THE **INVICTA** COLLECTION

UNION STREET **MAIDSTONE**

The pure land group

The Distinctive Developer

AWARD WINNING DEVELOPERS

Established over 25 years ago, Purelake have built an enviable reputation for undertaking high-quality and innovative projects throughout the south east. Based in Kent, Purelake primarily focus on building residential developments, over recent years their portfolio has increasingly involved larger, mixed use schemes.

Regional Finalists in the LABC Building Excellence Awards in 2019 and 2020, and shortlisted finalists in the LABC Brick Awards 2018, The Purelake Group are a leading name for quality house building in the south east.

Attention to detail and innovative design have enabled Purelake to develop homes that capture and enhance every aspect of modern living. Combining high specifications with unique design ideas, The Purelake Group endeavour to provide first class homes in desirable locations.

THE **INVICTA** COLLECTION

UNION STREET **MAIDSTONE**

The Purelake Group are delighted to present The Invicta Collection, an outstanding development of three-storey family homes in the heart of Maidstone. This contemporary collection offers seventeen townhouses, with a mixture of eleven 3-bedroom and six 4-bedroom luxury homes to chose from.

Located on Union Street, a stone's throw from the abundance of opportunities for shopping, dining, employment, heritage and entertainment that this historical town centre has to offer, and with exceptional travel links by both road and rail just minutes away, these quality new homes offer the perfect base for professional couples and families alike.

Without doubt, this is a highly-anticipated opportunity to acquire a sophisticated new home with beautiful specifications in a truly prime location, welcome to The Invicta Collection.

The indicative computer generated image shows Block 3 at
The Invicta Collection. All landscaping is for illustrative purposes only.

The indicative computer generated image shows Block 2 at The Invicta Collection. All landscaping is for illustrative purposes only.

The collection features two varying types of modern houses that are split across three-levels, and each has been designed to offer light, spacious and flexible living areas, alongside first-class internal fittings, sleek finishes and stylish specifications.

The interior of every home has been thoughtfully curated and configured by expert designers to deliver a perfect balance of luxury, functionality and style, with generously-sized living spaces that maximise natural light and clean lines, whilst boasting an enviable level of attention to detail throughout.

They enjoy fully appointed designer kitchens – with impressive handleless superior cabinets, quality flooring and branded appliances – well proportioned reception areas, private outside balconies, and plenty of room to relax and entertain.

Bathrooms and en-suites feature elegant sanitaryware, ultra modern chrome taps and fittings, vanity units and designer Minoli tiling for an atmosphere of contemporary comfort.

Along with style, everything has been carefully selected for practicality, energy-efficiency and durability, with photovoltaic solar panels fitted and electric charging points for cars.

For comfort your home will also come with a 10-year LABC guarantee, one of the market leading warranty providers for new homes.

