



THE MARLOWE

APARTMENTS 23 & 24



THE BRAMBLES
Crowborough

THE MARLOWE SPECIFICATION



KITCHEN FEATURES

- The Shaker Style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, single oven, dishwasher, fridge and freezer.
- Freestanding washer/dryer provided to internal cupboard.

BATHROOM AND EN SUITE

- Contemporary white suites with chrome fittings.
- Cabinetry to the bathroom.
- Heated white towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to the bathroom and en suite.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in bedroom 2.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- EV car charging station provided in the middle of the 2 x parking spaces.

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- A mains fed smoke alarm is fitted to the hall with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/dining/living room.
- French doors with Juliette balcony provided to the rear of the living area.
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1.
- Wardrobe with shelf and hanging space provided to bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen/dining/living room, hallway, en suite and bathroom.

EXTERNAL FEATURES

- 1 x Managed car port and 1 x Managed parking space.

AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year NHBC warranty.

TENURE

- Leasehold apartment with 1 x Managed car port and 1 x Managed parking space for the exclusive use of the homeowner.
- PEA = B

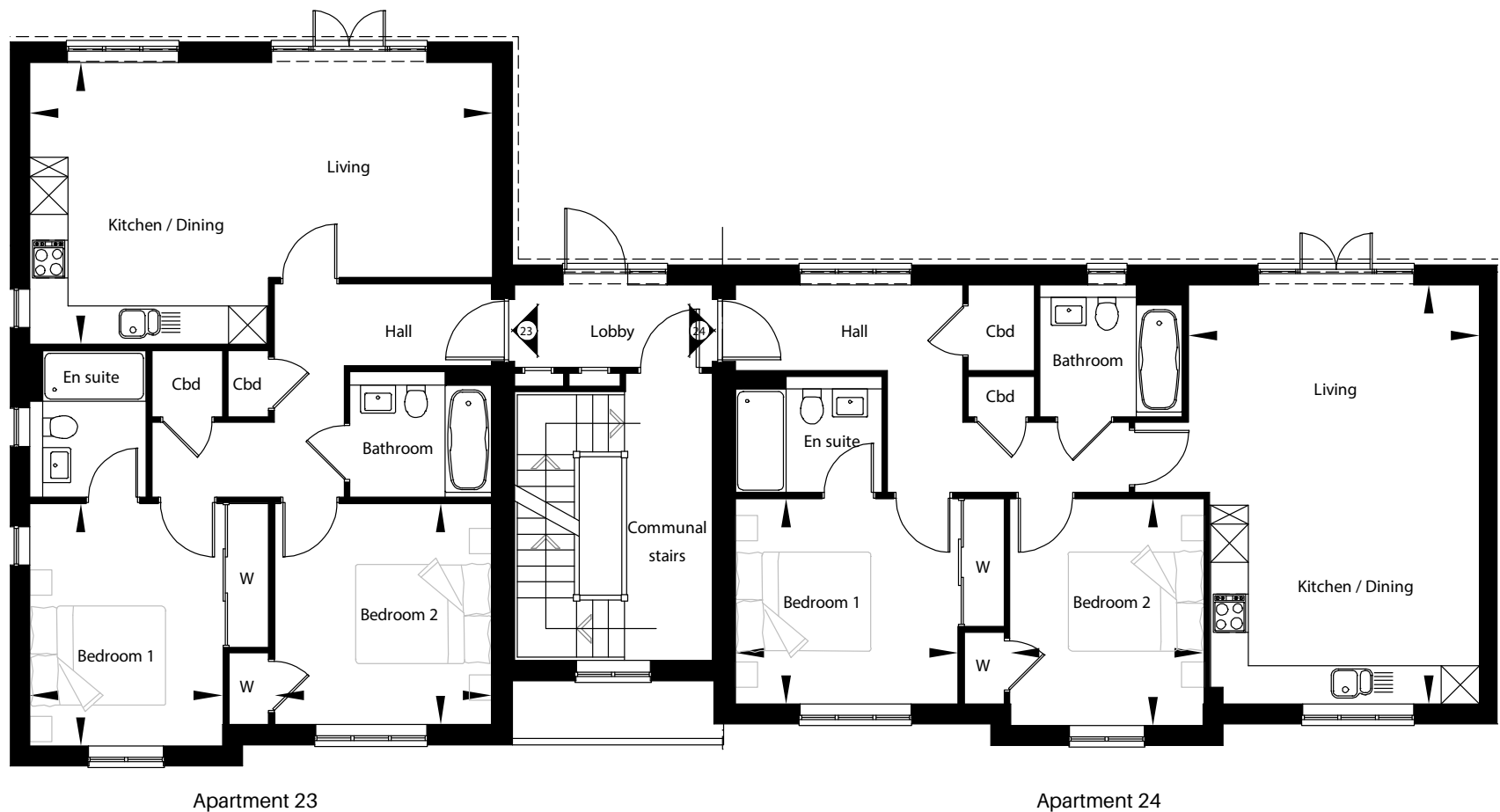


This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.

The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

THE MARLOWE HOMES 23 & 24

2 BEDROOM FIRST FLOOR APARTMENTS



APARTMENT 23

Living/Kitchen/Dining

7275mm x 4432mm
23'-10" x 14'-16"

Bedroom 1

3814mm x 3027mm
12'-6" x 9'-11"

Bedroom 2

3476mm x 3401mm
11'-5" x 11'-2"

APARTMENT 24

Living/Kitchen/Dining

6588mm x 4575mm
21'-7" x 15'-0"

Bedroom 1

3500mm x 3222mm
11'-6" x 10'-7"

Bedroom 2

3560mm x 3027mm
11'-8" x 9'-11"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



23 & 24 **THE MARLOWE**
2 BEDROOM FIRST FLOOR APARTMENTS



THE BRAMBLES

Crowborough

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Protection for new-build home buyers

The Brambles, a small development consisting of 26 homes, situated in the rural countryside of Crowborough, East Sussex.

Hadlow Down Road
Crowborough
East Sussex
TN6 3RG

T: 01892 646440
E: TheBrambles@eliviahomes.co.uk

Please note plots 4-7 & 13-17 are Affordable Homes.