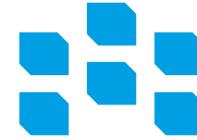


Shepway Two Ltd



ARRAS WAY PHASE TWO

FOLKESTONE



ARRAS WAY PHASE TWO

FOLKESTONE

‘Designed for Living’

Arras Way Phase Two is a superb example of a traditional build style and state of the art technology working in synergy to create a very modern and comfortable living experience.

This exclusive development offers renewable heating technology, upgraded insulation and electric charging points to each house resulting in low running energy costs across the scheme.

Stylishly designed with contemporary kitchens and bathrooms, this is a development that stands out, with the vibrant and regenerated coastal town centre of Folkestone just a short walk away and a wealth of transport links on your doorstep.

The landscaped communal gardens help maintain the feeling of community life that this fantastic location offers.



ARRAS WAY PHASE TWO FOLKESTONE



An exclusive development of 1 & 2 bedroom apartments (AVAILABLE) and 2 & 3 bedroom homes (SOLD), set in the vibrant and regenerated coastal town centre of Folkestone

Computer generated image of Arras Way

Vibrant coastal living

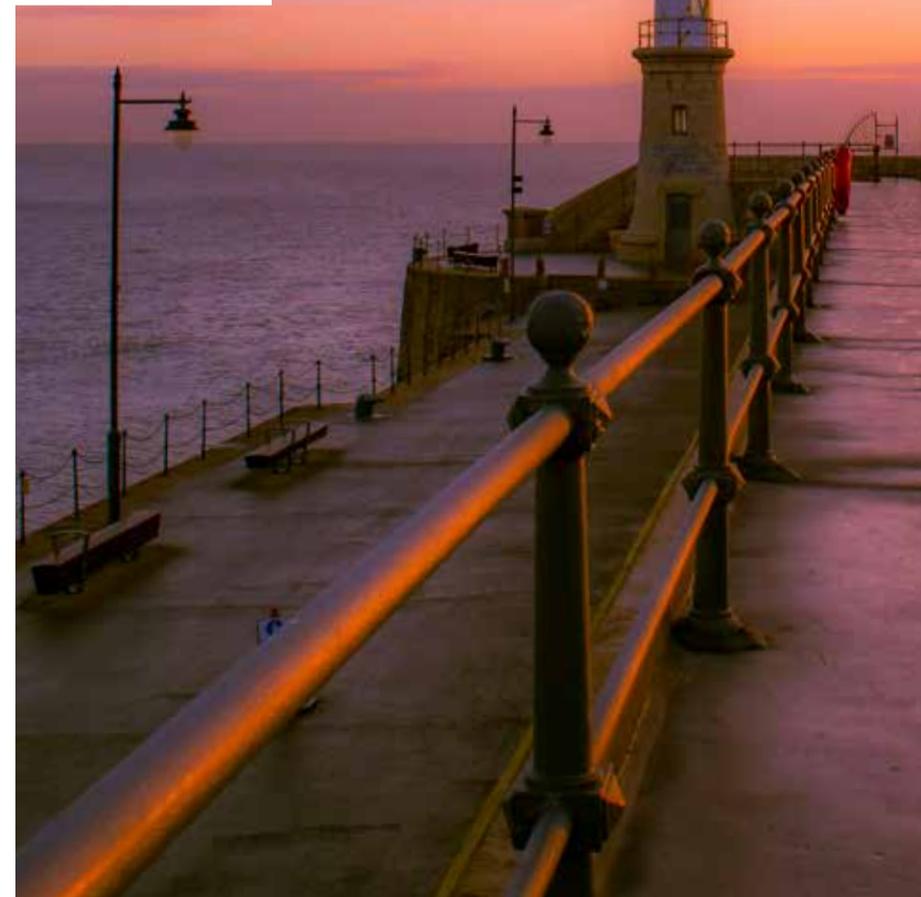
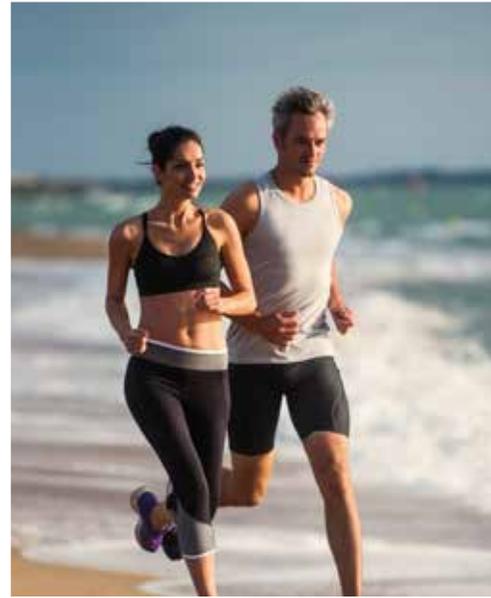
The regeneration of Folkestone has been underway for a few years now and involves everything from the new creative quarter and bustling town centre to improved transport links and the massive redevelopment project along the seafront.

