



THE MARLOWE

APARTMENT 22



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 and full height fridge freezer.
- Freestanding washer/dryer provided to internal cupboard.

BATHROOM AND EN SUITE

- Contemporary white suites with chrome fittings.
- Cabinetry to 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.
- 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 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

- 2 x managed parking spaces.

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 2 x designated managed parking spaces for the exclusive use of the homeowner.
- PEA = B

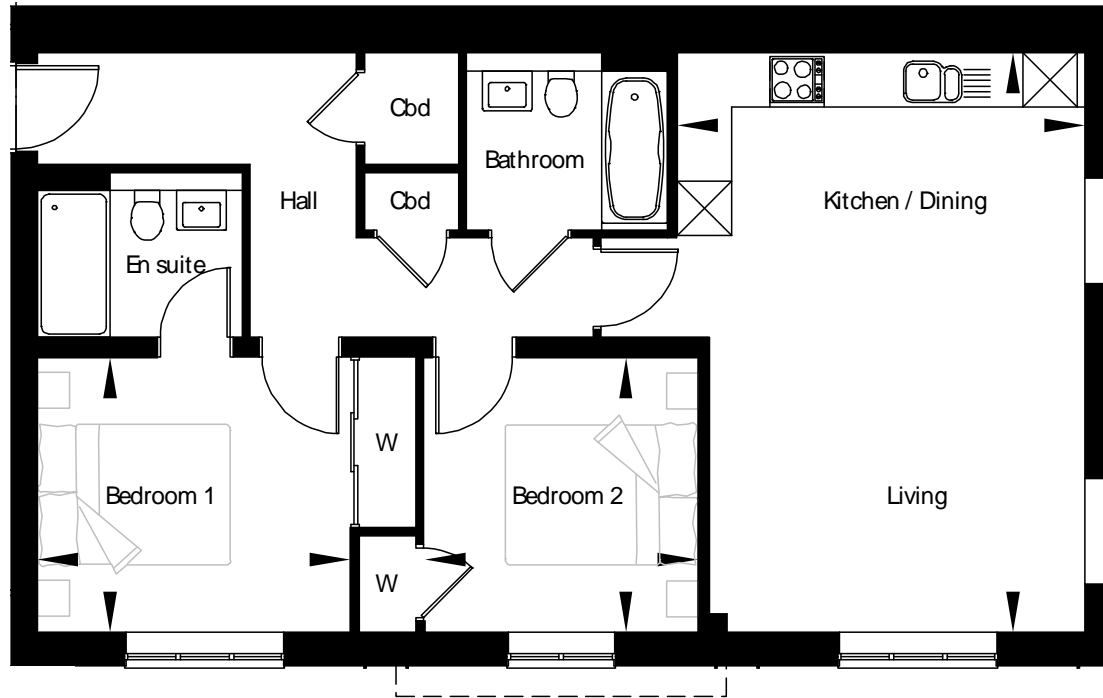


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THE MARLOWE HOME 22

2 BEDROOM GROUND FLOOR APARTMENT



APARTMENT 22

Living/Kitchen/Dining Room

Bedroom 1

Bedroom 2

6415mm x 4515mm
21'-0" x 14'-9"

3459mm x 3036mm
11'-4" x 9'-11"

3036mm x 3027mm
9'-11" x 9'-11"



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2 BEDROOM GROUND FLOOR APARTMENT



THE BRAMBLES
Crowborough



Protection for new-build home buyers

The Brambles, a small development consisting of 26 homes and will be 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.