

THE
PARKLANDS

DARTFORD



CONTENTS

03	Welcome	12	Shop and dine
04	Renting at The Parklands	13	Experience and learn
05	On-site amenities	14	Health and wellbeing
07	Local area	15	Sustainability
08	Dartford town	16	Site plan
09	Green space	17	Specification
11	What's on offer		



WELCOME TO THE PARKLANDS

Step into a place where the peacefulness of surrounding green spaces seamlessly intertwines with the convenience of modern rental living. The Parklands is a distinguished new community in Dartford, thoughtfully designed for renters who desire harmony and balance in their lives. With carefully designed apartments that blend elegance with everyday comfort, The Parklands provides a sanctuary where you can unwind, connect and enjoy a sense of ease.

Welcome to your home,
perfectly connected to
everything that matters.

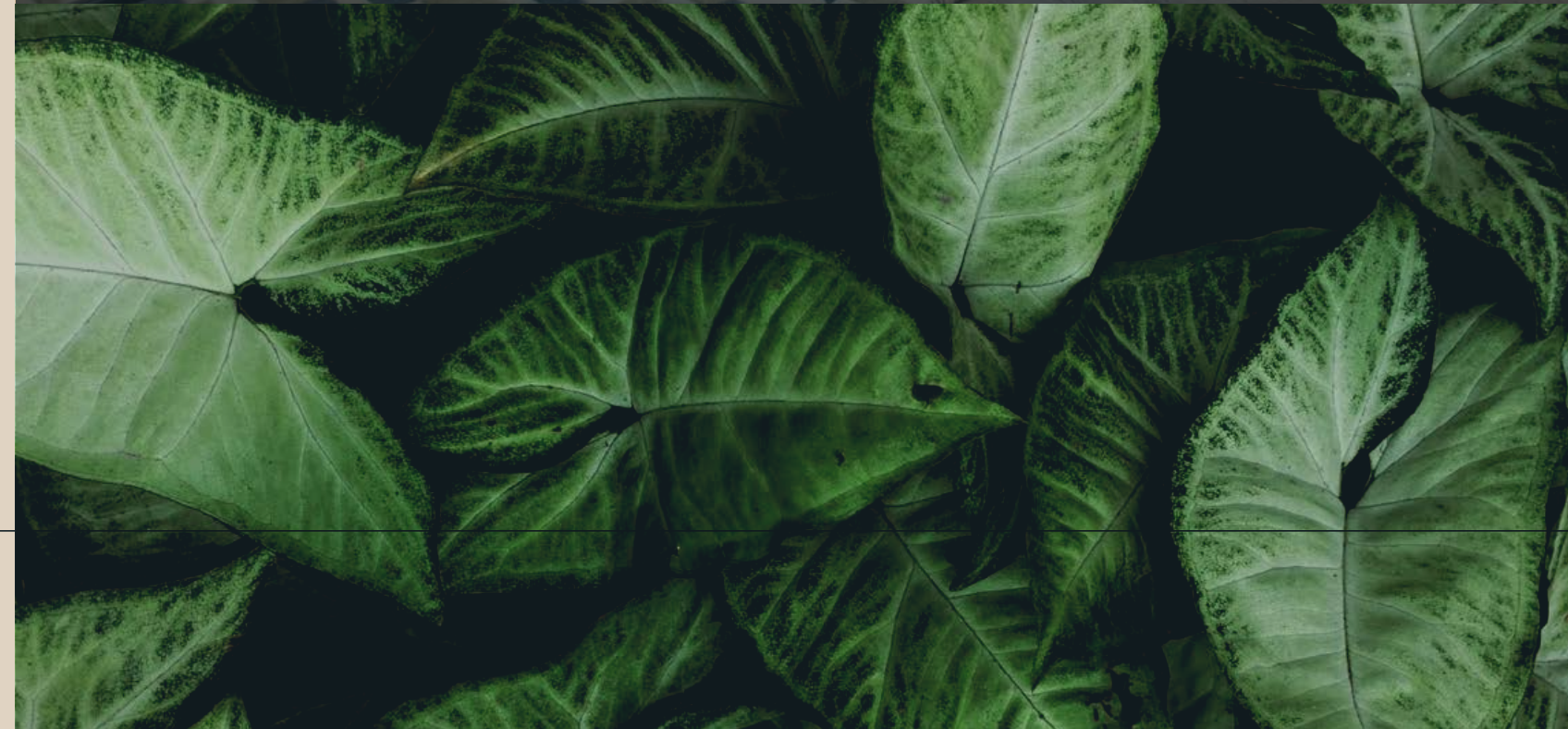
DISCOVER LIFE WITH US

Step into apartment living at The Parklands.

