

Riverside

ONE AND TWO BEDROOM APARTMENTS

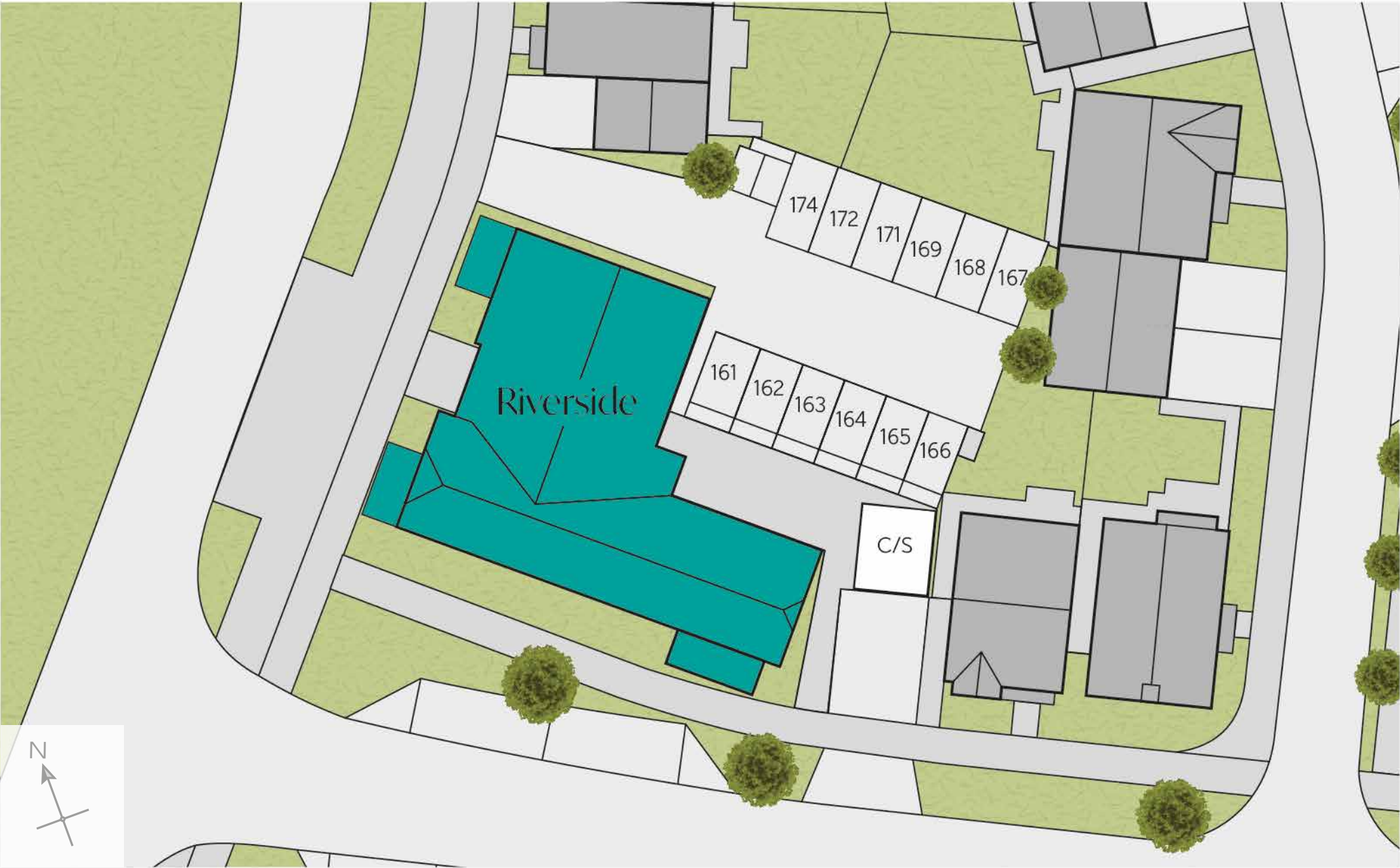


THE
ARTISAN
COLLECTION



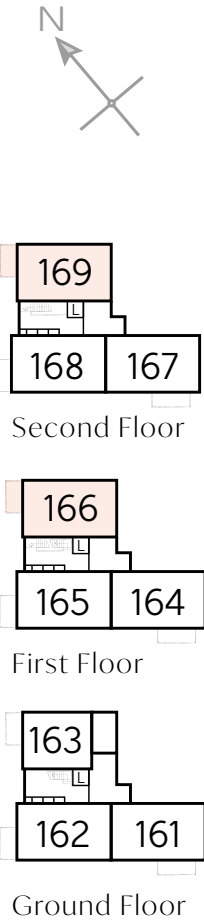
Alkerden Heights
A development of new homes in Ebbsfleet, Kent DA10 1GY

