



SHERIDAN

CLOSE

MAIDSTONE • KENT • ME14 2QP



SHERIDAN CLOSE



Golding Places is proud to present Sheridan Close, a small and exclusive development comprising just three elegant three-bedroom terraced houses, perfectly positioned in the desired and vibrant town of Maidstone, Kent.

Each home has been finished to a high standard, featuring quality fitted carpets throughout the main living areas. The kitchens offer stylish ceramic tiled flooring, contemporary cabinetry, complementary worktops, and sleek glass splashbacks, and come complete with an integrated oven, electric hob, and fridge-freezer. The bathrooms are equally well-appointed, with ceramic tiled flooring, modern branded sanitaryware, and high-quality fittings.

Thoughtfully designed for modern living, these homes combine comfort with practicality. A 12-year LABC warranty provides added peace of mind, while the spacious living areas create the ideal setting for relaxing or entertaining. French doors open onto generous, landscaped private gardens, and each property benefits from convenient off-street parking.

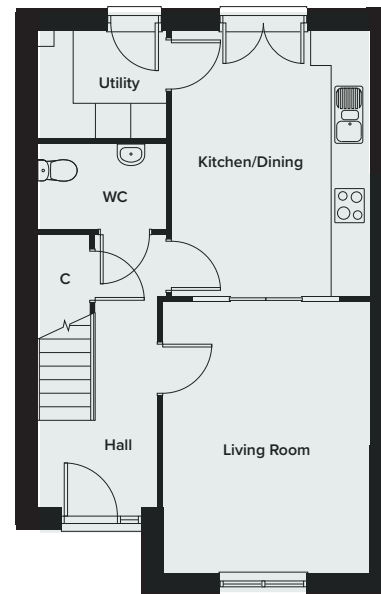
Ideally situated near the vibrant town of Maidstone, Sheridan Close enjoys excellent access to a thriving high street offering a wide range of amenities, including national retailers, cafés, restaurants, and bars. Residents can also explore nearby attractions such as the local golf course and historic Leeds

Castle, ensuring plenty of leisure opportunities. With a selection of excellent local schools, the area is also well suited to families.

Commuters are well served by Maidstone East Station, which provides fast links to London Victoria and London Bridge in around an hour. For local travel, the regular Arriva bus service offers convenient connections, while the M20 provides direct access to Maidstone and links seamlessly to the M25 for those travelling further afield.

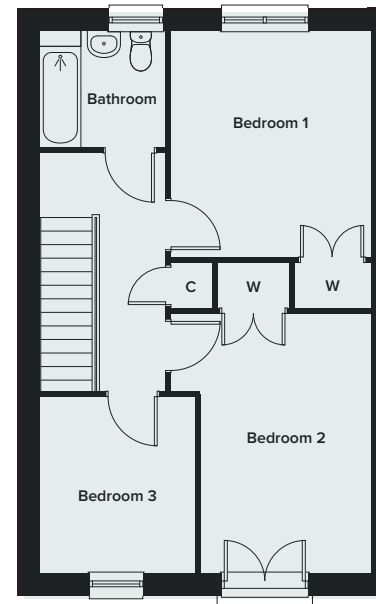
FLOOR PLANS

PLOT 1



GROUND FLOOR

Kitchen/Dining	3386mm x 4538mm 11' 1" x 14' 10"
Living Room	3534mm x 4637mm 11' 7" x 15' 2"
Utility Room	2188mm x 1852mm 7' 2" x 6' 1"
WC	2188mm x 1450mm 7' 2" x 4' 9"



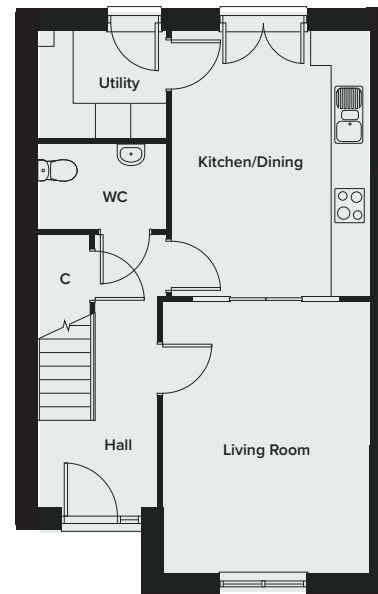
FIRST FLOOR

Bedroom 1	3417mm x 3870mm 11' 2" x 12' 8"
Bedroom 2	2920mm x 4440mm 9' 7" x 14' 7"
Bedroom 3	2655mm x 3020mm 8' 8" x 9' 11"
Bathroom	2158mm x 2008mm 7' 1" x 6' 7"

Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

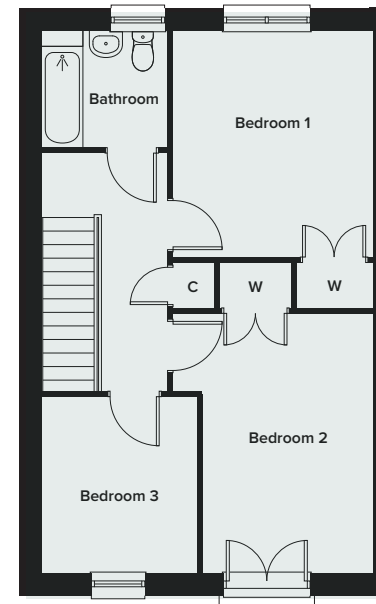
FLOOR PLANS

PLOT 2



GROUND FLOOR

Kitchen/Dining	3386mm x 4538mm 11' 1" x 14' 10"
Living Room	3534mm x 4637mm 11' 7" x 15' 2"
Utility Room	2188mm x 1852mm 7' 2" x 6' 1"
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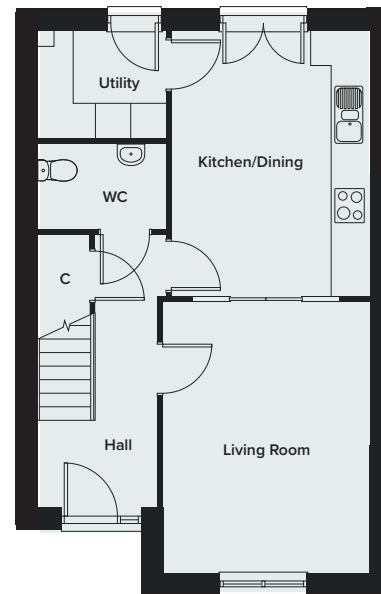
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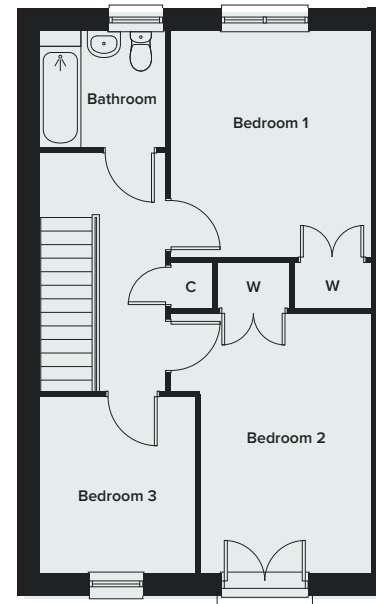
FLOOR PLANS

PLOT 3



GROUND FLOOR

Kitchen/Dining	3386mm x 4538mm 11' 1" x 14' 10"
Living Room	3534mm x 4637mm 11' 7" x 15' 2"
Utility Room	2188mm x 1852mm 7' 2" x 6' 1"
WC	2188mm x 1450mm 7' 2" x 4' 9"



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SPECIFICATION

GENERAL

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms
- Energy-efficient Air Source Heat Pump providing hot water and central heating
- LABC 12-year warranty
- Fibre broadband available
- Turfed gardens with patio and garden shed
- Allocated parking

KITCHEN

- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, electric hob and fridge freezer
- Ceramic tiled flooring
- Spot down lighting
- Washer Dryer

