

Hermitage
PARK

from

— GOLDING —
PLACES

MAIDSTONE • KENT • ME16 9FS

Hermitage

PARK



Golding Homes are delighted to welcome you to Hermitage Park. An elegant new development of 2, 3 & 4-bedroom houses in the sought-after town of Maidstone, Kent.

These homes are beautifully finished with quality fitted carpeting or ceramic tiled flooring throughout. The kitchens benefit from contemporary cabinetry, complementary worktops and glass splashbacks alongside the integrated oven, induction hob and fridge-freezer. Bathrooms are equally well appointed with contemporary branded sanitaryware and fittings.

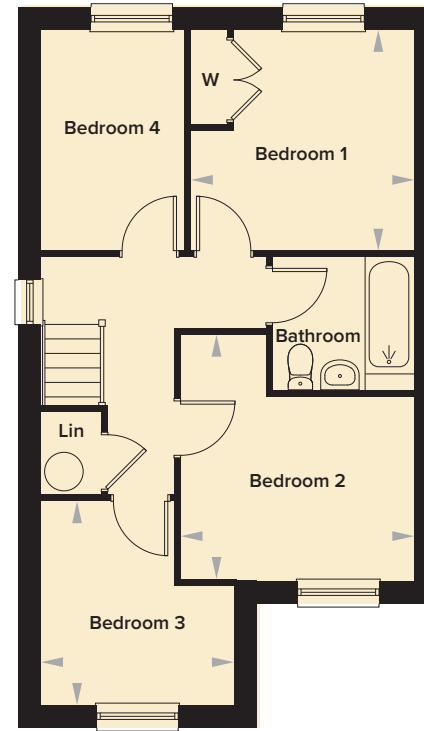
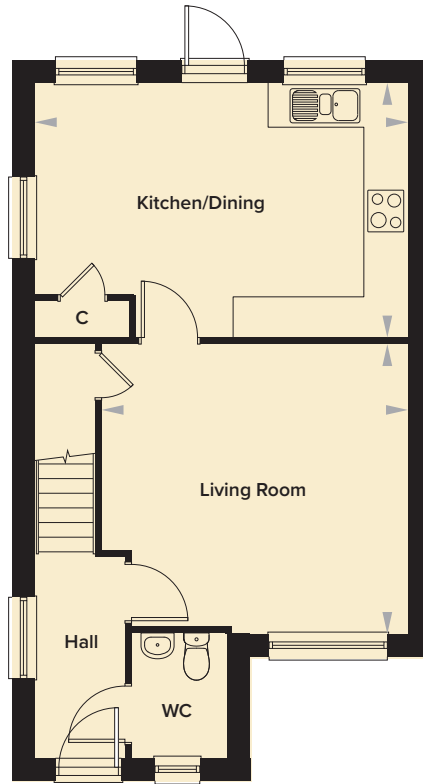
Each of these homes have been thoughtfully crafted for a busy modern lifestyle. They are all covered by an NHBC 12-year warranty for your peace of mind and the Air Source Heat Pumps ensure energy efficiency to keep your energy bills down. Hosting loved ones will be a carefree affair with spacious living areas that open onto the turfed rear gardens. All homes have two allocated parking bays with an EV charging point.

Hermitage Park is ideally situated in the historic county town of Maidstone on the River Medway, offering a bustling town centre with an eclectic mix of unique stores and high street favourites. Throughout the area there are plenty of opportunities to sample the fabulous food and drink crafted from local produce. Maidstone is also the events capital of Kent, proudly hosting a vast selection and variety of great events each year.

Commuters will be well served by the nearby Barming and Maidstone East Stations with direct travel to London Bridge in only 53 minutes. Alternatively, those working locally can hop on the regular Arriva bus service while the M20 provides links to London and beyond for drivers.