Bellway



The Awl – Plots 166 & 169

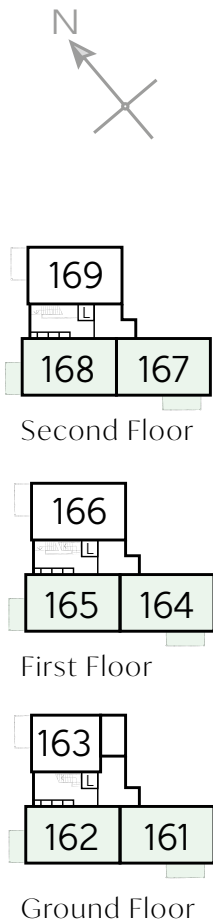
Kitchen/Living/Dining	7.25m x 3.59m	23'9" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 3.19m	13'7" x 10'5"
Total area	70.7 sq. m.	761 sq. ft.



A/C – Airing Cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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

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The Bobbin – Plots 161, 162, 164, 165, 167 & 168

Kitchen/Living/Dining	7.28m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.19m x 3.19m	13'9" x 10'5"
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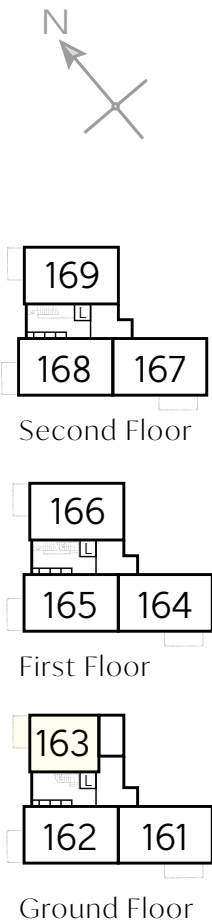
The Burnet – Plot 163

Kitchen/Living/Dining	7.94m x 3.10m	26'0" x 10'2"
Bedroom	3.63m x 3.27m	11'10" x 10'8"
Total area	51.3 sq. m.	552 sq. ft.

WS – Wardrobe Space (suggestion only, wardrobe not included)

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Valleyfields

ONE AND TWO BEDROOM APARTMENTS



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Bellway

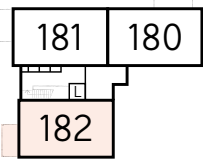
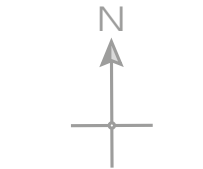
Development layout



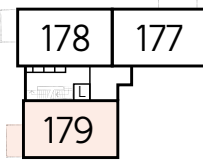


The Awl – Plots 179 & 182

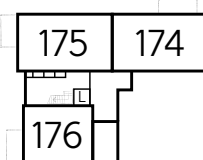
Kitchen/Living/Dining	7.25m x 3.59m	23'9" x 11'9"
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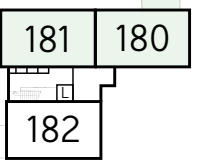
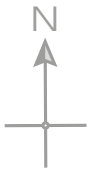
Second Floor



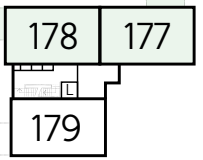
First Floor



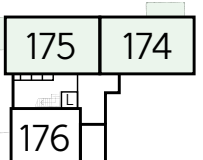
Ground Floor



Second Floor



First Floor



Ground Floor



The Bobbin – Plots 174, 175, 177, 178, 180 & 181

Kitchen/Living/Dining	7.28m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
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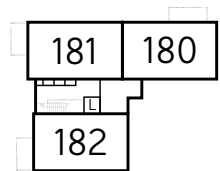
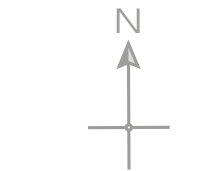
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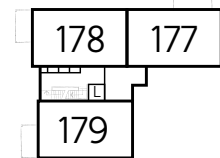


The Burnet – Plot 176

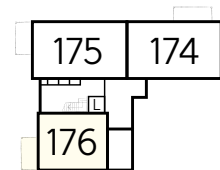
Kitchen/Living/Dining	7.94m x 3.10m	26'0" x 10'2"
Bedroom	3.63m x 3.27m	11'10" x 10'8"
Total area	51.3 sq. m.	552 sq. ft.



