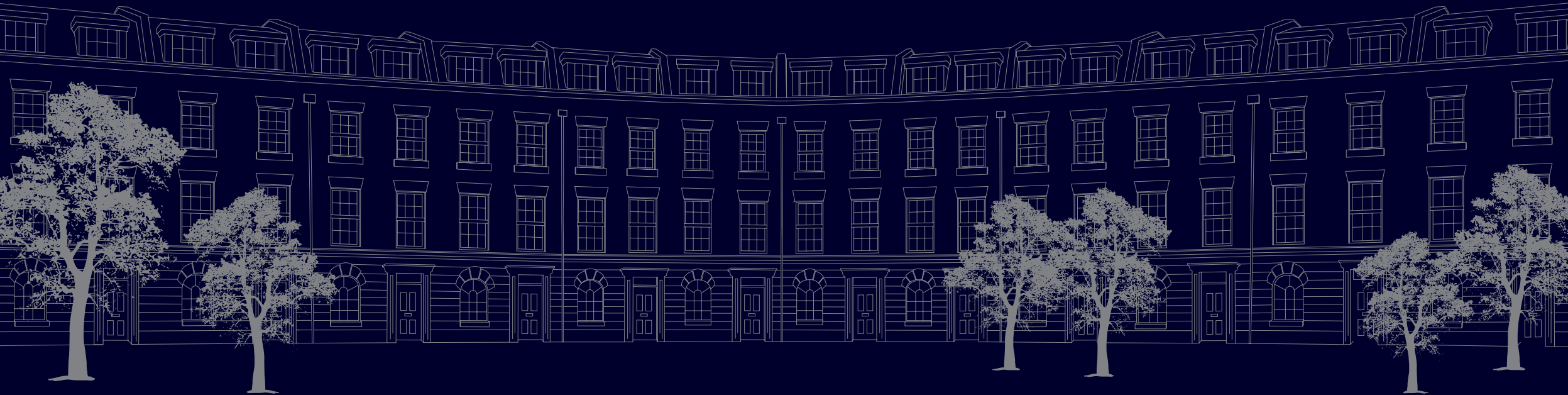




# KINGSBROOK PARK

—> PARK CRESCENT <—





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## WELCOME TO KINGSBROOK PARK,

a bastion of style in the cultural heart of Canterbury. This stunning new portfolio of riverside homes enjoys a prime location in a city steeped in 2000 years of rich history. Set amid tended gardens on the banks of the River Stour, these timeless homes provide the ultimate urban retreat.

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Park Crescent is an exclusive collection of four storey, five bedroom homes in a classical crescent form, exuding charm, elegance and style. High ceilings and large windows command stunning vistas across the river to the city's historic cathedral and the beautiful horizon. Offering a unique taste of luxury living, Park Crescent is an oasis of peace in a vibrant, cosmopolitan city.

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A BEAUTIFUL  
CRESCENT OF  
GEORGIAN  
STYLE HOMES  
SET IN THE  
HEART OF  
CANTERBURY



Artist Impression



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At Park Crescent, classical Georgian architecture has been carefully blended with the finest materials and latest technologies to produce state-of-the-art contemporary living spaces, which sit comfortably within the surrounding vernacular. Each home has been carefully designed to maximise space, light and efficiency, without sacrificing the inherent sense of style and harmony of a luxury house. With our exceptionally high standards you can rest assured that your elegant retreat will remain perfect for years to come.



# AN OASIS OF PEACE...

JUST 59 MINUTES FROM LONDON

Acclaimed as a UNESCO World Heritage Site, Canterbury is a charming cobbled city celebrated as the birthplace of literature, with both Christchurch University and The University of Kent based nearby. Situated just 6 miles from the beaches at Whitstable, and ranked in the top 10% of shopping destinations across the UK, Canterbury offers a vibrant backdrop to life at Park Crescent. From designer shopping and days on the river, to the galleries and theatres that characterize the city, this prestigious location is the perfect base to enjoy a cosmopolitan lifestyle.

CANTERBURY  
WEST STATION

10 minutes walk †

ASHFORD  
INTERNATIONAL

24 minutes †

EBBSFLEET  
INTERNATIONAL

44 minutes †

STRATFORD  
INTERNATIONAL

54 minutes †

ST. PANCRAS  
INTERNATIONAL

59 minutes †

† Journey times are indicative. Source: South Eastern Trains.

A PRESTIGIOUS ADDRESS

## SURROUNDED BY STYLE, HISTORY & CULTURE



Canterbury is located close to the M20 (for the M25/26) and M2, providing an easy commute into London and the towns of Maidstone and Whitstable via the A290. By rail, Canterbury West Train Station is just a 10 minute walk\* from the development and offers frequent, high speed services to London St. Pancras International.

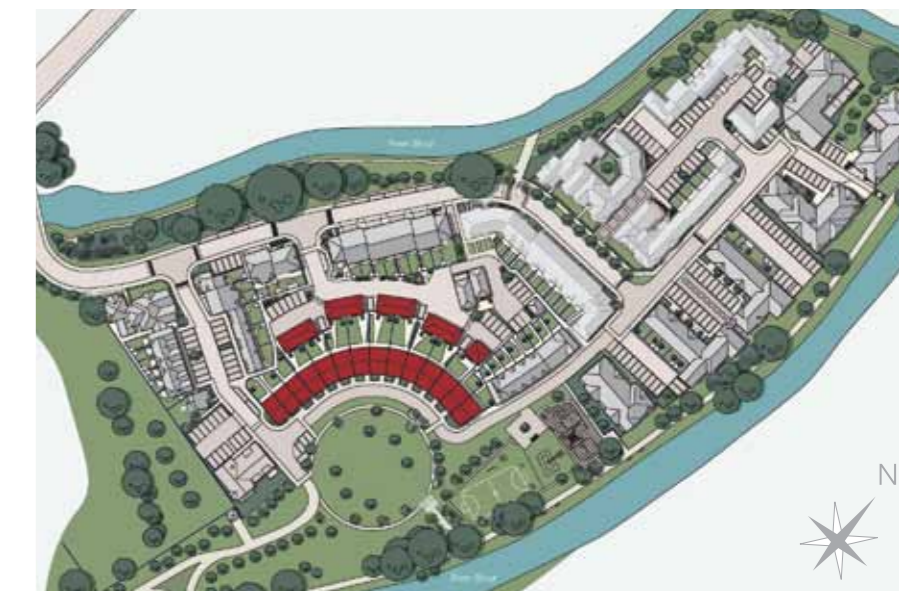
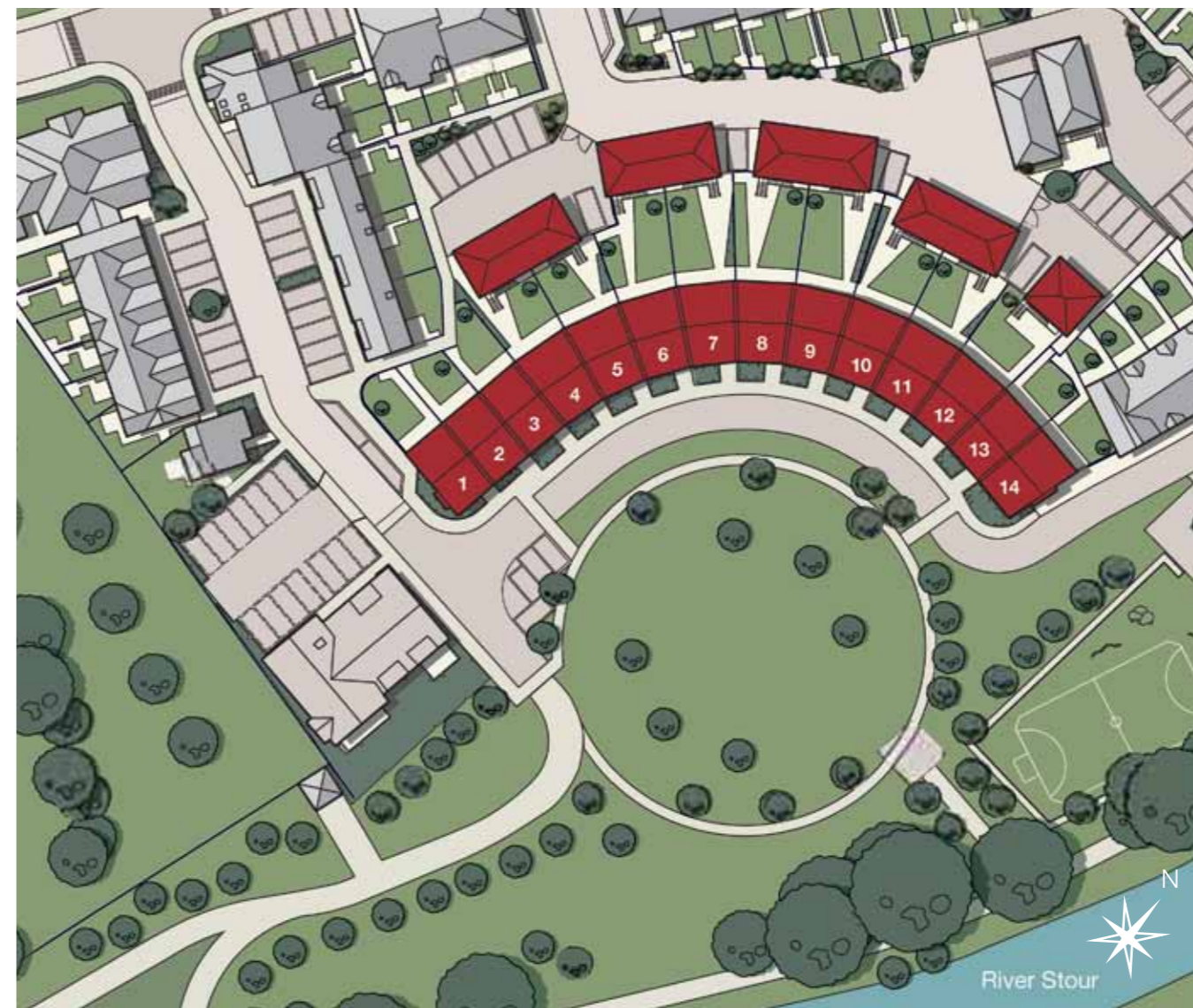
### DISTANCES FROM KINGSBROOK PARK\*\*