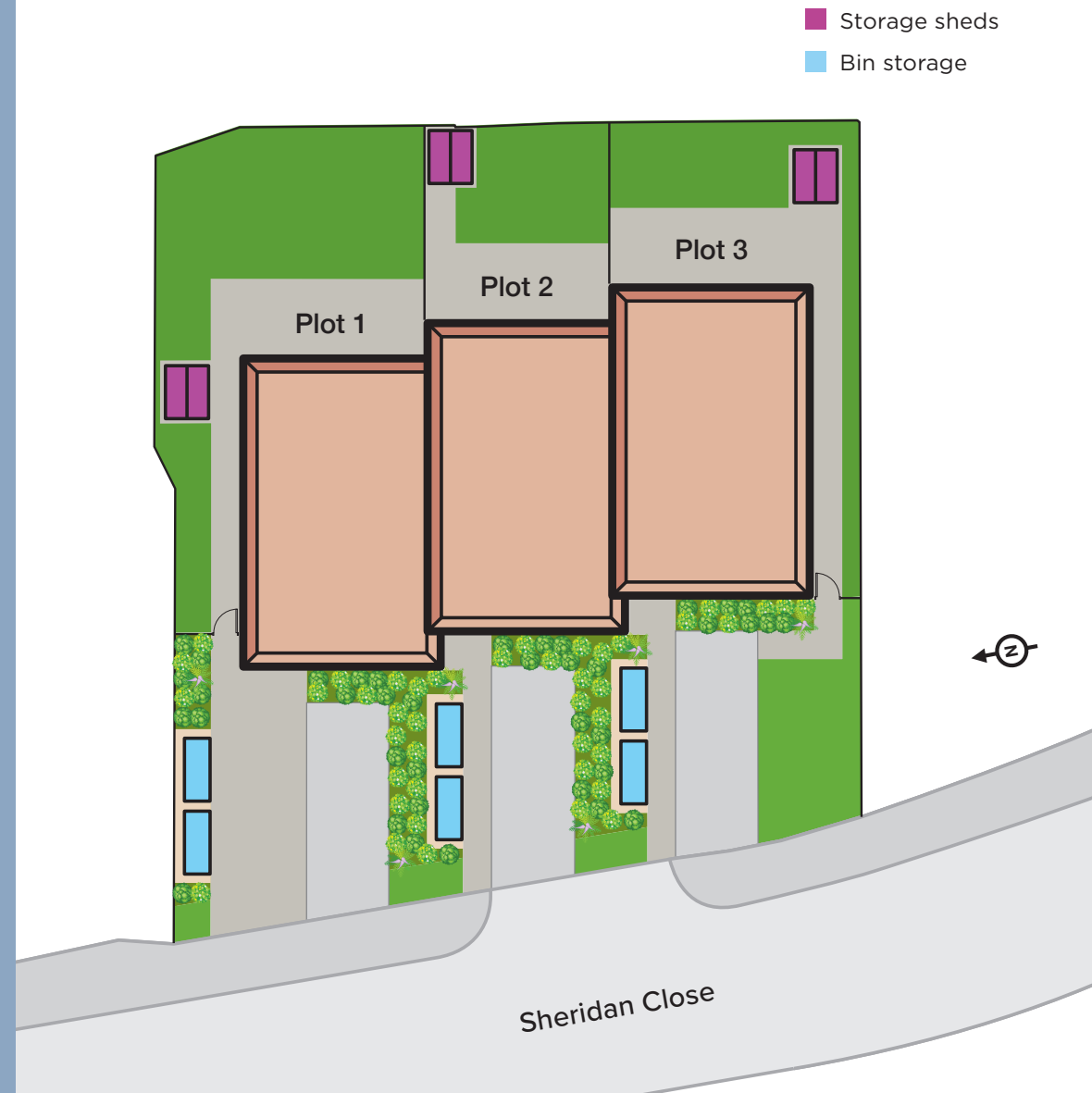
BATHROOM

- Contemporary branded sanitaryware
- Over the bath, shower with thermostatic mixer tap
- Ceramic tiled flooring
- Spot down lighting

SUSTAINABILITY

- The areas benefit from a range of ecology and biodiversity enhancements such as:
 - Bat and bird boxes
 - Hedgehog and insect boxes
- Renewable technology such as:
 - Solar Panels
 - Mechanical Ventilation Heat Recovery System (MVHR)

SITE PLAN



Development layout is not shown to scale and is given as a guide only. We work with our developers to continuously improve and reserve the right to make changes at any time. Please ask the sales consultant for current information when reserving your new home. Information is correct at the time of going to print.

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 New Model Shared Ownership development and the minimum share which can be bought is 10%. 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.

— GOLDING —
PLACES

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





For more information, please speak to a member of the sales team.

Wards
shared ownership

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

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. Please ask your sales consultant for current information when reserving your new home. Information is correct at the time of going to print.