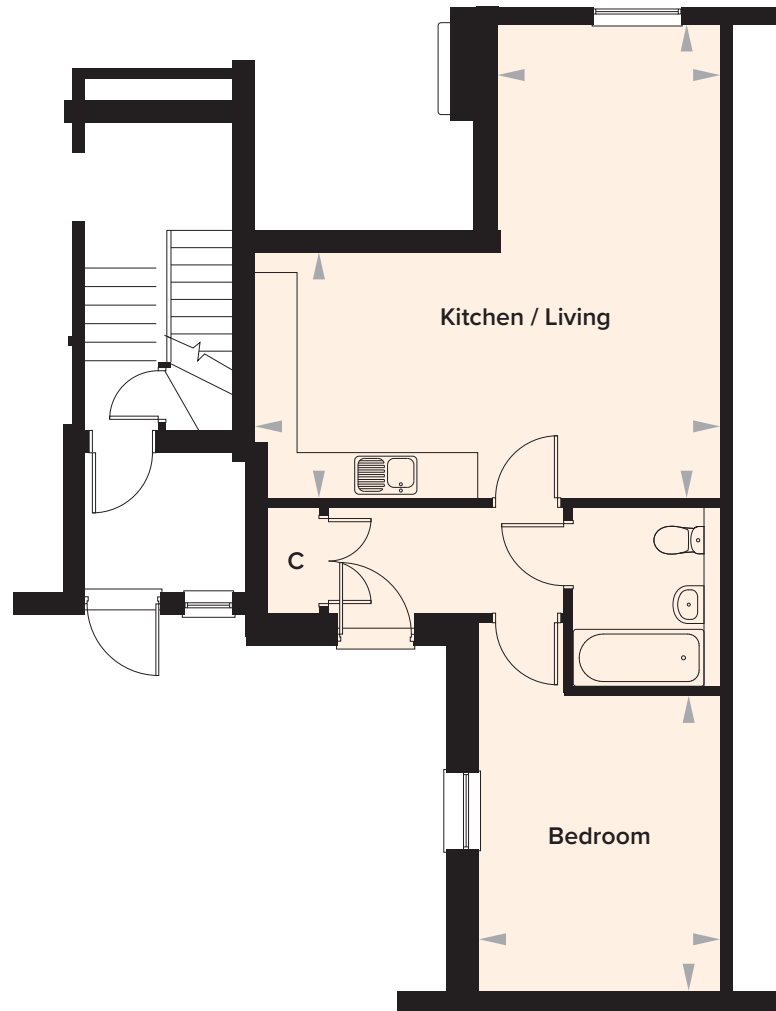


Plot 10 - Features
 · Private entrance
 · Large original feature fireplace to the living room with white surround and tiled inserts (Non-functional)
 · Original feature fireplace to the kitchen/diner (Non-functional)
 · Original feature fireplace in the bathroom with white surround and green marble insert (Non-functional)
 · Original restored patio doors

Kitchen / Dining	2903mm x 4357mm	6" x 14' 3"
Living Room	5779mm x 4097mm	18' 11" x 13' 5"
Bedroom	3469mm x 3080mm	11' 4" x 10' 1"
Bathroom	2046mm x 2860mm	6' 8" x 9' 4"

