



 **FUTURE HOMES**
STYLE | QUALITY | PRIME LOCATION



CHARLES COURT
ONE & TWO BEDROOM APARTMENTS,
PENTHOUSES, FOUR BEDROOM LUXURY
TOWN HOUSES AND A MICRO PUB

A STUNNING SIGNATURE DEVELOPMENT CLOSE TO PALM BAY, MARGATE

AS ONE OF THE MOST RECENTLY ESTABLISHED RESIDENTIAL
DEVELOPMENT COMPANIES IN EAST KENT, WE ARE BY NO MEANS
NEW TO BUILDING AWARD-WINNING HOMES

In fact, our management team has more than six decades of experience between them to invest in each new scheme.

As a niche, residential developer we build stunning homes for buyers who seek that rare combination of style, quality and prime location.

We build in areas where we can add value to existing communities and in locations that are never far from good rail links into London.

Style, quality and prime location are the three key drivers which are uppermost in our minds when deciding on a new development site.

The Future Homes Team



FUTURE HOMES

STYLE | QUALITY | PRIME LOCATION



MAKE A STATEMENT WITH
YOUR NEW HOME AT
CHARLES COURT

HOMES BY FUTURE HOMES

WITH CHARLES COURT, WE ARE CREATING AN OUTSTANDING SIGNATURE DEVELOPMENT IN A PRIME LOCATION



With its commanding position at the junction of Holly Lane and Northdown Road, only half a mile from Palm Bay, its distinctive red and grey brick with relief design, its render façade and aluminium windows create a contemporary identity - a showpiece design - which makes a bold, confident statement within the established neighbourhood.

It's the perfect place for aspirational first or second-time buyers, families or out-of-towners to become part of an exciting new residential development in a highly attractive

location - or indeed anyone seeking a peaceful, convenient location close to the beach, good shopping facilities, good schools and open countryside.

With its unique seaside and village vibe, all rolled into one, the sensational Charles Court is arguably the most stylish, statement development within a 15-mile radius.

Available to reserve off plan. Help to Buy is available for first time buyers. Find out more at helptobuy.gov.uk

DAY-TO-DAY LIVING AT CHARLES COURT



While amenities and aesthetics are important with any new residential development, the day-to-day living experience is equally important.

At Charles Court, you can be assured of both - modern architecture at its best and a carefully thought out mix of accommodation - 11 one-bedroom and 24 two-bedroom apartments including four penthouses; 3 four-bedroom luxury town houses and a micro pub plus allocated parking.

Residents of Charles Court can look forward to a carefully landscaped site with evergreen shrubs and ground cover along its boundaries and a new feature tree within the private, grassed courtyard area. Enclosed to three sides, the privacy of the courtyard will make it a popular place to relax or while away the day with friends.

Following the tradition of the site, where originally Ye Olde Charles public house made way for the Holly Tree, at ground floor level there is also to be a 'Micro Pub', which will add a totally new and different dimension to the development - a handy place for a cheeky drink and a bite to eat after a day on the beach - or in the office.

A local operator is sought for this.

At Charles Court we have four penthouse apartments at roof level and 35 one and two-bedroom apartments spread across the remaining three floors

The penthouse apartments, slightly larger in size, provide fabulous views to the beach just over half a mile away. They also feature full height, aluminium double-glazed sliding doors to create wonderful light-filled living spaces.

Here, you can step out from your apartment onto a modern balustraded balcony area - your personal space and peace of heaven!

In fact, the overall luxury finish of our apartments is simply hard to resist with a high standard of specification throughout.

Over 60% of our two-bedroom apartments have balconies with direct access from either the living room or bedroom and some at ground floor level, open onto the sunny courtyard area.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

APARTMENT LIVING AT ITS BEST





Central to the design of the apartments is a spacious kitchen/dining/living room with elegant, high-end designer kitchen units along two walls.



