



REGENT VILLAGE

EBBSFLEET



 REDROW



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Redrow are proud to present the latest phase of their award winning Ebbsfleet development Regent Village. An outstanding development of 1 & 2 bedroom apartments and 3 & 4 bedroom homes from the sought after Georgian-influenced Regent Collection.

Situated close to Dartford in the Kent Countryside boasting excellent connectivity to London and Europe, this development perfectly suits your modern lifestyle.

Your new home is created with contemporary interiors, traditional values and all expertly finished making it a desirable place for you to live at and to work from should the need arise. The sought after Georgian inspired collection is finished to our exacting standards so as to stand the test of time.

Welcome to Regent Village

EBBSFLEET KENT

Regent Village is the well-planned and carefully considered new phase of Redrows' flagship Ebbsfleet Green development. An integral part of the wider Ebbsfleet Garden City Project, the proposal has the capability to provide 15,000 new homes. Regent Village is balanced with connecting cycle paths and leafy walkways with a focus on the excellent connections to central London via Ebbsfleet International station.

Your new home at Regent Village has a wealth of facilities on-site, from a hotel and pub/restaurant, Co-op shop and a range of planned sporting facilities. This local community will have everything you need right on your doorstep.

The Ebbsfleet Academy Secondary School is walking distance for your children and is rated 'Good' by Ofsted. There are also many excellent surrounding primary schools, such as The Cherry Orchard Primary School, to give your smaller ones a head start.

If you are in need of something more specific, one of the UK's favourite shopping centres, Bluewater, is less than a 10 minute drive away.

The shopping centre has everything, from popular eateries, designer brands, to gadget shops and the larger big name stores.

Also on your doorstep is the Cyclo Park a multi-sport open-air facility that is host to a skate park, kids play park, road cycling, BMX, Mountain biking, running, extreme sports and fitness classes for all ages and abilities. A little further away you have the nature haven that is Shorne Wood Country Park. This park has activities, walks, tasty lunches and history for all ages. Take the 'Trim Trail' for a walk with a few twists, enjoy some team building or take the orientation course with downloadable free map.





