



# THE CLAYGATE COLLECTION

EBBSFLEET GARDEN CITY

FOURTEEN 2 BEDROOM APARTMENTS FOR SHARED OWNERSHIP



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### A NEW GARDEN CITY IN THE GARDEN OF ENGLAND

There's never been a better time to 'put down roots' and buy a home of your own at the Claygate Collection at Ebbsfleet Green. You'll be investing in your future in one of the UK's most exciting new garden cities.

Choose one of the 15 two-bedroom apartments or the 8 three-bedroom houses in The Claygate Collection and you'll be the proud owner of a home that blends contemporary and classic style, offering well-designed living space, clean lines and high quality fixtures and fittings.

Offering excellent value for money, these aspirational new homes are also affordable, available on a shared ownership basis from MHS. If you can't afford to buy in one go, shared ownership means you can buy a share of your new home and pay rent on the rest – and you can buy with confidence from MHS, a Kent-based housing association that owns and manages over 9,000 new homes.

To buy a share of between 25% and 75% of a home here, you'll need a household income of less than £80,000 a year and have a deposit of between 5% and 10% with priority given to those already living or working in the Ebbsfleet/ Dartford area.



## LOCAL LIFESTYLES

Living at Ebbsfleet Green, you'll enjoy life in a place you can be proud of, a place to relax, feel safe, enjoy the outdoors and, perhaps, bring up a family. You'll have so much space on the doorstep: the seven planned city parks will have an abundance of green trees and parkland intersected by pathways, cycle paths and pedestrian bridges. There'll be new medical and educational centres, sports facilities, shops and community centres, even allotments – all easily accessible. There'll also be a fast shuttle bus service to Bluewater and Ebbsfleet.

The future is bright – but everything you'll need is already on hand – from supermarkets, a school and health centres to a local pub and restaurant. Of course, there are 300 stores, 50 restaurants and a 13-screen at nearby Bluewater Shopping Centre. At Dartford, approximately seven miles away, there are some excellent live performance venues including the Orchard Theatre, The Miskin Theatre and The Mick Jagger Centre.

In Kent, the 'Garden of England,' there's so much countryside to explore: picnic at Shorne Wood Country Park, Darenth Country Park or Beacon Wood Country Park, walk on Darenth Heath or stroll through 300 acres of ancient woodland at Darenth Woods.

If you prefer more organised fitness activities, local golf courses include the Mid-Kent, Fawkham Valley and Southern Valley golf clubs. There are two local leisure centres along with world-class facilities at the nearby Cyclopark, including mountain bike trails, road and BMX tracks and group fitness activities.



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## GETTING OUT AND ABOUT

Ebbsfleet Green is just 20 miles south-east of London and the new homes at The Claygate Collection are ideal for commuters.

Travelling by road, there's easy access to the A2, which is just a couple of miles away, providing links to the national motorway network. If you prefer two wheels to four, there's an excellent network of cycle paths.

On foot, it only takes about 20 minutes to walk to Ebbsfleet and from the international station, you can be in Stratford in about 12 minutes or at London's St Pancras in just 24 minutes - which makes it easy to get to Paris, Brussels or beyond.



### BY TRAIN\*

From Ebbsfleet International train station.



\* Travel times are approximate. Sources: [www.thetrainline.co.uk](http://www.thetrainline.co.uk) and Google Maps.

## DIRECTIONS TO THE SHOWFLAT AT 2 SIMMONS ROAD.

From A2, exit north onto A2260 signed Northfleet, Gravesend (W) & Ebbsfleet Int'l

Westbound traffic: take the first exit from the first roundabout and then the second exit at the second roundabout onto Ackers Drive

Eastbound traffic: take the first exit at the only roundabout onto Ackers Drive

After 100 metres pass the entry to the "Spring River" restaurant on your left then take the second left onto Simmons Road.

**SatNav DA10.**

## LOCAL AREA MAP



- Ebbsfleet Garden City development area
- Ebbsfleet Green



## SPECIFICATIONS

Each of the apartments in the Claygate Collection have been thoughtfully designed and are presented to offer the best in open-plan living. Apartments are spacious, many with above average floor plate size.

### KITCHEN

- Fitted cabinets finished in gloss Cashmere
- Contrasting Dark Ash-effect work surfaces
- Brushed chrome door and drawer handles
- Integrated appliances:
  - Electric fan oven
  - Ceramic hob
  - Extractor hood
  - Full height fridge/freezer
  - Washer/dryer
- 1 1/2 bowl stainless steel sink and drainer
- Downlights
- Hard wearing French Oak/Anthracite vinyl flooring

### BATHROOM

- Brilliant white sanitary ware by Ideal Standard
- Over-bath thermostatic shower
- Glass shower screen
- Heated ladder-style chrome towel rail
- Retractable clothes drying line
- Shaver point
- Brilliant white full height tiling around bath
- Hard wearing French Oak/Anthracite vinyl flooring

### GENERAL

- Cinder grey fitted carpets to hall, lounge/ dining area and bedrooms
- TV/BT points to lounge and bedroom 1
- Pendant lighting to hall, lounge/ dining area and bedrooms
- Secured By Design approved front door with viewer and multi-lock
- Audio entry system
- Neutral white painted walls
- Lockable mail boxes located in main lobby





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REDLOFTPROPERTY.CO.UK | 020 7539 3745

MHS@REDLOFT.CO.UK

The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. May 2019.