

holborough lakes

KENT ME6

RUSHCLIFFE
HOUSE

Apartments

Berkeley
Designed for life

holborough lakes

KENT ME6

Rushcliffe House is the final remaining collection of six, two bedroom light-filled homes designed for modern living. At the heart of Holborough Lakes, the apartments are set in landscaped grounds, close to open green spaces and a magnificent lake where nature and wildlife flourish.

The communal facilities, including Holbody fitness gym, Benjamin Rabbit nursery and the village hall are all within easy access. An M&S Simply Food store and Valley Invicta Primary School* are also just a few minutes' walk away.

Within the development there is a village green, children's play areas and trim trails. An established residents' association organises social events throughout the year, and a full-time estate management company maintains the development to a high standard, allowing peace of mind for the community.

Holborough Lakes has excellent transport links. High speed rail services to London St Pancras take just 43 minutes**. Eurostar and the south-east motorway network are also within easy reach.

*Places are subject to availability and entry criteria. **Rail services correct at the time of print. Source:nationalrail.co.uk

Tranquility



Computer generated image of Rushcliffe House is indicative only

Distinctive for its architectural style, Holborough Lakes blends traditional Kent vernacular and colonial New England design, which gives the development its unique character and charm.

Rushcliffe House continues in this tradition with a gabled roof and feature glazed balconies. Generously-sized rooms and open plan design create an immediate sense of space and light, adding to the feeling of peace and tranquillity.



Interior photography of a previous show apartment is indicative only



Interior photography of a previous show apartment is indicative only



1. Entrance to Holborough Lakes

2. M&S SIMPLY FOOD

3. Village Hall

4. HOLBODY FITNESS GYM

5. Benjamin Rabbit Nursery

6. TRIM TRAIL

7. Valley Invicta Primary School

8. VILLAGE GREEN

Lake

RUSHCLIFFE HOUSE

Apartments



The apartments at Rushcliffe House are meticulously designed to provide everything a modern lifestyle demands. High specification appliances, technology connectivity, space-saving storage, quality and contemporary fixtures and fittings – all finished to Berkeley’s hallmark exacting standards and attention to detail.

You can adapt any room into private working space at Holborough Lakes, with high speed fibre broadband* connectivity available.

* Up to 73 MB download speed with BT broadband Fibre 2



A two bedroom apartment Apartment 01

Total Area 66.9 sq m 720 sq ft



A two bedroom apartment Apartment 02

Total Area 67.8 sq m 730 sq ft



Home Office Option

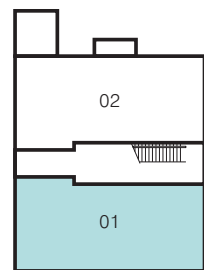


Living / Dining Room	6.03m x 3.30m	19'10" x 10'10"
Kitchen	3.29m x 2.05m	10'10" x 6'9"
Bedroom 1	4.06m x 3.48m	13'4" x 11'5"
Bedroom 2 / Home Office	4.06m x 2.27m	13'4" x 7'6"
Terrace	3.08m x 1.17m	10'1" x 3'10"

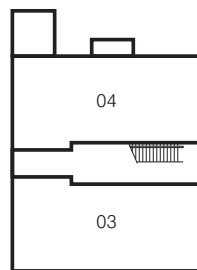


Living / Dining Room	5.36m x 4.14m	17'7" x 13'7"
Kitchen	3.17m x 2.68m	10'5" x 8'10"
Bedroom 1	3.47m x 3.48m	11'5" x 11'5"
Bedroom 2 / Home Office	3.47m x 2.27m	11'5" x 7'6"
Terrace	5.67m x 4.33m	18'7" x 14'2"

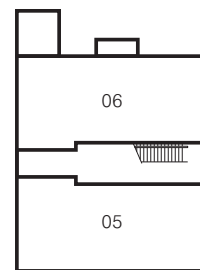
Ground Floor



First Floor



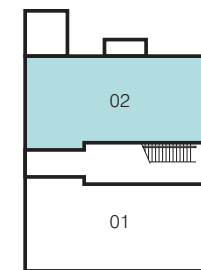
Second Floor



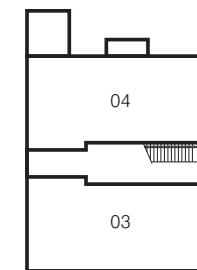
◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☞☞ - Space for Wardrobe WM - Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