SUPERIOR SPECIFICATIONS

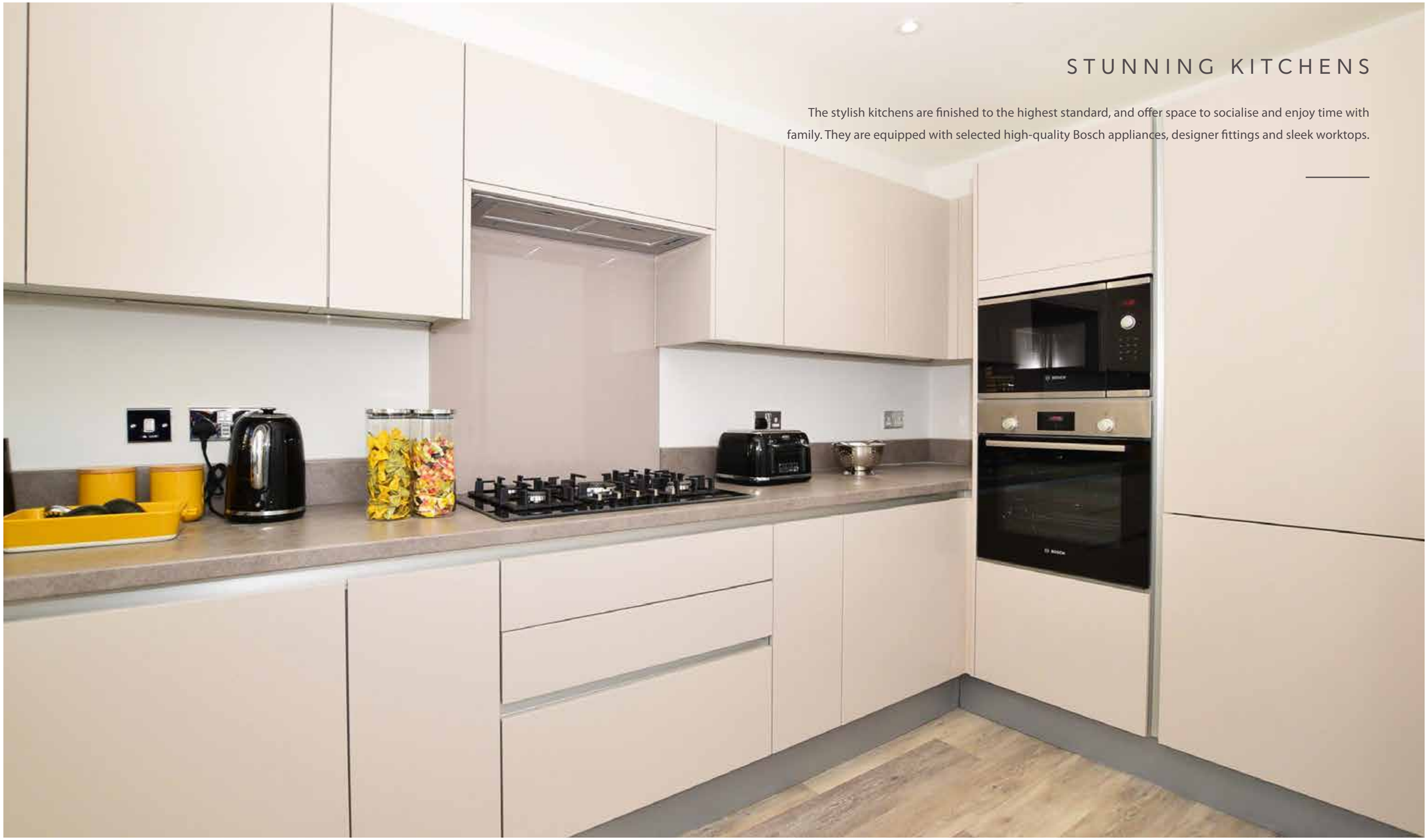
With modern sanitaryware and polished chrome fittings every last detail of the homes has been carefully considered to provide an exceptional standard of living.

SUMPTUOUS BEDROOMS

Featuring soft lighting and luxurious carpets throughout, all the bedrooms are perfect for unwinding after a busy day.

CONTEMPORARY AREAS

Light and stylish by day, and cosy, comfortable retreats at night, all the homes within the collection feature modern spaces that encourage you to relax.



STUNNING KITCHENS

The stylish kitchens are finished to the highest standard, and offer space to socialise and enjoy time with family. They are equipped with selected high-quality Bosch appliances, designer fittings and sleek worktops.

BEAUTIFULLY
APPOINTED INTERIORS

Key Features –

- 10 year LABC Guarantee.
- Velfac windows.
- Rear gardens with patio areas.
- Flooring provided throughout.
- Private parking space per house.
- Rooftop terrace areas to all plots.
- Inset balconies to selected plots.

Kitchens –

- High-quality, custom designed handleless kitchens with soft close drawers and doors.
- Bosch built in oven.
- Bosch built in microwave.
- Bosch 5 burner gas hob.
- Indesit integrated fridge/freezer.
- Indesit integrated dishwasher.
- Indesit washer/dryer. *
- Glass splashback to hobs.

