

# Marshwood

ONE AND TWO BEDROOM APARTMENTS



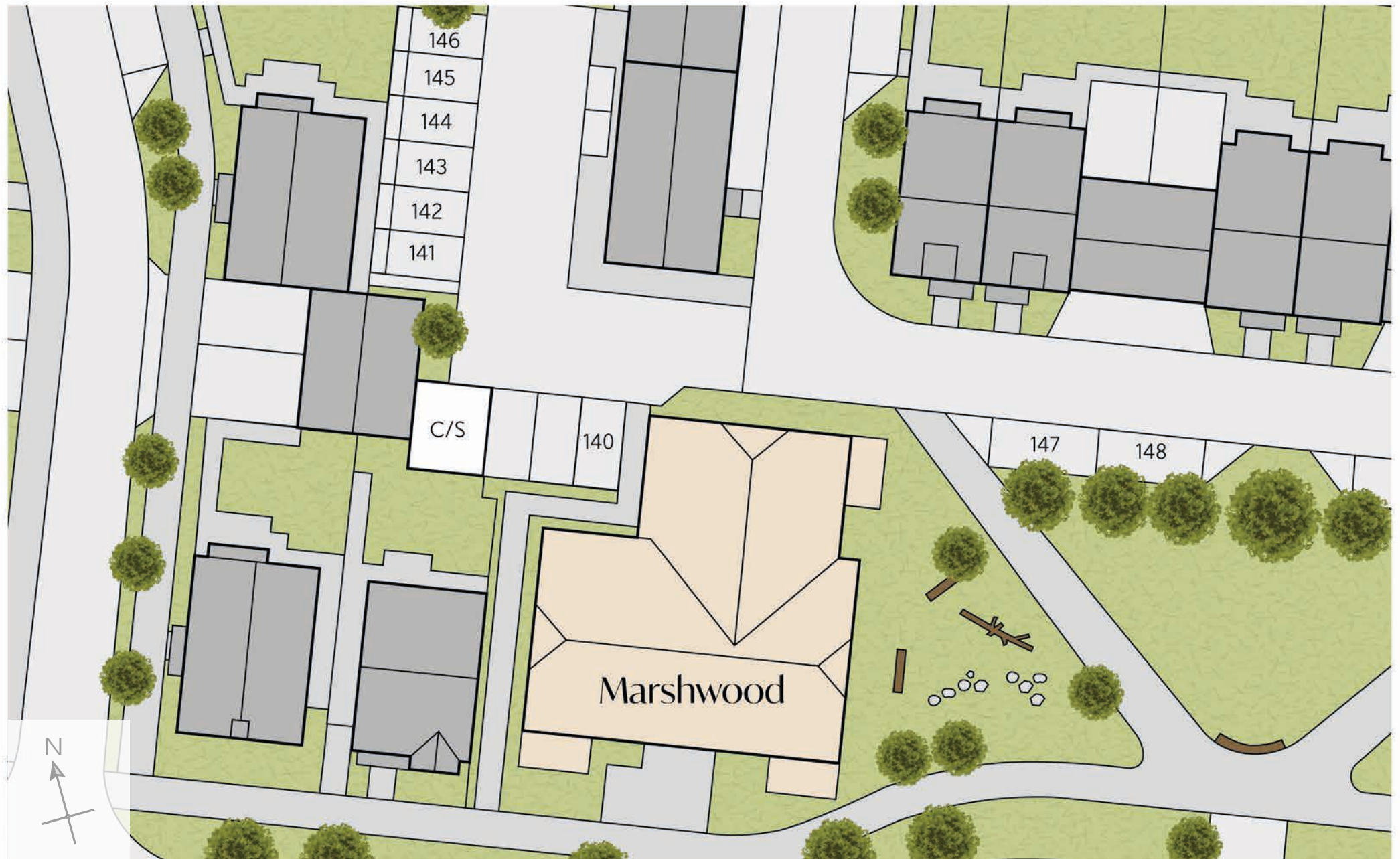
THE  
**ARTISAN**  
COLLECTION

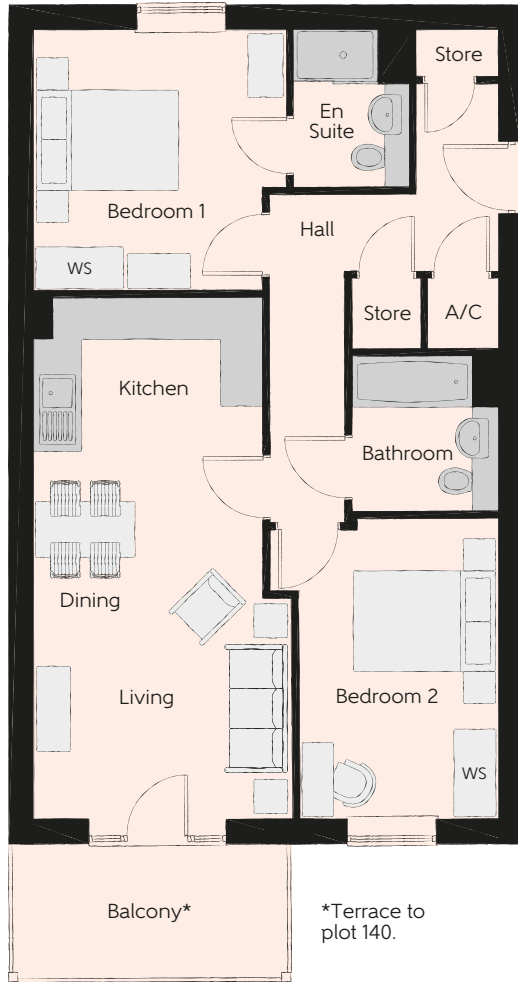


**Alkerden Heights**  
A development of new homes in Ebbsfleet, Kent

**Bellway**

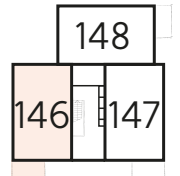
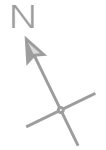
# Development layout



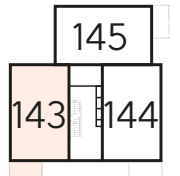


The Awl - Plots 140, 143 & 146

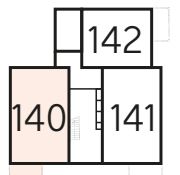
Kitchen/Living/Dining	7.25m x 3.59m	23'9" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 3.19m	13'7" x 10'5"
<b>Total area</b>	<b>70.7 sq. m.</b>	<b>761 sq. ft.</b>



Second Floor



First Floor



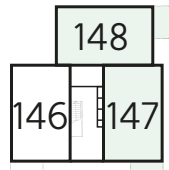
