

CHILMINGTON  
**LAKEs**  
K E N T



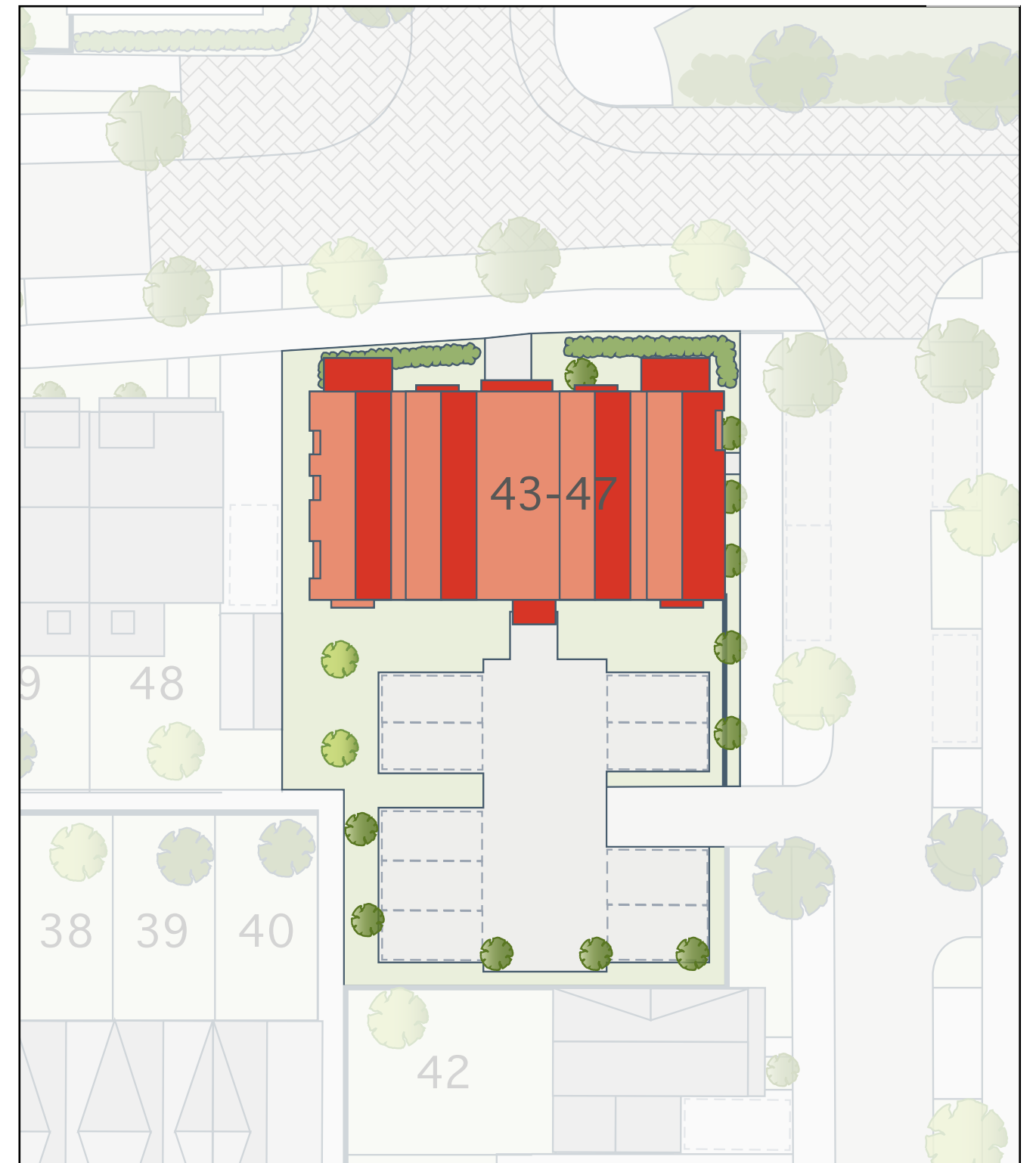
# PARKVIEW WEST

2 BEDROOM APARTMENTS

PLOTS 43, 44, 45, 46 & 47

CHILMINGTON LAKES

# DEVELOPMENT LAYOUT PARK VIEW WEST



Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, play areas and public open spaces, may change. Please ask your Sales Consultant for specific details.





