

TAILORED
- REDROW -

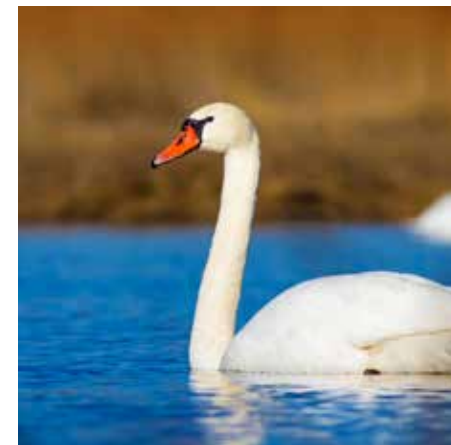
THE MILL APARTMENTS

AT MAIDSTONE

 **REDROW**



WELCOME TO THE MILL APARTMENTS



**A COLLECTION OF 1 AND 2 BEDROOM APARTMENTS
OFFERING LUXURY RIVERSIDE LIVING IN MAIDSTONE.**

Redrow are proud to announce The Mill Apartments at Maidstone, a spacious development of one and two bedroom apartments on the banks of the river Medway. The development combines the best of both worlds with blissful riverside living to the heart of the city in just over an hour. These newbuild apartments feature premium stylish interiors to make you feel right at home.





AN INSPIRED NEW HOME

Explore what makes this
collection so unique

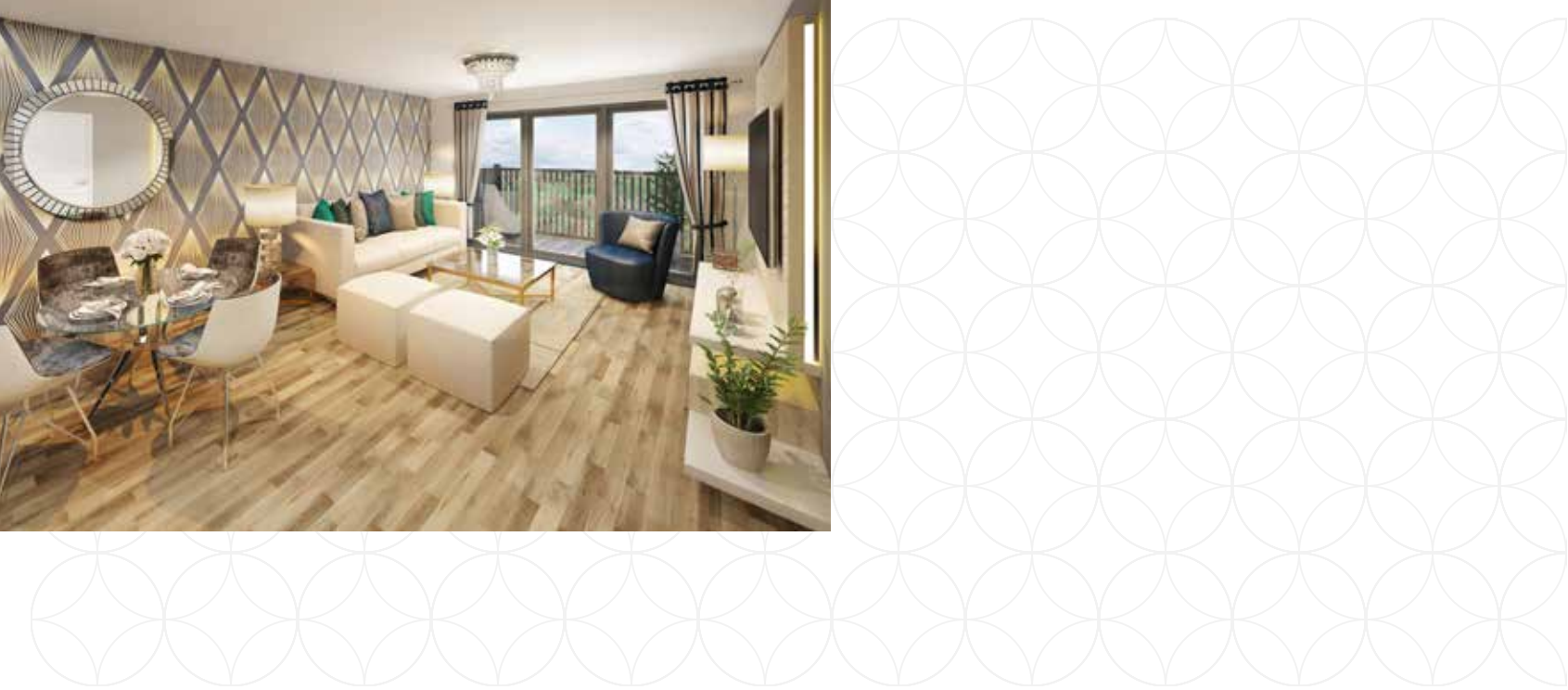
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern

contemporary interiors we pride ourselves on, that makes this collection so enviable. Every inch of our homes has been carefully considered, from design through to finish.