At The Parklands, renting is more than just finding a home. It's an invitation to embrace a lifestyle defined by comfort, convenience, and care.



LIVING ROOM AT THE PARKLANDS



Quality you can trust.
Community you'll love.
Service you can rely on.

The Parklands offers 231 beautifully crafted studio, 1, 2 & 3 bedroom apartments, where modern finishes meet thoughtful layouts. Each home is thoroughly maintained to create an environment that feels effortlessly welcoming the moment you step inside.

Overlooking the lush 26-acre Central Park and ideally positioned close to a range of excellent schools, convenient transport links and local amenities, it offers an ideal setting for families, professionals and commuters alike.

Your dedicated property management team is here to make your renting experience seamless and stress-free, offering ongoing support throughout the entire process. With 24/7 service available via both onsite and remote support, you can count on assistance whenever you need it. Rent with The Parklands and experience a service you can rely on, in a home where every detail is designed with you in mind.



EVERYTHING RIGHT WHERE YOU NEED IT

A perfect blend of modern convenience, natural beauty, and a vibrant community spirit, The Parklands offers a lifestyle like no other.

Escape: Roof Garden

Whether it's relaxing in the open air or catching up with neighbours, the rooftop garden offers a welcoming shared space designed for everyday use, with areas to cook, unwind or work.



Collect: Parcel Store

Never miss a delivery. The secure parcel store provides a convenient place for your packages to be safely stored and ready for collection whenever it suits you.



Rest: Lounge

Prefer a slower pace? The Parklands' community spaces offer cosy spaces to catch up on reading, work remotely, or connect with neighbours.



Awaken: Coffee Station

Looking for an early morning pick-me-up? Grab a freshly brewed hot drink from the coffee station on your way to work or simply take it back to bed!



Hustle: Workspace

Get your focus into gear in the co-working space. Separate your home from your work with our modern and convenient workspaces just moments from your front door.



Sculpt: Gym

Find your rhythm in the on-site gym. Designed for both quick sessions and longer workouts, it offers modern Technogym equipment and a comfortable space to focus on your wellbeing just moments from your front door.



COFFEE BAR AT THE PARKLANDS



CO-WORKING SPACE AT THE PARKLANDS



THE NEIGHBOURHOOD AND BEYOND

Amenities

- 1. High Street (2 minute* walk from home)
- 2. The Orchards Shopping Centre
- 3. Bluewater Shopping Centre

Leisure

- 4. The Orchards Theatre
- 5. The Mick Jagger Centre
- 6. David Lloyd Dartford
- 7. Fairfield Leisure