Canterbury West Train Station	0.7 miles
Canterbury East Train Station	1.6 miles
Canterbury Cathedral	1.3 miles
Whitefriars Shopping Centre	1.2 miles
University of Kent	1.5 miles
St. Augustine's Abbey	1.2 miles
Ashford International	15.9 miles
Kent International Airport	16.1 miles
Ebbsfleet International	39.9 miles
London Gatwick Airport	66.2 miles

\* Journey times are approximate

\*\* All distances are approximate and taken from [www.theaa.com](http://www.theaa.com)

† Train journey times are indicative. Source: South Eastern Trains.



Framed on three sides by the peaceful River Stour, Park Crescent enjoys an enviable location within a short walk of the city centre. Excellent shopping, local amenities and travel connections are on hand, providing a well-appointed lifestyle suited to the needs of the modern discerning customer.

A SOUGHT AFTER  
LOCATION ON  
THE BANKS OF THE  
RIVER STOUR



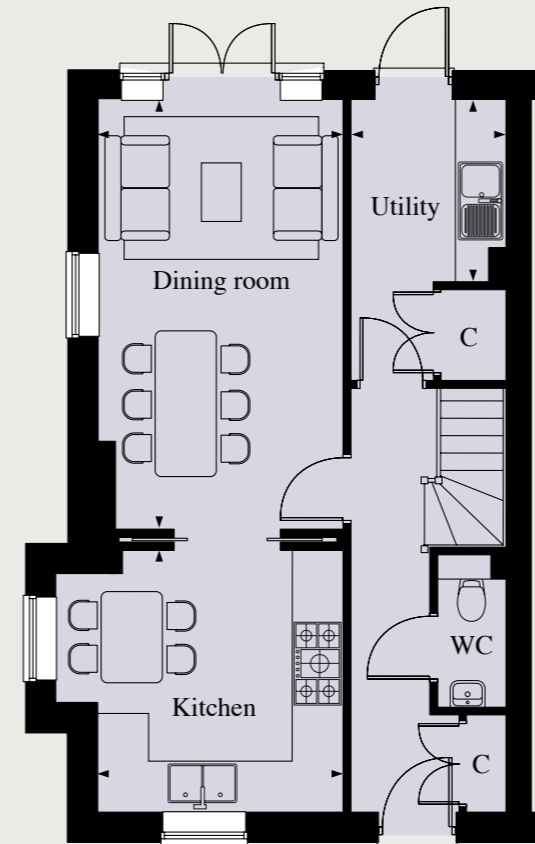
# WHY CHOOSE BERKELEY

Choosing a home and choosing where that home should be, must rank as one of the most important decisions of our lives.

We make it time and time again as our circumstances - jobs, family, finances - change at today's faster pace. Berkeley respects and reflects that.

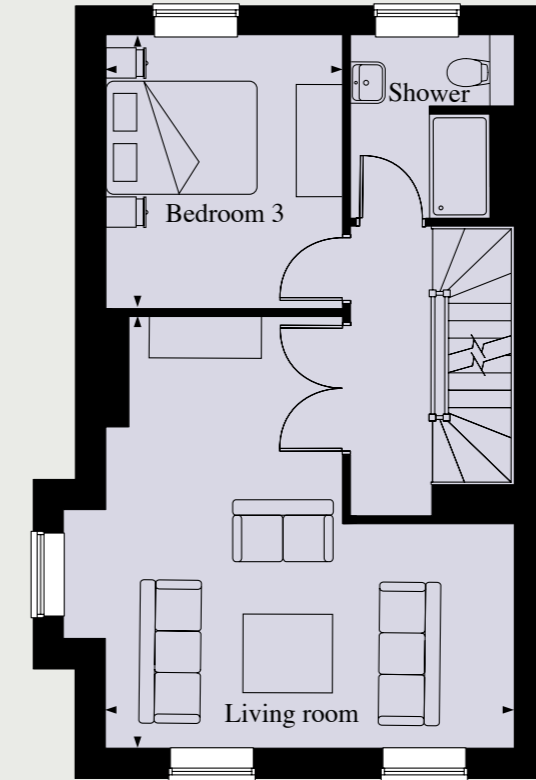
We are dedicated to creating quality homes that enhance people's lives, wherever they are in life. Berkeley will always be there for you ready to help you enjoy the times of your life.