Plot 171

4 bedroom detached house



Ground Floor

Kitchen/Dining	5685mm x 3870mm	18' 8" x 12' 8"
Living Room	4682mm x 4410mm	15' 4" x 14' 5"
WC	1460mm x 1905mm	4' 9" x 6' 3"

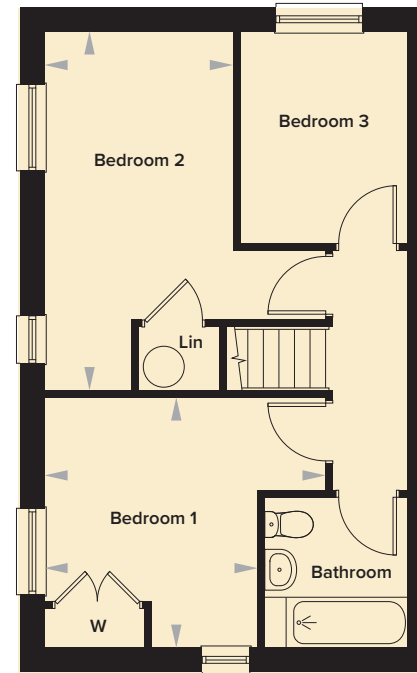
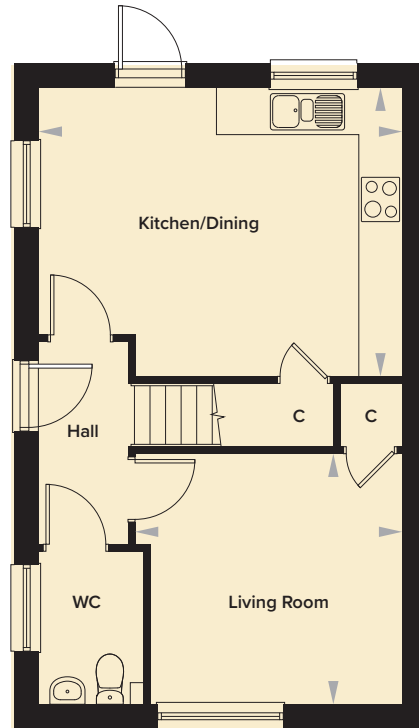
First Floor

Bedroom 1	3410mm x 3370mm	11' 2" x 11' 0"
Bedroom 2	3569mm x 3749mm	11' 8" x 12' 3"
Bedroom 3	2922mm x 3109mm	9' 7" x 10' 2"
Bedroom 4	2182mm x 3370mm	7' 2" x 11' 0"
Bathroom	2160mm x 2040mm	7' 1" x 6' 8"

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. Lin = linen closet

Plot 193

3 bedroom semi-detached house



Ground Floor

Kitchen/Dining	5210mm x 4152mm	17' 1" x 13' 7"
Living Room	3842mm x 3600mm	12' 7" x 11' 10"
WC	1500mm x 2195mm	4' 11" x 7' 2"

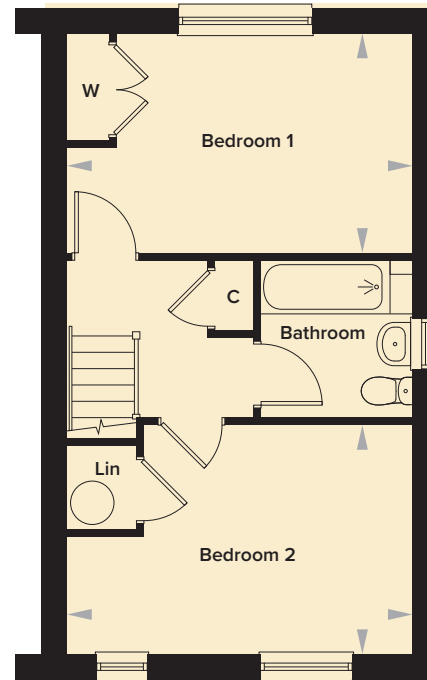
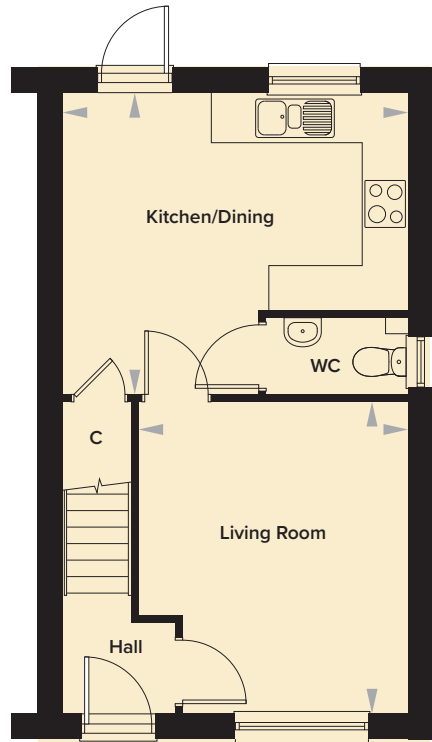
First Floor