Outdoors

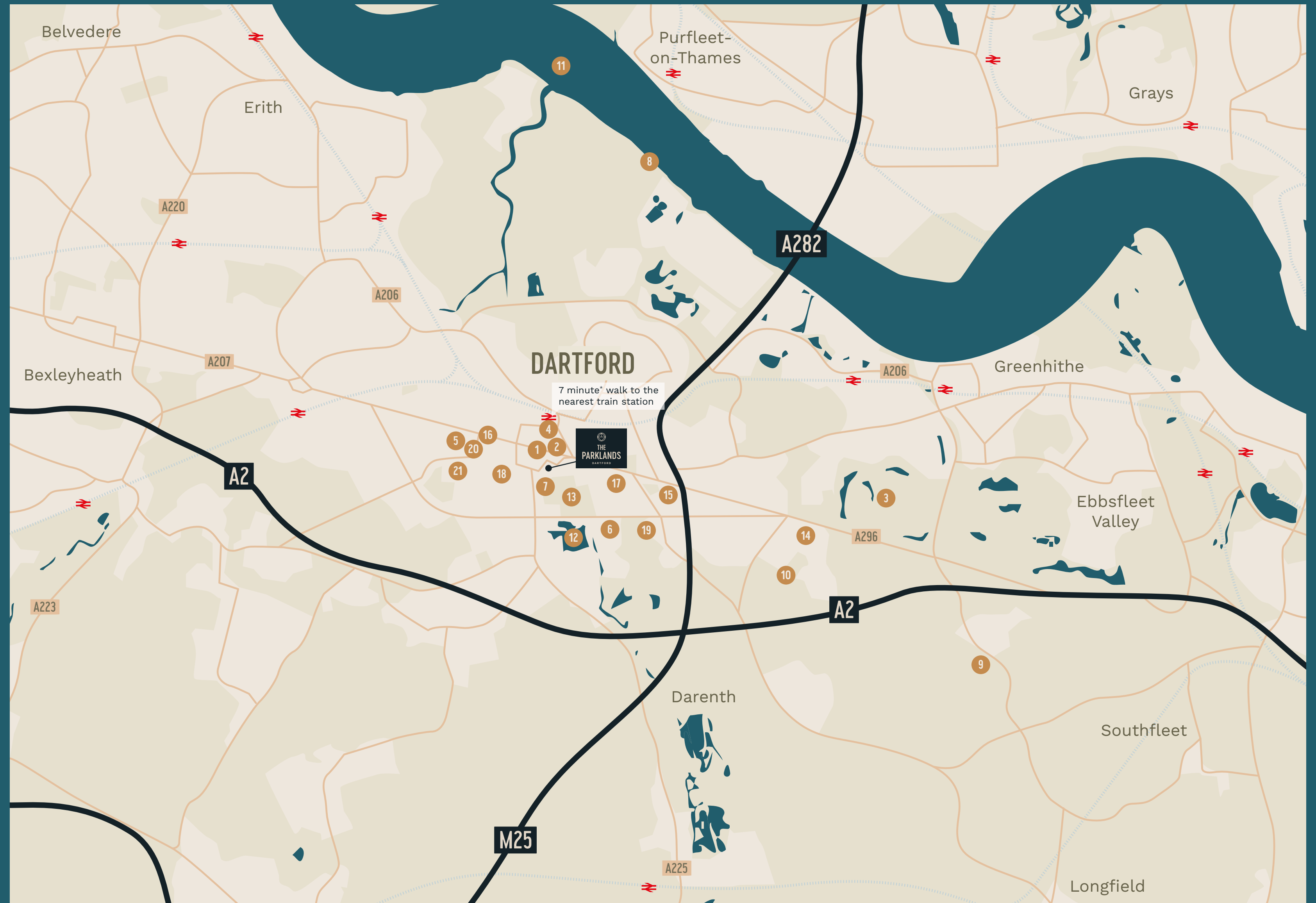
- 8. Joyce Green Beach
- 9. Beacon Wood Country Park
- 10. Darenth Country Park
- 11. The River Darent Confluence
- 12. Brooklands Lake
- 13. Central Park (2 minute* walk from home)

Health

- 14. Darent Valley Hospital
- 15. Pilgrims Way Surgery
- 16. Dartford West Health Centre

Education

- 17. Leigh Academy Dartford Primary School
- 18. Westgate Primary School
- 19. Sir Geoffrey Leigh Academy Secondary School
- 20. Dartford Grammar School
- 21. Dartford Grammar School for Girls



DARTFORD: A TOWN WITH A VIBRANT FUTURE

Dartford is a town bursting with potential and exciting change. With a planned £20 million investment into the regeneration of its town centre, it is set to become a vibrant hub of activity, blending modern amenities with rich historic charm. This transformation has sparked a wave of renewed interest, making now the perfect time to find your flow and become part of Dartford's inspiring story.

£20 million investment into Dartford town centre.



DARTFORD HIGH STREET



The Parklands offers a front-row seat to this exciting evolution. Perfectly positioned just a 6-minute* stroll from the bustling high street, you'll find a selection of local shops, cafes, and community spaces waiting to welcome you, along with endless opportunities to unwind and connect. This unbeatable location connects you to the heart of Dartford while offering the peaceful retreat of a home surrounded by greenery.

Just a 6-minute* stroll from the bustling high street.

