Four Elms Place

We are delighted to offer a selection of two and three bedroom houses for shared ownership over a phased period from Summer 2019 – Autumn 2020. Built by Abbey Homes, the development looks to enhance Chattenden village and encourage a balanced community with a choice of new homes for all types of households. With excellent commuter links to London and the continent, the Garden of England on your doorstep, Medway is the best choice for your first home.

The Four Elms Place development is in the perfect location well served by public transport, schools and benefits from a local convenient store and community centre providing a wealth of clubs and groups to join. Medway Yacht Club is nearby along with Great Chattenden Woods, a Site of Special Scientific Interest (SSSI) due to the diversity of insects, plants, trees and birds – provide unique opportunities for family leisure time.

Nearby Strood has a Cineworld, public leisure centre, branches of Asda and Morrison’s and a variety of other local shops and amenities to enjoy.

The historic town of Rochester boasts a famous cathedral and castle which is the finest example of Norman architecture in England. The castle grounds host annual summer concerts including contemporary and classic musical stars. The Dickensian Christmas festival brings visitors from far and wide, and the summer ‘Sweeps’ festival brings costumed characters to life on the historic cobbled streets.

Exploring further afield, you will discover the delights of the fishing heritage at Whitstable and the contemporary arts scene in Margate. The internationally renowned city of Canterbury is within easy reach.

For thrill-seekers and nature lovers, the local area has abundant facilities, including skiing, yachting, cycling, wind-surfing, country walks and swimming. The sports facilities at Medway Park were used as pre-Olympic training grounds by international athletes.
Specification

General
• Ground Floor Cloakroom
• Quality fitted carpets to hallway, living/dining room, stairs, landing and bedrooms
• Energy-efficient gas boiler providing hot water and central heating
• Garden shed
• Electric vehicle charging point
• NHBC 12 year warranty
• External lighting to front and rear of the property
• Patio area with remainder of Garden laid to turf or landscaped.
• Wardrobe to Bedroom 1
• Right of use parking bays.

Kitchen
• Contemporary kitchen with complementary worktops and glass splashback
• Ceramic floor tiles
• Integrated fan assisted double oven, induction touch control hob, integrated fridge/freezer, and extractor chimney hood with space for washing machine/ tumble drier.
• Spot down lighting

Bathroom
• Contemporary branded sanitary ware
• Bath with thermostatic bath/shower mixer tap over and glass shower screen
• Ceramic wall and floor tiles
• Spot Down Lighting
2 BEDROOM HOUSE
Plots 25, 38, 40 & 94 as shown.
Plots 37, 39, 26, 49 & 93 handed.

**GROUND FLOOR**
- Lounge/Dining: 4250mm x 4173mm  
  \(13' 11" \times 13' 8"
- Kitchen: 4125mm x 2125mm  
  \(13' 6" \times 6' 11"
- WC: 1850mm x 900mm  
  \(6' 1" \times 2' 11"
- Hall: 4125mm x 1100mm  
  \(13' 6" \times 3' 7"

**FIRST FLOOR**
- Bedroom 1: 4250mm x 2850mm  
  \(13' 11" \times 9' 4"
- Bedroom 2: 4250mm x 3425mm  
  \(13' 11" \times 11' 3"
- Bathroom: 1950mm x 1825mm  
  \(6' 5" \times 5' 11"

3 BEDROOM HOUSE
Plots 27, 42, 92 & 95

**GROUND FLOOR**
- Lounge/Dining: 4975mm x 4275mm  
  \(16' 3" \times 14' 0"
- Kitchen: 4025mm x 2100mm  
  \(13' 2" \times 6' 10"
- WC: 1850mm x 1525mm  
  \(6' 0" \times 5' 0"
- Hall: 4025mm x 2775mm  
  \(13' 2" \times 9' 1"

**FIRST FLOOR**
- Bedroom 1: 4150mm x 2900mm  
  \(13' 7" \times 9' 6"
- Bedroom 2: 4175mm x 2625mm  
  \(13' 8" \times 8' 7"
- Bedroom 3: 3125mm x 2275mm  
  \(10' 2" \times 7' 5"
- Bathroom: 1975mm x 1875mm  
  \(6' 6" \times 6' 2"

About Golding Places

Golding Places provides quality homes for rent, shared ownership or private sale in Kent and Medway. Our properties range from stylish apartments to traditional homes in 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 added extras such as built-in appliances. We are part of Golding Homes, an award winning provider of quality, affordable homes, which owns and manages over 7,400 properties across Kent. All our profits are invested into projects and schemes to develop more homes in communities where people choose to live. To be eligible for the properties, applicants will need to have registered and applied to the Help to Buy Agent at www.helpetobyese.org.uk.

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

*Disclaimer: Floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to the development and their accuracy cannot be confirmed. The information contained does not constitute or form part of an offer or contract nor may they be regarded as representation. All interested parties must themselves verify their accuracy.*
Shared Ownership

Shared Ownership is a part buy/part rent 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.

Under shared ownership buyers purchase a proportion of their home (for this scheme the minimum is 40%) and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property. Shared ownership is a good solution for the first-time buyers or applicants who do not already own a property to take their first steps onto the property ladder. If you can afford to do so 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 telephone 01634 921802 or by email at 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 Places reserves the right to alter or vary the design or specification at any time for any reason without prior notice.