Second Floor



First Floor



Ground Floor

WS – Wardrobe Space (suggestion only, wardrobe not included)

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Waterbank

ONE AND TWO BEDROOM APARTMENTS



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Alkerden Heights

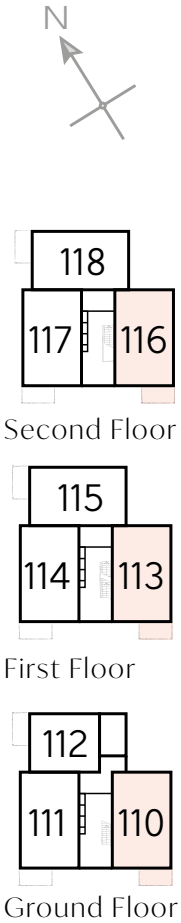
A development of new homes in Ebbsfleet, Kent DA10 1GY





The Awl – Plots 110, 113 & 116

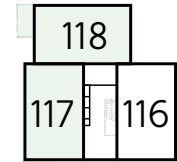
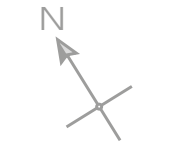
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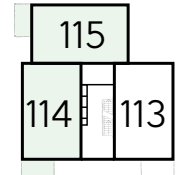
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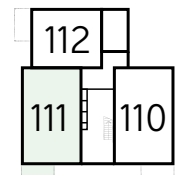
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Second Floor



First Floor



Ground Floor

The Bobbin – Plots 111, 114 & 117

Kitchen/Living/Dining	7.25m x 3.59m	23’9” x 11’9”
Bedroom 1	3.61m x 3.51m	11’10” x 11’6”
Bedroom 2	4.16m x 3.23m	13’7” x 10’7”
Total area	70.9 sq. m.	763 sq. ft.

The Bobbin – Plots 115 & 118

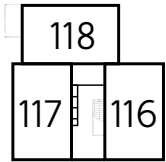
Kitchen/Living/Dining	7.25m x 3.65m	23’9” x 11’11”
Bedroom 1	3.61m x 3.51m	11’10” x 11’6”
Bedroom 2	4.16m x 3.25m	13’7” x 10’7”
Total area	70.9 sq. m.	763 sq. ft.



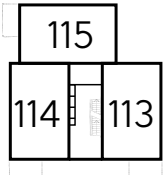
A/C – Airing Cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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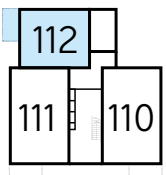
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Second Floor



First Floor



Ground Floor



The Bellflower – Plot 112

Kitchen/Living/Dining	7.82m x 3.10m	25’8” x 10’2”
Bedroom 1	3.53m x 3.30m	11’6” x 10’9”
Total area	51.0 sq. m.	548 sq. ft.

WS – Wardrobe Space (suggestion only, wardrobe not included) AC – Airing Cupboard

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Specification

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 2	•	•
Window Cills	White Gloss MDF	•	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•
KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals	Bellway Band C options ^	•	•
Units	Frontal Matching Table Ends	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•
Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•
Appliances Hob	Electrolux Induction Hob LIT6043 & Glass Splashback	•	•
Appliances Extractor	Electrolux Cooker Hood LFC316X	•	•
Appliances Fridge Freezer	Electrolux Fridge/ Freezer LN55LE18S	•	•
Appliance Dishwasher	Electrolux Dishwasher KEAF200100L	•	•
Appliance Washing Machine	Electrolux Washing Machine E772F402BI	•	•
WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †‡	•	•
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower †††	•	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim * †	•	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †‡		•
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps		•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††		•
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ***		•

MECHANICAL		1 Bedroom Apartments	2 Bedroom Apartments
Hot water	Vaillant Aurostor Air Source Heat/Pump Cylinder	•	•
Heaters	Electric Panel Heaters	•	•
Controls	Heaters individually controlled	•	•
Towel Warmers	Flat Chrome to Bathroom Only	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	•	•
ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments
Communications - Access	Video Entry System	•	•
Home Working	Dedicated Power, USB & Data Points	•	•
Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•
Safety - Carbon	Honeywell XCI00 Carbon Monoxide Detector	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Electrium CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	Slimline Tri-Light	•	•
Communications - TV	TV Point to Living Room & Bedroom 1	•	•
Communications - Voice	Telephone Point to Living Room	•	•
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•
Broadband	Ultrafast Fibre Connectivity Open Fibre Network **	•	•
EXTERNALS & MISC		1 Bedroom Apartments	2 Bedroom Apartments
Shared Parking Areas	Bitmac Black ††	•	•
Balcony	Balcony ^^	•	•
Build Method	Masonry †††	•	•

