

ST CLEMENTS LAKES
BLUEWATER

Bellway

Welcome to our collection of 2 bedroom apartments and
3 & 4 bedroom houses in a beautiful lakeside setting.

ST CLEMENTS LAKES
BLUEWATER

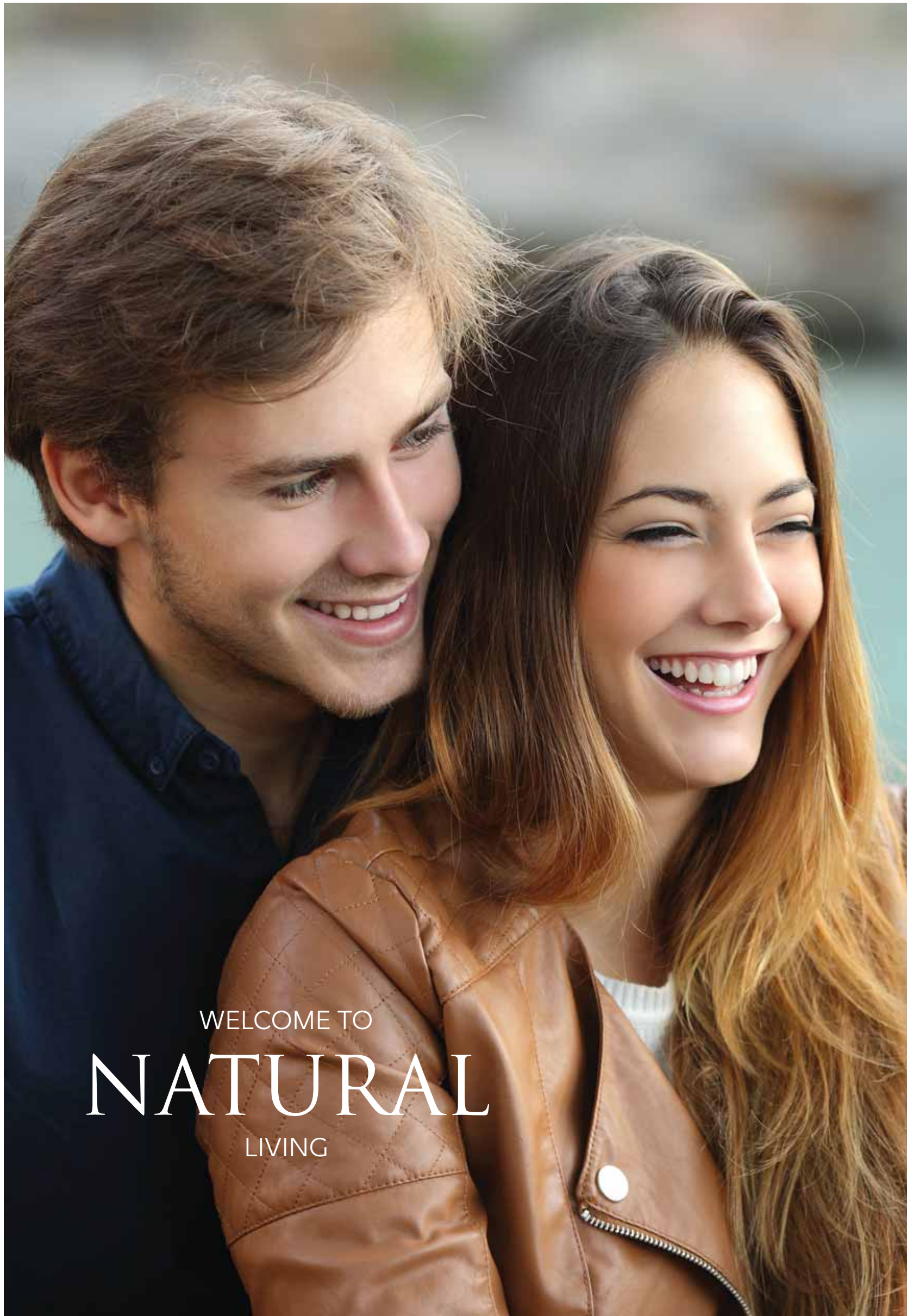
Bellway

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DISCOVER A HIDDEN
OASIS

Come home to St Clements Lakes and escape
the noise and fast pace of city living
in your own personal oasis.