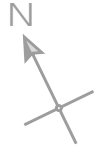
Ground Floor

A/C - Airing Cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

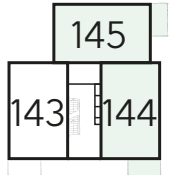
**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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.

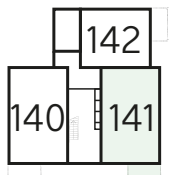
# Floorplans



Second Floor



First Floor



Ground Floor

## The Bobbin – Plots 141, 144 & 147

Kitchen/Living/Dining	7.25m x 3.59m	23'9" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 3.23m	13'7" x 10'7"
<b>Total area</b>	<b>70.9 sq. m.</b>	<b>763 sq. ft.</b>

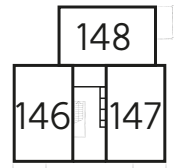
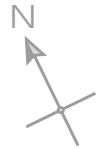
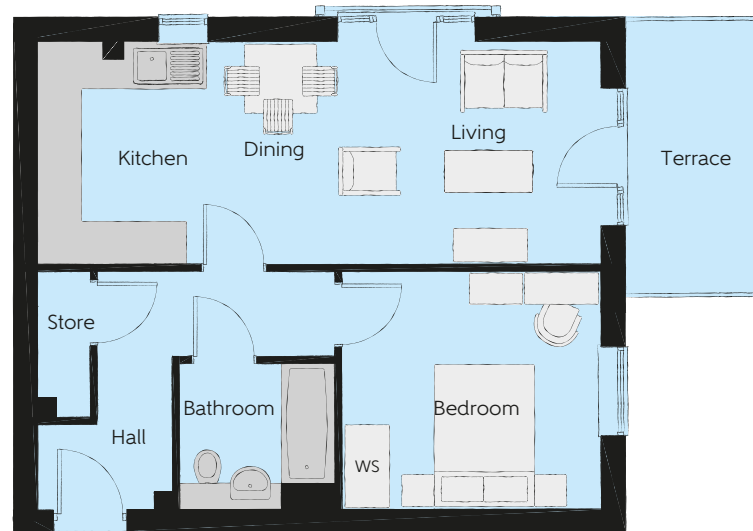
## The Bobbin – Plots 145 & 148

Kitchen/Living/Dining	7.25m x 3.65m	23'9" x 11'11"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 3.25m	13'7" x 10'7"
<b>Total area</b>	<b>70.9 sq. m.</b>	<b>763 sq. ft.</b>

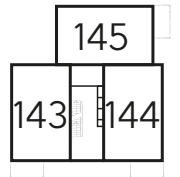
A/C – Airing Cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

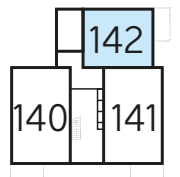
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Second Floor



First Floor



Ground Floor

### The Bellflower – Plot 142

Kitchen/Living/Dining	7.82m x 3.10m	25'8" x 10'2"
Bedroom 1	3.53m x 3.30m	11'6" x 10'9"
<b>Total area</b>	<b>51.0 sq. m.</b>	<b>548 sq. ft.</b>

WS - Wardrobe Space (suggestion only, wardrobe not included)

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# Specification

1 Bedroom Apartments

2 Bedroom Apartments

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 2	•	•
Window Cills	White Gloss MDF	•	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•

KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals	Bellway Band C options ^	•	•
Units	Frontal Matching Table Ends	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•
Appliances Oven	Zanussi Single Oven ZOHHE2X2	•	•
Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	•	•
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X (R)	•	•
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18FS1	•	•
Appliance Dishwasher	Zanussi Dishwasher ZDT21006FA	•	•
Appliance Washing Machine	Zanussi Washing Machine Z712W43B1	•	•

WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡	•	•
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower †††	•	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim * †	•	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡	•	•
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps	•	•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††	•	•
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ***	•	•

1 Bedroom Apartments

2 Bedroom Apartments

MECHANICAL		1 Bedroom Apartments	2 Bedroom Apartments
Hot water	Vaillant Aurostor Air Source Heat/Pump Cylinder	•	•
Heaters	Electric Panel Heaters	•	•
Controls	Heaters individually controlled	•	•
Towel Warmers	Flat Chrome to Bathroom Only	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	•	•

ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments
Communications - Access	Video Entry System	•	•
Home Working	Dedicated Power, USB & Data Points	•	•
Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•
Safety - Carbon	Honeywell XCI00 Carbon Monoxide Detector	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Electrium CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	Slimline Tri-Light	•	•
Communications - TV	TV Point to Living Room & Bedroom 1	•	•
Communications - Voice	Telephone Point to Living Room	•	•
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•
Broadband	Ultrafast Fibre Connectivity Open Fibre Network **	•	•

EXTERNALS & MISC		1 Bedroom Apartments	2 Bedroom Apartments
Shared Parking Areas	Bitmac Black ††	•	•
Balcony	Balcony ^^	•	•
Build Method	Masonry †††	•	•

\* full height around bath where shower provided as standard

\*\* consult with sales executive for specific development details

\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

† full height to shower enclosure

†† housetype dependent

††† inc MIRA bath screen 1.1863.004

‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

‡‡ plot dependent

‡‡‡ plot specific, refer site layout

^ soft close mechanism to doors & drawers

^^ where shown on layouts

(R) Recirculating

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year  warranty

# Make your new home as individual as you are with Additions

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 important 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

- Stone worksurface
- Upgrade cupboard doors
- Full glass splashback

### Appliances:

- AEG full appliance package
- Zanussi integrated microwave
- Cutlery tray

### Tiling

- Half height tiling to bathroom
- Half height tiling to en suite
- Full height tiling to bathroom
- Full height tiling to en suite

### Plumbing

- Shower pack (2 beds only)

### Electrical

- Additional CAT 6 cable
- Chrome sockets and switches throughout home
- Additional sockets with USB

### Miscellaneous

- Floor mat by front door
- Fitted wardrobe
- Mirrors above sink (bathroom, en suite)

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. 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.



# How to find us

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