## PIONEERING UNRIVALLED EXPERTISE IN CREATING SUSTAINABLE COMMUNITIES



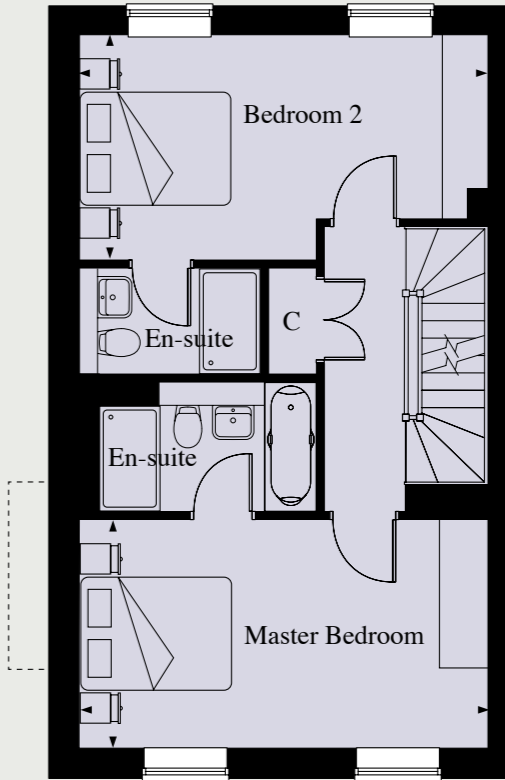
### GROUND FLOOR

Dining Room	5.69m x 3.24m	18' 8" x 10' 7"
Kitchen	3.47m x 3.24m	11' 4" x 10' 7"
Utility	2.41m x 2.05m	7' 10" x 6' 8"



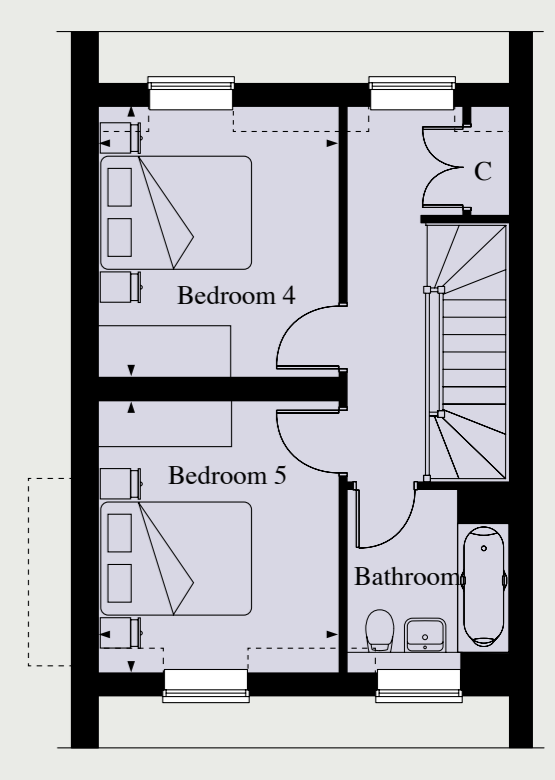
### FIRST FLOOR

Living Room	5.73m x 5.39m	18' 9" x 17' 8"
Bedroom 3	3.60m x 3.13m	11' 9" x 10' 3"



### SECOND FLOOR

Master Bedroom	5.39m x 3.05m	17' 8" x 10' 0"
Bedroom 2	5.39m x 2.96m	17' 8" x 9' 8"

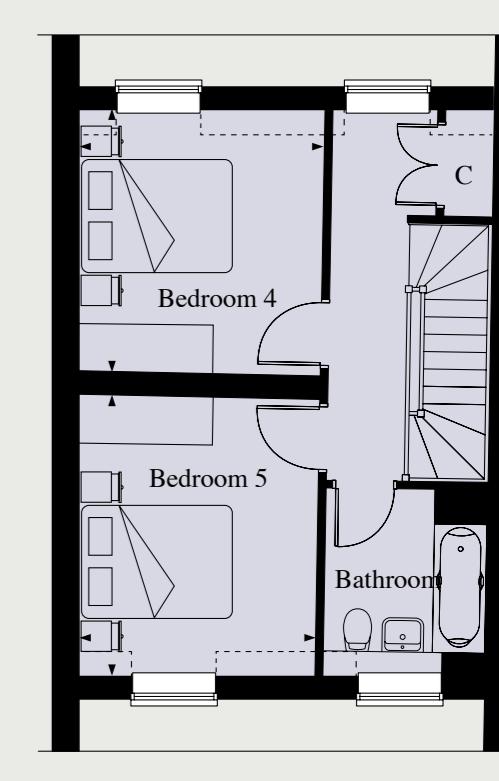
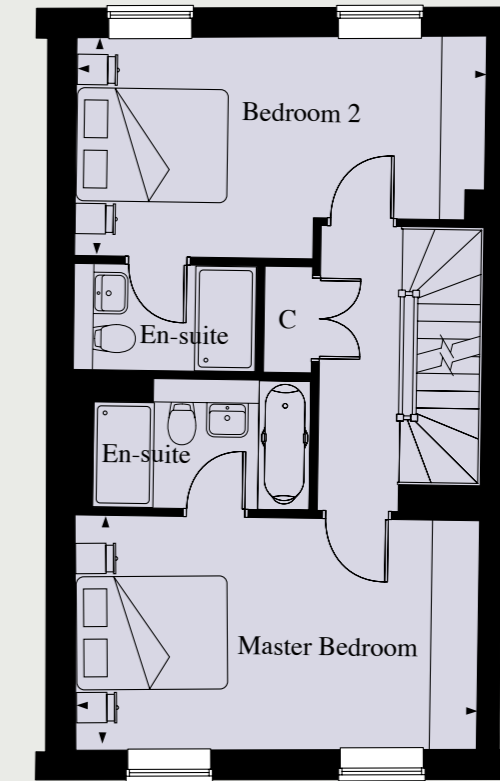
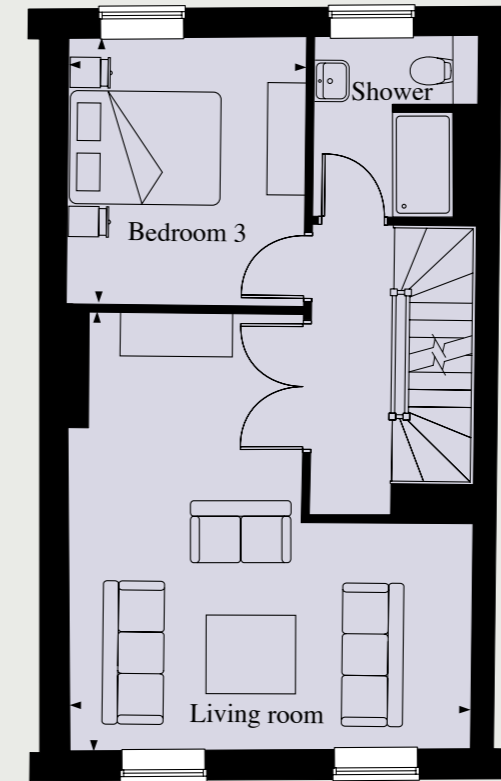
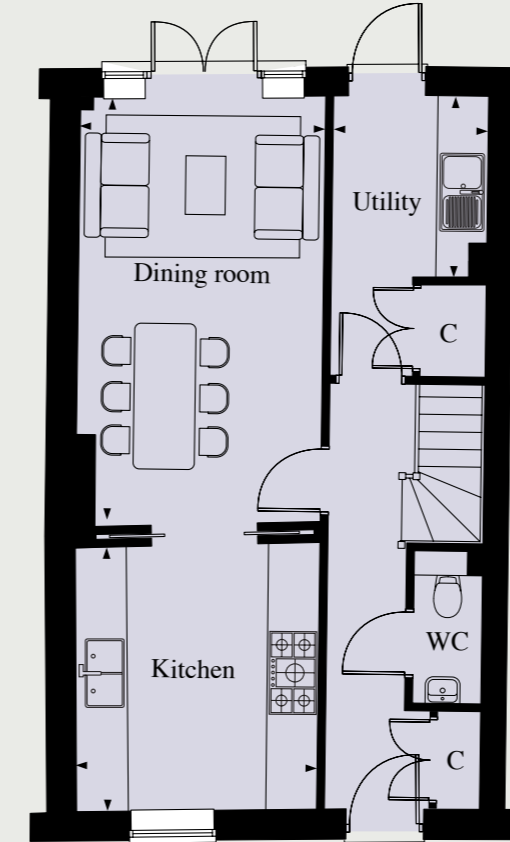
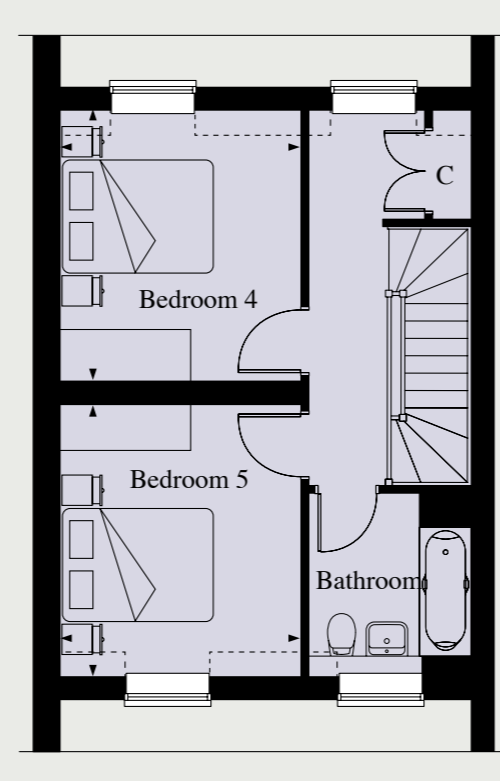
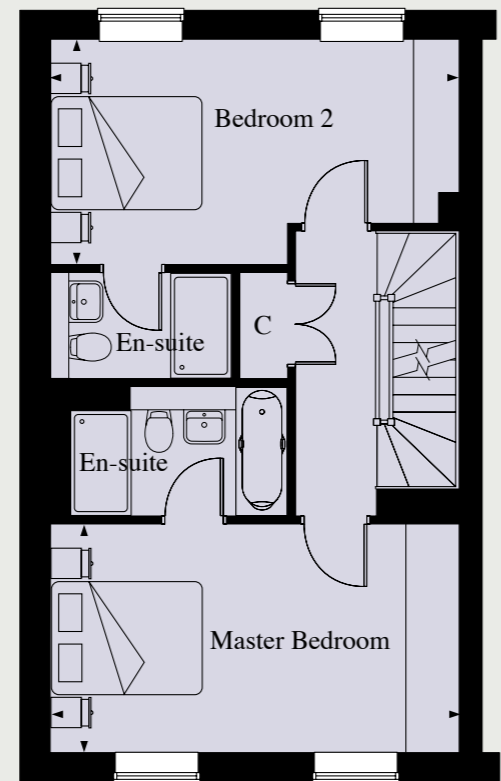
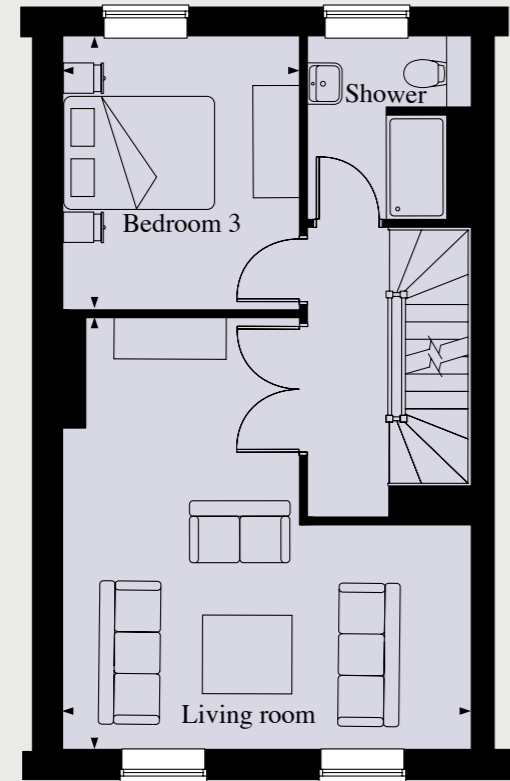
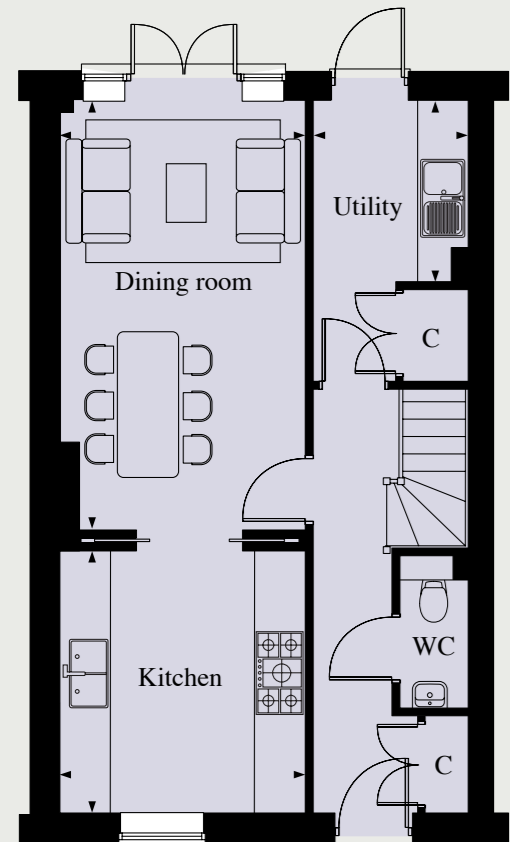


