

### DIRECTIONS

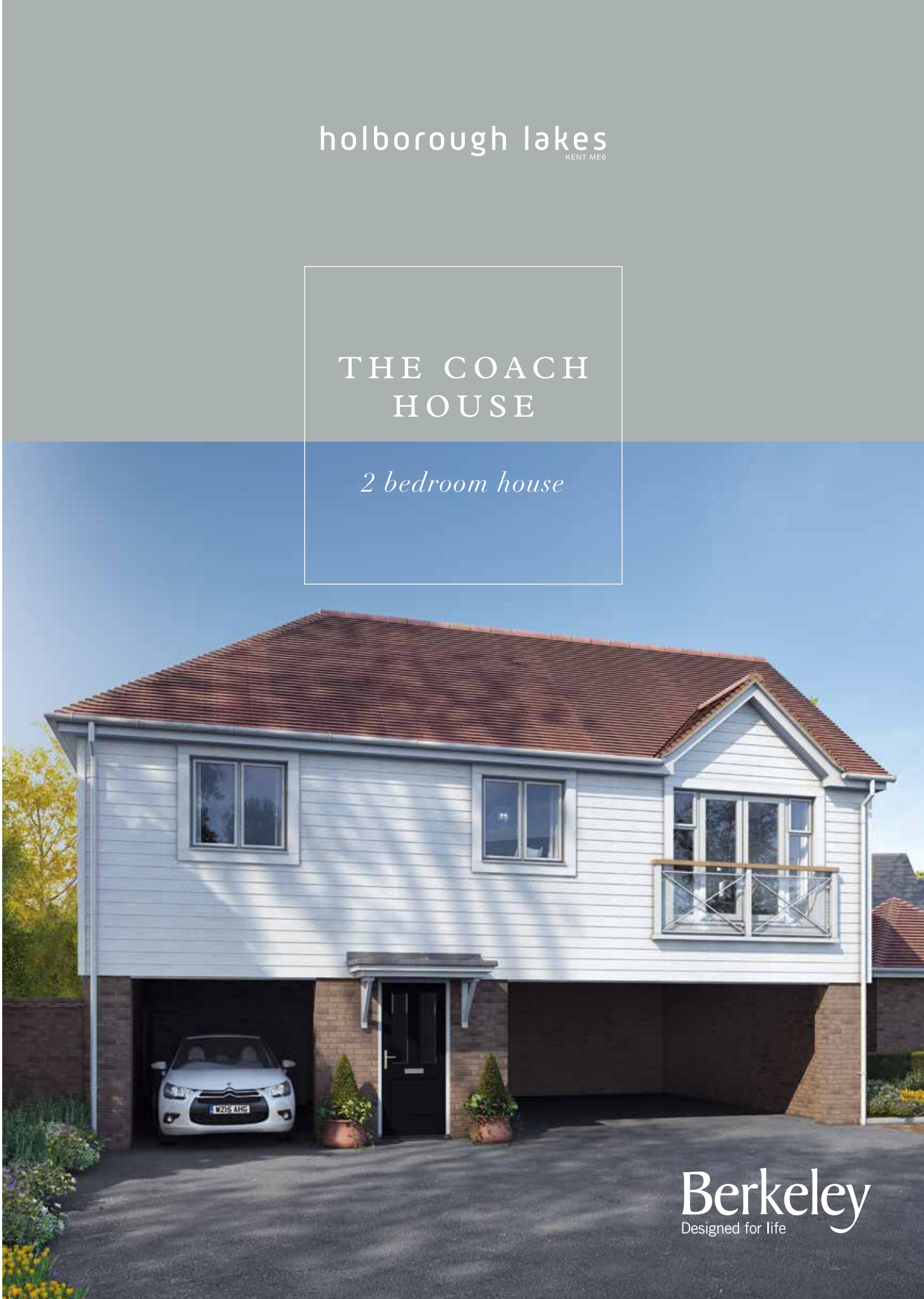
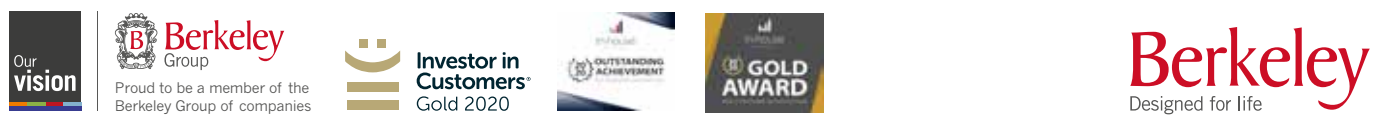
From the M20 at Junction 4, take A228 to Rochester.  
Turn left for Holborough Lakes at the second roundabout.  
From the M2 at Junction 2, take A228 to West Malling.  
Turn right for Holborough Lakes at the fourth roundabout.