WELCOME TO
NATURAL
LIVING



A simply stunning collection of three and four bedroom houses and two bedroom apartments within a tranquil lakeside location, St Clements Lakes is perfectly placed in the popular riverside town of Greenhithe.

The ideal choice for first time buyers, growing families and downsizers alike, each of these new homes has been designed and built to the highest specification and features spacious and stylish interiors that have been tailor made for 21st Century life.

St Clements Lakes is set in beautifully landscaped grounds that have been sensitively planned to complement and enhance the existing environment and provide a haven for wildlife including birds and reptiles. This exciting new community offers something for everyone to enjoy, with tree-lined streets surrounded by lakes, play areas and a central square.



THE MASTERPLAN



01. Pathways

Linking the development, pathways are perfect for gentle strolls and bike rides.



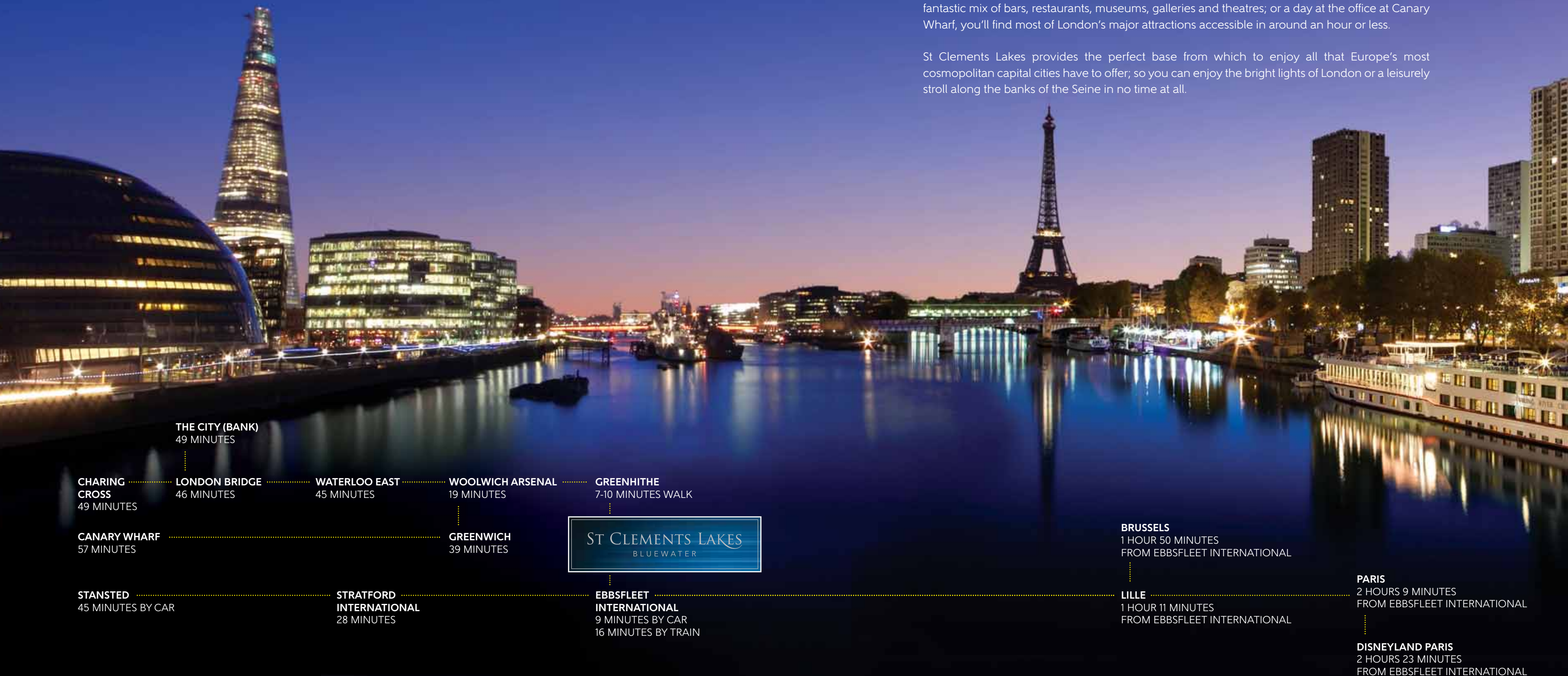
EXCELLENT CONNECTIONS

Ideal for commuters, Greenhithe railway station is just a short walk from St Clements Lakes and provides quick and easy access to the heart of London. Ebbsfleet International can be reached in 16 minutes or less by road or rail and offers high-speed services to Paris, Brussels and Lille.