For those who seek effortless connectivity, Dartford Train Station is just an 11-minute* walk away, providing direct access to London Bridge in 35 minutes†. Meanwhile, the nearby A2 and M25 place the broader world within easy reach, whether you're commuting or exploring.

This is more than just a move – it's an opportunity to embrace a home at the heart of Dartford's promising future.



ESCAPE INTO NATURE



Renting at The Parklands means having nature right on your doorstep.

Central Park

Offering expansive lawns, peaceful ponds, and a wide range of recreational facilities across 26 acres, Central Park is just a 3-minute* walk from The Parklands, inviting you to relax, recharge, and connect the moment you leave the front door. Whether you're seeking a brisk morning run, a peaceful afternoon stroll, or cherished moments with family, the park offers endless opportunities for joy and serenity. Central Park also boasts an array of sports and social facilities, including a children's play area, outdoor fitness stations, sports pitches, and a local library.



CENTRAL PARK, DARTFORD

The River Thames path

For those who enjoy a good walk or bike ride along the water, the River Thames Path offers miles of breathtaking views. As you trace the river's course, you'll encounter panoramic scenery and quiet picnic spots.

The River Darent

Venture a short distance to the enchanting River Darent, which flows gracefully from Kent's chalk hills to the Thames. Steeped in history, this picturesque river once powered local industries and whispers of its past with Roman villa ruins and medieval churches nestled along its banks. Today, the Darent is a sanctuary for wildlife, where marshlands host vibrant birdlife and blooming wildflowers.

The Dartford Marshes

The Dartford Marshes, where the River Darent meets the Thames, form a shifting landscape steeped in history; once home to a riverside tavern famed for bare-knuckle boxing, a perilous WW1 airfield, and hospitals on reclaimed marshland. Isolated by the absence of crossings, the marshes remain quiet and windswept, offering expansive views of the Thames Estuary.

Inviting you to relax, recharge, and connect.

*Travel times and distances taken from Google Maps and are approximate only. Images are indicative only.



Darenth Country Park

In the depths of Dartford's countryside, a short bike ride takes you down to Darenth Country Park to explore sprawling woodlands, vibrant wildflower meadows, and a serene lake, creating the perfect backdrop for outdoor adventures. From leisurely walks and cycling to relaxing and picnicking, it's an ideal retreat for families and nature enthusiasts alike.



Beacon Wood Country Park

A hidden gem, located just a short 10-minute* drive away and set within 82 acres of natural beauty. This historic woodland once served as a site for wood and paper milling. Today, it offers peaceful trails through ancient trees, opportunities for wildlife spotting, and even an outdoor adventure playground.





WHERE SUBURBAN ELEGANCE MEETS MODERN CONVENIENCE

Dartford is a thriving town blending suburban charm with modern amenities. With great shopping, diverse dining, and plenty of recreation, it offers everything for a dynamic, sophisticated lifestyle.

Immerse yourself in retail therapy. With a variety of places to shop and dine, you'll be spoilt for choice.

The Orchard Shopping Centre

Just a 5-minute* walk from The Parklands, The Orchard Shopping Centre is a popular retail destination with a mix of high street and independent stores. Whether you're after the latest fashion, a new gadget, or unique homewares, The Orchard Shopping Centre has something for every taste.

Dartford High Street

Take a short 6-minute* walk and find yourself just moments away from unique gifts and artisan products, or simply enjoy a leisurely stroll through the heart of the town. From bakeries to boutiques, you'll find plenty to explore just minutes from your doorstep. With weekly markets on Thursdays, residents can shop from a range of fresh produce to clothing and jewellery.

Bluewater Shopping Centre

A short drive from Dartford lies Bluewater, one of the largest and most sought-after shopping destinations in the UK. With an impressive collection of luxury fashion brands, family-oriented retailers, and an array of dining and entertainment options, Bluewater ensures an indulgent shopping experience year-round, making it the perfect complement to Dartford's offerings.



Dining for every taste.

Dining Scene

Dartford's dining scene offers something for everyone. Enjoy classic British dishes at The Chequers or date nights at Miller & Carter. For international flavours, try Japanese cuisine at Sakura, Unico's for a Mediterranean feast or enjoy sociable, traditional tapas at Cadiz. If you're looking for a quick catch-up over a coffee and cake, try Cafe in the Park in Central Park.