The Folkestone Triennial Festival, founded in 2008 happens every 3 years and draws international artists that exhibit their creativity around the town.

There are regular sporting activities available in around the town and seafront including kayaking and stand up paddle boarding. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and promenade. There is also a new development opening later this year that includes the world's first multi storey skate park in the centre of town. The building will also house a boxing gym, a climbing wall and bouldering room.



You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant. The famous Rock salt restaurant and magical Lighthouse Champagne bar take prime position on the Harbour Arm. The old high street within the colourful creative quarter is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries.





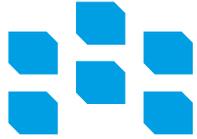
Arras Way Phase Two Lifestyle

Day to day living

Arras Way is perfectly positioned for residents to enjoy the smooth running of day-to-day life. With a selection of nurseries, primary and secondary schools dotted around Folkestone. Arras Way is also conveniently located for local bus routes and Folkestone central train station which has high speed links to London in less than an hour. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Eurotunnel.



The name for the development is in keeping with and inspired by the already established Walter Tull Way, which takes its name from a true British hero during the First World War who overcame prejudices at a time to exceed in his sporting career and army life. Arras is a town in France where numerous battles were fought in and around this time of conflict.



ARRAS WAY PHASE TWO FOLKESTONE

Location & Site Plan

House Plots 1-5:

Shared Ownership (SOLD)

House Plots 6-17:

Private Ownership (SOLD)

Middlesex House Plots 18-26:

Affordable Rental Units (SOLD)

Arras Way to Folkestone
Central Train Station

 14 minute walk

Arras Way to
Folkestone Harbour

 13 minute walk

Arras Way to
Tesco Express Supermarket

 5 minute walk



Folkestone Central Train
Station to Central London

 54 minutes by train

Arras Way to M25

 1 hour drive via M20

Arras Way to Dover

 15 minute drive via A20





Arras Way Phase Two
Somme House

Computer generated image of Arras Way



Arras Way Phase Two

Somme House

APARTMENT | TYPE 1

Plots 27, 28(h), 34, 35(h), 41 & 42(h)

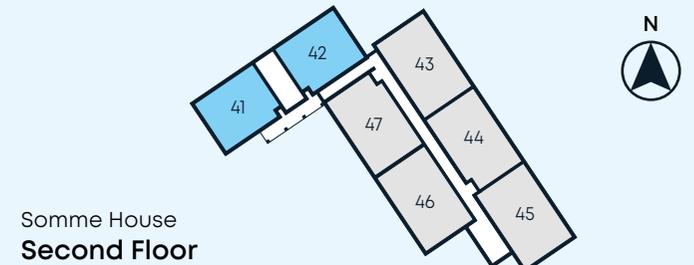
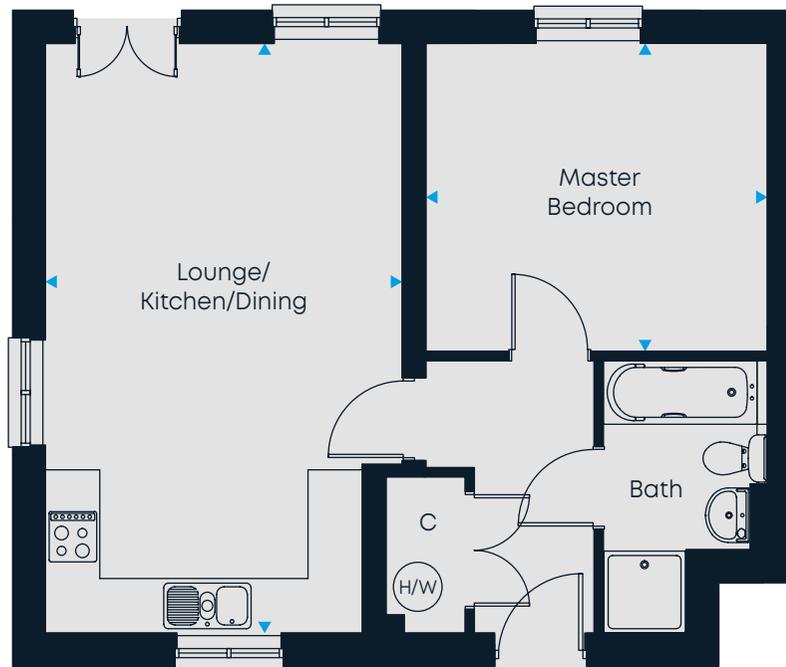
Lounge/Kitchen/Dining 6.5m x 3.9m 21'4" x 12'10"