### THIRD FLOOR

Bedroom 4	3.58m x 3.16m	11' 8" x 10' 4"
Bedroom 5	3.61m x 3.16m	11' 10" x 10' 4"

**Total area: 193.5 m<sup>2</sup> / 2082 sqft**

Floorplans shown for Kingsbrook Park are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Dining Room	5.69m x 3.20m	18' 8" x 10' 6"
Kitchen	3.47m x 3.20m	11' 4" x 10' 6"
Utility Room	2.41m x 2.05m	7' 10" x 6' 8"

Living Room	5.73m x 5.35m	18' 9" x 17' 6"
Bedroom 3	3.60m x 3.09m	11' 9" x 10' 1"

Master Bedroom	5.35m x 3.05m	17' 6" x 10' 0"
Bedroom 2	5.35m x 2.96m	17' 6" x 9' 8"

Bedroom 4	3.58m x 3.12m	11' 8" x 10' 2"
Bedroom 5	3.61m x 3.12m	11' 10" x 10' 2"

Total area: 190 m<sup>2</sup> / 2045 sqft

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Dining Room	5.57 x 3.30	18' 3" x 10' 9"
Kitchen	3.49 x 3.14	11' 5" x 10' 3"
Utility	2.41 x 2.05	7' 10" x 6' 8"