APARTMENTS

LIGHT-FILLED SPACE

Featuring handle-less soft close doors and drawers, a stainless-steel sink with monobloc mixer tap, plus LED under cabinet downlights and USB sockets, worktops are in granite or quartz with granite upstands while a range of high-quality integrated appliances including a built-in single fan oven, induction hob and hood, integrated fridge freezer, dishwasher and washer/dryer complete the line-up.

Bathrooms have a heated towel rail/radiator, washbasin, WC, shower and bath. Presented with feature tiling around baths, shower enclosures and splashbacks, this theme is continued with contrasting tiling to floors.

All apartments are gas centrally heated by a centralised boiler system. The building has a centrally located lift too and each apartment comes with a door entry system and a parking space.

So whatever your normal day looks like - an early morning coffee to check your emails, chatting with your friends in the courtyard garden, enjoying a glass of wine in the Micro Pub with your partner in the evening, or perfecting your culinary skills in your beautiful new kitchen, our apartments at Charles Court provide the perfect backdrop to modern day living.



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TOWN HOUSES WITH STYLE

Fronting onto Northdown Road, our three stylish town houses with forecourts and enclosed rear gardens are ideal for families

Sharply styled over three floors to offer elegant and well-planned interiors, their aluminium window frames and attractive feature brickwork at front and back add real kerb appeal.

Step inside your Charles Court town house and you'll find a larger than average dining kitchen immediately left with enough space to seat a family of six.

With the kitchen increasingly the hub of any house, we have planned the layout with units along two walls to provide as much circulation space as possible. The comprehensive range of elegant, top-end kitchen units features handle-less soft close doors and drawers, a stainless-steel sink with monobloc mixer tap, plus LED under cabinet downlights and USB sockets.

Worktops are in granite or quartz with granite upstands and the range of high-quality integrated appliances includes a built-in single fan oven, induction hob and hood, integrated fridge freezer, dishwasher and washer/dryer complete the line-up.



TOWNHOUSES



On the top floor are bedrooms three and four - again, both doubles, with (space for) fitted wardrobes or further storage.





SHARP STYLING & ELEGANT INTERIORS

Designed to benefit from maximum daylight, the south facing living room overlooking the rear garden, is another space that is perfect for growing families with the benefit of floor to ceiling aluminium double-glazed sliding doors to extend your living area outside when the warmer weather arrives! There is also a very handy downstairs WC/washbasin off the hall.

On floor one is the main bedroom with (space for) fitted cupboards and a large ensuite with a shower, washbasin and WC. Bedroom two, has further storage space and the family bathroom comes with a heated towel rail/radiator, washbasin, WC and bath with shower.

Presented with feature tiling around the bath, shower enclosures and splashbacks, this theme is continued with contrasting tiling to the floor.

All homes are gas centrally heated by standard combination boilers.

Quite apart from the many benefits of buying your next home here, car owners are not forgotten with a block-paved forecourt large enough for two cars.

Externally, forecourt areas will benefit from evergreen planting to provide a buffer for parking while to the rear, an area will be paved for seating and BBQs with the remainder of the garden turfed.

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LOCATION, LOCATION, LOCATION



Kent has been referred to as The Garden of England for hundreds of years. With its amazing coastline and stunning scenery, it is no surprise that this area is such a sought-after location for house buyers.

And when you're considering buying your first home or your next home, choosing a good location is essential, which is why we can confidently say, you'll not be disappointed if you buy a new home at Charles Court.

Overall, the development lies within a well-established, mixed residential area within 'The Garden of England'.

Immediately behind is Holly Lane, a pretty tree-lined road with flint cottages, which was one of the original coaching roads taking travellers into Margate over a century ago.

The grammar school system still operates here, and you can be sure of an excellent choice of schools for all age groups as well as independent schools close by.

It's a short walk to local shops - Tesco Metro and Costa - a 15-minute walk into the old town and only a five-minute walk to the peaceful Northdown Park with its acres of peaceful green space.

For commuters, it's a an eight-minute drive or cycle ride to Margate station to catch the high-speed train, which will whisk you into St Pancras in 1hr 20.

In fact, Charles Court is so conveniently located, it's the ideal starting point for so many journeys, offering the perfect blend of coast and country.