# SUPERIOR SPECIFICATION

## EXTRAS AS STANDARD

### Kitchens

- Individually designed high specification kitchen furniture with soft close doors and drawers
- LED down-lighters and LED feature lighting to underside of wall cabinets
- Stainless steel inset sink with feature chrome mixer taps
- Bosch built-in oven
- Bosch touch control induction hob with glass splash-back
- Telescopic built-in extractor hood with LED lights
- Bosch fully integrated fridge/freezer
- Bosch fully integrated dishwasher
- Bosch fully integrated washing machine or washer dryer
- Space for tumble dryer
- Worktops in various finishes with upstands
- Polished chrome electric points above worktops
- Saloni 100% porcelain floor tiling or wood flooring

### Bathrooms

- Duravit sanitaryware to all bathrooms
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Mirrored cabinets with shelves, integrated lights and a socket (where applicable)
- Under-sink luxury drawers (where applicable)
- Contemporary white bath with Hansgrohe polished chrome mixer tap
- Polished chrome electric heated towel ladder radiators – independently heated for summer use
- Saloni 100% porcelain tiles to the walls and floors





### En-Suite

- Duravit sanitaryware to all en-suites
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Walk-in shower with frameless glass screen, overhead polished chrome pressure rain shower, thermostatically controlled shower mixer for rain shower head and separate hand shower
- Mirrored cabinets with shelves, integrated lights and a socket (where applicable)
- Under-sink luxury drawers (where applicable)
- Polished chrome electric towel ladder radiators – independently heated for summer use
- Polished chrome robe hook
- Saloni 100% porcelain tiles to the walls and floors

### Heating and Hot Water

- Independent heating and hot water to each apartment designed by specialist Mechanical Engineers to ensure excellent end use for all persons
- Central programmer to control heating and hot water system
- High specification radiators with individual thermostatic controls
- Centralised mechanical extract system to remove any condensation.

### Electrical and Lighting Installations

- Each property features a comprehensive electrical system including low energy LED recessed downlights and low-energy pendant lights
- Dimmable light switches (where applicable)
- Slimline switches and sockets elsewhere
- USB sockets to all rooms
- Generous supply of socket outlets throughout
- Lighting to main storage cupboards
- External lighting to patios, balconies and terraces

### Home Entertainment and Communications

- All properties at Chilmington have Gigabit Fibre – allowing you to have access to and enjoy ultrafast broadband speeds, television, online streaming and telephone services via pure end to end fibre optic cables capable of internet speeds of up to 1Gb (fastest speed currently available in the UK)
- The fibre network is open access, giving homeowners a choice of service providers to meet your needs and budget
- Hodson Developments have partnered with Sky, giving residents direct access to Sky's full range of products and services, including Sky Q, from the day you move into your new home (optional, please ask your Sales Adviser for details)
- Comprehensive multimedia system for television/plasma (Terrestrial, Sky+, Sky HD and Sky Q, etc.) and FM/DAB radio multimedia points to the living room and all bedrooms
- 'Ready to go' television system for simplicity – just install televisions to your selected rooms and sign up to your service provider (for example, Sky, Terrestrial, Freeview and Freesat)
- Communal satellite dish connection for superior reception, so no need to install a satellite dish
- Telephone points to all rooms

### Interior Finishes

- Built-in wardrobe with mirrored/glass sliding doors to master bedrooms and selected other bedrooms. Internals to include shelves and hanging rails
- White painted panelled internal doors with polished chrome door furniture
- Cloak cupboard with shelf and hanging rail (where layout permits)
- White painted, smooth finish walls and ceilings throughout
- White painted skirtings and architraves
- Loft access with loft light (where applicable on top floor flats)
- "Cloud 9" extra soft underlay as standard
- Luxury wool carpet to bedrooms in several colour options as standard
- Wood flooring to living room, kitchen and hallway in a number of colour options as standard
- Saloni 100% porcelain floor tiles to bathroom and en-suite areas

### Terraces and Balconies

- Apartments on upper floors have large private balconies with metal finish railings and long-lasting composite deck flooring
- Apartments on the ground floors have direct access to large private patios with feature landscaping
- All balconies and terraces receive external lighting

### Insulation

- Excellent levels of insulation provided to reduce utility bills
- Properties are air pressure tightness tested and certified to achieve minimal heat loss in the winter and avoid unwanted overheating in summer
- Each floor of building is solid concrete flooring with additional insulation and sound-tested to exceed UK Building Regulations performance standards

### Parking and Refuse

- Each property has off street private allocated parking (please ask your Sales Advisor for details)
- Communal and discrete enclosed area for bin storage so bins are out of sight