From Greenhithe station, you can be at London Bridge in around 46 minutes; Waterloo East in around 45 minutes and Charing Cross in just under 50 minutes. Well connected, each of these stations provides excellent access to central London. Charing Cross, which is on the Bakerloo and Northern tube lines, is in the heart of the City and within walking distance of many major attractions while both London Bridge and Waterloo East are conveniently located on the Northern and Jubilee lines.

Whether you're after some serious retail therapy on Oxford Street, which is home to over 300 shops and is Europe's busiest shopping street; a day out on London's South Bank where you'll find a fantastic mix of bars, restaurants, museums, galleries and theatres; or a day at the office at Canary Wharf, you'll find most of London's major attractions accessible in around an hour or less.

St Clements Lakes provides the perfect base from which to enjoy all that Europe's most cosmopolitan capital cities have to offer; so you can enjoy the bright lights of London or a leisurely stroll along the banks of the Seine in no time at all.



All journey times are approximate and intended as a guide only. Above rail travel times are from Greenhithe Station and are taken from National Rail unless otherwise stated. Journey times by road or on foot are taken from Google Maps. Journey times to Europe are taken from Eurostar.

SHOP 'TIL YOU DROP




At St Clements Lakes, you really can shop 'til you drop. Practically on your doorstep is Bluewater, one of the country's largest shopping centres, which is home to over 300 shops, 60 bars, restaurants and cafés, a 13-screen multiplex cinema and the Pirate Cove Adventure Park.

As well as high street favourites such as Hollister, H&M, Gap and River Island, you'll also find a variety of department stores including House of Fraser and John Lewis selling a range of designer brands.

Also easily accessible is Westfield Stratford City, one of London's newest shopping districts, which can be reached in 28 minutes from Greenhithe station. Here you'll find an array of luxury labels from Armani, Mulberry, Swarovski, Calvin Klein and Tommy Hilfiger alongside high street brands such as Accessorize, Boots, Topshop and Zara. Other highlights include a 17-screen cinema, bowling alley and casino.





TOP OF THE CLASS

For families there's a range of schooling facilities catering for children of all ages conveniently close at hand. A choice of primary and secondary schools are available within easy reach from St Clements Lakes, and parents looking for independent and grammar schools will also find plenty to choose from in nearby Dartford and Cobham. For further education North West Kent College has campuses in Dartford and Gravesend, whilst the Kent and many London Universities are easily accessible by road and rail.



Stone St Mary's C of E Primary School, DA9 9EF
A primary school approximately 5 minutes drive from St Clements Lakes judged to be 'outstanding' by the statutory school inspector for the area.

Knockhall Academy, DA9 9RF
Opened in August 2014 approximately 1 mile away, featuring an Early Birds Nursery and primary academy with numerous after-school clubs to keep the youngsters busy.

Fleetdown Primary, DA2 6JX
A successful primary school just in the process of expanding to three-form entry. The school ethos centres on teamwork - Together Everyone Achieves More - TEAM.

Cobham Hall School for Girls, DA12 3BL
A top independent day and boarding school for girls aged 11-18 based in a spectacular Grade 1 Tudor era mansion. The school has a small town feel, busy and bustling with lots going on.

Longfield Academy, DA3 7PH
Part of the Leigh Academies Trust providing education to years 7 - 13 embracing the 'small schools' model of learning.

Dartford Grammar School, DA1 2HW
Founded in 1576, one of the oldest schools in England preparing Year 7's - 11's through to Sixth Form for a successful future.

North West Kent College, DA1 2JT
This college, with campuses at Dartford and Gravesend, provides an alternative to A-levels for those taking the next step after GCSE examinations offering higher education and apprenticeships.