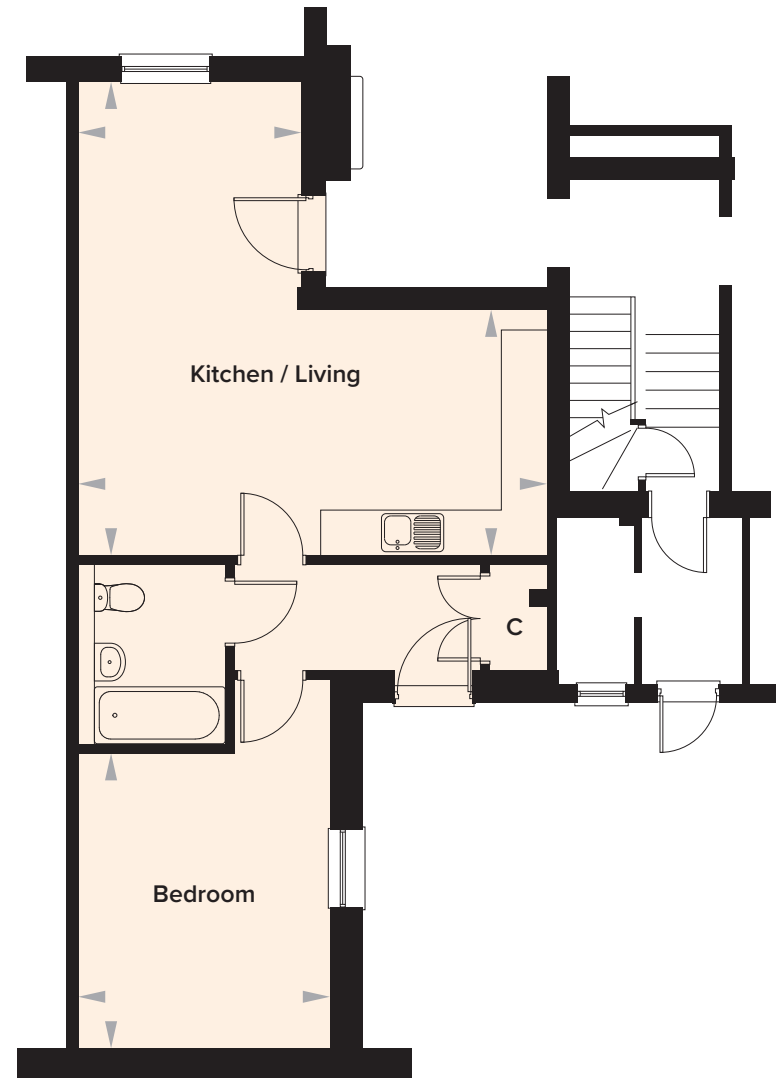
Kitchen / Dining	2920mm x 4357mm	9' 7" x 14' 3"
Living Room	5808mm x 4097mm	19' 0" x 13' 5"
Bedroom	3477mm x 3238mm	11' 5" x 10' 7"
Bathroom	2084mm x 2790mm	6' 10" x 9' 2"

Plot 11



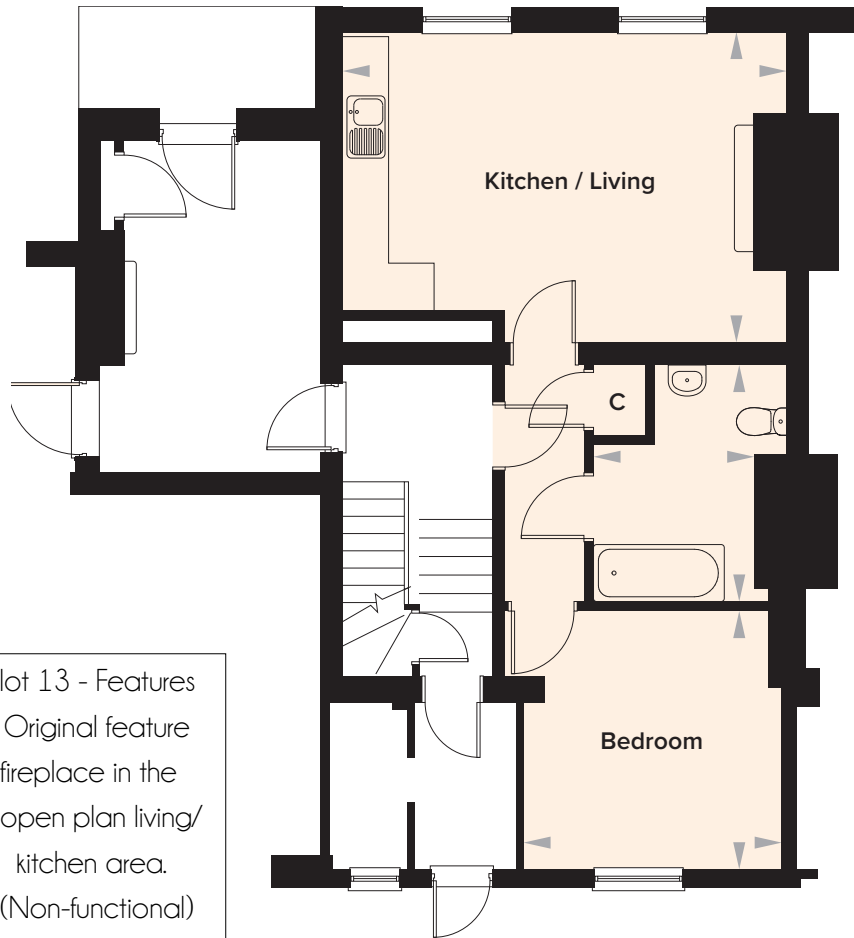
Kitchen / Living	6155mm / 2927mm x 6240mm / 3207mm
	20' 2" / 9' 7" x 20' 5" / 10' 6"
Bedroom	3186mm x 3893mm 12' 5" x 13' 9"
Bathroom	1935mm x 2360mm 7' 0" x 6' 7"

