



LANGLEY • MAIDSTONE • KENT • ME17 3NQ



Plots 125-129

Set against the stunning backdrop of the Kent countryside, yet less than four miles from the vibrant centre of Maidstone, Rosewood is located in the sought after area of Langley. It forms part of a modern community of homes with the conveniences of a thriving town and superb travel links close at hand. Built by Bellway Homes, the properties benefit from a modern contemporary style and can accommodate both families and first-time buyers alike.

Rosewood is set near to the heart of Maidstone which 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 also enjoying a vibrant nightlife.

The area is served by 16 well regarded Primary and Secondary schools, all with Ofsted ratings of 'Good'. Langley Primary Academy and Sutton Valence

Preparatory School being the nearest. Langley sits just under 2 miles from the A229 and is perfectly situated for excellent transport links. Access to the M20 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. Maidstone has two train stations, with connections into London and Ashford International. Ebbsfleet International is only a 25 minute drive away, with services to London St. Pancras International, Canterbury West, Dover, Folkestone and even beyond to Europe.

SPECIFICATION

PLOTS 25, 26 & 27

General

- Quality fitted carpets to living room, stairs, landings, and bedrooms
- Quality vinyl to hallways
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty for peace of mind
- Fibre broadband available
- Turfed rear garden with garden shed
- On plot or right of use parking bay(s)

Kitchen

- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, hob, washing machine and fridge freezer.
- Vinyl flooring
- Four track light fitting

Bathroom

- Contemporary branded sanitaryware
- Bath with mixer tap
- Shower with thermostatic mixer and shower screen
- Vinyl flooring
- Heated chrome towel rail

ALL PLOTS EXCEPT 25, 26 & 27

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 for peace of mind
- Fibre broadband available
- Turfed rear garden with garden shed
- On plot or right of use parking bay(s)

Kitchen


- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, hob, washing machine and fridge freezer
- Ceramic tile flooring
- Downlighting
- Pelmet lighting

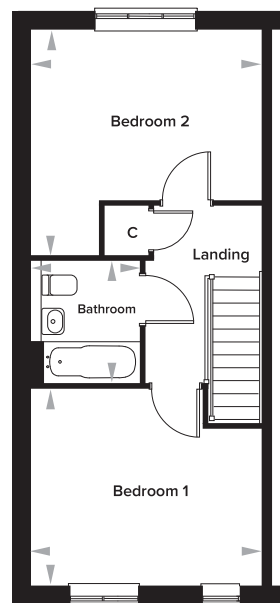
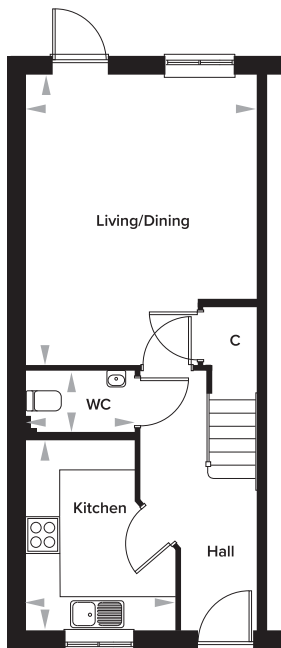
Bathroom

- Contemporary branded sanitaryware
- Bath with mixer tap
- Shower with thermostatic mixer and glass shower screen
- Vinyl flooring
- Heated chrome towel rail



PLOT 25

 x 2



Ground Floor


Kitchen	2637mm x 3350mm	8' 8" x 11' 0"
Living/Dining	4070mm x 5117mm	13' 2" x 16' 9"
WC	1924mm x 1082mm	6' 4" x 3' 7"