University of Kent (Medway Campus), ME4 4AG
Based at Chatham Maritime just over 20 minutes drive away offering bespoke facilities including Music and Fine Art, and the Kent Business School.

Queen Mary University of London, E1 4NS
Queen Mary is one of the UK's leading research-focused higher education institutions, across a wide range of subjects in Humanities, Social Sciences & Law, Medicine & Dentistry, Science & Engineering.

City University London, EC1V 0HB
An internationally renowned institution with over 100 years' experience and undergraduate courses from radiography and criminology to engineering as well as postgraduate courses including an MBA.

Travel times and distances are approximate only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission.

A QUALITY SPECIFICATION

Kitchen

- Contemporary style kitchen units with soft closing doors / drawers and laminate worktops
- Stainless steel double oven with five burner gas hob to houses and single oven with electric ceramic hob to apartments
- Stainless steel chimney hood
- Glass splashback to houses and stainless steel splashback to apartments
- Integrated fridge freezer
- Stainless steel sink with mixer tap
- Integrated dishwasher and washer/dryer to houses. Space and connections for dishwasher and washing machine to apartments (please refer to the Sales Advisor for exact locations)

Bathroom and En Suite

- Contemporary white sanitaryware from Roca
- Semi recessed basin with chrome plated mixer tap
- Baths fitted with chrome plated mixer taps and glass screen where shower provided over bath
- En suites fitted with shower trays and glass doors
- Full height tiling to shower enclosures and around the bath areas
- Chrome heated towel rail
- Dual flush WC with concealed cistern

Lighting

- Low energy downlights to kitchen, bathroom and en suites
- Energy efficient pendants to other rooms
- Pelmet lighting to kitchens

Flooring

- Ceramic tiles to kitchen (where layout is not open plan), utility room, bathroom and en suites
- Apartments include carpets to all bedrooms and laminate flooring to hallway and kitchen/dining area (where layout is open plan)

Electrical

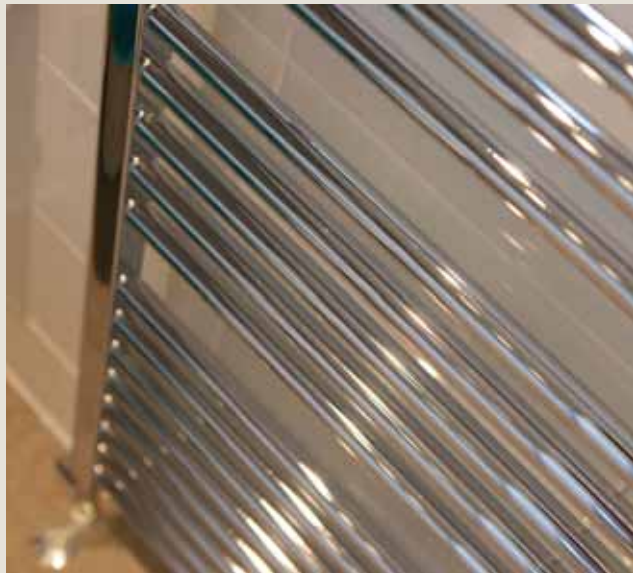
- White sockets and switch plates throughout
- Telephone points to living room, master bedroom and under stair cupboard
- TV/SATV outlets to living room and master bedroom

General Specification

- Gas central heating supplied by high efficiency boiler
- Fitted wardrobes to master bedrooms with sliding mirror doors
- All walls and ceilings painted in matt white emulsion
- White internal doors with chrome plated handles
- Mains powered smoke and carbon monoxide detectors
- Garages include power and lighting, and connection for future installation by purchaser of a remote electronically operated opening device
- Water tap to rear garden
- Communal cycle storage to apartments
- 10 year **NHC** warranty

For a more detailed specification of your chosen property type please ask our Sales Advisor. Specification details are a guide only and may be subject to change.





OUTSTANDING ADDITIONS



A unique package that offers you the freedom to personalise your new Bellway home, before you even move in.



Take advantage of our unique range of Additions and create a home that is as individual as you are.