SPEND MORE TIME **TOGETHER**

There's also a great selection of pubs and restaurants in and around Maidstone, including the Miller & Carter Steakhouse within walking distance from home. Just a short drive way is The Plough at Langley, serving sophisticated food with great service in elegant surroundings.



ENJOY A HEALTHY LIFESTYLE

Those who enjoy spending time outdoors will feel right at home, with the amazing number of beautiful open spaces nearby, from the picturesque magnificence of the South Downs to Mote Park, an award-winning green space covering 450 acres of woodland, grassland, rivers, and a 30 acre lake. It's ideal for walking and cycling, or just to hang out with friends or family on a warm summer's afternoon.

MORE OPPORTUNITIES

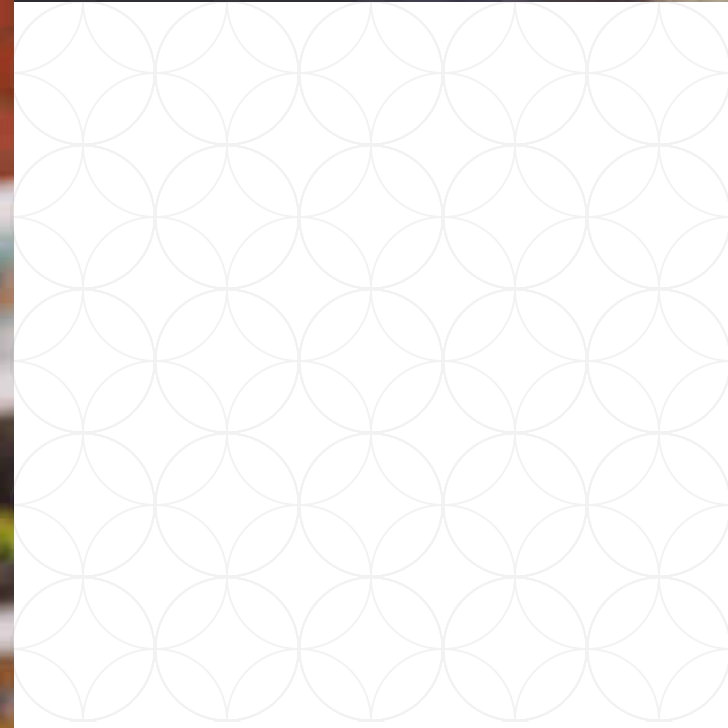
Any schooling needs are met with a number of decent schools nearby. Maidstone Grammar School is approx 10 minutes away by car, with its female counterpart approx 7 minutes by car. Both offer secondary and sixth form education, as does Maplesden Noakes School, which is also just approx 7 minutes by car.