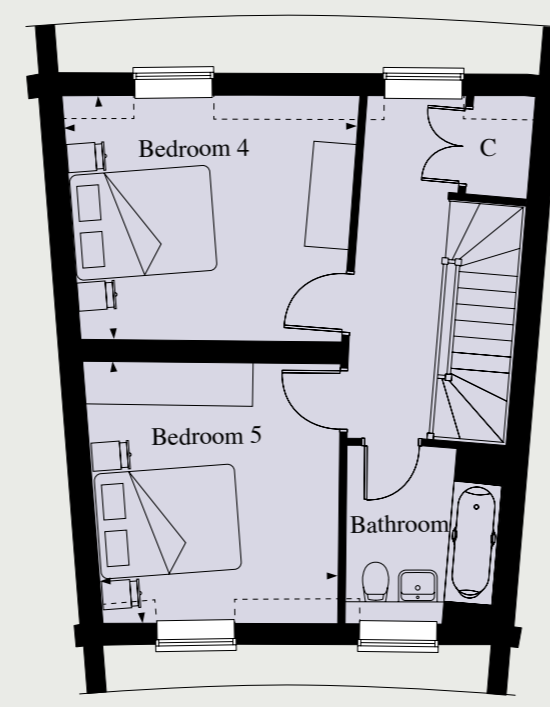
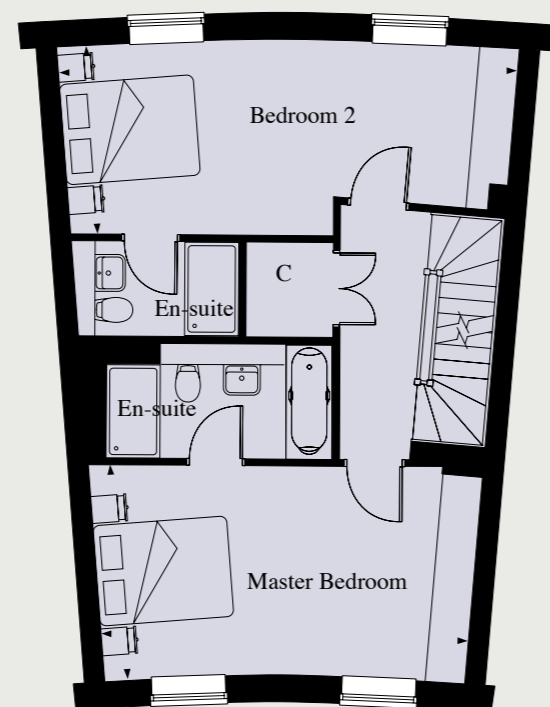
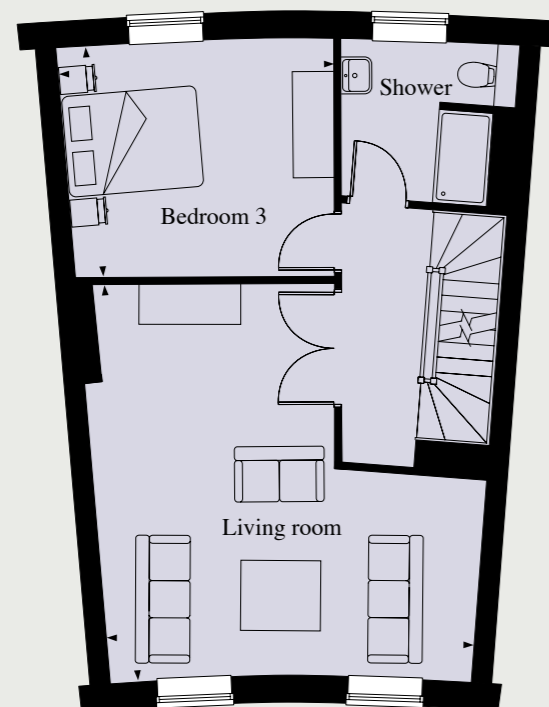
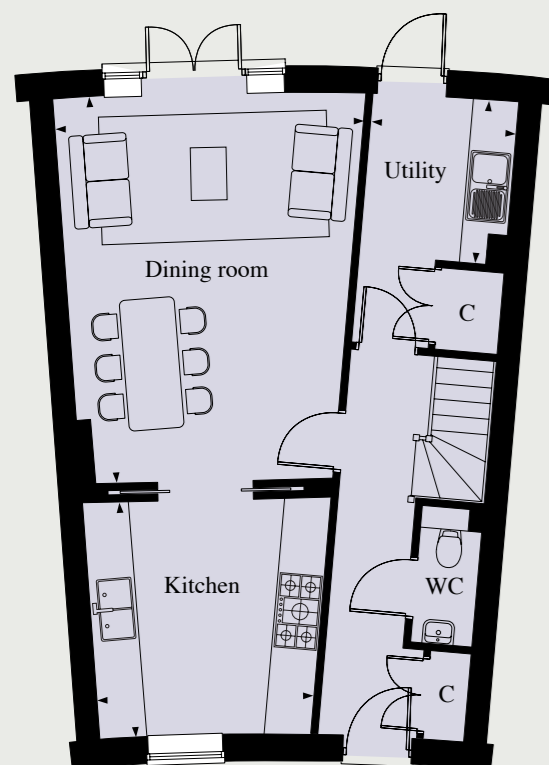
Living Room	5.82 x 5.29	19' 1" x 17' 4"
Bedroom 3	3.51 x 3.20	11' 6" x 10' 5"

Master Bedroom	5.29 x 3.14	17' 4" x 10' 3"
Bedroom 2	5.46 x 2.87	17' 10" x 9' 4"

Bedroom 4	3.48 x 3.21	11' 5" x 10' 6"
Bedroom 5	3.70 x 3.08	12' 1" x 10' 1"

Total area: 190 m<sup>2</sup> / 2045 sqft

\* Room widths vary due to angled walls



### GROUND FLOOR

Dining Room	5.71m x 4.54m	18' 8" x 14' 10"
Kitchen	3.45m x 3.17m	11' 3" x 10' 4"
Utility	2.41m x 2.15m	7' 10" x 7' 0"

### FIRST FLOOR

Living Room	5.89m x 5.44m	19' 3" x 17' 10"
Bedroom 3	4.08m x 3.45m	13' 4" x 11' 3"

### SECOND FLOOR

Master Bedroom	5.45m x 3.19m	17' 10" x 10' 5"
Bedroom 2	6.79m x 2.81m	22' 3" x 9' 2"

### THIRD FLOOR

Bedroom 4	4.13m x 3.48m	13' 6" x 11' 5"
Bedroom 5	3.71m x 3.38m	12' 2" x 11' 1"

**Total area: 217 m<sup>2</sup> + 35 m<sup>2</sup> / 2335 sqft**

\* Room widths vary due to angled walls



### COACH HOUSE

Garage	6.45m x 5.55m	21' 1" x 18' 2"
Living Room	5.50m x 4.60m	18' 0" x 15' 1"
Kitchen	1.81m x 1.80m	5' 11" x 5' 10"

**Total area: 35 m<sup>2</sup> / 377 sqft**

### GARAGE

- Electronically controlled vehicular doors
- Separate personnel door to access rear garden
- Power and lighting provided
- Access to Studio apartment via external metal powder coated staircase

### KITCHEN

- Individually designed contemporary style kitchen
- Task lighting beneath wall units
- Laminate worktops and upstand with stainless steel splashback behind hob
- Stainless steel single bowl sink with chrome mixer tap
- Bosch stainless steel fan assisted electric oven
- Bosch ceramic hob with slimline concealed extractor
- Integrated fridge with ice box

### INTERIOR FINISHES

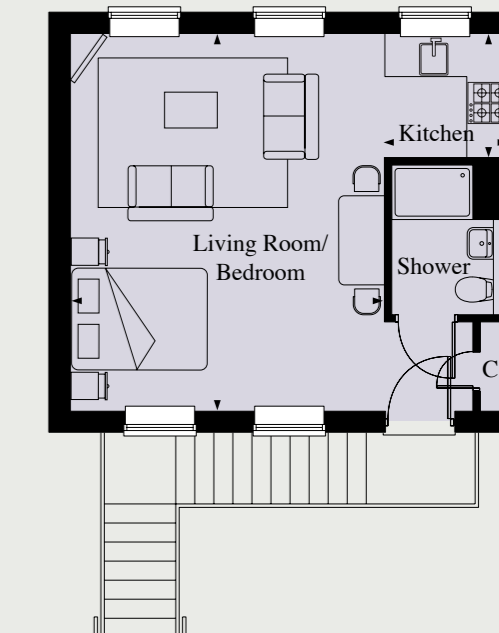
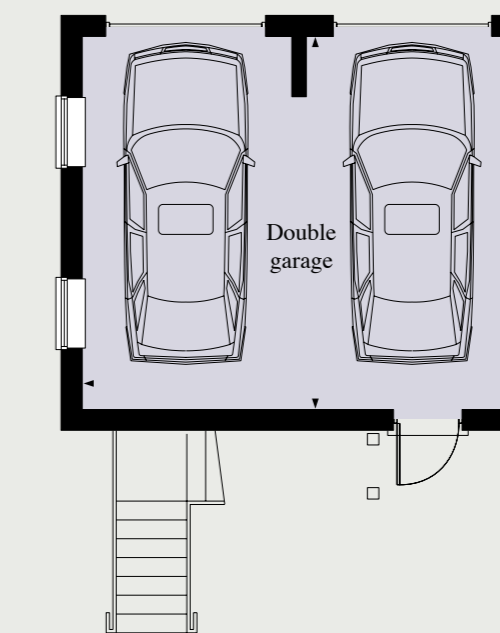
- Laminate oak effect timber flooring