Plot 12



Kitchen / Living	6184mm / 2927mm x 6240mm / 3207mm
	20' 3" / 9' 7" x 20' 5" / 10' 6"
Bedroom	3338mm x 3893mm 10' 11" x 12' 9"
Bathroom	1935mm x 2360mm 6' 4" x 7' 9"

Plot 13



Plot 13 - Features

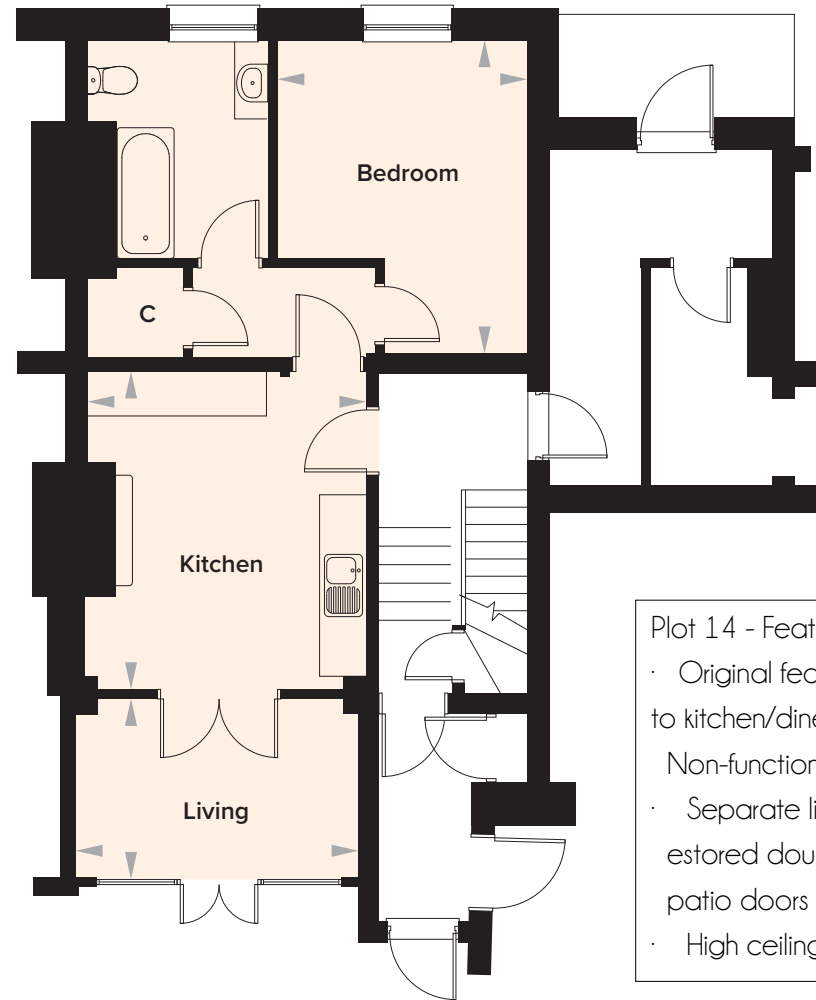
- Original feature fireplace in the open plan living/ kitchen area. (Non-functional)
- High ceilings

Kitchen / Living 5844mm x 4107mm 19' 2" x 13' 5"

Bedroom 3378mm x 3389mm 11' 1" x 11' 1"

Bathroom 2096mm x 3140mm 6' 10" x 10' 3"