SHOP & DINE

EXPERIENCE

The Orchard Theatre

Just a 5-minute* walk from The Parklands, this iconic theatre hosts a variety of performances including musicals, plays, comedy shows, and live music, making it a cultural hub for the town with its 920-seat, state-of-the-art auditorium.

Dartford Festival

Dartford offers year-round entertainment with events like the Dartford Festival, open-air theatre, and local fairs. There's always something to enjoy, from lively festivals to serene cultural performances.



DIWALI FESTIVAL, DARTFORD



The Mick Jagger Centre

Just an 18-minute* walk from The Parklands, The Mick Jagger Centre is a cultural hub opened in 2000 by Sir Mick Jagger and the Duke of Kent. Home to the Dartford Music School and Symphony Orchestra, it hosts diverse live music and theatre performances.

There's always something to enjoy, from lively festivals to serene cultural performances.



& LEARN

Dartford is renowned for its strong educational reputation, offering a selection of well-regarded schools that make it an ideal location for families seeking quality education for their children. Among the distinguished institutions are:

Excellent Primary & Secondary Schools

Wentworth Primary School

(ages 4-11)
8-minute drive*

Westgate Primary School

(ages 4-11)
9-minute walk*

Dartford Grammar School

(secondary education)
6-minute drive*

Further Education, Universities & Colleges

For those seeking to continue their academic journey, Dartford College offers an array of higher education options, including vocational courses and advanced qualifications.

Additionally, the town's proximity to London ensures easy access to some of the UK's most prestigious universities.

North Kent College

(higher education to degree-level, apprenticeships and commercial courses)
6-minute drive*

HEALTH & WELLBEING

Maintaining a healthy and balanced lifestyle is effortless in Dartford, thanks to its healthcare services and premium fitness facilities.

Healthcare

The Dartford and Gravesham NHS Trust provides comprehensive healthcare services, including the Darent Valley Hospital and Gravesham Community Hospital, offering excellent medical care. Additionally, numerous GP surgeries, dental practices, and pharmacies ensure access to quality healthcare every single day.