### SHOWER ROOM

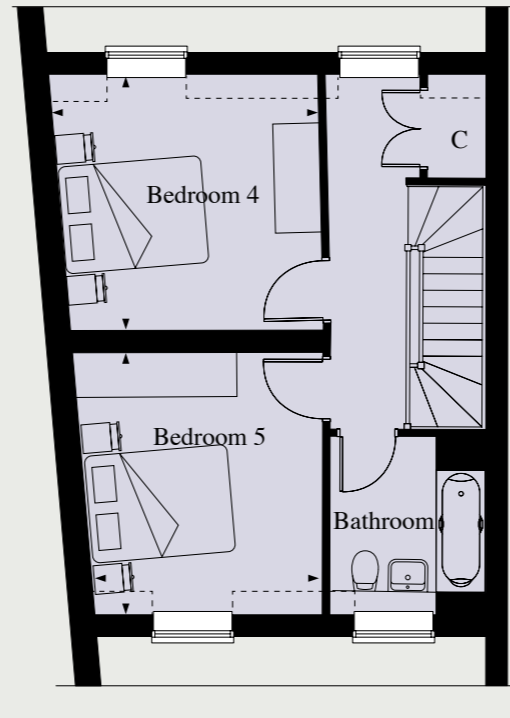
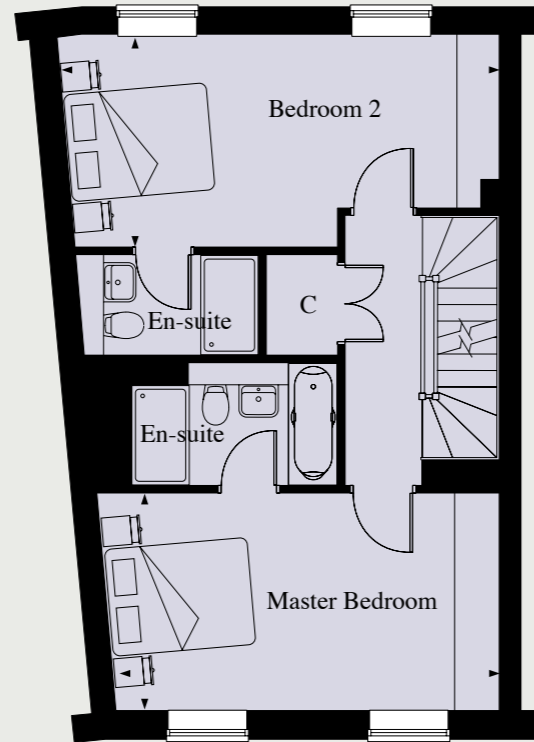
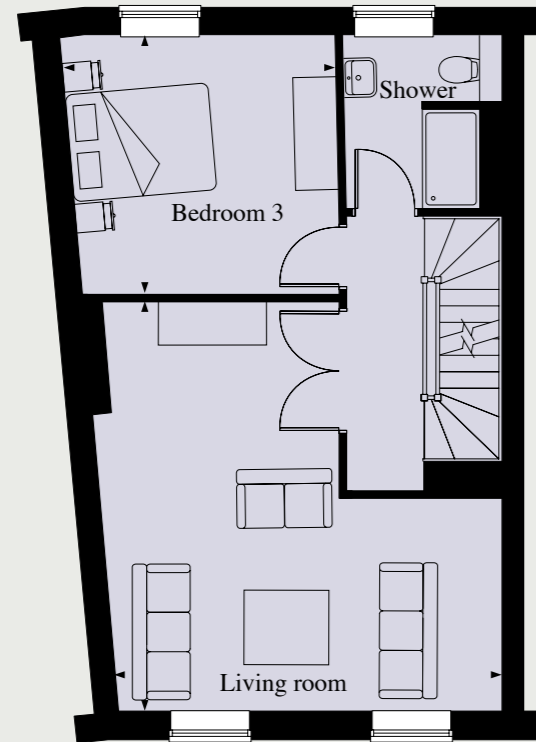
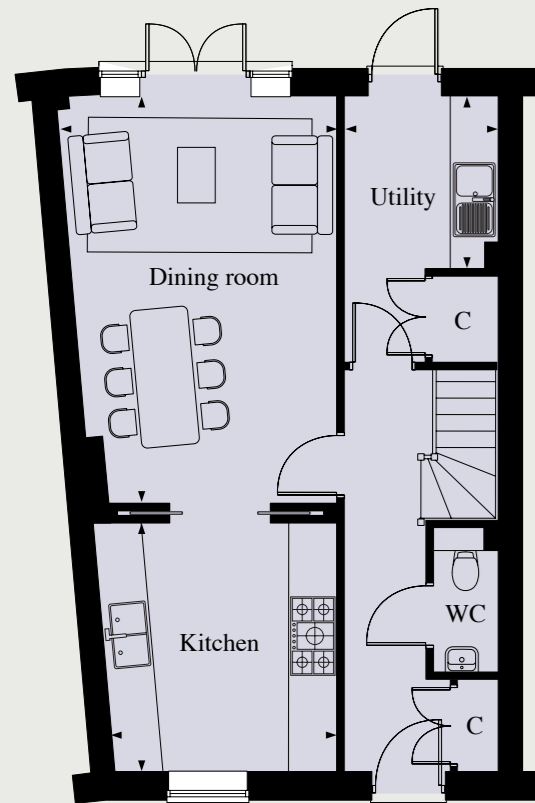
- White Villeroy and Boch wall hung wash hand basin with Hansgrohe chrome monoblock mixer tap and floor mounted WC with concealed cistern
- Walk in shower with frameless shower enclosure
- Hansgrohe mixer taps and thermostatically controlled shower mixer with wall mounted handset on slider rail
- Wood effect vanity shelf
- Ladder style chrome towel rail
- Large format contemporary ceramic wall tiling to full height in shower enclosure & half height behind sanitaryware
- Contemporary large format ceramic floor tiling

### HEATING & HOT WATER

- Gas fired central heating with thermostatically controlled radiators



Floorplans shown for Kingsbrook Park are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Dining Room	5.69m x 3.87m	18' 8" x 12' 8"
Kitchen	3.48m x 3.12m	11' 5" x 10' 2"
Utility	2.41m x 2.15m	7' 10" x 7' 0"