Plot 14



Plot 14 - Features

- Original feature fireplace to kitchen/diner (Non-functional)
- Separate living area with restored double doors and patio doors
- High ceilings

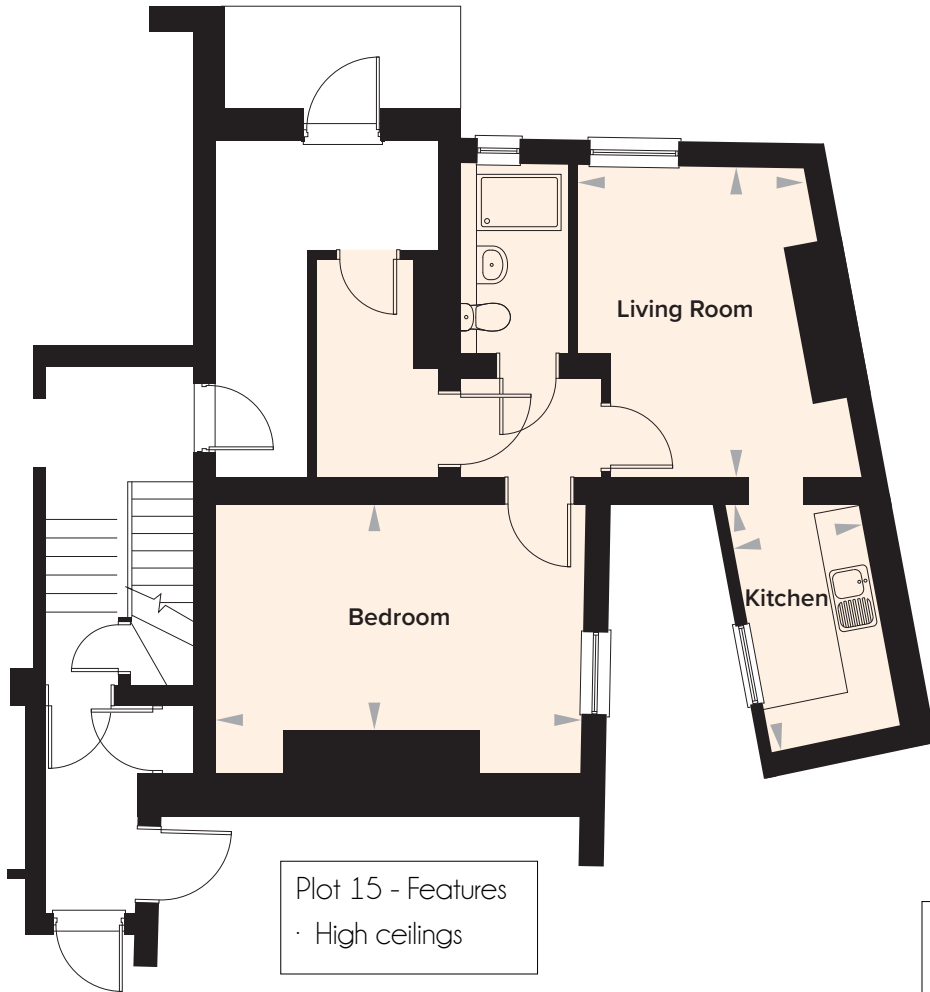
Kitchen 3701mm x 4193mm 12' 2" x 13' 9"

Living Room 3717mm x 2310mm 12' 2" x 7' 7"

Bedroom 3454mm x 4149mm 11' 4" x 13' 7"

Bathroom 2392mm x 2908mm 7' 10" x 9' 6"