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 importantly 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

- Granite worktops
- Free standing washer/dryer
- Integrated or free standing dishwasher
- Integrated microwave
- Oven upgrades
- Glass splashback
- Integrated coffee maker
- Integrated wine cooler

Tiling & Flooring

- Comprehensive range of upgrades available

Security

- Wireless intruder alarm

Electrical

- Additional BT and TV points
- Additional sockets
- Upgrade to chrome sockets and switches

Miscellaneous

- Upgrade internal doors
- Additional fitted wardrobes
- Bathroom and en suite mirrors
- Blind or curtain package

Gardens

- Fully turfed rear garden
- Enlarged patio area
- Shed and path to rear garden

(All subject to stage of construction and layout)



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown above. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

A REPUTATION YOU CAN RELY ON

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more

seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

"I was really happy with the process of buying through Bellway, I always felt well updated and the team were great. The neighbours I've met since I've moved in are friendly, and my apartment is wonderful."

Phyllis Woodley, recently purchased at a nearby Bellway development.



Bellway

HELPING YOU TO BUY

HELP TO BUY

Key features:

- Available to both first-time buyers and existing homeowners
- You only need a 5% deposit
- Receive a Government-backed equity loan of up to 20% of the value of your new home
- You only need to secure up to a 75% mortgage from a bank or building society
- No limit on annual household income
- Maximum property value of £600,000

EXPRESS MOVER

To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

INVEST IN THE FUTURE

Greater London has undergone extensive growth and regeneration over recent years. Ebbsfleet International Station, the Bluewater shopping complex and the Thames Gateway project have raised the profile of the Thameside area enormously, expanding the residential neighbourhoods along with industry and business.

Reasons to invest at St Clements:

- Capital growth
- Strong tenant demand
- Excellent transport links
- High build quality and superb specification
- Bellway 2 year customer care
- 10 year [NHBC](#) warranty

Please note terms and conditions apply to all incentives and are available on selected plots.

UNRIVALLED CUSTOMER CARE

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams. From the day a customer visits our sales centre to the move-in day, we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to preoccupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home.

On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

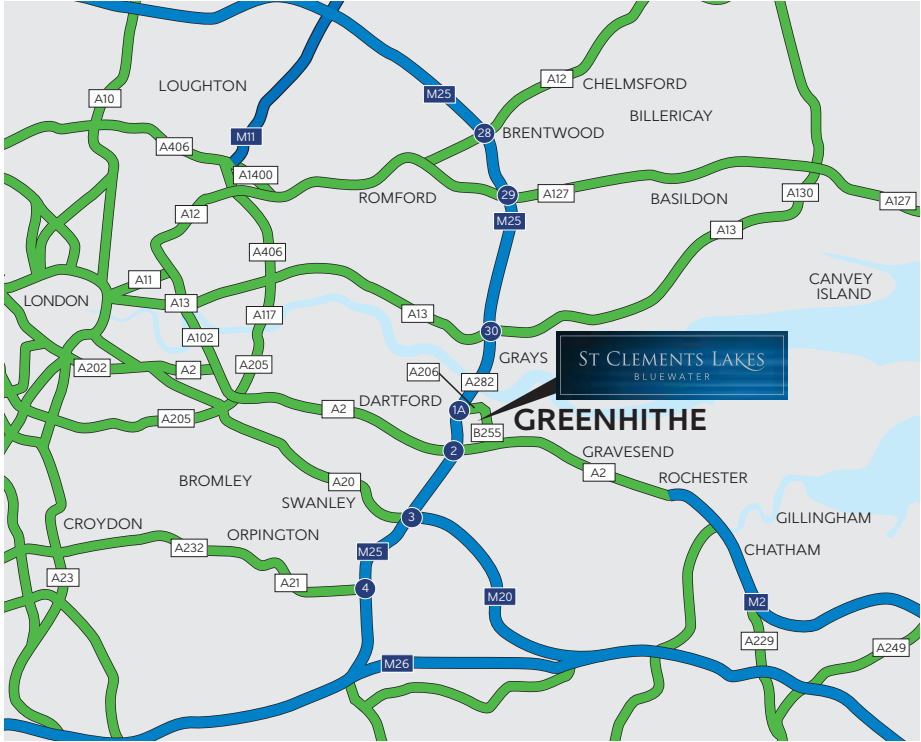
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.





London Road, Greenhithe, Kent DA9 9HY
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Maps not to scale

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, National Rail and Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 546965. 147744/06/15.