FRANCE via EUROTUNNEL FOLKESTONE TERMINAL



(50 MINS)

LONDON ST PANCRAS



(1 HR 24 MIN)

WESTFIELD SHOPPING CENTRE



(2 HR 16 MIN)

BROADSTAIRS



(7 MINS)

RAMSGATE



(15 MINS)

CANTERBURY



(40 MINS)

SANDWICH



(29 MINS)



EXPLORING MARGATE

You need not venture far from home to find plenty of things to keep you interested on the East Kent coast





CALLED BY SOME THE KENT RIVIERA, MARGATE IS A VIBRANT SEASIDE TOWN

Home to an eclectic mix of long-term locals, artists, retirees and Londoners, looking for some peace and quiet, away from the hustle and bustle of the big city, Margate's growing popularity means the list of things to do is getting longer each year.

In fact, no matter your stage in life, there is something for everyone in this corner of Kent.

Beach lovers are in exactly the right place - Margate's clean, sandy beach has earned it a blue flag rating.

Children and families are drawn to the perennially popular Dreamland amusement park, with its mix of rides and scenic railway.

There's a highly rated festival programme too - Afro Latino, food, crafts and much more, plus a Grand Prix on the beach each year.



Arguably the coolest part of Margate, with its charming cobbled streets, the Old town has much to offer

With an exciting range of retro and antique shops, micro pubs, galleries, restaurants and coffee shops - the Old Town is the ideal place to explore - and enjoy some liquid refreshment!

In recent years, the Turner Contemporary Gallery, so named because of the artist's long association with the town in the 19th century and built in the exact same spot where he lived, houses some of Kent's - and the country's - most unique modern artists.

For every day shopping Westwood Cross Shopping Centre with its bars, restaurants and ample range of well known retail brands and local, independent shops is hard to beat, just ten minutes' drive from Charles Court, in Broadstairs.

THERE'S SOMETHING FOR EVERYONE IN MARGATE



WHAT ARE YOU WAITING FOR?



*The government's Help to Buy scheme is available to make house purchase more affordable for first time buyers and is available at Charles Court. Find out more at [helptobuy.gov.uk](https://www.helptobuy.gov.uk)