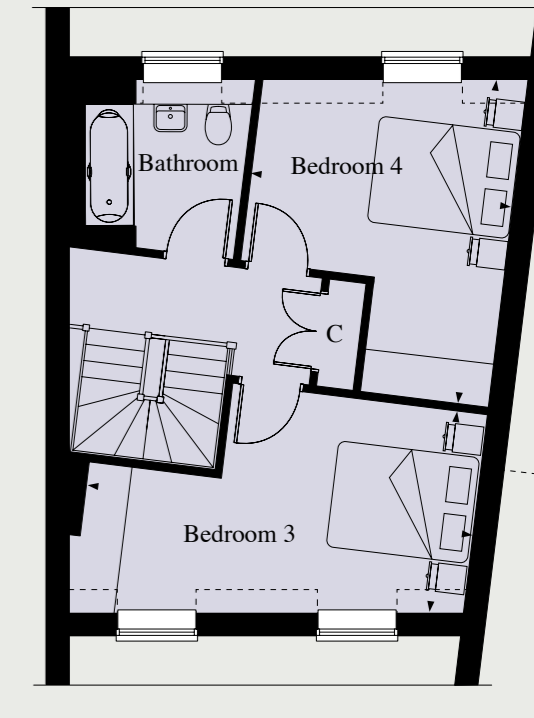
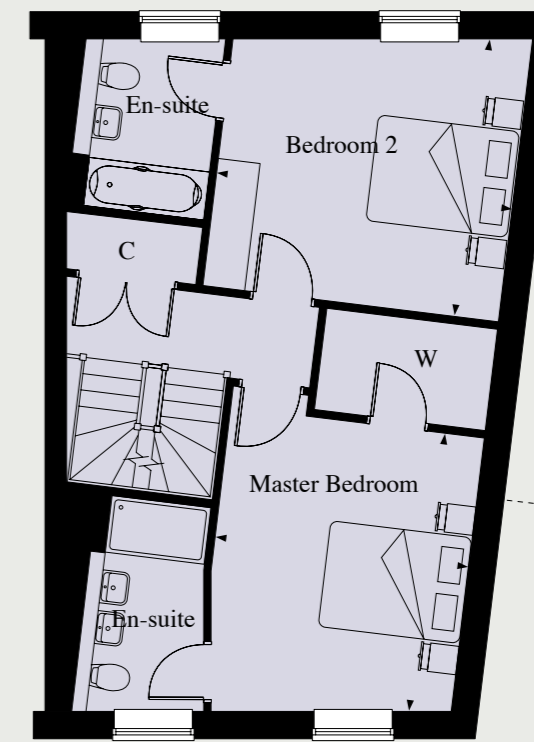
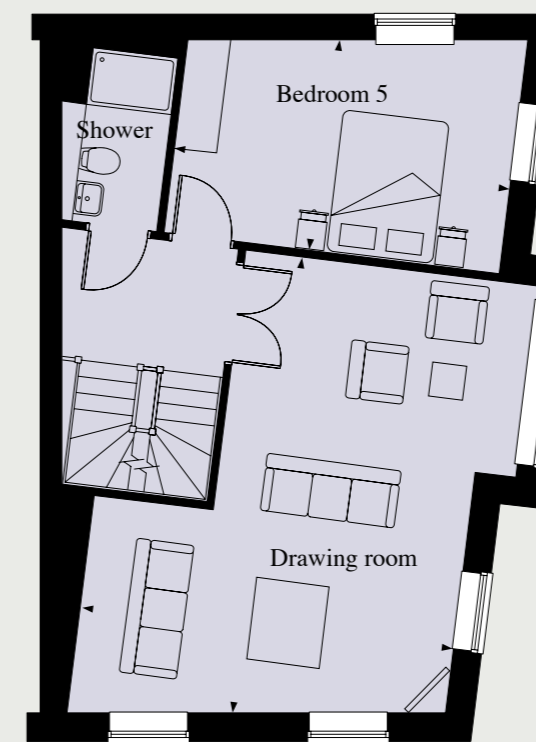
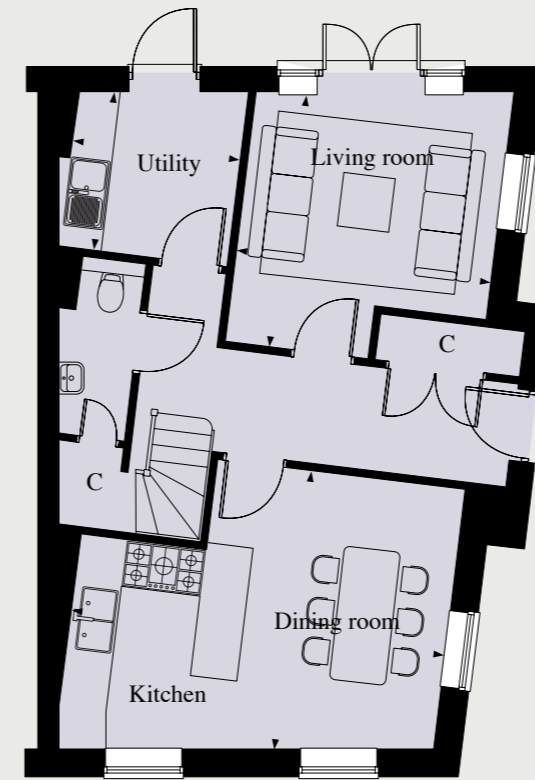
Living Room	5.73m x 5.39m	18' 9" x 17' 8"
Bedroom 3	3.82m x 3.60m	12' 6" x 11' 9"

Master Bedroom	5.39m x 3.06m	17' 8" x 10' 0"
Bedroom 2	6.12m x 2.96m	20' 0" x 9' 8"

Bedroom 4	3.71m x 3.58m	12' 2" x 11' 8"
Bedroom 5	3.61m x 3.24m	11' 10" x 10' 7"

Total area: 205 m<sup>2</sup> / 2206 sqft

\* Room widths vary due to angled walls



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Dining / Kitchen	5.41m x 4.03m	17' 8" x 13' 2"
Living Room	3.69m x 3.68m	12' 1" x 12' 0"
Utility	2.44m x 2.28m	8' 0" x 7' 5"

Drawing Room	6.48m x 5.27m	21' 3" x 17' 3"
Bedroom 5	4.75m x 2.95m	15' 7" x 9' 8"

Master Bedroom	3.94m x 3.58m	12' 11" x 11' 8"
Bedroom 2	4.18m x 3.92m	13' 8" x 12' 10"

Bedroom 3	5.45m x 2.88m	17' 10" x 9' 5"
Bedroom 4	4.58m x 3.69m	15' 0" x 12' 1"

Total area: 215.5 m<sup>2</sup> / 2319 sqft

\* Room widths vary due to angled walls

Floorplans shown for Kingsbrook Park are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.



## THE FINE DETAILS

### KITCHEN

- Individually designed kitchens with a combination of contemporary oak veneer & high gloss finishes
- Task lighting beneath wall units
- Composite stone worktops and upstand, full height behind hob
- Stainless steel under-mounted 1 1/2 bowl sink unit with chrome mixer tap
- Bosch stainless steel fan assisted electric double oven
- Bosch stainless steel 5 burner gas or 4 plate induction hob
- Bosch stainless steel extractor hood with light
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Contemporary large format ceramic floor tiling

### UTILITY ROOM

- High gloss kitchen units with laminate worktop
- Stainless steel single bowl sink with chrome mixer tap
- Services for washing machine and tumble dryer
- Contemporary large format ceramic floor tiling

### BATHROOM

- Villeroy & Boch wall hung wash hand basin with Hansgrohe chrome monoblock mixer tap & storage unit
- Villeroy & Boch WC with soft close lid & concealed cistern
- Kaldewei steel bath with tiled bath panel and frameless glass shower screen
- Hansgrohe thermostatically controlled bath/shower mixer with wall mounted handset on slider rail
- Large feature mirror & composite stone vanity shelf
- Ladder style chrome towel rail
- Large format contemporary ceramic wall tiling to full height around bath
- Contemporary large format ceramic floor tiling

### SHOWER ROOM/EN-SUITE SHOWER

- White Villeroy and Boch wall hung wash hand basin with Hansgrohe chrome monoblock mixer tap
- Villeroy & Boch WC with soft close lid & concealed cistern
- Shower with frameless sliding glass screen
- Hansgrohe thermostatically controlled shower mixer valve with raindance overhead shower & hand held shower fitment
- Large feature mirror cabinet and composite stone vanity shelf with downlights and integrated shaver point
- Ladder style chrome towel rail
- Large format contemporary ceramic wall tiling to full height in shower enclosure and sanitaryware
- Contemporary large format ceramic floor tiling

### EN-SUITE TO MASTER BEDROOM

- White Villeroy & Boch wall hung wash hand basin with Hansgrohe chrome monoblock mixer tap
- Double-ended Kaldewei centre fill steel bath with tiled bath panel with hand held shower fitment (except Plot 14)
- White Villeroy & Bosh WC with soft close lid & concealed cistern
- Walk-in shower with frameless glass screen
- Thermostatically controlled shower mixer valve with raindance overhead shower & hand held shower fitment
- Large feature mirror cabinet & composite stone vanity shelf with downlights
- Ladder style chrome towel rail
- Large format contemporary ceramic wall tiling to full height in shower enclosure, sanitaryware and half height to bath
- Contemporary large format ceramic floor tiling