Master Bedroom 3.8m x 3.4m 12'6" x 11'2"

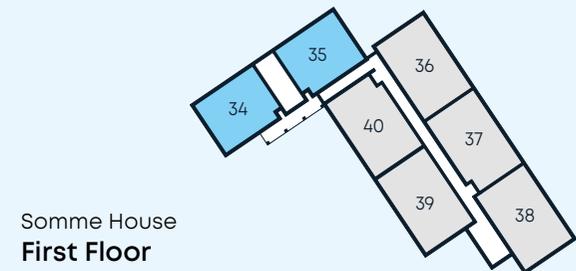
Kitchen window to plots 27, 34 & 41 only.

Lounge doors to Juliet balcony are replaced with a window on plots 27 & 28.

Dining window is positioned closer to the Lounge on plots 27 & 28.



Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor

Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



Arras Way Phase Two

Somme House

APARTMENT | TYPE 2

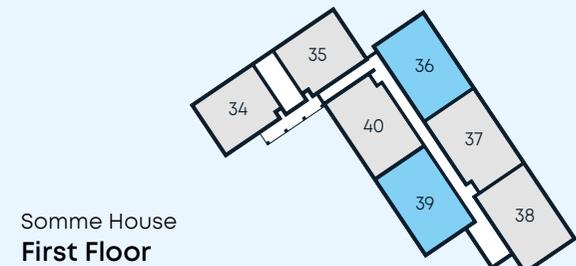
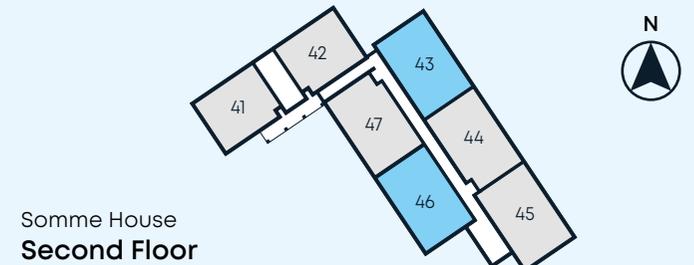
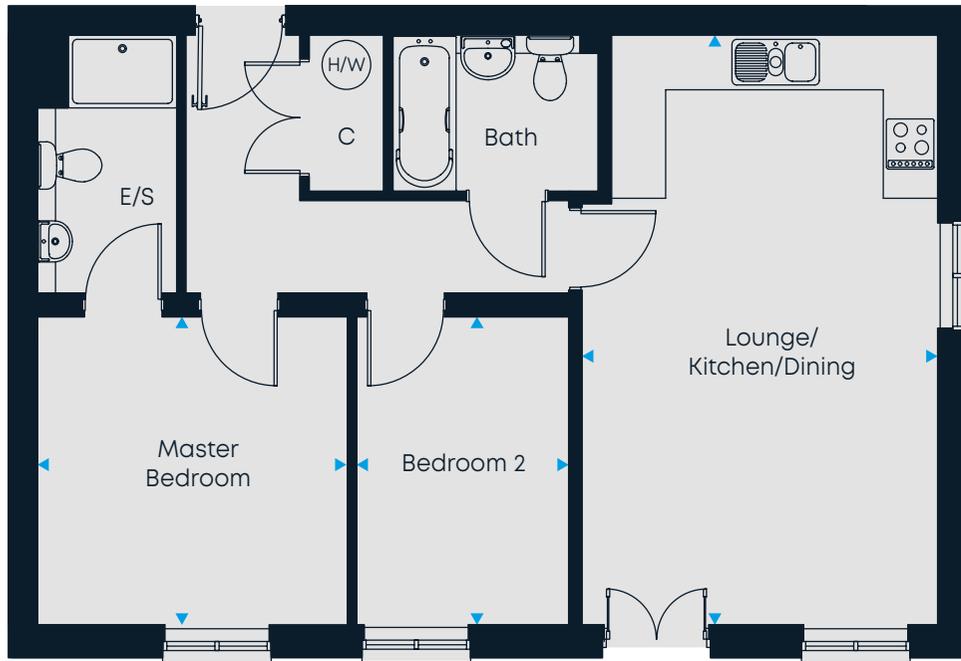
Plots 29, 36, 39, 43 & 46

Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	3.4m x 2.3m	11'2" x 7'7"

Lounge doors to Juliet balcony are replaced with a window on plot 29.

Dining window is positioned closer to the Lounge on plots 29, 39 & 46

Lounge doors to Juliet balcony & window configuration is switched on plots 39 & 43.



Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



Arras Way Phase Two

Somme House

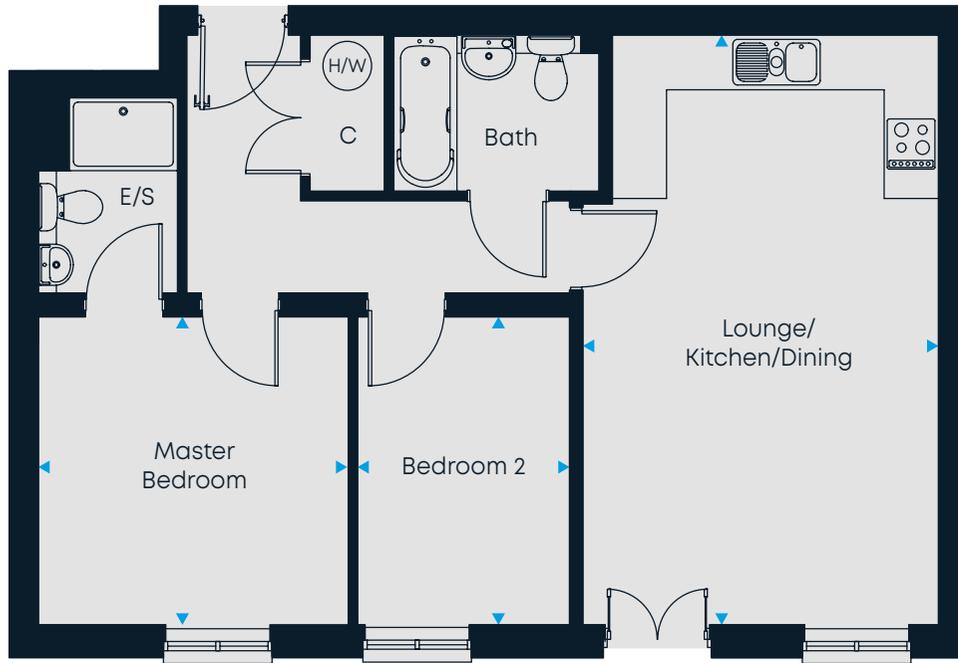
APARTMENT | TYPE 3

Plots 30, 37, 39, 40, 44 & 47

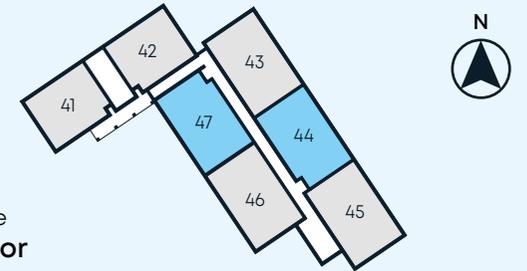
Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	3.4m x 2.3m	11'2" x 7'7"

Lounge doors to Juliet balcony are replaced with a window on plot 30.

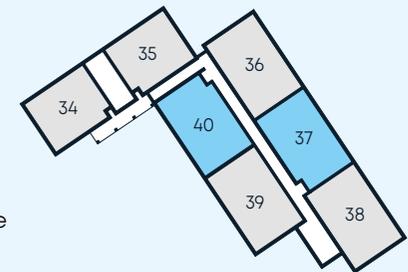
Lounge doors to Juliet balcony & window configuration is switched on plots 40 & 44.



Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



Arras Way Phase Two

Somme House

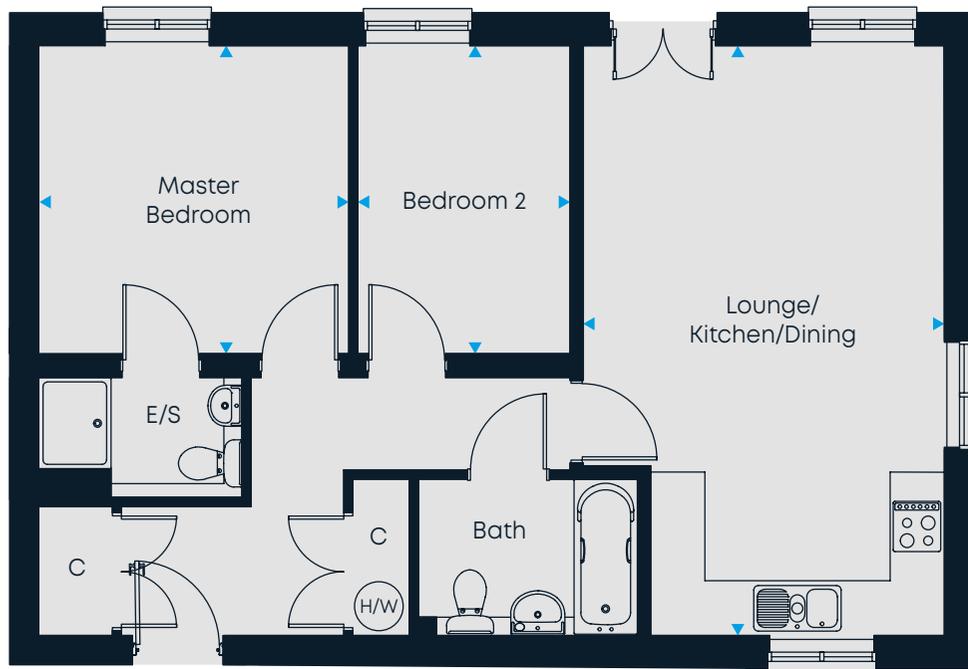
APARTMENT | TYPE 4

Plots 31, 38 & 45

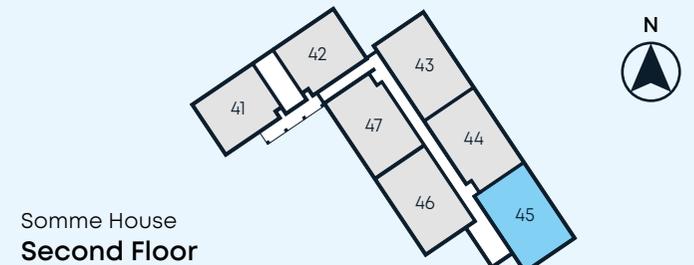
Lounge/Kitchen/Dining	6.5m x 4.0m	21'4" x 13'1"
Master Bedroom	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	3.4m x 2.3m	11'2" x 7'7"

Lounge doors to Juliet balcony are replaced with a window on plot 31.

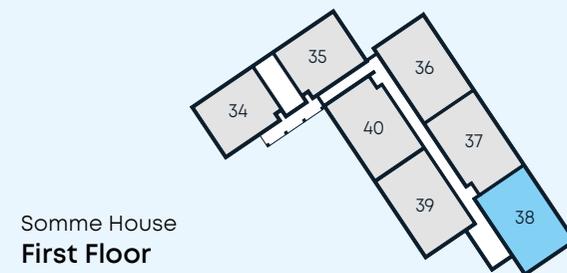
Lounge doors to Juliet balcony & window configuration is switched on plot 45.



Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



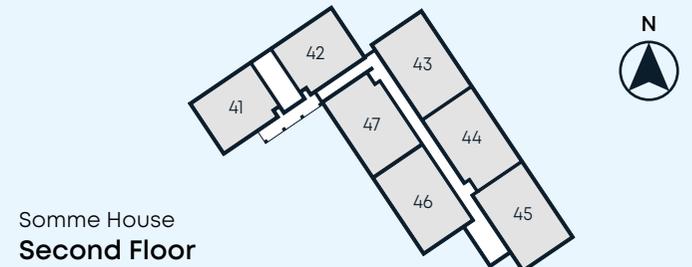
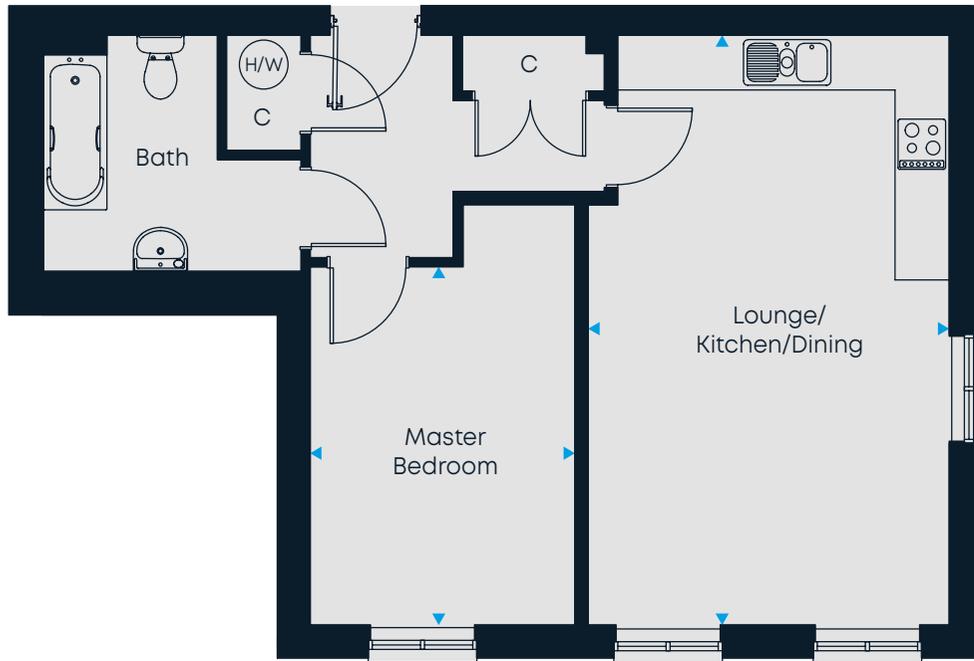
Arras Way Phase Two

Somme House

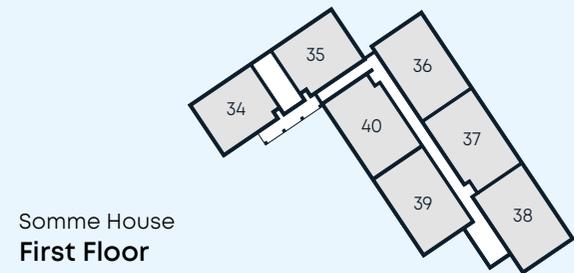
APARTMENT | TYPE 5

Plot 32

Lounge/Kitchen/Dining	6.5m x 4.0m	21'4" x 13'1"
Master Bedroom	3.9m x 2.9m	12'10" x 9'6"



Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor

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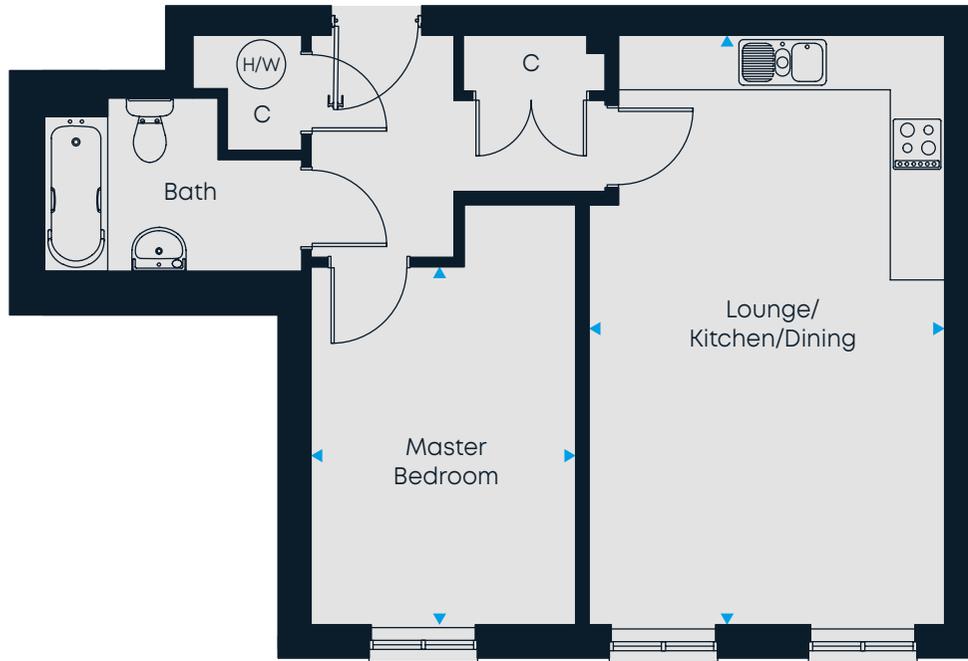
Arras Way Phase Two