Bedroom 1	4047mm/3067mm x 3600mm	13' 3"/ 10' 1" x 11' 10"
Bedroom 2	2710mm x 5165mm	8' 10" x 16' 11"
Bedroom 3	2407mm x 3049mm	7' 11" x 10' 0"
Bathroom	2050mm x 2160mm	6' 9" x 7' 1"

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Plot 194

2 bedroom semi-detached house



Ground Floor

Kitchen/Dining	4670mm x 4085mm	15' 4" x 13' 5"
Living Room	3657mm x 4228mm	12' 0" x 13' 10"
WC	1920mm x 1040mm	6' 3" x 3' 5"

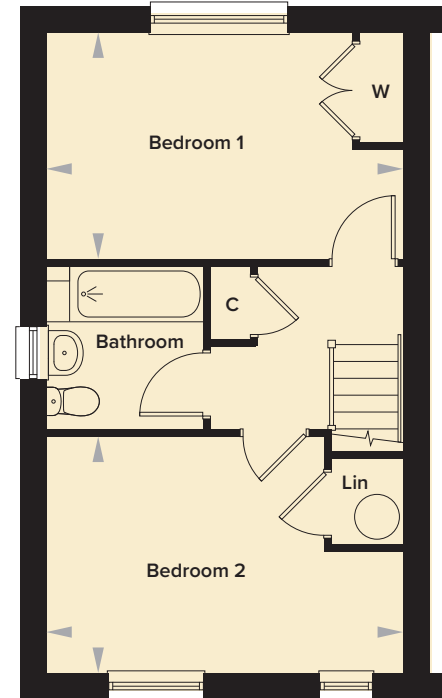
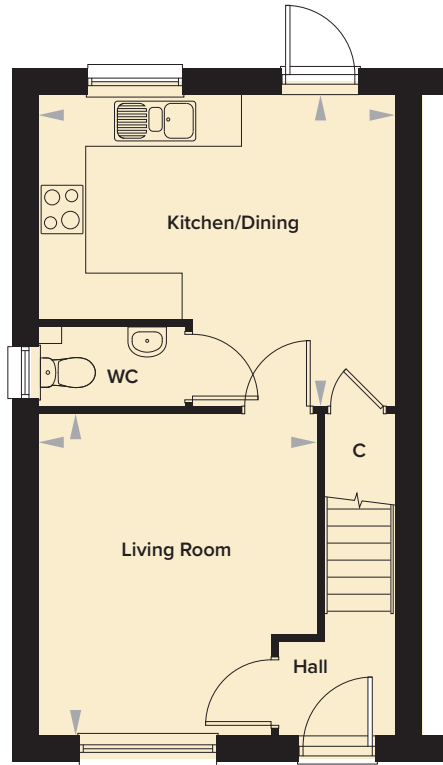
First Floor

Bedroom 1	4670mm x 2970mm	15' 4" x 9' 9"
Bedroom 2	4670mm x 3105mm	15' 4" x 10' 2"
Bathroom	2050mm x 2150mm	6' 9" x 7' 0"