### HEATING/HOT WATER

- Gas fired central heating and hot water system
- Radiators with individual thermostatic controls
- Ladder style chrome towel rail and electric underfloor heating to kitchen, bathroom and en-suites

### ELECTRICAL FITTINGS

- Master light switch to hall and utility
- Recessed downlights throughout
- Satin stainless steel sockets to kitchen with white switchplates and sockets throughout
- External light fitting to front entrance door and rear garden
- Automatic lighting to storage cupboards

### HOME ENTERTAINMENT & COMMUNICATIONS

- Pre-wired communal TV aerial and satellite dish
- Wired for Sky Plus and High Definition television with points to reception rooms and all bedrooms (subject to future connection by purchaser)
- Broadband capability to all telephone points which are provided to all reception rooms and bedrooms

### WINDOWS, DOORS & IRONMONGERY

- Oak veneer internal doors
- Oak veneer double sliding doors between kitchen & dining room where applicable
- High gloss black composite Georgian panelled front entrance door with letterplate

- Sealed double glazed timber windows
- Single/double casement doors where applicable
- Satin stainless steel finish internal door furniture throughout

### INTERIOR FINISHES

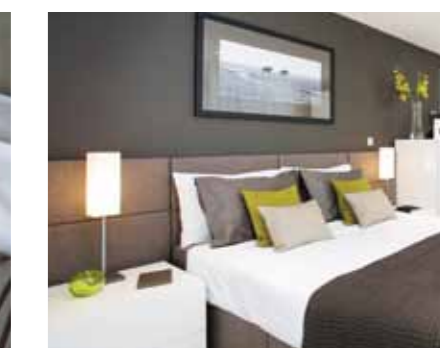
- White emulsion walls & smooth finish ceilings throughout
- White painted skirtings & architraves
- White painted staircase with oak handrail
- Oak engineered timber flooring to hall and dining room & carpets to stairs, landing and all bedrooms
- Fitted wardrobes to master bedroom and bedroom 2

### EXTERNAL FEATURES

- Paved paths and patios
- Turf to rear garden
- Outside tap to rear garden
- Metal railings to front garden
- External elevations feature a traditional Georgian façade

### SECURITY & PEACE OF MIND

- 10 year warranty cover under NHBC Buildmark Scheme
- Mains powered smoke detectors with battery back up
- Hard wired alarm system (subject to future connection by purchase)
- Heat detectors in or adjacent to kitchen
- The property is protected by a mains fed sprinkler system to each habitable room
- Multi-point locking windows & casement doors
- Spy hole to front door



Images show typical Berkeley Homes interiors

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

A SEDUCTIVE BLEND OF PERIOD STYLING AND MODERN SOPHISTICATION

# DIRECTIONS TO KINGSBROOK PARK

Leave the M25 at junction 2 and follow signs for London, Canterbury A2, M2. Continue forward onto the M2, signposted Dover, Channel Tunnel, M2, Canterbury, Chatham. Leave the M2 at junction 7, then at the roundabout take the 4th exit onto the A2, signposted Canterbury, Channel Tunnel, Dover, A2. Continue forward along the A2 before branching left and merging onto the A2050. Next, take the 2nd exit at the roundabout, signposted University. Turn right onto the A290 and then turn left at the mini roundabout, onto Station Road West. Continue forward before taking the 2nd exit at the roundabout, and then take the 1st exit onto St Stephen's Road. Take the third exit onto Kingsmead Road, and the second left into the development.

## Kingsbrook Park

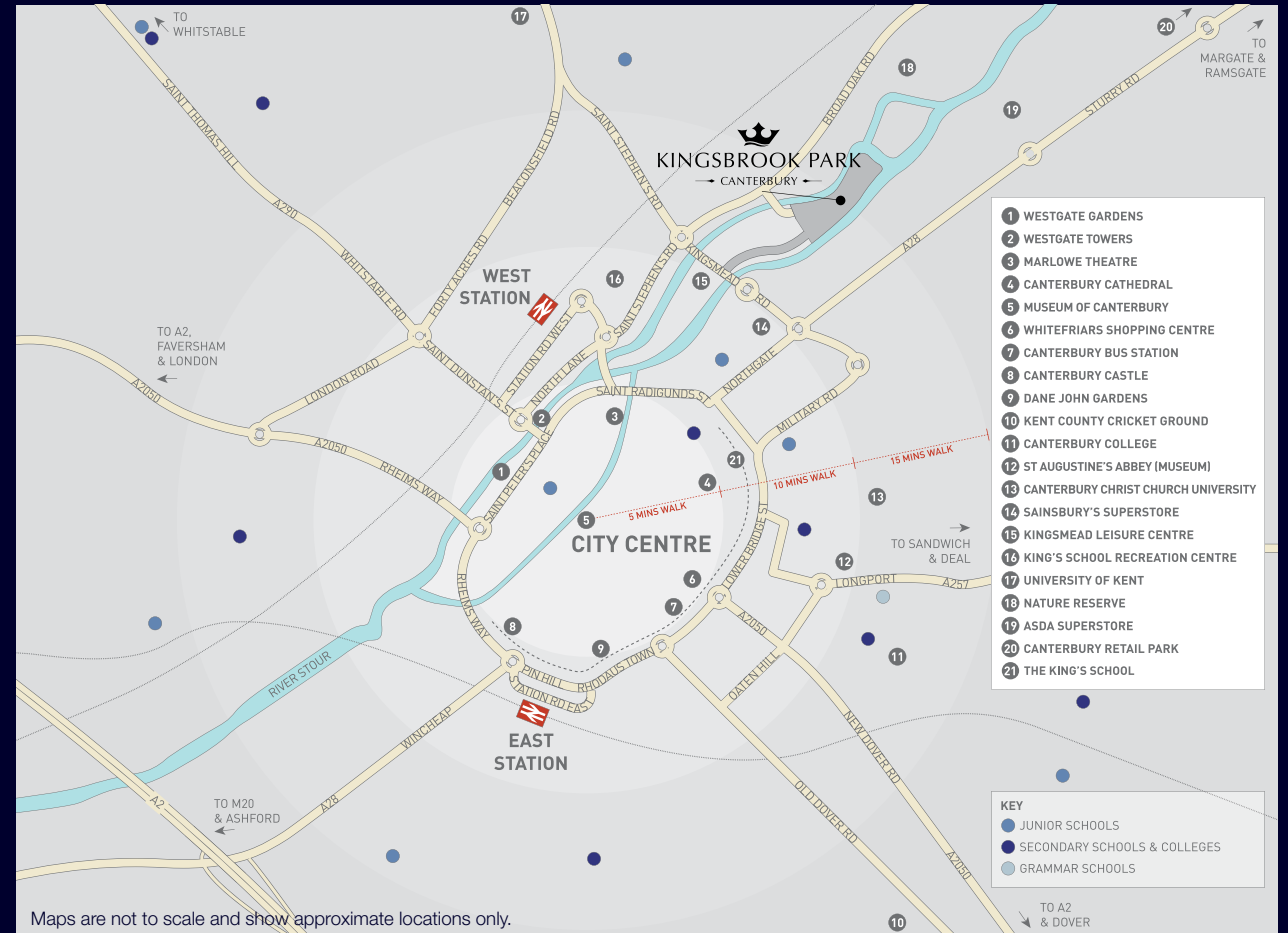
1 Westwood Drive, off Kingsmead Road, Kingsbrook Park, Canterbury, CT2 7WY

CALL 01227 477100

[kingsbrookpark@berkeleyhomes.co.uk](mailto:kingsbrookpark@berkeleyhomes.co.uk)

[www.kingsbrookpark.co.uk](http://www.kingsbrookpark.co.uk)

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Maps are not to scale and show approximate locations only.



**Berkeley**  
Designed for life