Somme House

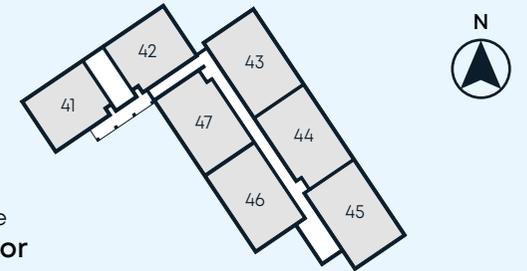
APARTMENT | TYPE 6

Plot 33

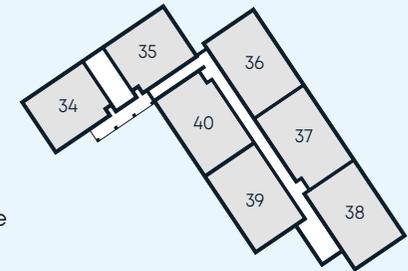
Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.9m x 2.9m	12'10" x 9'6"



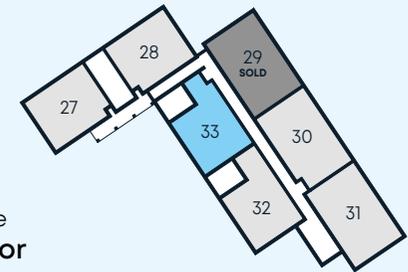
Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



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 **Arras Way Phase Two**
Folkestone



Property Specifications

Kitchen

- Soho Benchmark, Stylish Handleless Kitchen
- Soft-Close Drawers and Doors.
- Laminated Co-ordinated Worktop.
- Electric Hob, Extractor Fan & Single Oven.
- Fridge Freezer 50/50 & Washer Dryer
- Composite Sink With Chrome Mixer Tap.

Bathrooms & Ensuites

- Ideal White Bath with Chrome Taps
- Ideal Basin with Chrome Mixer Taps.
- Ideal Close Cistern WC & Soft Closing Seat.
- Shower Enclosure With Multi Shower Head (Plot Specific)
- Heated Towel Rails (via heating system only)

Electrical & Lighting

- Brushed Chrome Fixtures In Kitchen Only.
- LED Spotlights to Kitchens & Bathrooms.
- Low Energy Pendant Lighting .
- Media Plate to Living Room.
- TV and BT Points to Main Bedroom. (ready)
- Video Door Entry System.
- Fibre Broadband (ready)

External Features

- One Allocated Car Parking Space
- Allocated Cycle Stores
- Landscaped Communal Gardens
- Double Glazed
- Natural Timber Play Area

Internal Finish

- Panelled Doors with Chrome Handles.
- Satin White Paint To All Internal Joinery.
- White Matt Emulsion to Walls & Ceilings
- Carpets In Hallway, Bedrooms & Living Area.
- Vinyl Flooring To Bathrooms and Kitchen.

Heating & Hot Water

- Vaillant Arotherm Air Source Heat Pump
- Vaillant Hot Water Storage Cylinder
- Softline Radiators Throughout
- Heated Towel Rails In Bathrooms (via heating system only)

Optional Upgrades

- Flooring – Tiled, Wood Or Luxury Vinyl
- Wall Tiles In The Bathroom
- Full height Alu Splashback In The Kitchen.
- Worktops In The Kitchen.
- Full Height Mirrors In Bathrooms.