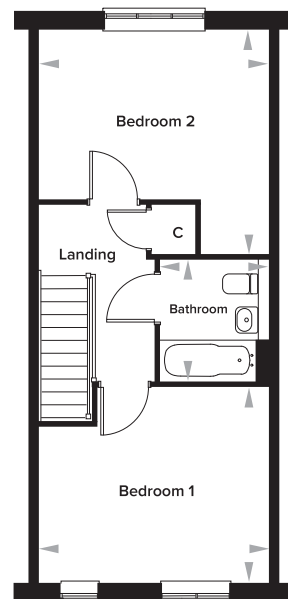
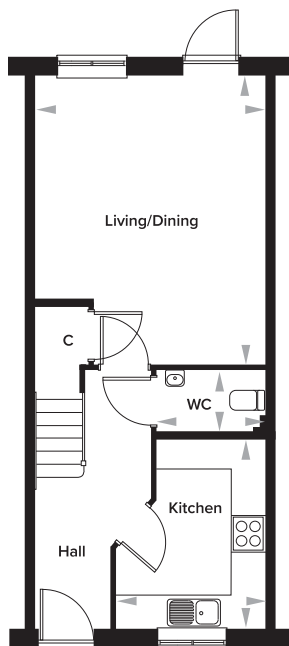
First Floor

Bedroom 1	4080mm x 3462mm	13' 5" x 11' 4"
Bedroom 2	4080mm x 3984mm	13' 5" x 13' 0"
Bathroom	1932mm x 2162mm	6' 4" x 7' 1"



PLOT 26

 x 2



Ground Floor


Kitchen	2637mm x 3350mm	8' 8" x 11' 0"
Living/Dining	4070mm x 5117mm	13' 2" x 16' 9"
WC	1924mm x 1082mm	6' 4" x 3' 7"

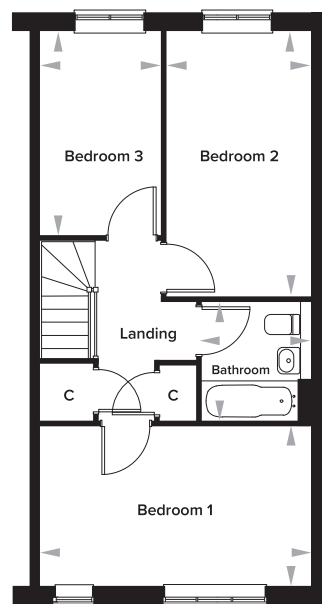
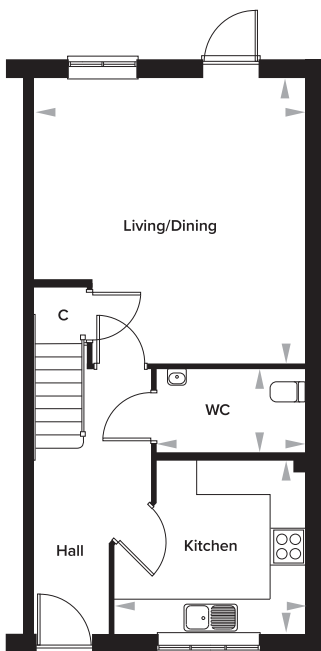
First Floor

Bedroom 1	4080mm x 3462mm	13' 5" x 11' 4"
Bedroom 2	4080mm x 3984mm	13' 5" x 13' 0"
Bathroom	1932mm x 2162mm	6' 4" x 7' 1"



PLOT 27

 x 3



Ground Floor

Kitchen	3345mm x 3028mm	10' 11" x 9' 11"
Living Dining	4788mm x 5042mm	15' 8" x 16' 6"
WC	2607mm x 1457mm	8' 7" x 5' 0"

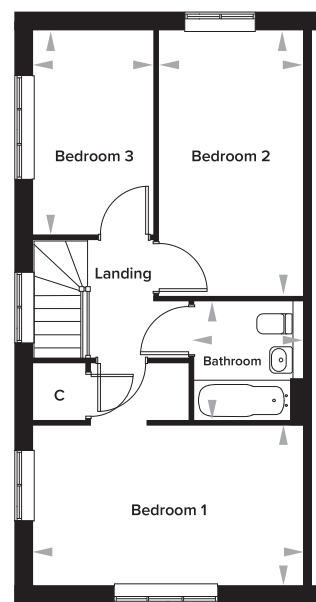
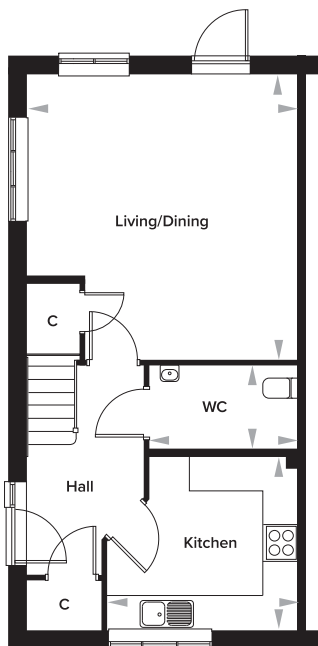
First Floor

