

THE READING

THREE BEDROOM
DETACHED HOME
HOMES 9 & 13

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KINGSGATE PLACE

BROADSTAIRS

THE READING SPECIFICATION



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, 100mm up stand and splash back.

Fully integrated Bosch appliances to include:

- 4-Ring induction hob & extractor.
- Single oven.
- Combination microwave and grill.
- Fridge/freezer.
- Dishwasher.
- Plots 9 & 13 only have integrated Washer Dryer to the kitchen.

UTILITY FEATURES

Plots 14 and 15 only:

- A range off floor units.
- Laminate work top with upstand.
- Stainless steel sink.
- Spaces for washing machine and condensing tumble dryer.

Plot 10 only:

- Single floor unit.
- Laminate work top with upstand.
- Spaces for washing machine and condensing tumble dryer.

BATHROOM, EN SUITES AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- 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, 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).
- EV car charging station provided.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via air source heat pump with thermostat control.
- Radiators to first floor with wireless thermostat. (Excludes plot 9 & 13).
- Hot water controlled via 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 where applicable.
- Heat detector provided to the kitchen.

FINISHING TOUCHES

- Five vertical panel 44mm internal doors with chrome fittings finished in a white gloss.
- Doors to garden from either living, family or dining room.

- White painted softwood staircase with oak handrail (excluding plots 9 & 13).
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico fitted to various ground floor areas, bathrooms and en suites, please ask for details.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- Garage to have 'up and over' door with power and light.

AFTERCARE

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

SERVICES

- Mains electricity and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

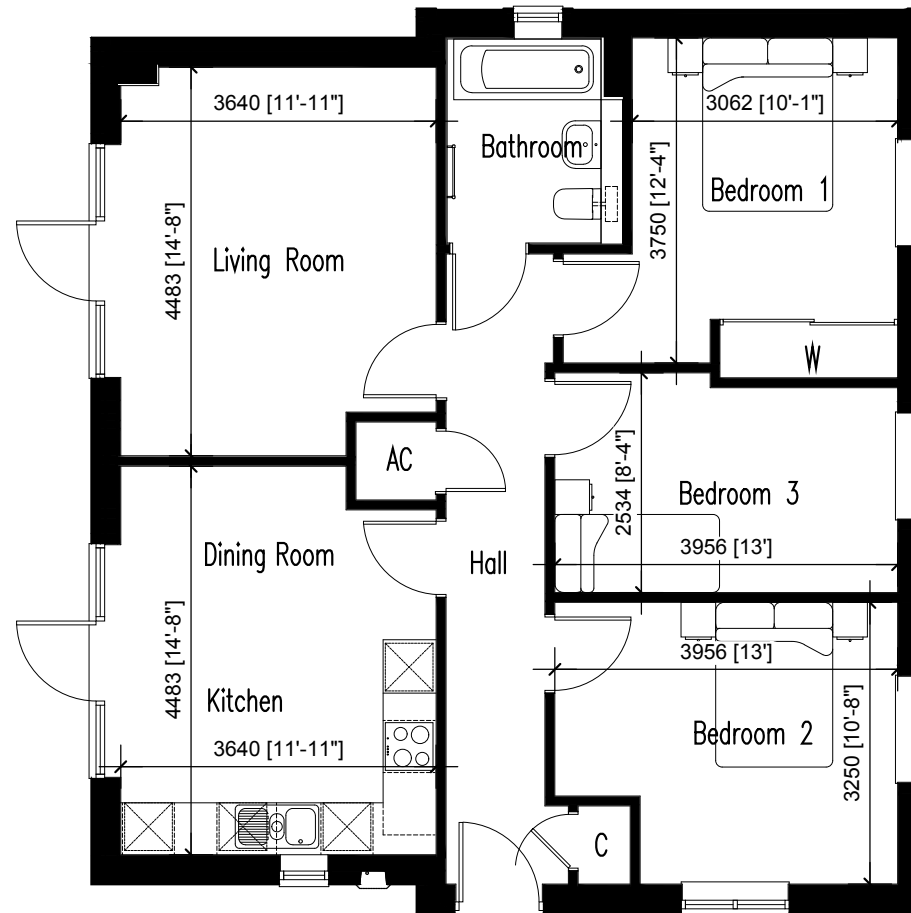
GUARANTEES

- All the homes come with a ten-year Q Assured Warranty.

TENURE

- Freehold.
- PEA = B.
- Kingsgate Place benefits from a Residents Management Company with an annual service charge.

Ground Floor



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BROADSTAIRS



The Elmwood

The Lanthorne

The Beacon

The Grafton

The Reading

The Cedar

The Astor

The Grange

The Albion

The Botany

Affordable housing

HOMES 1, 6 & 18

HOMES 2 & 8

HOMES 3 & 7

HOMES 4 & 5

HOMES 9 & 13

HOME 10

HOMES 11 & 12

HOME 14

HOME 15

HOME 16

HOMES 17, 19-24

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