Dartford West Health Centre

12-minute walk*

Pilgrims Way Surgery

8-minute drive*

Darent Valley Hospital

10-minute drive*

Gravesham Community Hospital

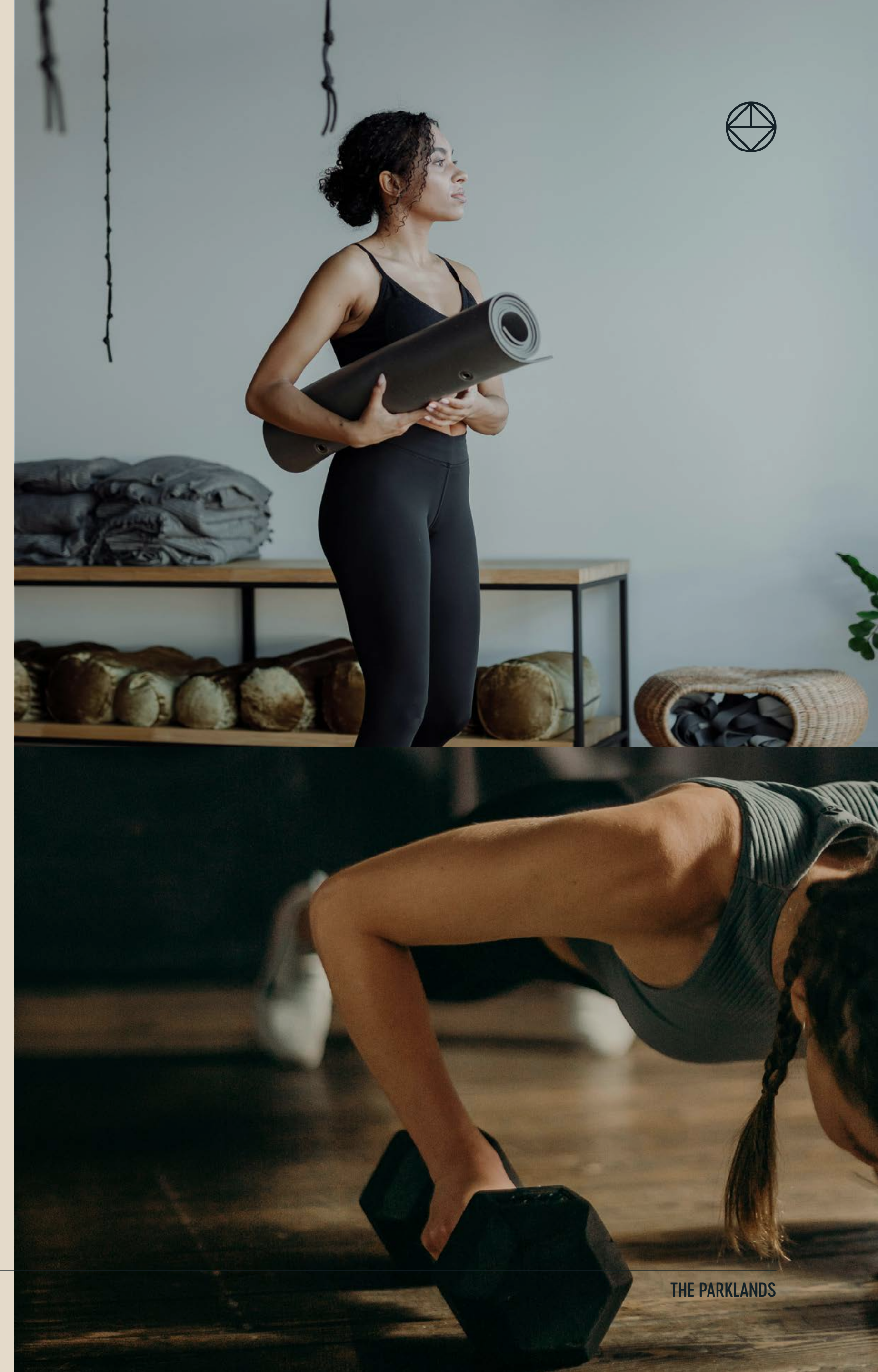
22-minute drive*

Fitness & Leisure

Whether you're looking to workout in our state-of-the-art gym in the comfort of your rental community, or want to explore Dartford's many fitness offerings, there's a variety of facilities to suit every need. The Dartford Leisure Centre, located just a stone's throw from The Parklands, features a swimming pool, gym, and fitness classes designed for all ages and abilities.

For those seeking a more indulgent experience, David Lloyd, just a 3-minute* drive away, offers state-of-the-art gym facilities and relaxation spaces for a truly luxurious fitness experience.

State-of-the-art gym facilities and relaxation spaces for a truly luxurious fitness experience.





EMBRACE SUSTAINABLE LUXURY

Designed for modern living and everyday convenience, the property includes smart home technology to support efficient energy use, along with EV charging and smart locks for a more connected lifestyle. A private roof garden offers outdoor space to relax while contributing to natural insulation and biodiversity, and vinyl flooring provides a durable, low-maintenance finish suited to long-term living.

The design creates a calm and comfortable living environment, with a focus on simplicity and balance. Built with consideration for sustainable practices, The Parklands combines efficient design with a clean, understated style, supporting easy, everyday living.





SITE PLAN





YOUR STUDIO, 1, 2 OR 3 BEDROOM APARTMENT SPECIFICATION

Built with sustainability in mind, every energy-efficient home blends seamlessly with its surroundings, featuring BoConcept interiors that reflect craftsmanship, simplicity, and timeless quality. With eco-friendly materials and smart home technology throughout, you can live sustainably without compromising on style or comfort.

Kitchen

Designed with both style and practicality in mind, the kitchen features quartz worktops and a full suite of AEG appliances, including an integrated dishwasher and washer dryer.

Wall-mounted storage provides a streamlined finish while maximising space.

Living room

The living area offers a comfortable and contemporary setting, finished with Amtico oak-effect flooring.

An integrated intercom system and fitted blinds throughout add convenience and a cohesive, modern feel.



Bedroom

The bedroom provides a calm and functional retreat, complete with built-in wardrobes that offer ample storage while maintaining a clean, uncluttered look.



Bathroom

Finished to a clean, modern standard, the bathroom includes a vanity mirror with built-in storage and thoughtfully integrated accessories to keep the space organised and clutter-free.