Bedroom 1	4788mm x 2818mm	15' 8" x 9' 3"
Bedroom 2	2550mm x 4693mm	8' 4" x 15' 4"
Bedroom 3	2150mm x 3612mm	7' 0" x 11' 10"
Bathroom	1928mm x 2094mm	6' 4" x 6' 10"



PLOT 136

 x 3



Ground Floor

Kitchen	3345mm x 3028mm	11' 0" x 9' 11"
Living Dining	4788mm x 5042mm	15' 8" x 16' 6"
WC	2607mm x 1457mm	8' 7" x 4' 9"

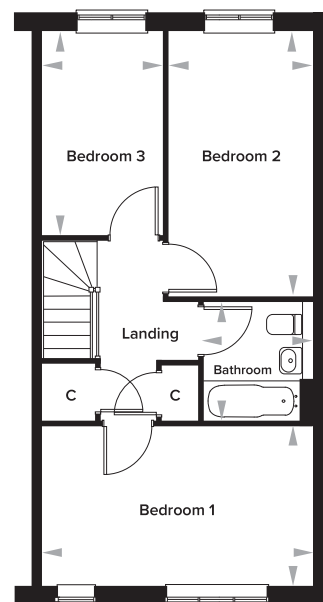
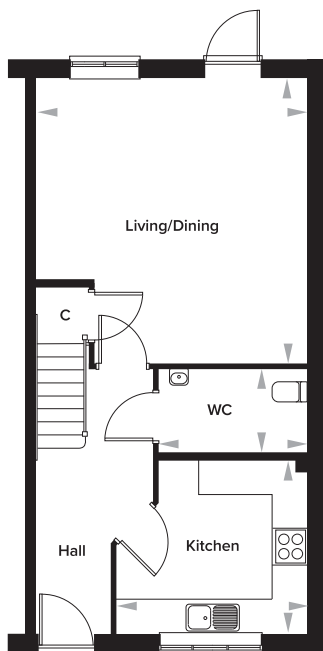
First Floor

Bedroom 1	4788mm x 2780mm	15' 8" x 9' 1"
Bedroom 2	2550mm x 4693mm	8' 4" x 15' 4"
Bedroom 3	2150mm x 3612mm	7' 0" x 11' 10"
Bathroom	1930mm x 2137mm	6' 4" x 7' 0"



PLOT 137

 x 3



Ground Floor


Kitchen	3345mm x 3028mm	10' 11" x 9' 11"
Living Dining	4788mm x 5042mm	15' 8" x 16' 6"
WC	2607mm x 1457mm	8' 7" x 5' 0"

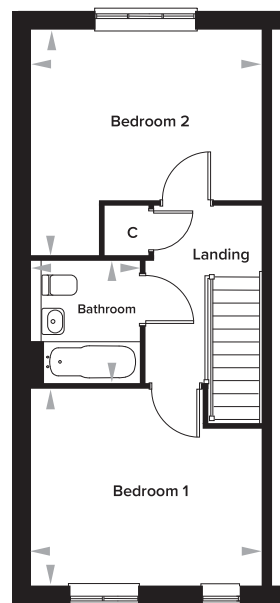
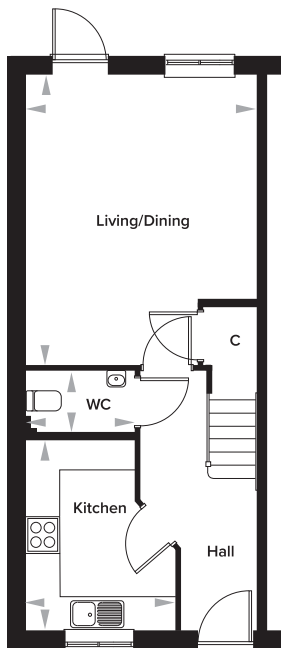
First Floor