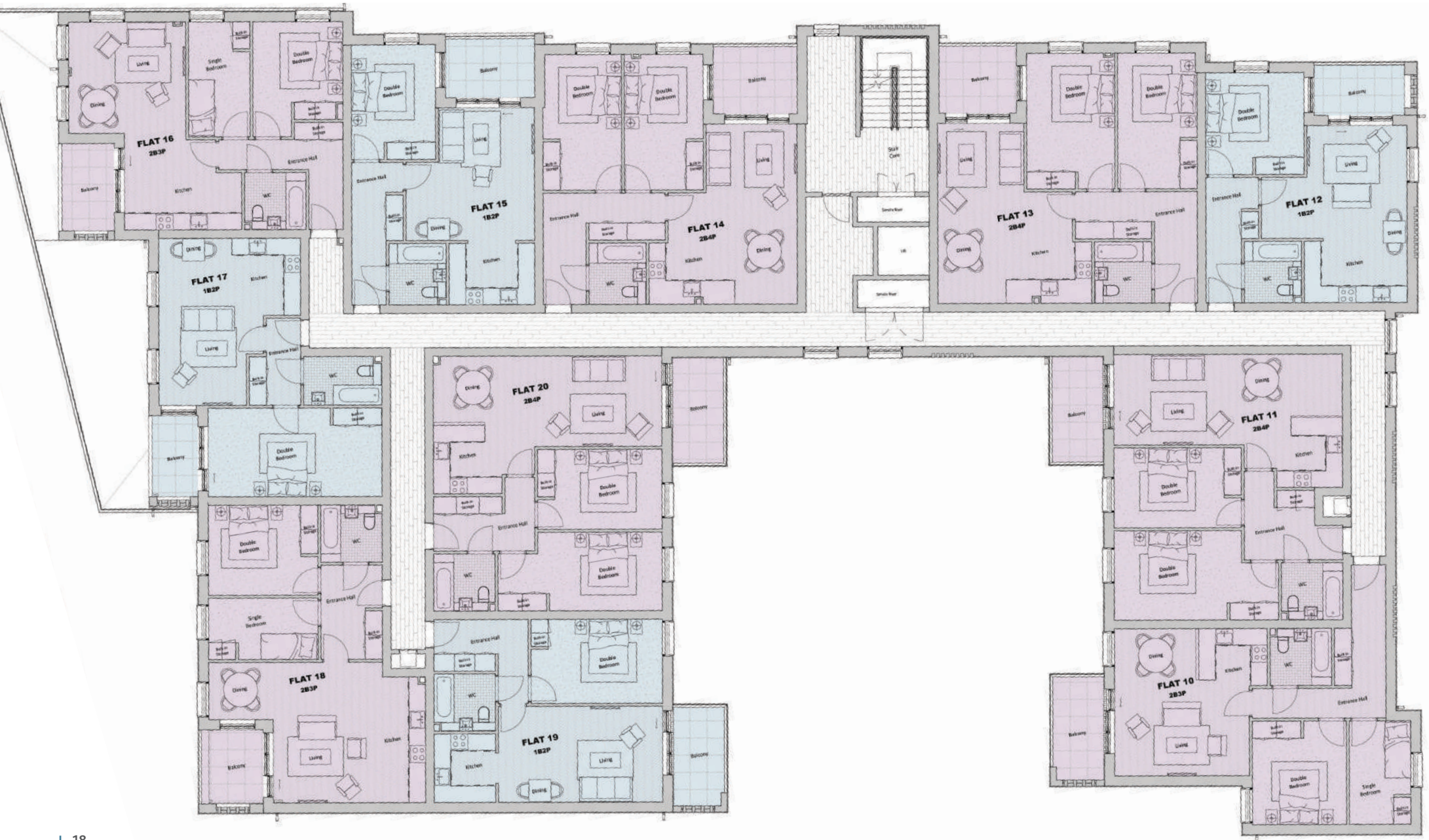
FLOOR PLANS - APARTMENTS

GROUND FLOOR



FLOOR PLANS - APARTMENTS

FIRST FLOOR



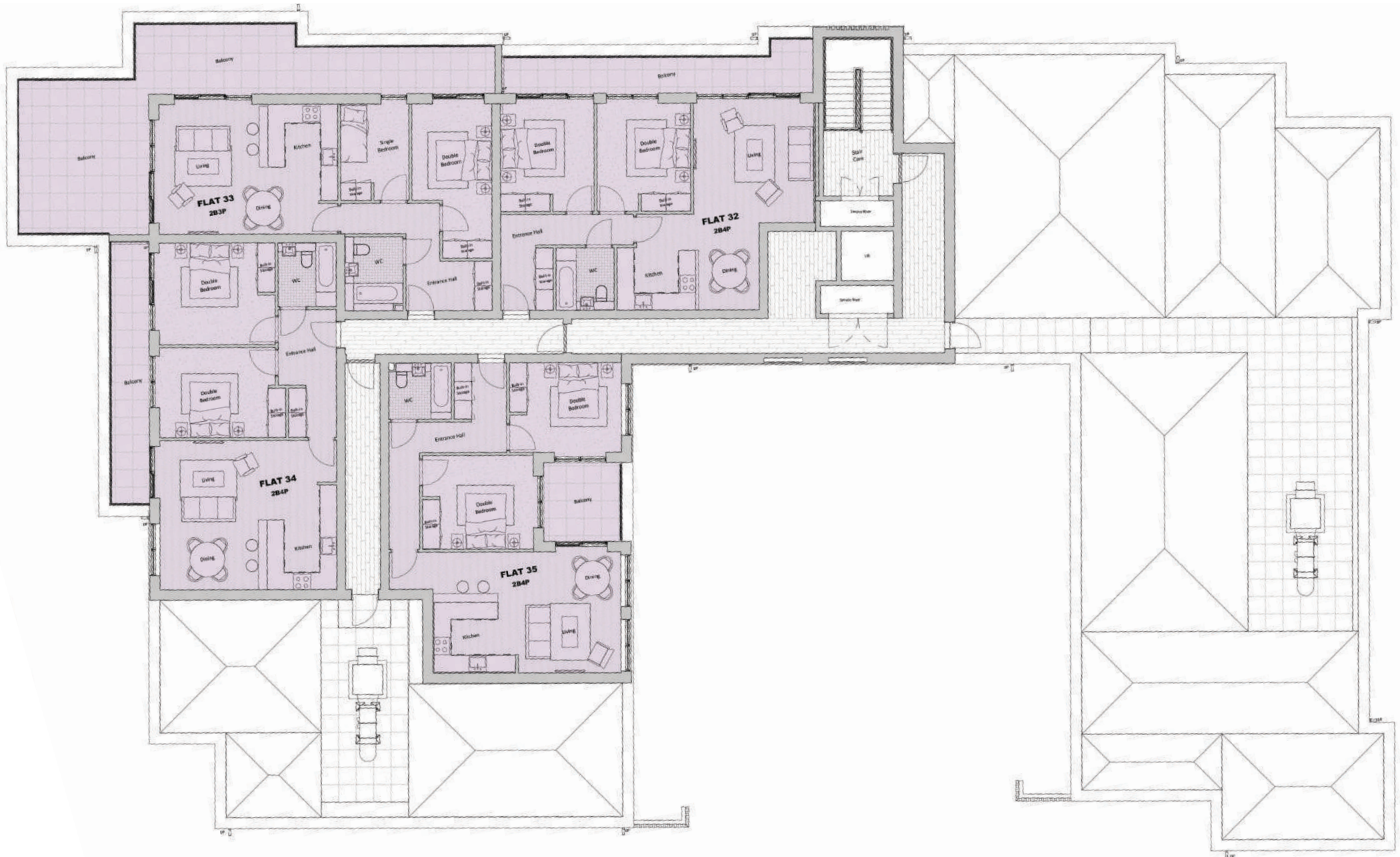
FLOOR PLANS - APARTMENTS

