



THE BRAMBLETON

HOMES 14 & 30



LANTHORNE PLACE

BROADSTAIRS

THE BRAMBLETON SPECIFICATION



KITCHEN FEATURES

- The shaker style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, upstand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, 2 x single oven with grill, full height fridge, full height freezer, dishwasher, and wine cooler.
- Utility is provided with a base unit, laminate worktop and space for a washing machine and condenser dryer.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and en suite 1.
- Heated white towel rail provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to the bathroom, en suites and cloakroom.

ELECTRICAL AND MULTIMEDIA

- Chrome 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 each of the remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, study 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).
- Provision for future car charging station with a termination point or blanking plate within the garage (charging unit to be installed by the occupier if and when required).
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurized hot water cylinder.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.
- An alarm system is provided to ground floor and landing and bedroom 1.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/dining room and living room.
- French doors provided to the rear of the living room and bi-folding doors to the kitchen/dining room.
- Brick fireplace with bressummer beam provided to the living room.
- White painted softwood staircase with oak handrail.
- All Internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1 and 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 room, utility, hallway, cloakroom, en suites and bathroom.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Single garage to have electronically operated 'up and over' door with remote control, power and light (plot 14).
- Double garage to have electronically operated 'up and over' door with remote control, power and light (plot 30 only).

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 mains drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.

PEA = B

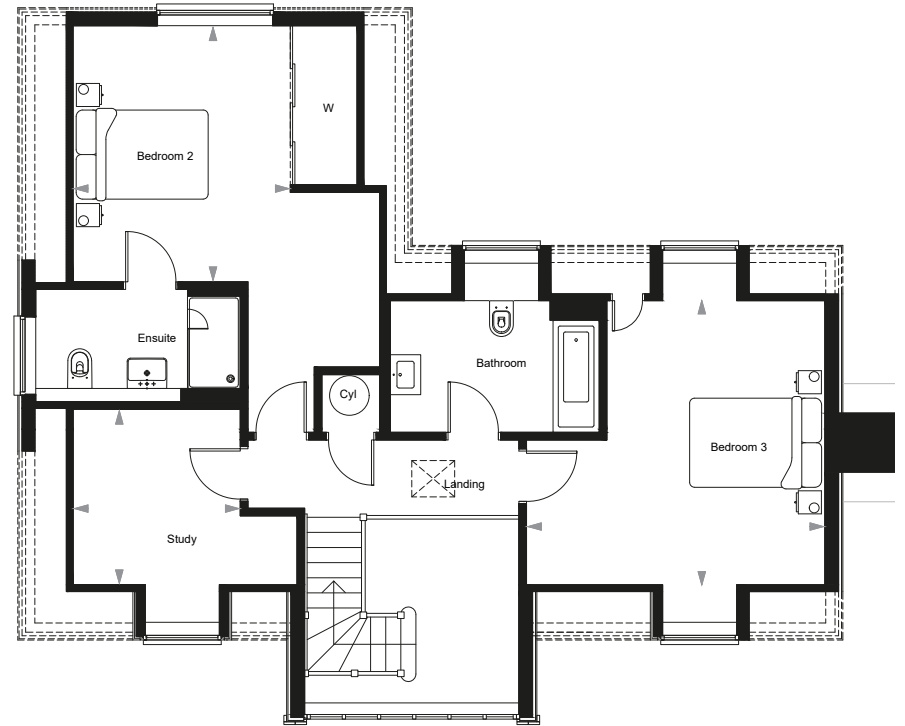
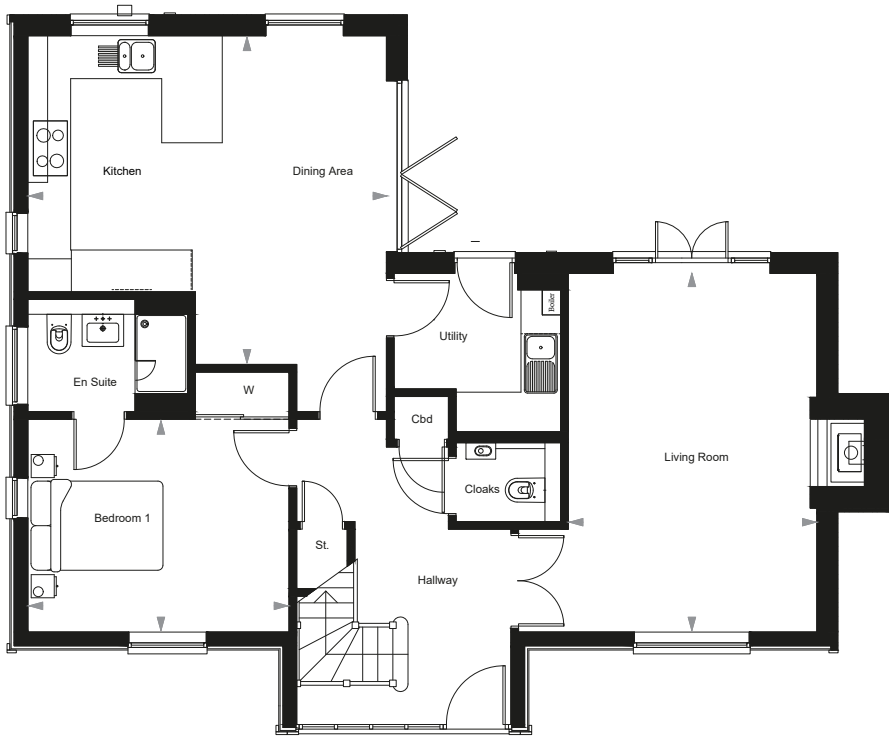


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3-BEDROOM, DETACHED



GROUND FLOOR

| Living Room | Kitchen/Dining | Bedroom 1 |
|----------------------------------|--|-----------------------------------|
| 3.77m x 5.43m 12'-4" x 17'-9" | 5.43m x 4.98m (max) 17'-9" x 16'-3" (max) | 3.96m x 3.22m 12'-11" x 10'-6" |

FIRST FLOOR

| Bedroom 2 | Bedroom 3 | Study |
|----------------------------------|-----------------------------------|--------------------------------|
| 3.29m x 3.88m 10'-9" x 12'-8" | 4.53m x 4.30m 14'-10" x 14'-1" | 2.53m x 2.66m 8'-3" x 8'-8" |

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.



14, 15 & 30 THE BRAMBLETON
3-BEDROOM, DETACHED

This development benefits from a Residents Management Company with an annual service charge.



LANTHORNE PLACE
BROADSTAIRS

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



Protection for new-build home buyers

Lanthorne Place is a collection of 53 beautiful new homes in a range of styles and designs to suit all buyers. Situated in the historic, coastal town of Broadstairs.

Lanthorne Place
Broadstairs
Kent
CT10 3PB

T: 01843 880430
E: LanthornePlace@eliviahomes.co.uk