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Plot 195

2 bedroom semi-detached house



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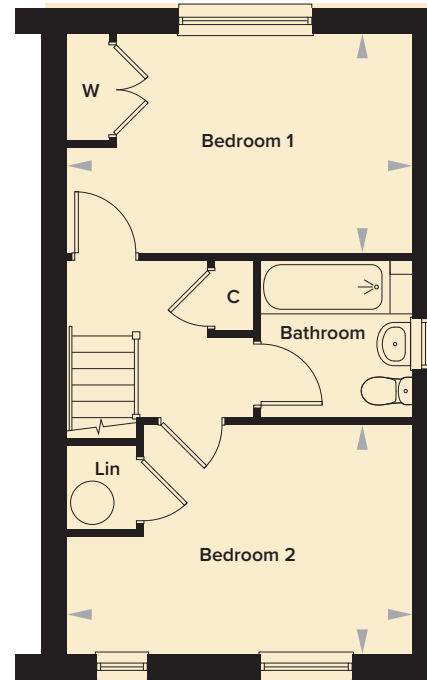
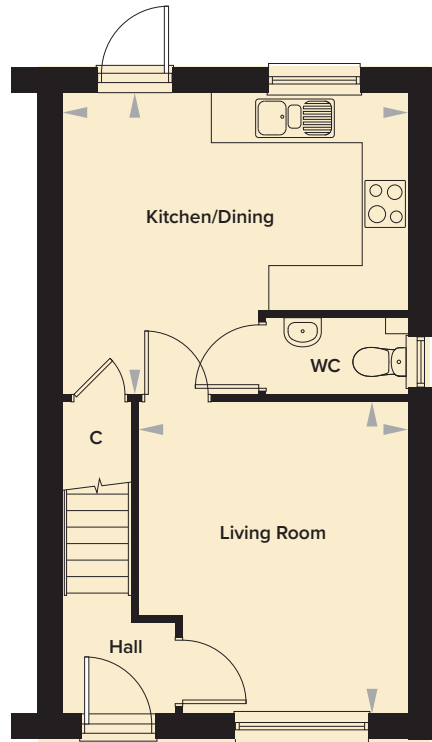
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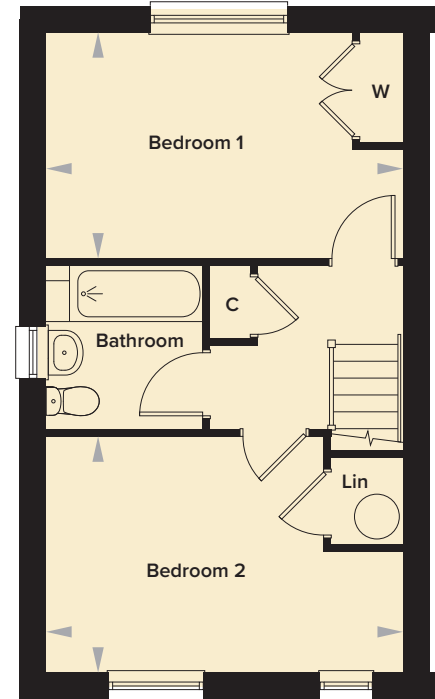
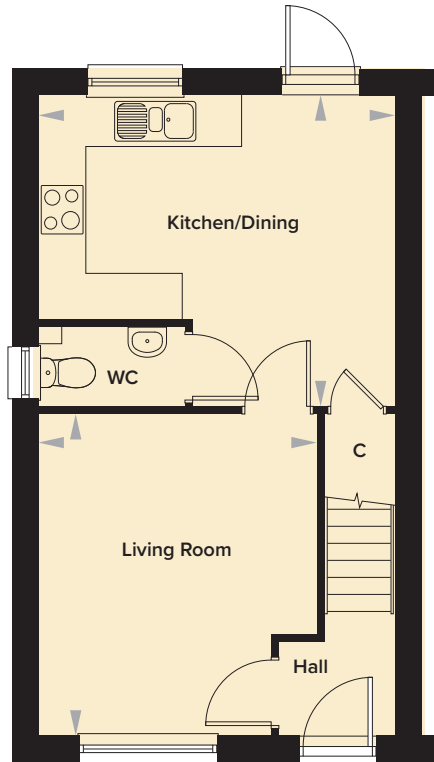
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Site Plan



Specification

GENERAL

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms
- Energy-efficient Air Source Heat Pumps
- NHBC 12-year warranty
- Fibre broadband available
- Turfed rear garden with patio and garden shed
- 2 on plot or right to use parking bays

SUSTAINABILITY

The estate benefits from a range of ecology and biodiversity enhancements such as:

- Bat and bird boxes in trees
- Hedgehog and insect boxes
- Log piles
- Electric vehicle charging points to shared ownership homes

KITCHEN

- Contemporary kitchen with complementary worktops and glass splashback
- Integrated oven, induction hob and fridge freezer
- Ceramic tiled flooring
- Spot down lighting
- Integrated washing machine

BATHROOM

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic tiled flooring
- Spot down lighting

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.



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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

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