* full height around bath where shower provided as standard
** consult with sales executive for specific development details
*** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
† full height to shower enclosure
†† housetype dependent
††† inc MIRA bath screen 11863.004
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
‡‡ plot dependent
††† plot specific, refer site layout
^ soft close mechanism to doors & drawers
^^ where shown on layouts
(R) Recirculating

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year  warranty

Make your new home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens

- Stone worksurface
- Upgrade cupboard doors
- Full glass splashback

Appliances:

- AEG full appliance package
- Cutlery tray

Tiling

- Half height tiling to bathroom
- Half height tiling to en suite
- Full height tiling to bathroom
- Full height tiling to en suite

Plumbing

- Shower pack (2 beds only)

Electrical

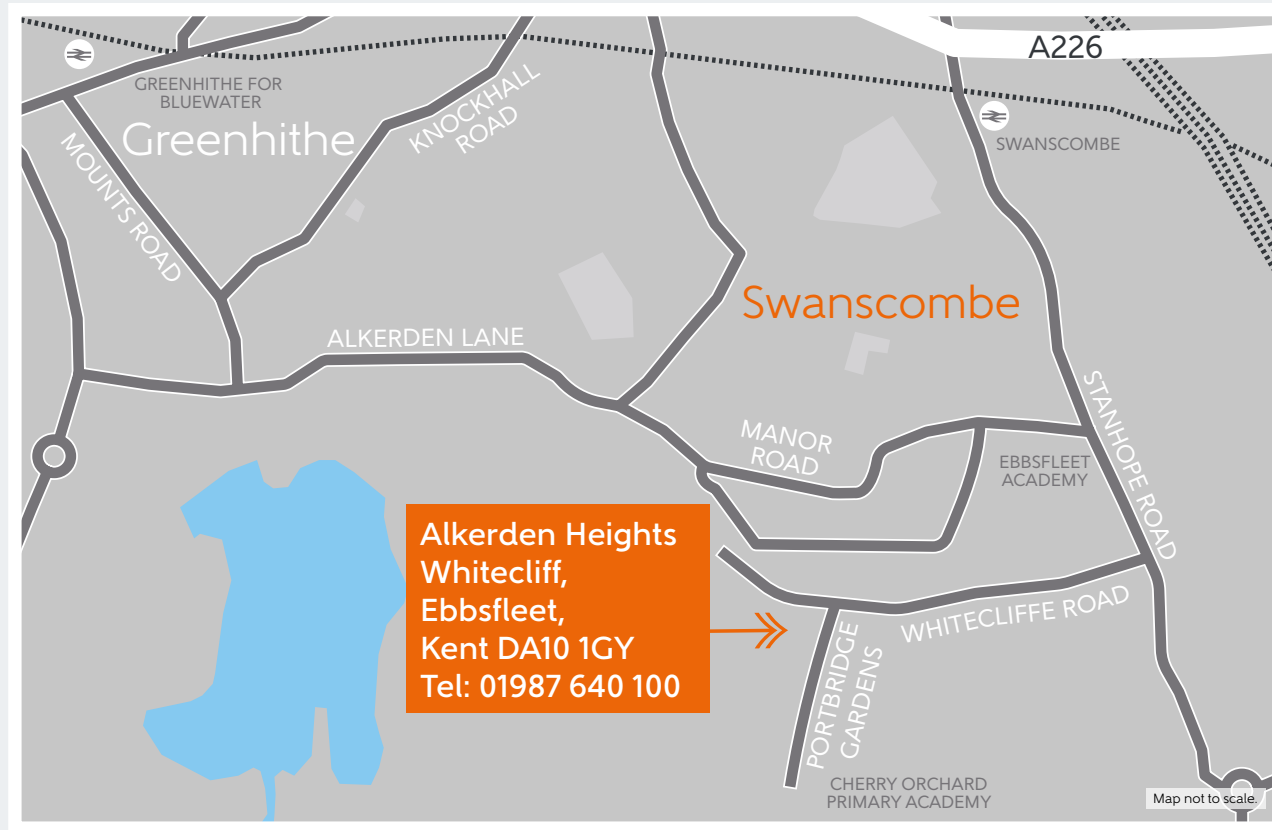
- Additional CAT 6 cable
- Chrome sockets and switches throughout home
- Additional sockets with USB

Miscellaneous

- Matwell by front door
- Fitted wardrobe
- Mirrors above sink (bathroom, en suite)



How to find us



Bellway Homes Limited (Kent Division)
30 Tower View, Kings Hill, West Malling, Kent ME19 4UY

Telephone: 01987 640 100 bellway.co.uk