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Bedroom 3	2150mm x 3612mm	7' 0" x 11' 10"
Bathroom	1928mm x 2094mm	6' 4" x 6' 10"



PLOT 125

 x 2




Ground Floor

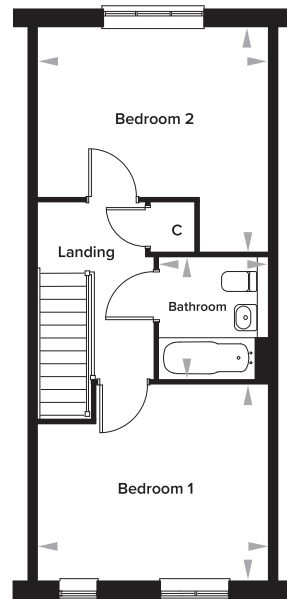
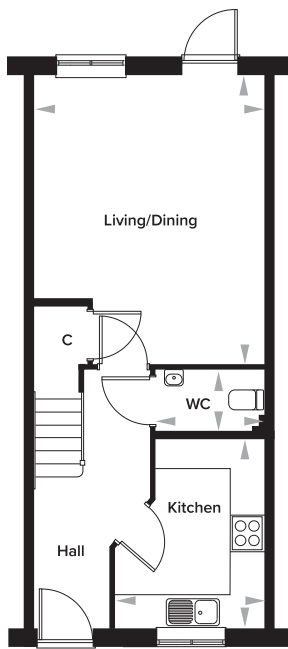
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WC	1924mm x 1082mm	6' 4" x 3' 7"

First Floor

Bedroom 1	4080mm x 3462mm	13' 5" x 11' 4"
Bedroom 2	4080mm x 3984mm	13' 5" x 13' 0"
Bathroom	1932mm x 2162mm	6' 4" x 7' 1"

PLOT 126

 x 2




Ground Floor

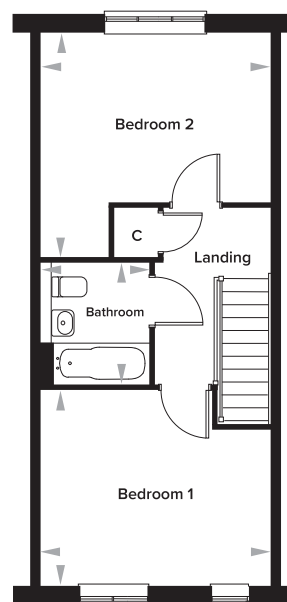
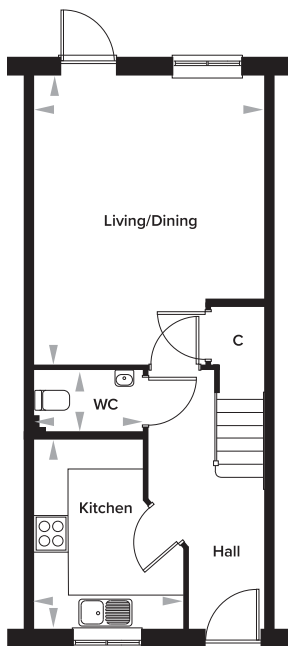
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PLOT 127

 x 2




Ground Floor

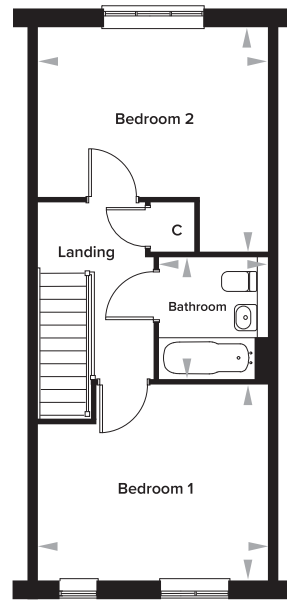
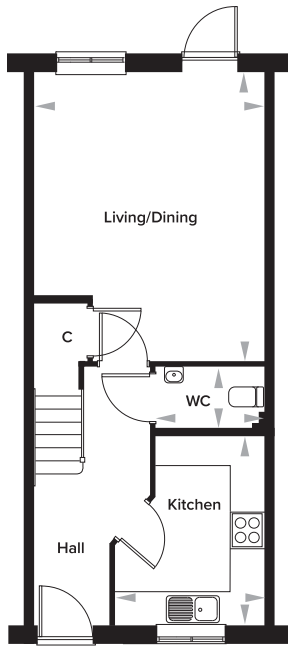
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PLOT 128