Bathrooms and En-Suites –

- Luxury tiles by Minoli.
- Contemporary white sanitaryware with back to wall WCs.
- Vanity unit to sinks in family bathrooms.
- Ultra modern chrome taps and fittings.
- Chrome shaver points.
- Heated chrome towel radiator.

Electrical –

- Generous use of LED downlighters.
- Provision for digital TV service with satellite dish already fitted (subject to future purchaser connection).
- TV points to living room and all bedrooms.
- Polished chrome light switches.
- Photovoltaic panels for renewable energy.
- Electric vehicle charging points to all homes.

Internal –

- Luxury wood effect flooring to hallways, kitchens and living areas.
- Contemporary white doors with polished chrome ironmongery.
- Bespoke built-in wardrobes to master bedrooms.

Specification listed is correct at the time of going to print.
*Washer dryer is integrated in the kitchen of Block 2 and free-standing in a utility cupboard in Blocks 3 & 4.

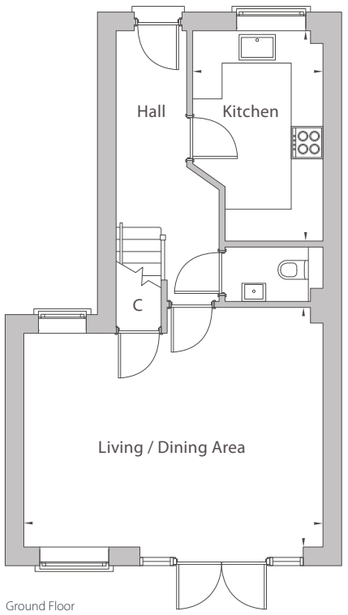
The whole collection has been constructed in a responsible way, with a sustainable future in mind. All of the building materials have been responsibly sourced and site waste recycled where possible. They are high quality, energy efficient homes with features such as solar photovoltaic renewable energy systems and smart meters which enable homeowners to track their energy usage. Low-energy downlights and pendants are also installed throughout the homes and every plot has been future-proofed by including an electric vehicle charging point .

FOUR BEDROOM HOME

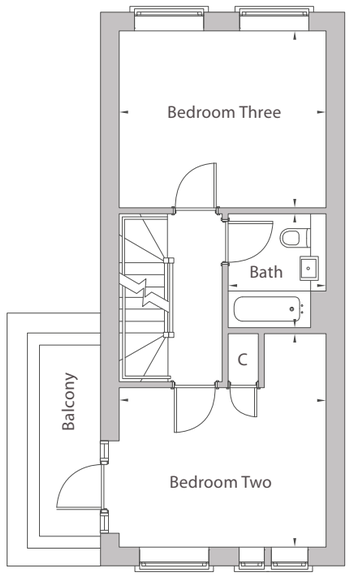
BLOCK 2

Plots 1, 3 and 5 as shown

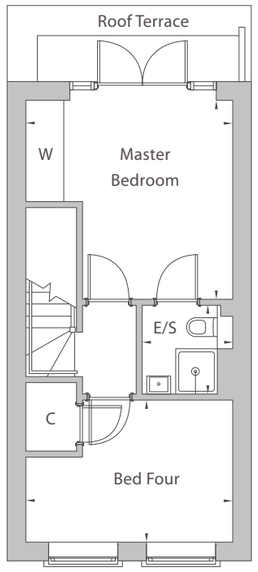
Plots 2, 4 and 6 are handed.



Ground Floor



First Floor



Second Floor

MEASUREMENTS

Kitchen	4.06m x 2.55m	13'4" x 8'4"
Living / Dining Area	5.81m x 4.70m	19'1" x 15'5"
Bathroom	2.18m x 1.91m	7'2" x 6'3"
Master Bedroom	4.01m x 3.85m	13'2" x 12'8"

En-Suite	1.77m x 1.73m	5'10" x 5'8"
Bedroom Two	4.18m x 4.01m	13'9" x 13'2"
Bedroom Three	4.01m x 3.43m	13'2" x 11'3"
Bedroom Four	4.01m x 2.74m	13'2" x 9'0"

Please note the information is preliminary and intended as a guide for marketing purposes only. Room sizes and layouts have been taken from architect's plans and may vary as construction progresses.