### Peace of Mind and Your Safety

- 10 year warranty under the Premier Buildmark Warranty Scheme of which the first 2 years are covered directly by Hodson Developments with a dedicated customer service team
- Each apartment has been independently inspected throughout its construction by independent Building Inspectors
- Mains fed (with battery back-up) smoke detectors to each apartment
- Mains fed (with battery back-up) CO detector to each apartment (where applicable)
- Mains fed (with battery back-up) heat detector to kitchens to each apartment
- Spur included for optional future installation of security alarm system

### Security

- Secure development
- Key fob and code door activation for front and rear doors
- Entry phone system in hallway of each apartment operating front and rear doors
- Solid luxury oak flush 'Secure by Design' apartment front doors which benefit from three-point Espagnolette locking systems, security viewers and sound reducing specification for maximum security
- Double glazed windows and French doors with sound resistance and energy saving glass
- Multi point locking and anti-lift French doors
- All apartment front doors have post letter plates, so post direct to apartments and no communal post boxes
- Secure internal cycle store for ample bikes
- External lighting at all entrance points and car parking area

### Communal Areas

- Established landscaping to communal areas
- Large 8 person lifts
- Feature lighting to external areas

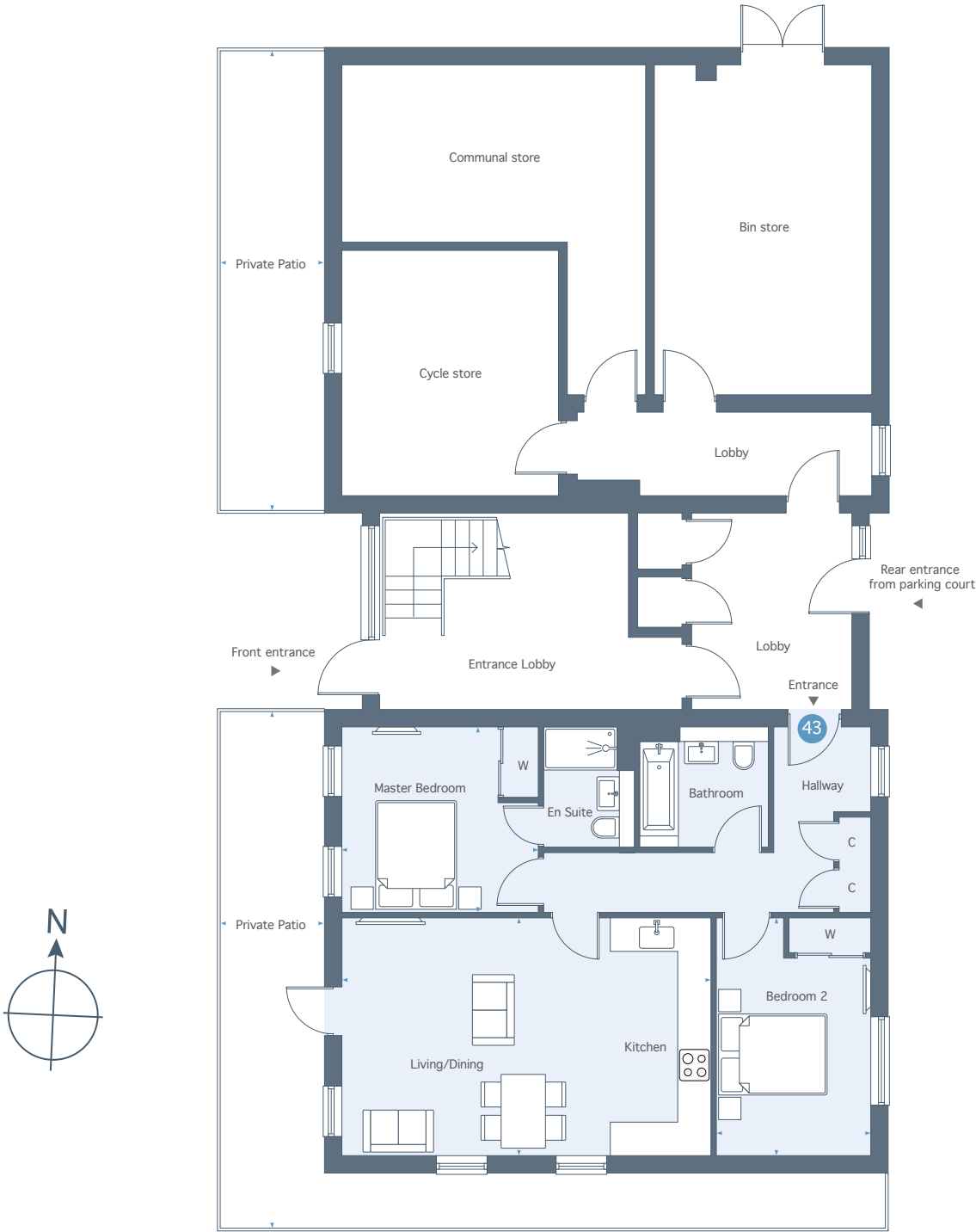


APARTMENT  
FLOORPLANS

PLOT  
43

Ground Floor

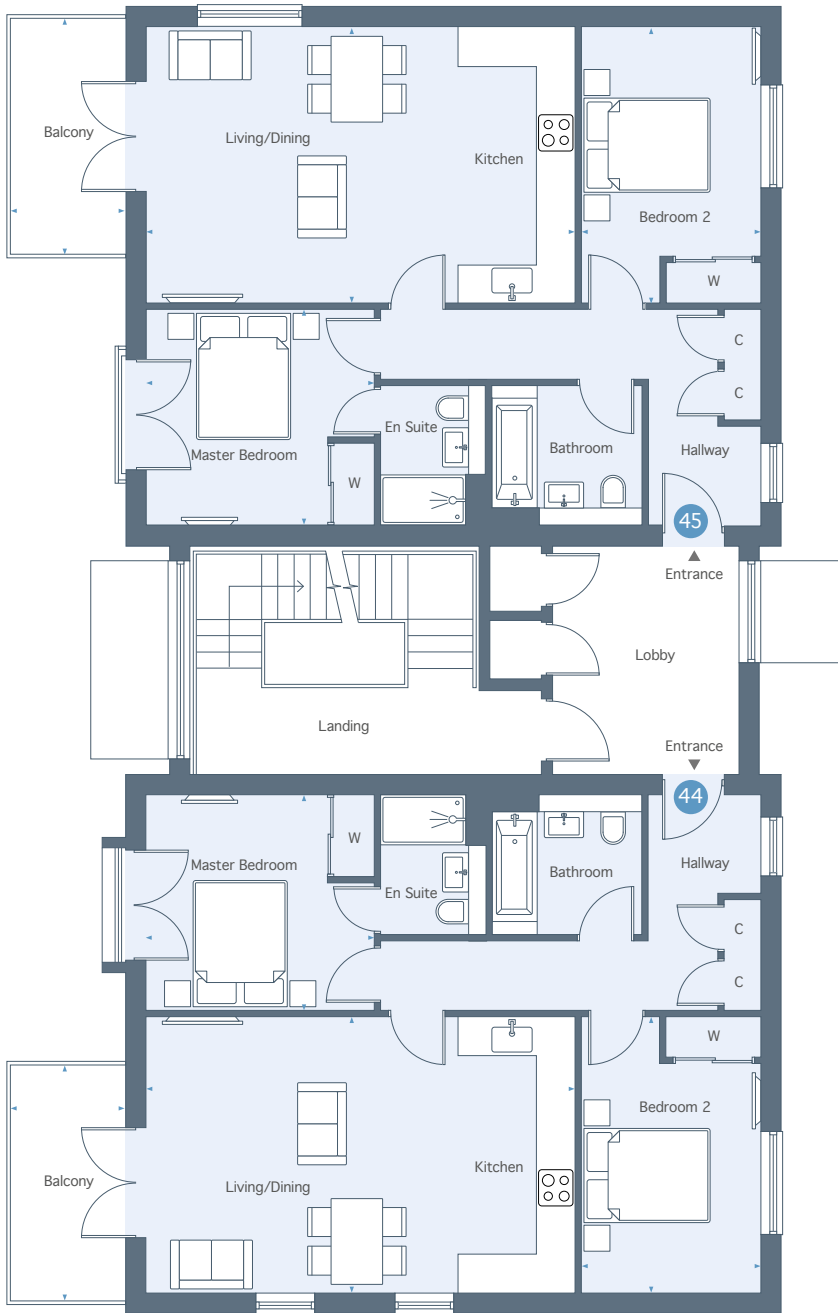
Living/Dining/Kitchen	6.60m x 4.25m	21'8" x 13'11"
Bedroom 1	3.51m x 3.31m	11'6" x 10'10"
Bedroom 1 En-Suite	1.62m x 2.14m	5'4" x 7'0"
Bedroom 2	2.76m x 4.25m	9'1" x 13'11"
Private Patio	1.85m x 9.4m	6'1" x 30'10"
Total Area	72.5 sq m	780 sq ft