 x 2




Ground Floor

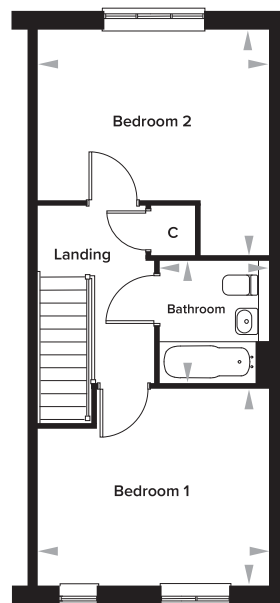
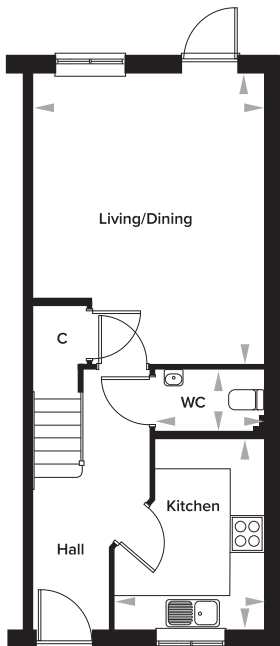
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PLOT 129

 x 2



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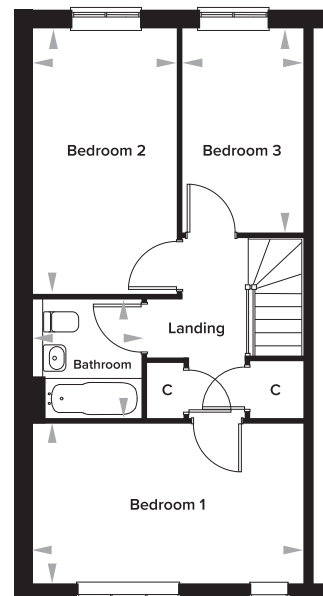
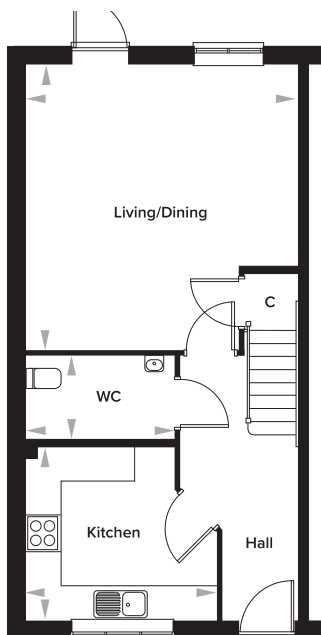
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PLOT 132

 x 3




Ground Floor

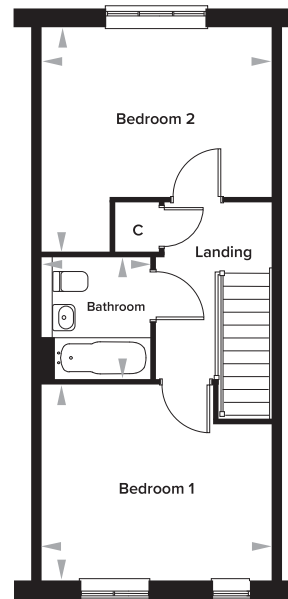
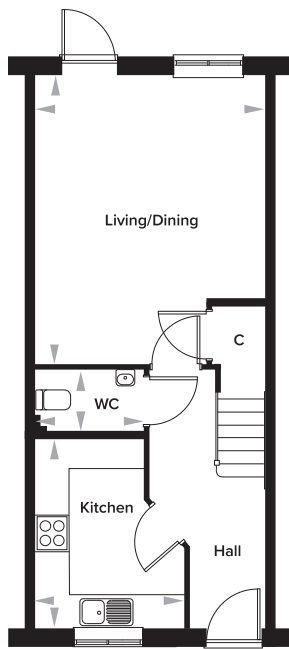
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PLOT 133