### SALES & MARKETING SUITE

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Front cover – computer generated image of The Coach House 2 bedroom house and is indicative only. Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Holborough Lakes is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.



holborough lakes  
KENT ME6

## THE COACH HOUSE

2 bedroom house

Berkeley  
Designed for life

Photography is of a previous showhome and is indicative only.



The Coach House

2 BEDROOM HOUSE

House 7

Total Area 65.9 sq m 709 sq ft



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A specification designed for

MODERN LIVING

Kitchen

- Individually designed kitchen with soft-close doors and drawers
- Laminate worktops with upstand and full height glass splashback behind hob
- Stainless steel inset sink with feature polished chrome mixer tap
- Bosch built-in single oven
- Bosch built-in compact microwave oven
- Bosch 4 zone induction hob
- Integrated telescopic extractor
- Bosch fully integrated fridge/freezer
- Bosch fully integrated dishwasher
- Bosch fully integrated washer/dryer
- Integrated waste separation recycling bins
- LED feature lighting to underside of wall cabinets

En Suite

- Recessed mirrored bathroom cabinet (where possible) with integral shaver point
- Polished chrome thermostatic shower mixer with handset and slider rail
- Contemporary white washbasin with designer polished chrome tap
- Dual flush WC with soft-close seat, cover and concealed cistern
- Polished chrome robe hook
- Polished chrome heated towel radiator
- Full height tiling to shower and sanitaryware walls. Tiled skirting and paint finish to remaining walls

Bathroom

- Recessed mirrored bathroom cabinet (where possible) with integral shaver point
- Luxury steel bath with glass screen
- Polished chrome bath/shower mixer with handset and slider rail
- Contemporary white washbasin with designer polished chrome tap
- Dual flush WC with soft-close seat, cover and concealed cistern
- Polished chrome robe hook
- Polished chrome heated towel radiator
- Full height tiling to bath and sanitaryware walls. Tiled skirting and paint finish to remaining walls

Heating & Hot Water

- Gas fired central heating and hot water system
- Mechanical extract ventilation system

Home Entertainment

- Wiring for Sky Q (subject to future purchaser subscription) to living room and bedrooms
- Television point provided to living room and bedrooms
- Telephone point provided to living room and bedrooms

Electrical & Lighting

- LED downlights to hallway, kitchen, bathroom and en suite
- Pendant light to living room, dining area, and bedrooms
- Automatic lighting to hall cupboard
- 2-way light switch to master bedroom
- Satin chrome sockets above kitchen worktops, white slimline sockets and switches elsewhere
- BT broadband Fibre 2 to all rooms (up to 73 MB download speed)
- USB socket to living room and master bedroom

Exterior Finishes

- White UPVC double glazed windows and French doors (see floor plans for location)
- French doors with multi-point locking and anti-lift feature

Carport

- Internal lighting
- Double power point and fused spur for future use

Security & Peace of Mind

- 10-year NHBC guarantee
- Mains fed smoke/heat/CO detectors
- Video entry system linked to main entrance doors
- 2-year Berkeley Homes warranty with our dedicated customer services team