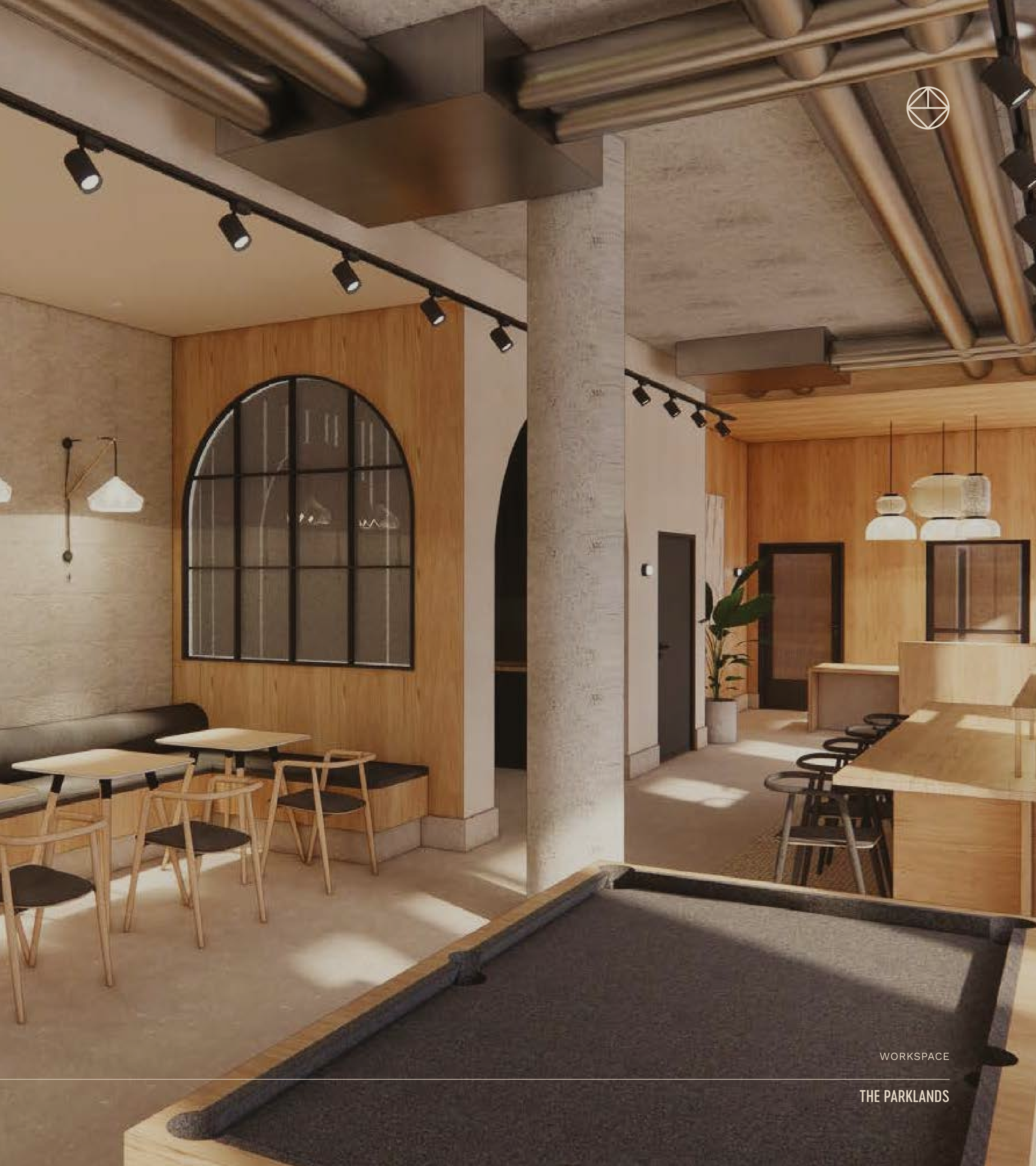


Images are indicative only.





WORKSPACE



WORKSPACE



THE
PARKLANDS

DARTFORD

Take hold of your future and experience
a new level of living. Speak to us about
renting at The Parklands.

The Parklands, Dartford, DA1 1HJ
www.theparklands-dartford.co.uk