22 minutes to
LONDON ST. PANCRAS



Train times from
EBBSFLEET INTERNATIONAL



15 minutes to
STRATFORD INTERNATIONAL



19 minutes to
ASHFORD INTERNATIONAL

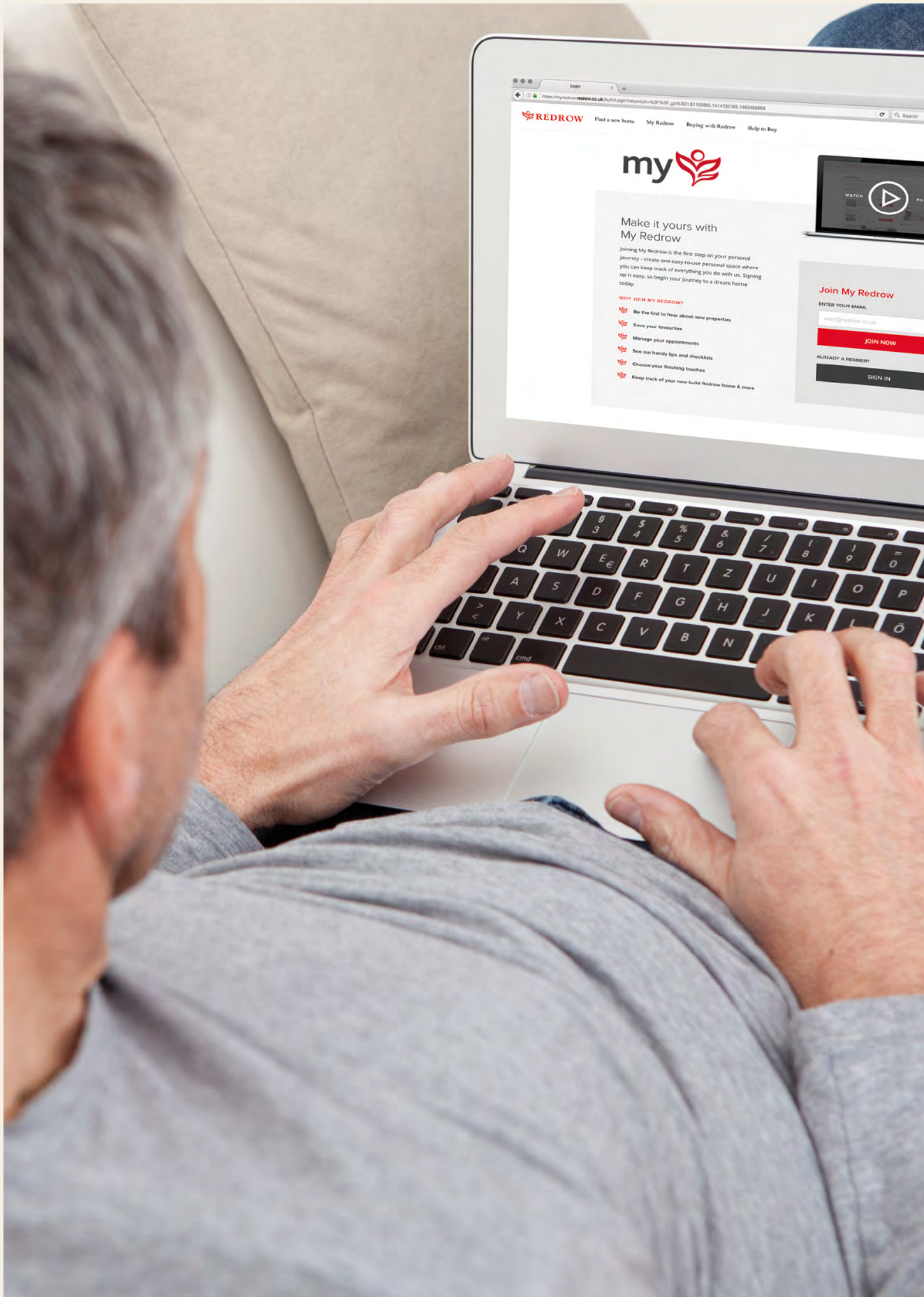


EVERYTHING WITHIN EASY REACH

*Discover all that Kent has to offer from charming seaside towns
to Historic cities as depicted by Chaucer in the Canterbury
Tales and the county town of Maidstone.*

- Chatham – Historic Dockyard
- Whitstable – Home of the Oyster Festival
- Herne Bay Pier – Fun and attractions by the sea
- Tenterden – Close to Chappell Down Winery & The Kent & East Sussex Railway
- Canterbury – Home of the Cathedral and setting for Chaucer's Canterbury Tales
 - Dover – Gateway to Europe via ferry
 - Folksetone – Channel Tunnel rail crossing to Europe
- Rochester – Historic Rochester Castle & Dickens Festivals
 - Margate, Broadstairs and Ramsgate beaches





MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

*It's the online way to save
your favourites, reserve your
chosen home and select
your finishing touches.*

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists and contact our recommended experts to help your home purchase run smoothly.

RESERVE ONLINE*

- Once your finances are in place, agree the plot you wish to purchase with the Sales Consultant.
- Manage and complete the reservation of your new Redrow home from the comfort of your own home.
- Sign your legal documents and pay the reservation fee online.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online at any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras** securely online by credit or debit card.
- Use our handy interactive checklists to keep you up to date as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Online reservation available at selected developments.

**Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.

MADE FOR YOU

At Redrow we are committed to ensuring you receive the customer service you deserve.

The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.



EXCHANGE

Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.



WELCOME PARTY

Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.



HARD HAT VISIT

See your home in progress

Building a home is a complex process. Join us on site as we show you how the build of your new home is progressing.

N.B. Availability of this event is subject to the build stage of your home at the point of reservation.



HOME PREVIEW

Putting the finishing touches on your home

Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to demonstrate some of the key features of your new home.



MOVE IN DAY

Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.

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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



EMS 667178

 **REDROW**
A BETTER WAY TO LIVE

Regent Village House Specification



Interior Features

Walls: Dulux Almond White emulsion paint finish.

Ceilings: Flat finish with Dulux white emulsion paint decoration.

Internal Doors: "Cambridge" 2 panel internal moulded door.

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point: 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating: Full gas central heating with energy efficient wall mounted boiler / combi boiler. Housetype specific – see Sales Consultant for details.

Radiators: Myson radiators.

Electrical Sockets / Switch Plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Kitchen Features

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand: To match above worktops with stainless steel splashback behind hob.

Under Wall Unit: LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink: Kitchen stainless steel bowl and a half sink with mixer tap. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 60cm gas with 4 ring burner.

Double oven.

60cm chimney extract.

Integrated 50/50 fridge/freezer.

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles:
Sottini Arc in white finish.

Bathroom, En-suite & Cloakroom Basin:

Sottini Arc Sphere or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Sottini Arc close coupled back-to-wall-pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Uniline bath panel.

Brassware: Ideal Standard single lever tap.

Tiles: Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower Over Bath: Shower valve and screen to be provided above bath where there is no separate shower enclosure within bathroom.

Shower Valve: Ideal Standard shower valve.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the property.

Regent Village House Specification



Exterior Features

External Doors:

Front: GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear: GRP door. With patterned glass, finished internally and externally in white.

Security: Multi point locking system to front and rear doors of house.

External Lights:

Front: Coach down lantern.
Downlight where entrance is recessed.

Garage: To specific plots, see Sales Consultant for details.

Garage Doors: Hormann "Ilikley" style steel up and over to front. Door to be painted to match front door colour.

Power to Garage: Double power and lighting pendent (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden Features

External Fencing: Refer to layouts.

Sides / Rear: Vertical boarding 1.8m high.

Paving: Buff flat faced flags as indicated on drawing.

Gate: 1.8m timber gate.

Turfing: Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top Soil: To rear gardens.

Outside Tap: Refer to drawings for locations.

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