SECOND FLOOR



FLOOR PLANS - APARTMENTS

THIRD FLOOR



FLOOR PLANS - TOWNHOUSES

1-3

GF

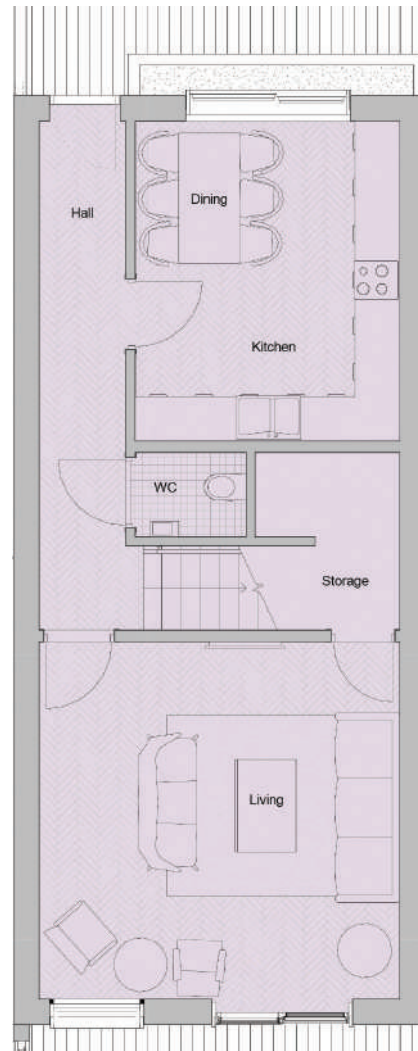
- KITCHEN/DINING - 14.4m²
- LIVING ROOM - 21.9m²
- WC - 1.6m²