 x 2




Ground Floor

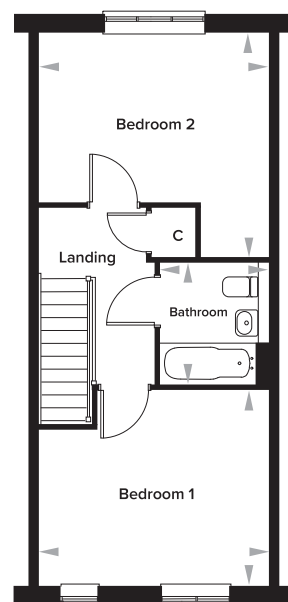
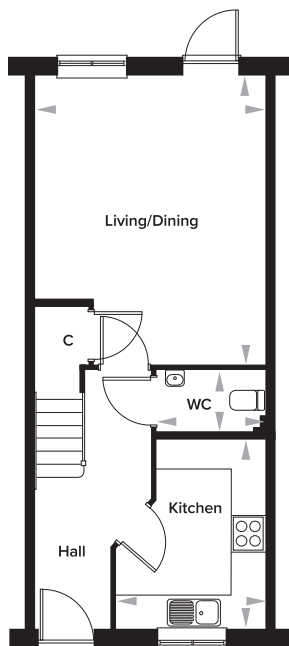
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PLOT 134

 x 2

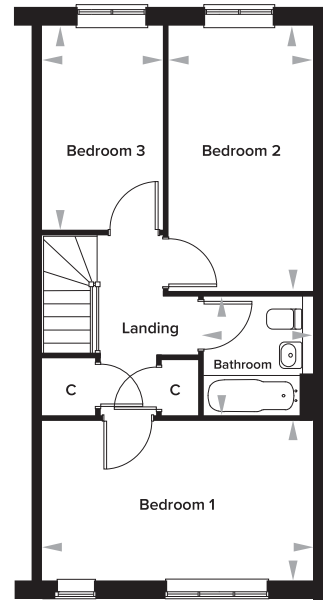
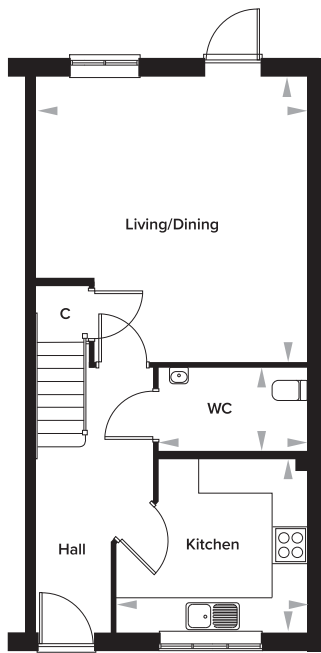


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SHARED OWNERSHIP

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 are 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 are forming a new household - for example, after a relationship breakdown
- You are 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.

This is a standard model Shared Ownership development and the minimum share which can be bought is 25%.

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 of Kent – Shared Ownership. For more information, please contact them on Tel: 01634 921 802 or Email: shared.ownership@wardandpartners.co.uk


SITE PLAN


Key:


AR Affordable Rent Homes owned and managed by Golding Homes

SO Shared Ownership Properties

 All other plots are for private sale

 1 bed property

 2 bed property

 3 bed property

 Apartment Block



LATER PHASE



ROSEWOOD • LANGLEY • MAIDSTONE • KENT • ME17 3NQ



ABOUT GOLDING PLACES

Golding Places provides quality homes for shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in quiet 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 additional extras such as built-in appliances.

We're part of Golding Homes, an award-winning provider of quality, affordable homes, which owns and manages over 8,500 properties and provides homes to more than 29,000 people. Golding are committed to providing excellent customer service and quality, safe homes for social, affordable and market rent, shared ownership and outright sale. All our profits are invested back into building more new homes, reinvesting in our housing stock and delivering services.

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



Shared Ownership Department
01634 921 802
shared.ownership@wardsof Kent.co.uk



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