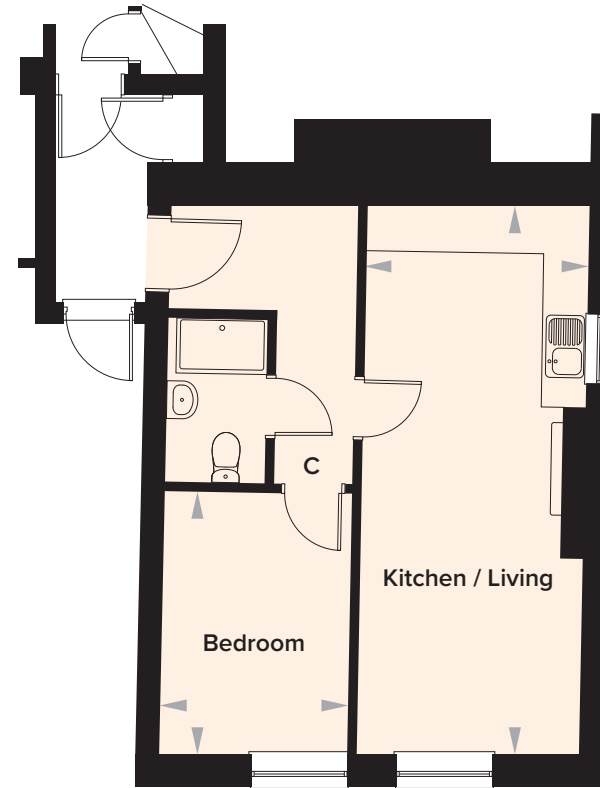
Plot 15



Plot 15 - Features
 · High ceilings

Kitchen	1684mm x 3310mm	5' 6" x 10' 10"
Living Room	2953mm x 4108mm	9' 8" x 13' 6"
Bedroom	4850mm x 2953mm	15' 11" x 9' 8"
Shower Room	1410mm x 2545mm	4' 7" x 8' 4"

Plot 16



Plot 16 - Features
 · Large feature fireplace to open plan living/kitchen/diner. (Non-functional)
 · High ceilings
 · Feature floor to ceiling window in the living area.

Kitchen / Living	2930mm x 7231mm	9' 7" x 23' 8"
Bedroom	2475mm x 3408mm	8' 1" x 11' 2"
Shower Room	1310mm x 2382mm	4' 3" x 7' 10"

Shared Ownership

Shared Ownership is a 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. Shared Ownership is a great solution if:

- you're a first-time buyer • you used to own a home, but cannot afford to buy one now
- you own a home and want to move but cannot afford a new home suitable for your needs
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner and want to move

Under Shared Ownership, buyers purchase a proportion of their home and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property (for this development the minimum share that can be bought is 10%). In the future, should you be able to afford to, you can purchase further shares in the property, this is called 'staircasing' 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 Connells Shared Ownership. For more information, please contact them on telephone: 01622 232499 or by email at: somerfieldterrace@connells.co.uk

- Minimum equity share to be sold: 10%
- Lease length: 990 years
- Staircasing: a minimum of 5% can be purchased, plus a 1% share can be purchased each year for 15 years. This right passes to new owners following a resale
- A 10 year period (or on final staircasing)

where the shared owner will be entitled to assistance from the Landlord of up to £500 per year for essential repairs (as prescribed). A maximum of £500 each year can be 'rolled over' to the following year

- The resale nomination period for the housing association to nominate a buyer is four weeks

Shared ownership - Eligibility

To be eligible for the shared ownership scheme, you need to meet the following criteria:

- Your annual household income must be under £80,000
- You are unable to purchase a home suitable for your needs without assistance
- You do not own another property which you intend to keep

Priority for shared ownership is given to:

- Parties with a connection to Maidstone
- Existing social housing tenants
- Serving or former members of the armed forces

Although the shared ownership scheme is usually aimed at first time buyers, applications from non-first time buyers may also be considered.

All potential purchasers will need to be qualified by our in house financial advisor who will check credit and affordability. Subject to passing these checks and eligibility your application will be passed to Golding Places for consideration.

DISCOUNT MARKET SALE

Discount Market Sale (DMS) a low cost home ownership product where you can buy a new build or existing property at a discounted price from a local council participating in the scheme in collaboration with developers (who are often housing associations).

This discount is 20%. a restriction is placed on the property's Land Registry Title to ensure that the property remains at that discounted rate in perpetuity for future purchasers.

The scheme is to help low and middle earners and first time buyers get onto the property ladder. Much like schemes such as Help to Buy and Shared Ownership there are eligibility criteria which you have to meet to satisfy the scheme's administrators.

