



THE DARWELL

HOMES 45, 46 & 47



LANTHORNE PLACE

BROADSTAIRS

THE DARWELL SPECIFICATION



KITCHEN FEATURES

- The handleless kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, single oven.
- Wash/dryer provided to internal cupboard
- Space for fridge/freezer and dishwasher.

BATHROOM

- Contemporary white suite with chrome fittings.
- Cabinetry to bathroom.
- Heated white towel rail provided to the bathroom.
- Mirror and shaver socket provided to the bathroom.
- Ceramic wall tiles to the bathroom.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- A mains fed smoke alarm is fitted to the hall with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/dining/living room.
- French doors with Juliette balcony provided to the of the living area.
- All Internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1.
- Wardrobe with shelf and hanging space provided to bedroom 2 (plot 45 only).
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen/dining/living room, hallway, bathroom and associated cupboards.

EXTERNAL FEATURES

- Single managed car port (plot 45 only).
- Parking space.

COMMUNAL AREAS

- External bin and cycle store provided.
- Communal satellite dish provided to the apartment block.
- Individual black post boxes provided to ground floor lobby area.
- Door entry system with Key Management System (audio only entry phone system).
- Motion sensor lighting provided to internal communal areas.
- Hard wearing commercial carpet to the ground floor, stairs and first floor.

AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year LABC warranty.

TENURE

- Leasehold apartment with peppercorn ground rent and designated managed car port (plot 45 only) and managed parking space for the exclusive use of the homeowner.

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THE DARWELL HOMES 45, 46 & 47

1 & 2 BEDROOM, FIRST FLOOR APARTMENTS



HOME 45

Living/Dining/Kitchen

4.39m x 6.30m
14'-4" x 20'-8"

Bedroom 1

3.33m x 3.09m
10'-11" x 10'-1"

Bedroom 2

3.04m x 3.43m
9'-11" x 11'-3"

HOME 46

Living/Dining/Kitchen

7.67m x 3.38m
25'-1" x 11'-1"

Bedroom 1

3.87m x 2.93m
12'-8" x 9'-7"

HOME 47

Living/Dining/Kitchen

3.38m x 7.92m
11'-1" x 25'-11"

Bedroom 1

3.07m x 3.42m
10'-0" x 11'-2"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ELIVIA
HOMES



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1- & 2-BEDROOM, FIRST FLOOR APARTMENTS

This development benefits from a Residents Management Company with an annual service charge.



LANTHORNE PLACE

BROADSTAIRS

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