Management Fees

- Approx £963 Per Annum

Lease Details

- Apartments Will Be Sold With 999 Year Lease

Warranty

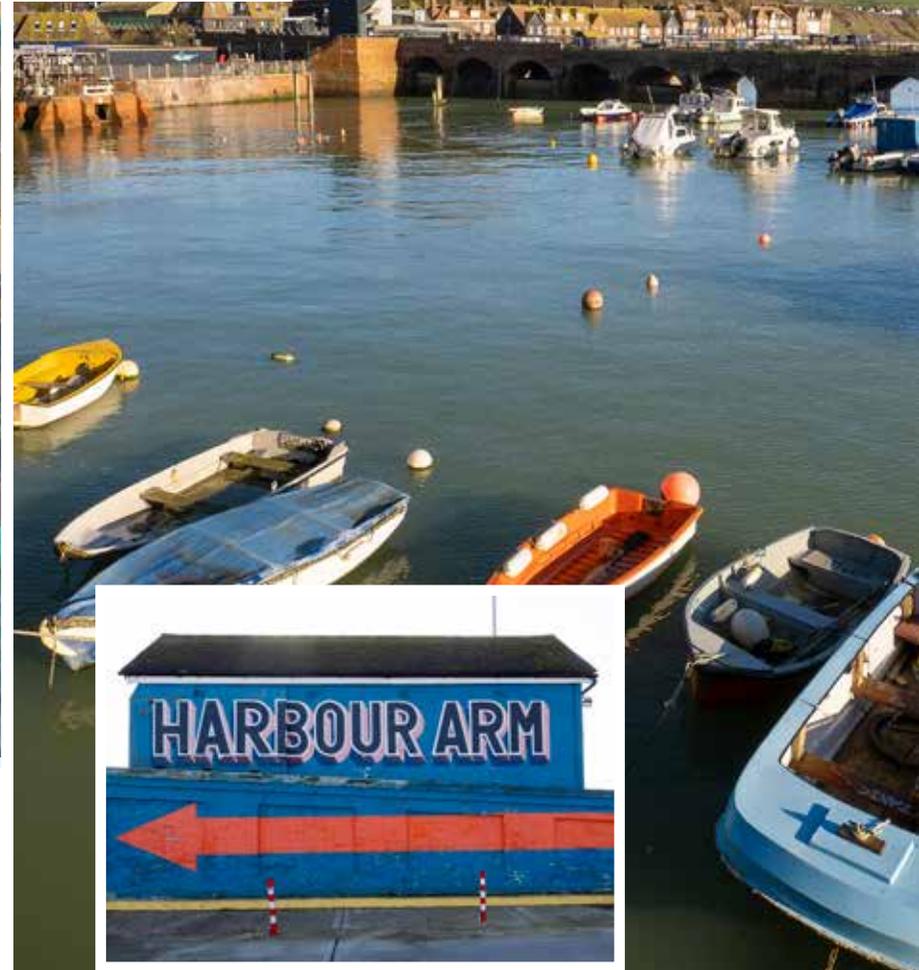
- Ten Year Structural Warranty.



Protection for new-build
home buyers



 **Arras Way Phase Two**
Folkestone





Arras Way Phase Two

Folkestone

Shepway Two Developments in partnership with Dwyer Engineering Services Ltd

Dwyer Engineering Services Limited (Dwyer) was established in 1990, to carry out groundworks and civil engineering in the South East, including constructing new build developments in Kent since 2012.

Shepway Two developments have contracted Dwyer to carry out the design and build of this exciting new development in Arras Way, Folkestone.

Dwyer is a family run business, committed to building sustainable new developments with quality at the forefront, using quality suppliers and materials plus offering the benefits of extended warranties and using new technology to benefit each new home owner.



Foundation Estate Agents are a family run, multi award winning, independent estate agent with a reputation for outstanding property marketing and customer service. We sell town, village and distinctive homes in Faversham, Canterbury, Whitstable and across the whole of East Kent.

With a passion for property and unrivalled experience across East Kent, the team at Foundation have 150 years of collective experience between them and are focused on delivering exceptional service and making your property journey as successful and as stress-free as possible.

Combining our people focused customer service approach with the use of the latest technology and marketing, we deliver an estate agency experience that is friendly, efficient, convenient and most importantly, delivers results.



FOR ALL ENQUIRIES
CALL 01227 752617

foundationestateagents.co.uk



FOUNDATION

Estate Agents

Foundation, Suite 1
2nd Floor, 3 Jubilee Way
Faversham ME13 8GD

Phone: 01227 752617

Email: sales@foundationestateagents.co.uk

foundationestateagents.co.uk