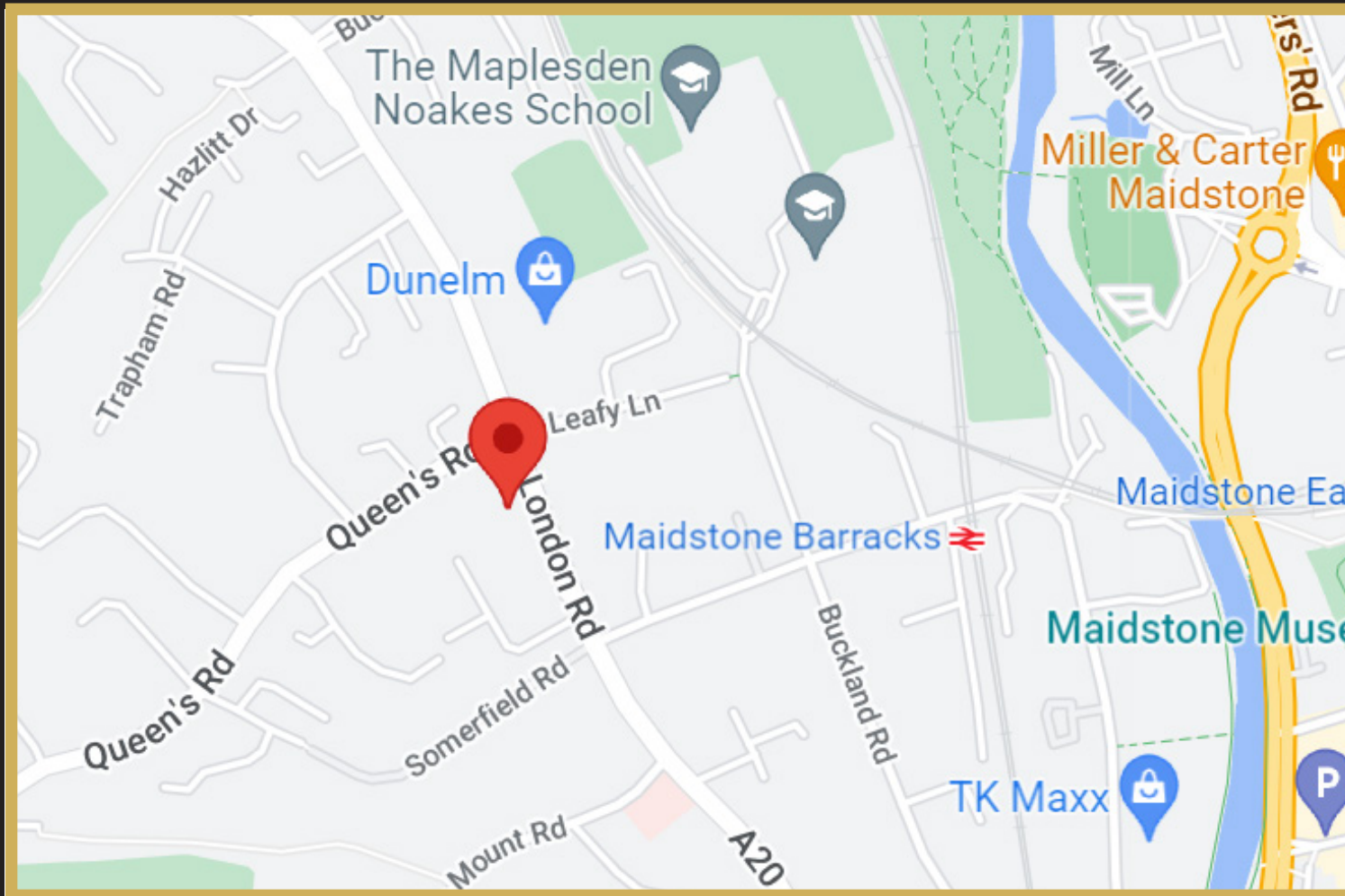
They are sold at 20% below their current market value to buyers who meet the criteria.

Discount Market Sale - Eligibility

- Must be over the age of 18
- Must have a local area connection or be a serving member of the armed forces
- Must have a household income less than £80,000
- Must be a first-time buyer

- Must not be able to afford to purchase a home suitable for their needs on the open market
- Must not be in rent arrears
- Must have a good credit history
- Must have the required deposit (Enquire for details)
- Must have or have access to £4000 to cover the costs of purchase and moving





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.helptobuyagent3.org.uk.

To keep updated with developments from Golding Places please visit: www.goldingplaces.co.uk



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