PLOTS  
44 & 45

First Floor

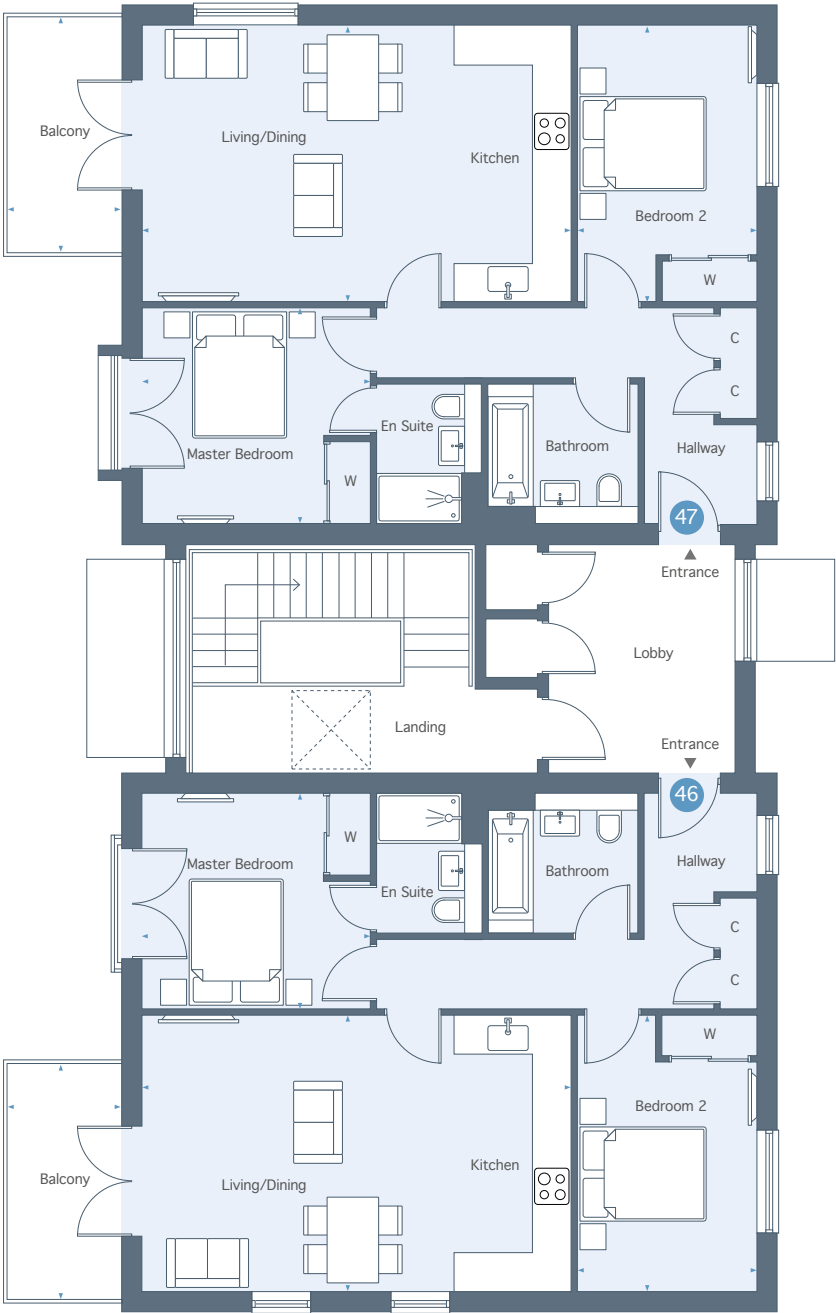
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Bedroom 1	3.51m x 3.31m	11'6" x 10'10"
Bedroom 1 En-Suite	1.62m x 2.14m	5'4" x 7'0"
Bedroom 2	2.76m x 4.25m	9'1" x 13'11"
Balcony	1.65m x 3.40m	5'5" x 11'2"
Total Area	72.5 sq m	780 sq ft



PLOTS  
46 & 47

Second Floor

Living/Dining/Kitchen	6.60m x 4.25m	21'8" x 13'11"
Bedroom 1	3.51m x 3.31m	11'6" x 10'10"
Bedroom 1 En-Suite	1.62m x 2.14m	5'4" x 7'0"
Bedroom 2	2.76m x 4.25m	9'1" x 13'11"
Balcony	1.65m x 3.40m	5'5" x 11'2"
Total Area	72.5 sq m	780 sq ft



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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant.