

EBBSFLEET • CROSS •

AT GARDEN CITY

THE AVEBURY APARTMENTS
1 AND 2 BEDROOM APARTMENTS





INTU LAKESIDE

RIVER THAMES

FUTURE SWANSCOMBE
PENINSULA PARK

TILBURY

SWANSCOMBE STATION

FUTURE EBBSFLEET
CENTRAL PARK

EBBSFLEET INTERNATIONAL

GRAVESEND

SAWYER'S LAKE

EBBSFLEET
CROSS
AT GARDEN CITY
PHASE 2

EBBSFLEET
CROSS
AT GARDEN CITY
PHASE 1

WELCOME TO EBBSFLEET CROSS

NEW HOMES IN THE HEART OF THE
EBBSFLEET GARDEN CITY REGENERATION

INGRESS PARK

BLUEWATER
SHOPPING CENTRE

FUTURE CENTRAL
VILLAGE PARK

YOUR NEW HOME AWAITS



Computer generated image.

DEVELOPMENT PLAN



Apartments

- The Avebury Apartments
plots 84 -111 & 224-227
- The Blenheim Apartments
plots 112-122, 216-220 & 222-223
- The Coleton Apartments
plots 73-83
- The Doddington Apartments
plots 69, 70, 72 & 228-230
- The Easton Apartments
plots 57-64 & 231-233
- The Kentwell Apartments
plots 1-10

1-3 Bedroom Homes

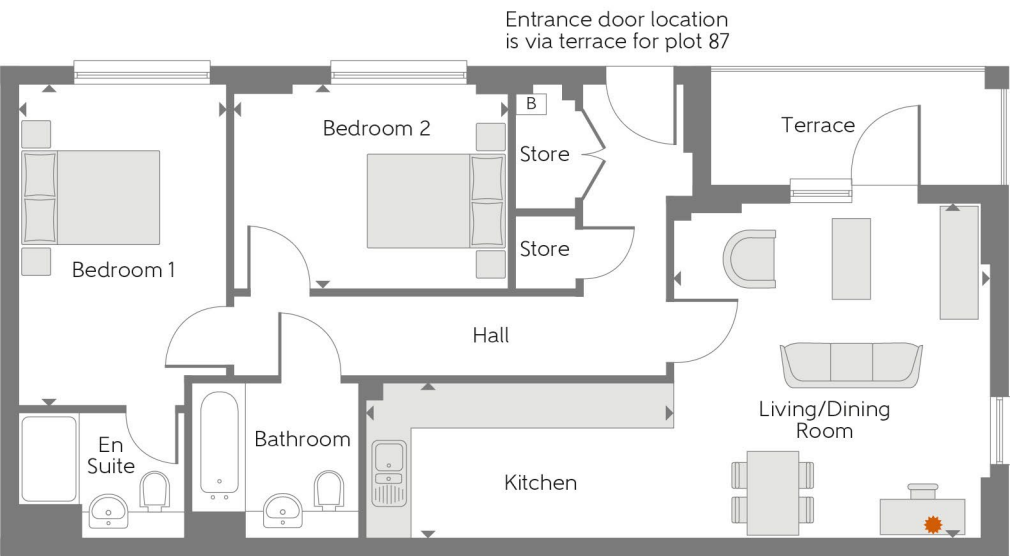
- Affordable Homes

Houses - ALL SOLD

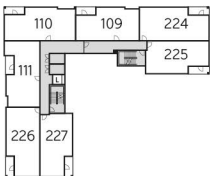
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Key to plan: s/s Sub Station.

AVEBURY 10

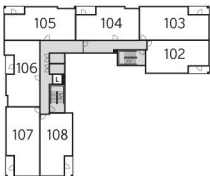
PLOT NUMBERS 84 & 87*



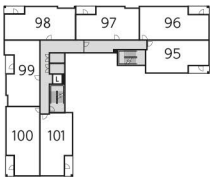
| | | |
|--------------------|-----------------|----------------|
| Kitchen | 4.071m x 2.050m | 13'4" x 6'9" |
| Living/Dining Room | 4.423m x 4.055m | 14'6" x 13'4" |
| Bedroom 1 | 4.250m x 2.750m | 13'11" x 9'0" |
| Bedroom 2 | 3.628m x 2.703m | 11'11" x 8'10" |
| Total Area | 70.3 sq.m. | 757 sq.ft. |



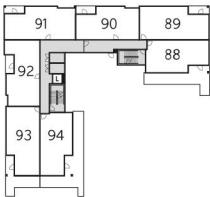
Fourth Floor



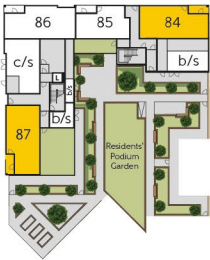
Third Floor



Second Floor



First Floor



Ground Floor

► Indicates where dimensions are taken from * Handed plot
B Boiler ● Suggested working from home area with USB socket

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

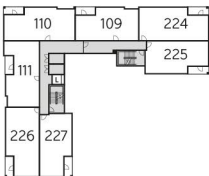
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AVEBURY 12

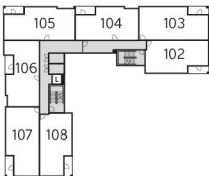
PLOT NUMBER 85



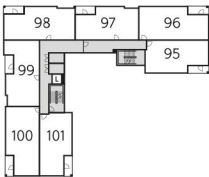
| | | |
|----------------------------|-----------------|----------------|
| Kitchen/Living Dining Room | 4.733m x 4.422m | 15'6" x 14'6" |
| Bedroom | 3.938m x 3.810m | 12'11" x 12'6" |
| Total Area | 51.2 sq.m. | 551 sq.ft. |



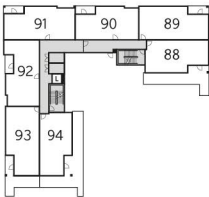
Fourth Floor



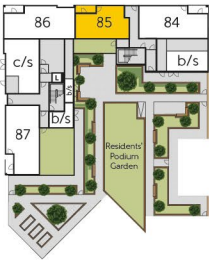
Third Floor



Second Floor



First Floor



Ground Floor

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B Boiler ● Suggested working from home area with USB socket

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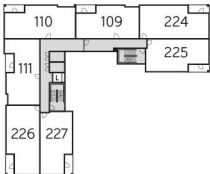
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AVEBURY 16

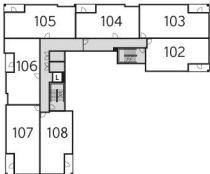
PLOT NUMBER 86



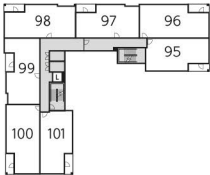
| | | |
|--------------------|-----------------|---------------|
| Kitchen | 2.885m x 2.663m | 9'6" x 8'9" |
| Living/Dining Room | 4.565m x 3.150m | 15'0" x 10'4" |
| Bedroom 1 | 3.323m x 2.847m | 10'11" x 9'4" |
| Bedroom 2 | 3.688m x 3.181m | 12'1" x 10'5" |
| Total Area | 70.7 sq.m. | 761 sq.ft. |



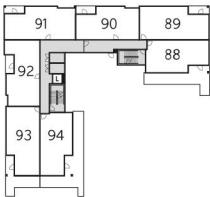
Fourth Floor



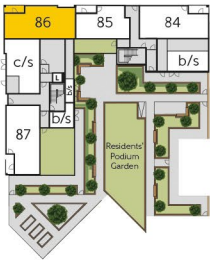
Third Floor



Second Floor



First Floor



Ground Floor

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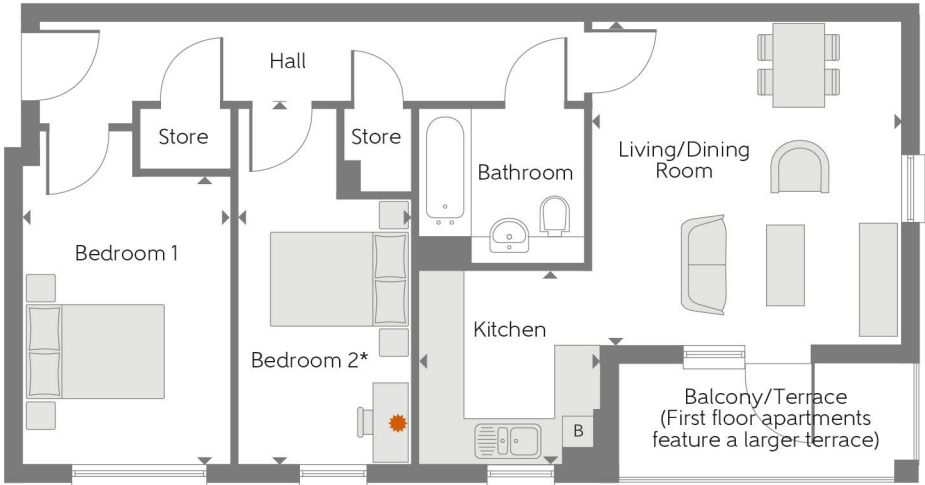
B Boiler * Suggested working from home area with USB socket

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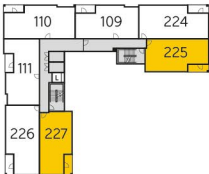
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AVEBURY 13

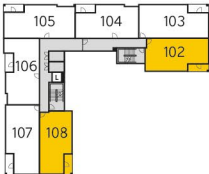
PLOT NUMBERS 88, 94*, 95, 101*, 102, 108*, 225 & 227*



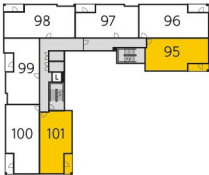
| | | |
|--------------------|-----------------|---------------|
| Kitchen | 2.593m x 2.402m | 8'6" x 7'11" |
| Living/Dining Room | 4.312m x 4.042m | 14'2" x 13'3" |
| Bedroom 1 | 3.863m x 2.787m | 12'8" x 9'2" |
| Bedroom 2 | 4.741m x 2.290m | 15'7" x 7'6" |
| Total Area | 61.7 sq.m. | 664 sq.ft. |



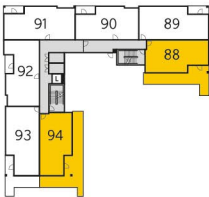
Fourth Floor



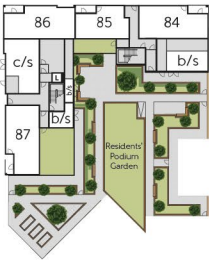
Third Floor



Second Floor



First Floor



Ground Floor

► Indicates where dimensions are taken from * Handed plot

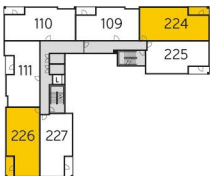
B Boiler * Suggested working from home area with USB socket

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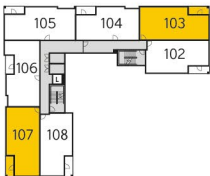
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AVEBURY 14

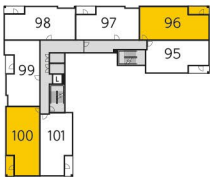
PLOT NUMBERS 89, 93*, 96, 100*, 103, 107*, 224 & 226*



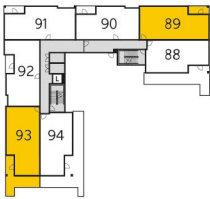
Fourth Floor



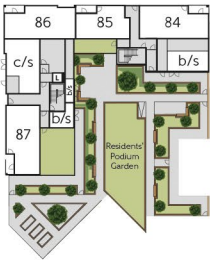
Third Floor



Second Floor



First Floor



Ground Floor



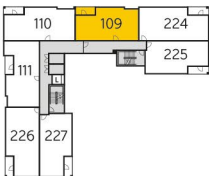
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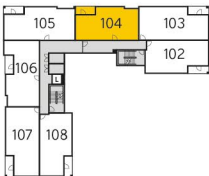
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AVEBURY 17

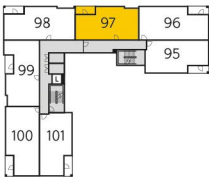
PLOT NUMBERS 90, 97, 104 & 109



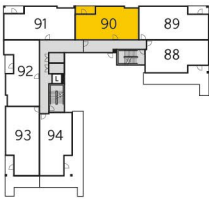
Fourth Floor



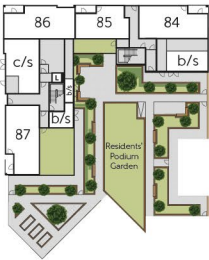
Third Floor



Second Floor



First Floor



Ground Floor



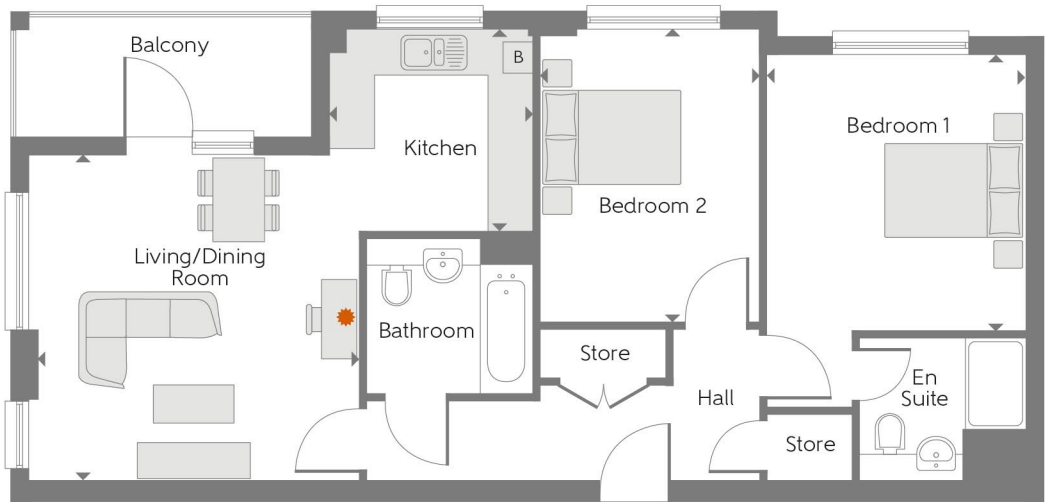
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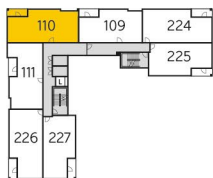
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AVEBURY 11

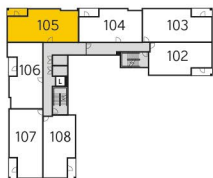
PLOT NUMBERS 91, 98, 105 & 110



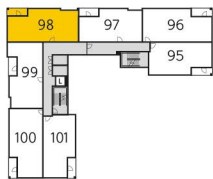
| | | |
|--------------------|-----------------|----------------|
| Kitchen | 2.695m x 2.663m | 8'10" x 8'9" |
| Living/Dining Room | 4.382m x 4.375m | 14'5" x 14'4" |
| Bedroom 1 | 3.643m x 3.430m | 11'11" x 11'3" |
| Bedroom 2 | 3.863m x 2.888m | 12'8" x 9'6" |
| Total Area | 71.1 sq.m. | 765 sq.ft. |



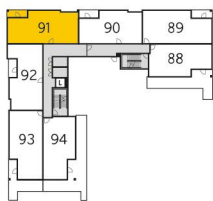
Fourth Floor



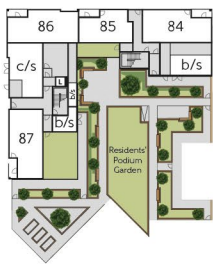
Third Floor



Second Floor



First Floor



Ground Floor

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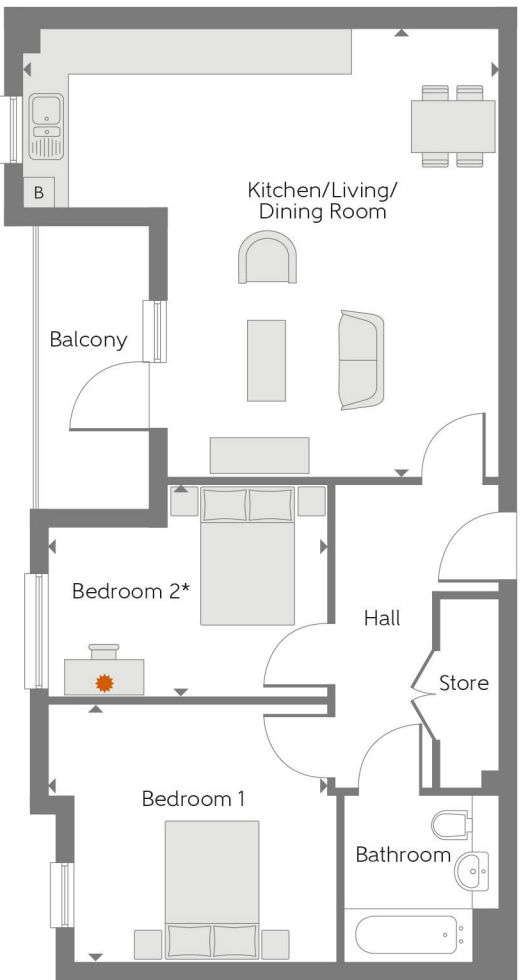
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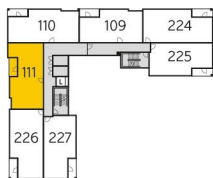
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AVEBURY 18

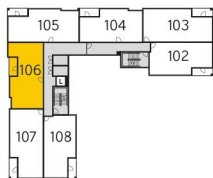
PLOT NUMBERS 92, 99, 106 & 111



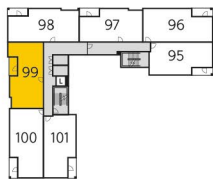
| | | |
|----------------------------|-----------------|---------------|
| Kitchen/Living Dining Room | 6.335m x 5.920m | 20'9" x 19'5" |
| Bedroom 1 | 3.697m x 3.405m | 12'2" x 11'2" |
| Bedroom 2 | 3.697m x 2.808m | 12'2" x 9'3" |
| Total Area | 67.0 sq.m. | 721 sq.ft. |



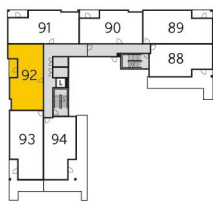
Fourth Floor



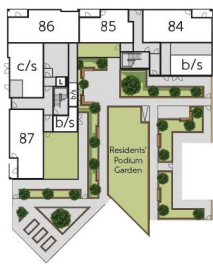
Third Floor



Second Floor



First Floor



Ground Floor

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SPECIFICATION

Kitchen

- Handle-less wall units
- Built in oven, gas hob and cooker hood (oven typically within tall unit where space allows)
- Stainless steel splashback
- Integrated fridge/freezer
- Space for microwave, dishwasher and washer dryer
- Feature LED under unit lighting

Bathroom

- White Roca sanitaryware with chrome Bristan fittings
- Mira shower tray and thermostatic shower
- Full height wall tiling around shower, half height tiling to remaining walls

Flooring

- Laminate flooring to hallway, kitchen, dining and living areas
- Tiling to bathrooms and en suite
- Cormar carpets to bedrooms

Telephone and multimedia

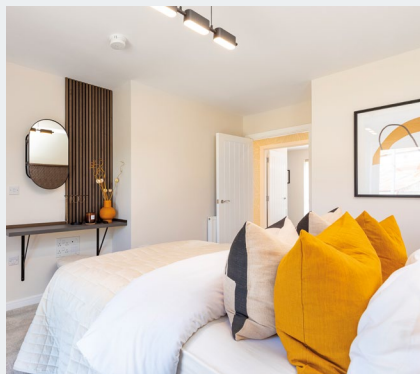
- TV outlets to living room and bedroom 1 with digital/freeview and Sky Q/Sky+ HD installed (connection to be arranged by purchaser via communal satellite dish)
- USB sockets to kitchen, living room and bedroom 1
- BT or Hyperoptic connectivity

Internal finishes

- Walls and ceilings finished in white matt emulsion
- White internal doors with chrome fittings
- Downlights to hallway, kitchen, bathroom and en suites
- Energy efficient pendant lighting to living areas and bedrooms (with dimmer switch to main living areas)
- Mains powered smoke and carbon monoxide detector
- Video entry system
- Heating and hot water provided via Ideal LOGIC combination boiler

Miscellaneous

- 10 year NHBC warranty



TILTMAN AVENUE, GREENHITHE, KENT DA9 9YW



EBBSFLEET CROSS AT GARDEN CITY

Bellway

Bellway Homes Limited (Thames Gateway Division), Bellway House,
Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

Telephone: 01987 640 096 | www.bellway.co.uk | [@bellway](https://www.instagram.com/bellway) | [facebook bellway](https://www.facebook.com/bellway)

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 01493-85/04/25.

Bellway