FF

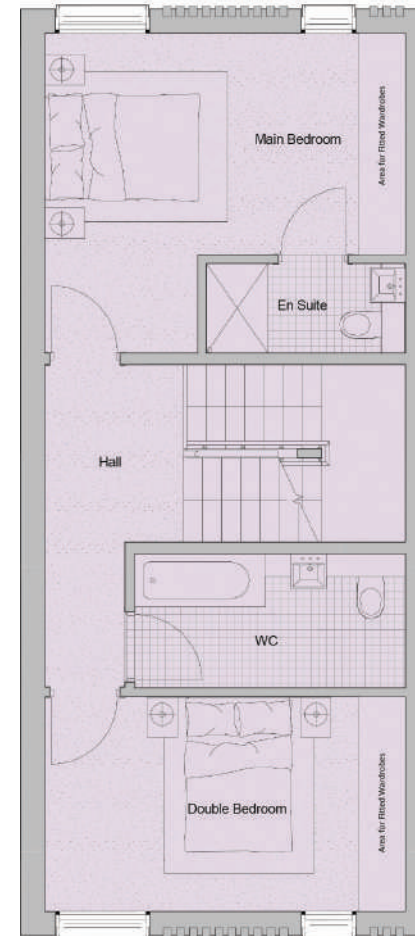
- MAIN BEDROOM - 16.2m²
- EN-SUITE - 3m²
- DOUBLE BEDROOM - 13.2m²
- BATHROOM - 6.2m²

SF

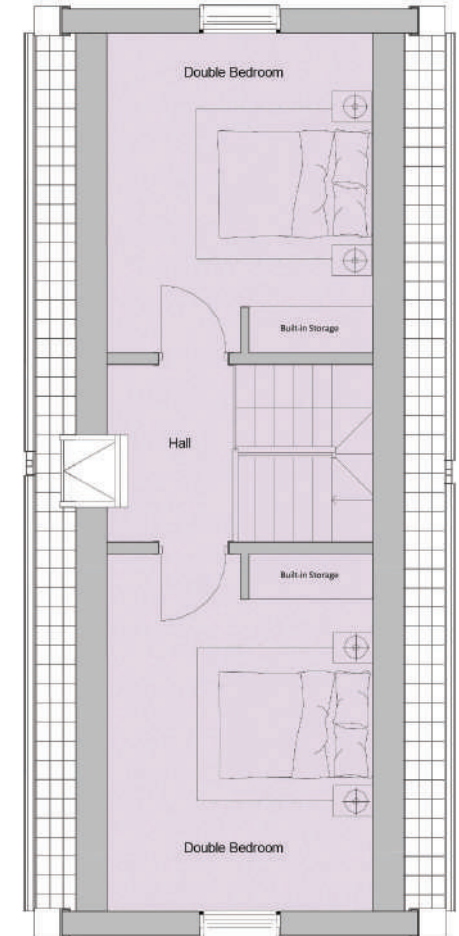
- DOUBLE BEDROOM 1 - 14.9m²
- DOUBLE BEDROOM 2 - 16.6m²



GF



FF



SF

SITE PLAN



- TOWNHOUSES
3
- APARTMENTS
35
- GRASS
Turfed Grass
- PLANTING BEDS
Communal Area
- PARKING COURT
Apartments
- CYCLE STORE
Communal Area
- BIN STORE
Apartments





Backed by
HM Government

HELP TO BUY

The government's Help to Buy scheme* is available at Charles Court, which means you only require a 5% deposit, making an apartment at Charles Court an ideal choice for first time buyers.

**The government's Help to Buy scheme is available until 2023 to make house purchase more affordable for first time buyers.*

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATION

TOWNHOUSES / APARTMENTS

KITCHENS

Handless gloss kitchen doors & drawers with soft close
Built in oven, hob and hood
Integrated fridge freezer, dishwasher and washer-dryer
Under cabinet lighting
Granite or Quartz worktops with 100mm upstand
Stainless steel sink & tap
Electric stainless steel single fan oven
Induction Hob
Art Mosaic tiles

BATHROOMS

Wash basin & pedestal with basin tap
WC pack & seat
Bath and panels with shower filing tap
Separate shower tray with glass screen/door
Full grey tiling around bath, shower enclosures & splashback
Paros dark grey/cream floor tiles
Chrome heated towel rail in bathroom, ensuite & cloakroom