C Cupboard **E/S** En-Suite **W** Wardrobe

THREE BEDROOM HOME

BLOCK 3

Plots 1, 3 and 5 as shown

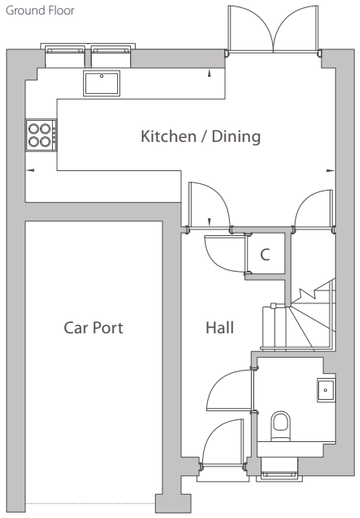
Plots 2, 4 and 6 are handed.

BLOCK 4

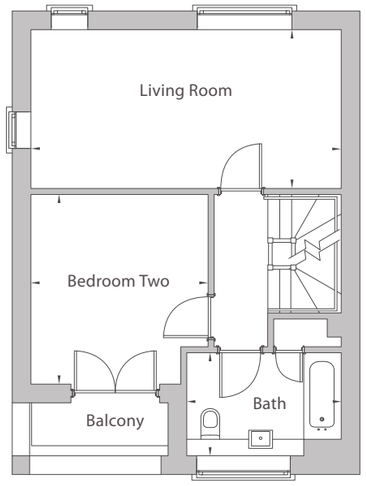
Plots 2 and 4 as shown

Plots 1, 3 and 5 are handed.

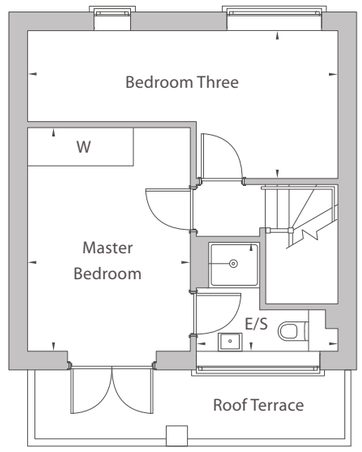
Ground Floor



First Floor



Second Floor



MEASUREMENTS

Kitchen / Dining	6.03m x 3.05m	19'10" x 10'0"
Living Room	6.03m x 3.02m	19'10" x 9'11"
Master Bedroom	4.36m x 3.15m	14'4" x 10'4"
En-Suite	2.75m x 0.82m	9'1" x 2'8"

Bedroom Two	3.71m x 3.46m	12'2" x 11'4"
Bedroom Three	6.03m x 2.85m	19'10" x 9'4"
Bathroom	2.95m x 1.99m	9'8" x 6'7"

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C Cupboard **E/S** En-Suite

LIVE **IN THE HEART OF A MODERN TOWN** SURROUNDED BY THE HISTORIC GARDEN OF ENGLAND.

Maidstone is the regional focus for culture, entertainment, leisure and retail, hosting a huge variety of independent shops, designer boutiques, artisan stalls and high-end department stores within its modern shopping centres, market buildings and historic pedestrianised streets.

After a busy day's shopping you'll find food and drink options to suit every taste across the town's eclectic mix of restaurants and eateries; from well-known chains to cosy independent bistros and bustling gastropubs. With home just a walk away, you can easily take advantage of Maidstone's thriving nightlife, with a variety of lively bars, pubs and nightclubs on offer. Those more culturally inclined might enjoy the wide range of drama, comedy and music at the Hazlitt Theatre, with shows for all ages, or a visit to the town's Lockmeadow Leisure complex.