LESS TIME TRAVELLING

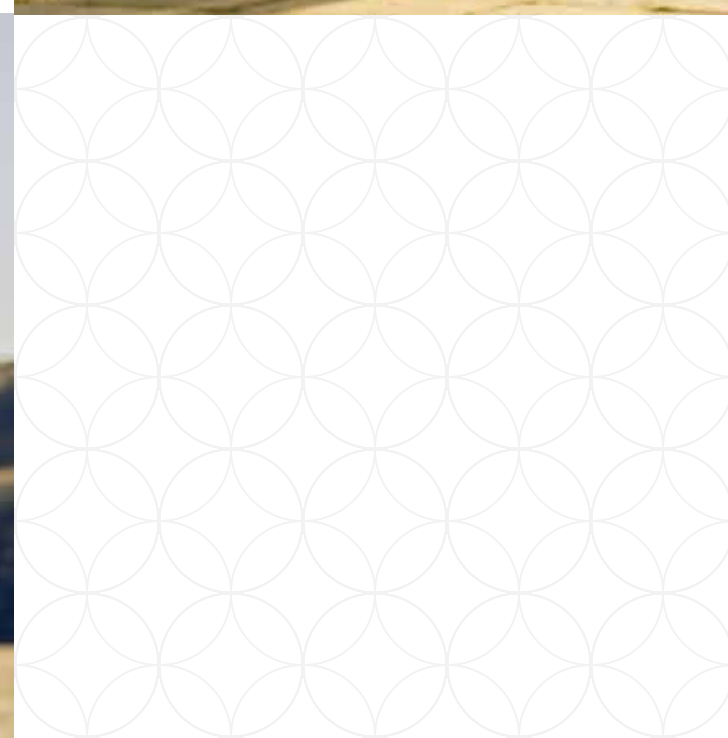
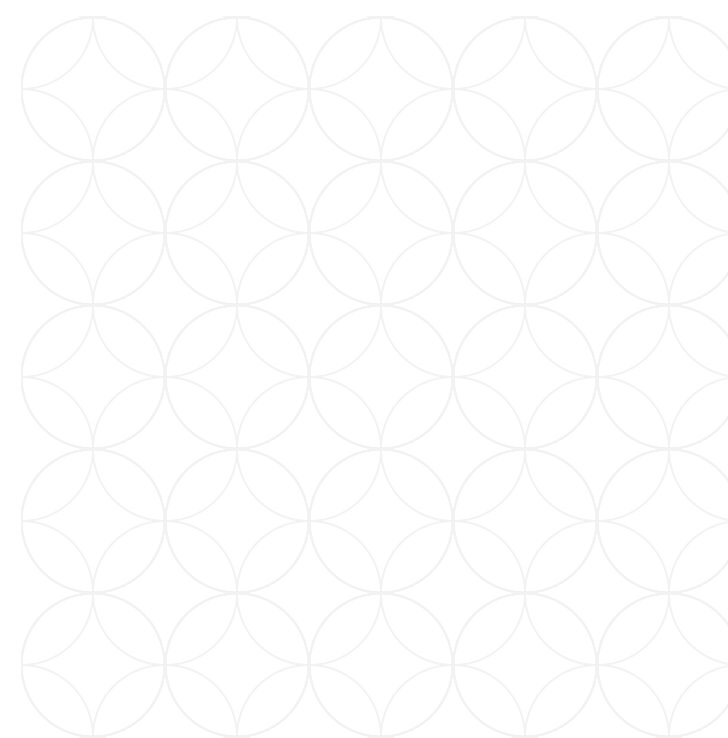
For commuters, it's good news all around, as The Mill Apartments at Maidstone is ideally situated to reach London, by both road and rail. The M20 is moments from home, offering a direct route into central London via the A2 and A20 in around 1 hour 25 minutes.

For rail links, Maidstone East station is just a 4 minutes' drive or approximately a 10 minute walk, offering services into London Victoria in just under 1 hour 10 minutes.



WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Mill Apartments at Maidstone**.



SO YOU GET MORE OUT

- Public Open Spaces and Heritage Trail
- Cycleways & Footpaths
- Grade II Listed Chimney
- Paper Art Sculptures designed by Kerry Lemon
- Riverside Location

SKILFUL EXECUTION

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Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN

Kitchen Styles

Exclusive linear handleless accent kitchen designs. Subject to build stage. See Sales Consultant for details.

Worktop and Upstand

Granite worktop and matching upstand with stainless steel splashback behind hob.

Sink

Stainless steel bowl and a half sink with mixer tap.

Kitchen & Dining Lighting

LED under cupboard downlights provided where shown on kitchen layout drawings. Refer to drawings for details.