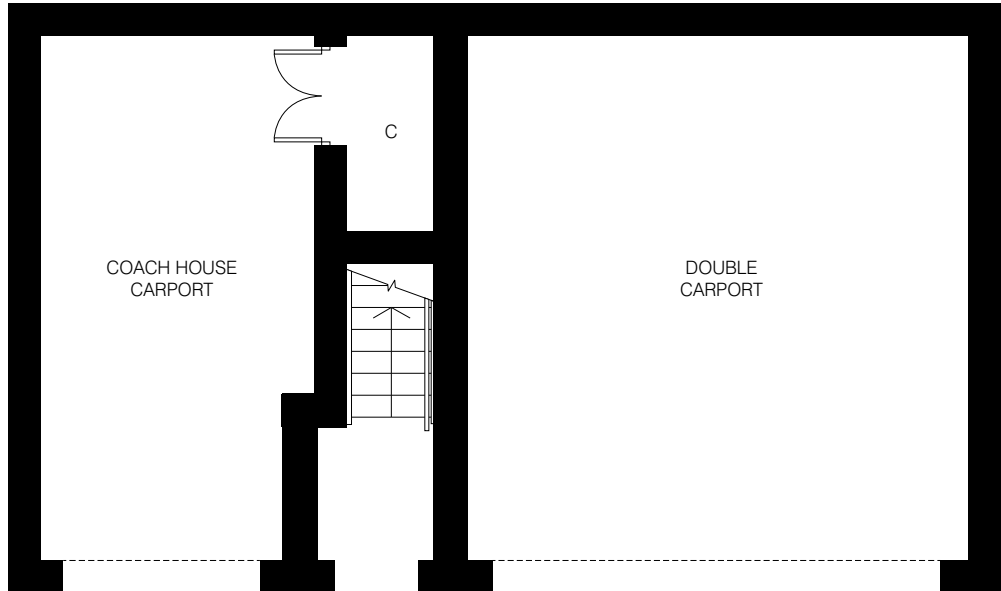
Car Parking

- The Coach House has 1 parking space. Please ask your sales advisor for details

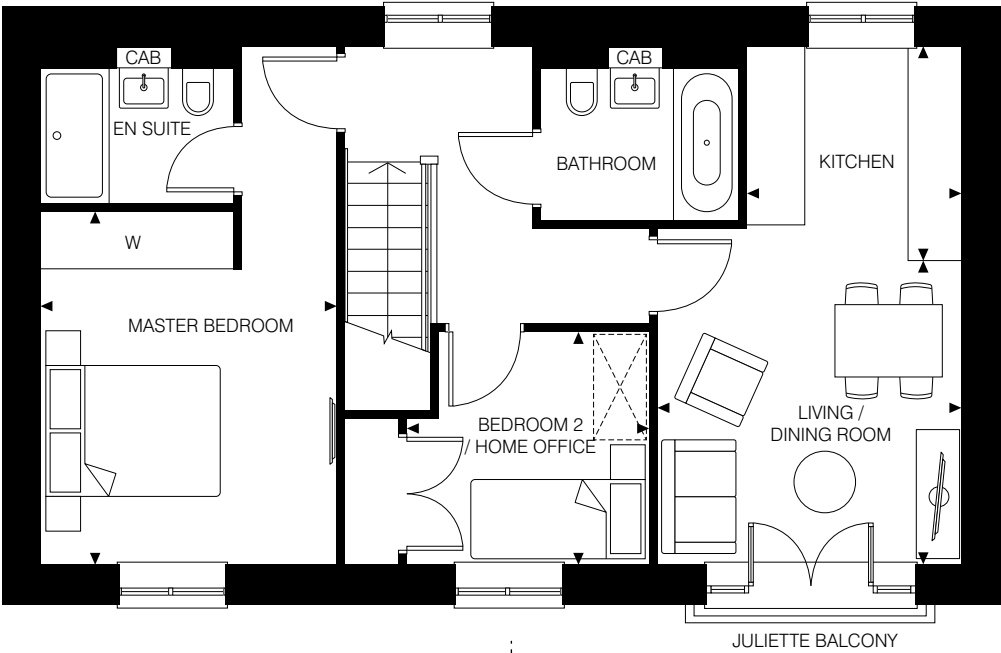
Interior Finishes

- Built-in wardrobe with sliding doors to master bedroom. Internals to include shelf and hanging rail
- White painted doors with contemporary polished chrome lever handles
- White painted skirting boards and architraves
- White matt emulsion to walls and ceilings throughout
- Wire shelving system to linen cupboard
- Wood effect laminate flooring to landing and kitchen/living/dining room
- Luxury carpet to staircase and bedrooms

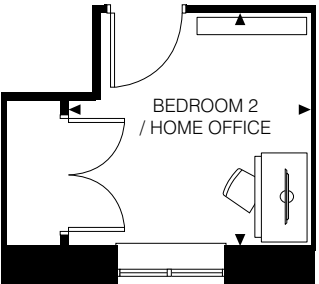
Ground Floor



First Floor



Home office option



Living / Dining Room	3.41m x 3.41m	11'2" x 11'2"
Kitchen	2.40m x 2.40m	7'11" x 7'11"
Master Bedroom	3.95m <sup>1</sup> x 3.31m	13'0" x 10'11"
Bedroom 2 / Home Office	2.70m x 2.61m	8'11" x 8'7"

<sup>1</sup>Measurement includes fitted wardrobe