For simple relaxation, 440-acre Mote Park, with its diversity of habitats, lakeside activities, watersports centre and extensive play areas, is popular with families and walkers alike – and it plays host to a number of music events throughout the summer season.

Outdoor enthusiasts will find much to love in and around Maidstone. The surrounding area is host to many attractive villages, golf courses, parks, social groups and beautiful woodland walks, as well as a wide range of activities across the country houses, gardens, open farms and nature reserves of the Kent Downs Area Of Outstanding Natural Beauty.

Several well-regarded primary schools are within a 2.5-mile radius, including Brunswick House Primary School just outside the centre, rated 'Good' by Oftsed, St John's Church of England Primary and Roseacre Junior School on the east side of town, both rated 'Outstanding'. Secondary education nearby is also exceptional – Valley Park School and the adjacent Invicta Grammar (for Girls) are both rated 'Outstanding', as is Maidstone Grammar School (for boys), and there is a number of successful comprehensive schools close-by.

For older children, the MidKent College Maidstone (based on the Oakwood Park complex), is one of the largest of its kind, offering a huge range of further education courses and vocational qualifications for students aged 16 upwards, while the University of Kent and Canterbury Christ Church University both offer excellent degree level choices in modern campuses at Medway and other centres across the county.

Although the The Invicta Collection enjoys all the very best offerings from the centre of Maidstone – it is also perfectly positioned for travel further afield. Rail commuters can reach central London in around an hour from Maidstone's railways stations – both within an easy walk of Union Street, and being conveniently located near the M20 – which leads easily onto the M25 – means car journeys for both work and leisure are easy.

WALKING

Fremlin Walk (Shopping)	9 Mins
Maidstone East [MDE]	10 Mins
The Mall Maidstone	13 Mins
Mote Park	14 Mins
Maidstone West [MDW]	17 Mins
Lockmeadow (Leisure Complex)	20 Mins
Maidstone Leisure Centre	22 Mins

ROAD LINKS

M20 [Junction 7]	1.5 Miles
M2 [Junction 3]	5.5 Miles
M25 [Junction 3 or 5]	20 Miles
Bluewater	21 Miles
Ashford / Eurotunnel	20 Miles
Central London	40 Miles
Gatwick Airport	40 Miles

RAIL TRAVEL

St Pancras (from Maidstone West)	50 Minutes
Trains from Maidstone East [MDE]	
London Victoria [VIC]	60 Minutes
Dover Priory [DVP]	70 Minutes
London Blackfriars [BFR]	75 Minutes
Canary Wharf [DLR]	90 Minutes
Gatwick Airport [GTW]	110 Minutes

All times and distances quoted are approximate only and taken from http://maps.google.co.uk. Train times listed are from Maidstone West and are based on current approximate National Rail timings * Timings may include changes or using the DLR and/or London Underground services.

The purelake group

The Distinctive Developer

Combining high specifications with unique design ideas.

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These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the property we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale.

THE **INVICTA** COLLECTION

In recent years the town of Maidstone has seen a good level of revitalisation, and The Invicta Collection is an exciting new group of homes. Each property has been finished to the exceptional standards for which Purelake are known and each comes complete with premium branded appliances, high-quality finishes and stylish modern fittings.

It's a collection where residents will have shops, restaurants and a host of options for entertainment and leisure within easy reach, while nearby travel options provide connections to London and other major centres in the region. It's the ideal choice commuters and families that enjoy a metropolitan lifestyle, with the peace of the beautiful Kentish coastline and countryside never far away.

Help to Buy

Backed by
HM Government

Please ask about Help to Buy incentive*

Help to Buy is available at the Invicta Collection and the government incentive could help get you moving, whether you are a first time buyer or you are looking to move from your existing home.

* Full Help to Buy terms and conditions apply and the incentive is subject to status.
Please visit helptobuy.gov.uk for details or contact our Sales Agents.