INTERNAL FINISHES AND ELECTRICS

Oak internal doors (with 32mm softwood door lining and door stops)
Contemporary white primed, single grooved skirting and architrave
White primed bullnosed moisture resistant window boards
Chrome rose door handles
Neutral carpet
Chrome sockets with switch plates throughout
Telephone points in media plate by TV, main bedroom and one under the stairs
TV outlets in living room and main bedroom
Low voltage LEDs in kitchen, bathroom and en-suites
Lighting pendants to all other locations
Matt white emulsion on walls and ceilings
White acrylic satinwood for internal joinery

EXTERNAL FEATURES AND SECURITY

Grey sandstone paving slab
Charcoal block paving to road
Bracken block paving to footpaths
Top soil for garden/communal areas
Mains powered smoke detectors
Battery powered carbon monoxide detector located adjacent to boiler
Fused spur installed for future connection of burglar alarm by purchaser
Brickwork
Slate roof tile
Flat roof system
Grey UPVC, half round gutters & round downpipes
Aluminium casement windows
Grey composite front door
UPVC grey, half glazed rear door
Aluminium grey rear bi fold door.
Iron railings
Glass balustrades

FLATS communal areas

Grey steel front entry door
Neutral carpet in hallways, stairways and landings.
Grey flush door with vision panel in communal areas
Grey in colour push bar fire exit door with panic bar attachment
Lift
Door entry system with intercom and door release
Communal area emergency lighting

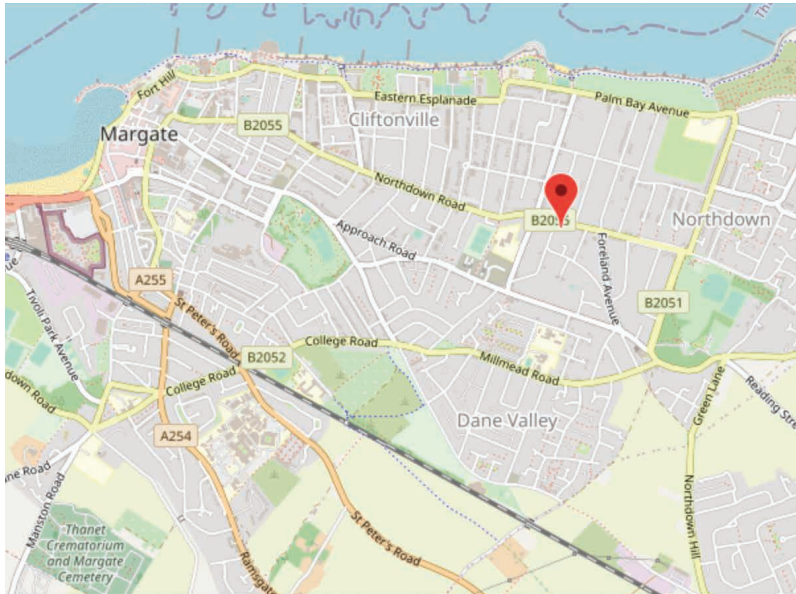
HEATING SYSTEMS, ENERGY EFFICIENCY AND WARRANTY

Gas central heating with seven-day programmer
Compact range wet system radiators
Airflow extract fans

EXTRAS OR UPGRADES AVAILABLE TO PURCHASE

Extras will be available upon request provided this is before the cut-off date eg basic colour changes to kitchens, tiles and floor covering will be available.

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CHARLES COURT, 382 NORTHDOWN ROAD, MARGATE, CT9 3PG

A collection of one & two bedroom apartments, Penthouses,
Four bedroom luxury town houses and a micro pub

FOR MORE INFORMATION CALL US TODAY



For further information and to arrange a viewing,
please contact **Land & New Homes**
landandnewhomes@milesandbarr.co.uk | 01304 273 340



All images used are for illustrative purposes only. These and the dimensions given are illustrative and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All Images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.