Bosch Appliances

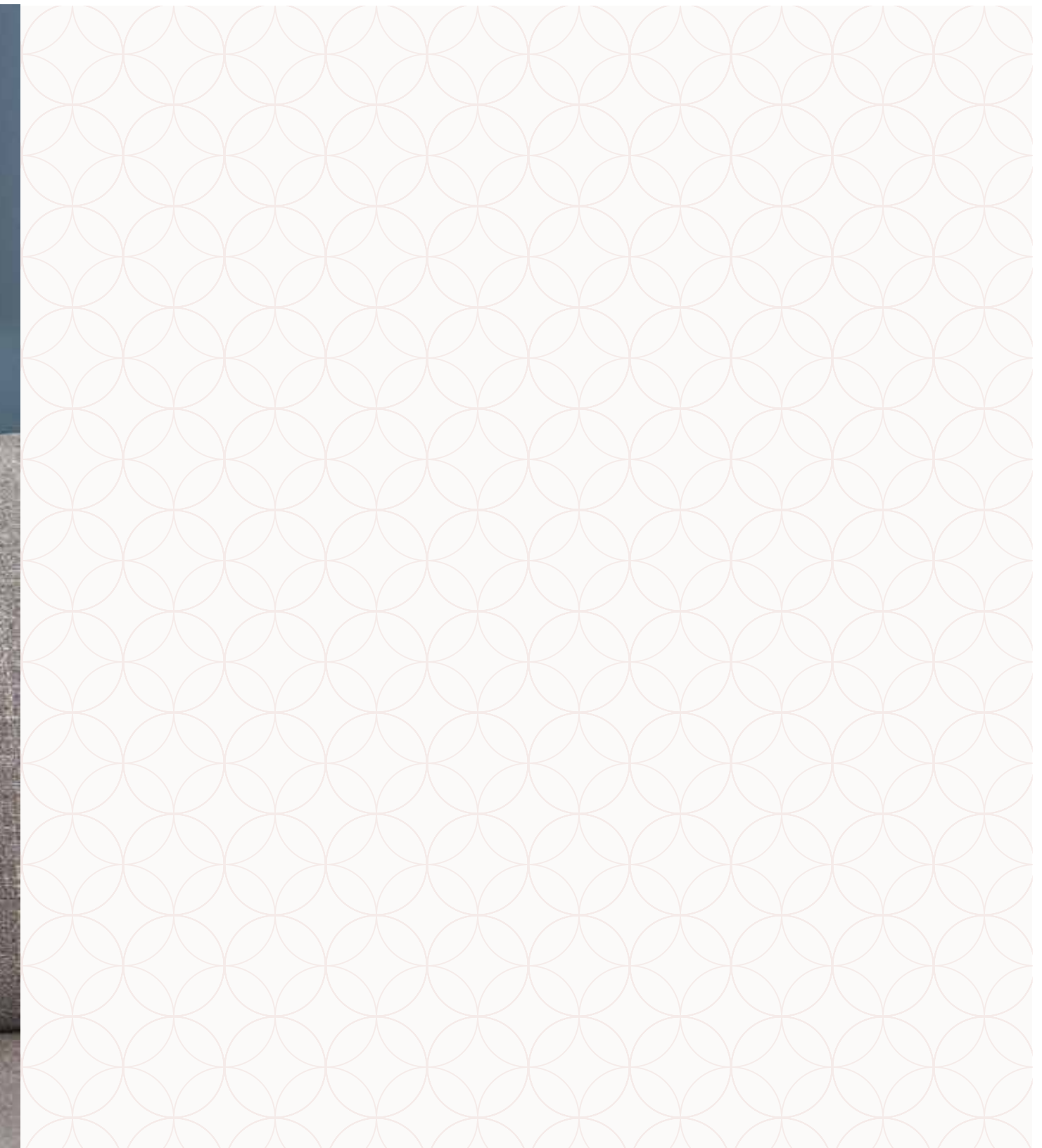
60cm ceramic hob with 4 Heat zones.
Single oven with microwave.
See kitchen layout or Sales Consultant for details.

60cm extractor hood.

Dishwasher.

Integrated fridge/freezer 50/50 split.

Free standing washer/dryer to laundry cupboard.



INTERIOR

Walls

Crown White Emulsion.

Ceilings

Crown White Emulsion.

External Doors

Contemporary oak entrance door.

Internal Doors

5 panel internal moulded door in satin white.

Internal Door Furniture

Polished Satin combination chrome effect lever handle on square rose plate.

TV Point

TV points located in lounge and bedroom 1 where applicable. See drawings or Sales Consultant for details.

Phone Point

Phone point to living area. Refer to drawing for details.

Central Heating

Full gas central heating with combi boiler to all apartments. See drawing for details.

Radiators

Myson radiators.

Wardrobes

Wardrobes to bedroom 1 only. See Sales Consultant for details.

Lighting

Polished chrome downlights to kitchen, bathroom and en-suite. Refer to drawings for details.

Electrical Sockets / Switch plates

Low profile white electrical sockets and plates.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & EN-SUITE

Sanitaryware

Ideal Standard wall hung sanitaryware.

Wall Tiles

A choice of Porcelanosa wall tiles to bathroom and en suite where applicable.

Full height tiling to shower where applicable.

Full height tiling around bath with shower and screen.

Half height tiling to all other walls.

See Sales Consultant for details.

Vanity Unit

Full Wall Oak coloured built-in wooden vanity unit including mirror and shelves where applicable, bath panel to match. See Sales Consultant for details.

Towel Warmer

Dual fuel towel rail.

Shaver Socket

Shaver socket in bathroom and en-suite where applicable. See Sales Consultant for details.



COMMUNAL AREA

Main Entrance

GRP/Steel to main entrance and rear door.

Entry System

Video entry system.

Mail System

External bank of post boxes.

Flooring

Flooring to communal areas.

Storage

Bin and cycle stores.

Landscaping

Landscaping to communal areas.

Light to Front

PIR lighting control sensors.

External balcony light.

Parking

1x allocated car parking space per apartment.

Undercroft parking to selected apartments.

See Sales Consultant for details.

Balconies

Balconies with railings to selected plots.

Lifts

Lift to all floors. One per apartment block.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code

1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.



1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.