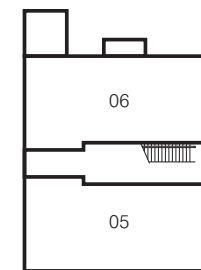
Ground Floor



First Floor



Second Floor



◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☞☞ - Space for Wardrobe WM - Space for Washing Machine

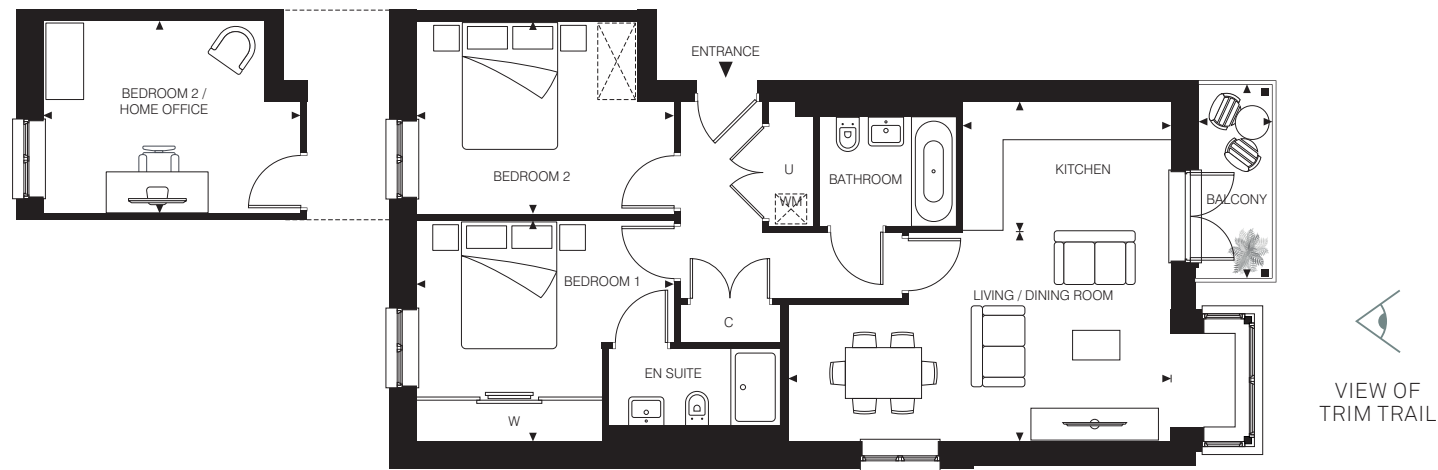
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

A two bedroom apartment Apartment 03

Total Area 69.6 sq m 749 sq ft

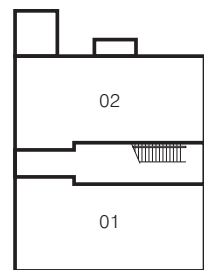


Home Office Option

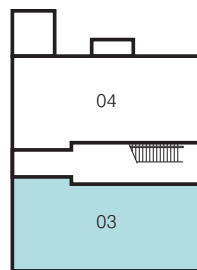


Living / Dining Room	6.03m x 3.30m	19'10" x 10'10"
Kitchen	3.29m x 2.05m	10'10" x 6'9"
Bedroom 1	4.06m x 3.48m	13'4" x 11'5"
Bedroom 2 / Home Office	4.06m x 3.04m	13'4" x 10'0"
Balcony	3.08m x 1.17m	10'1" x 3'10"

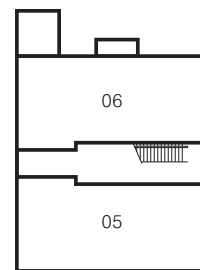
Ground Floor



First Floor



Second Floor



◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☞☞ - Space for Wardrobe WM - Space for Washing Machine

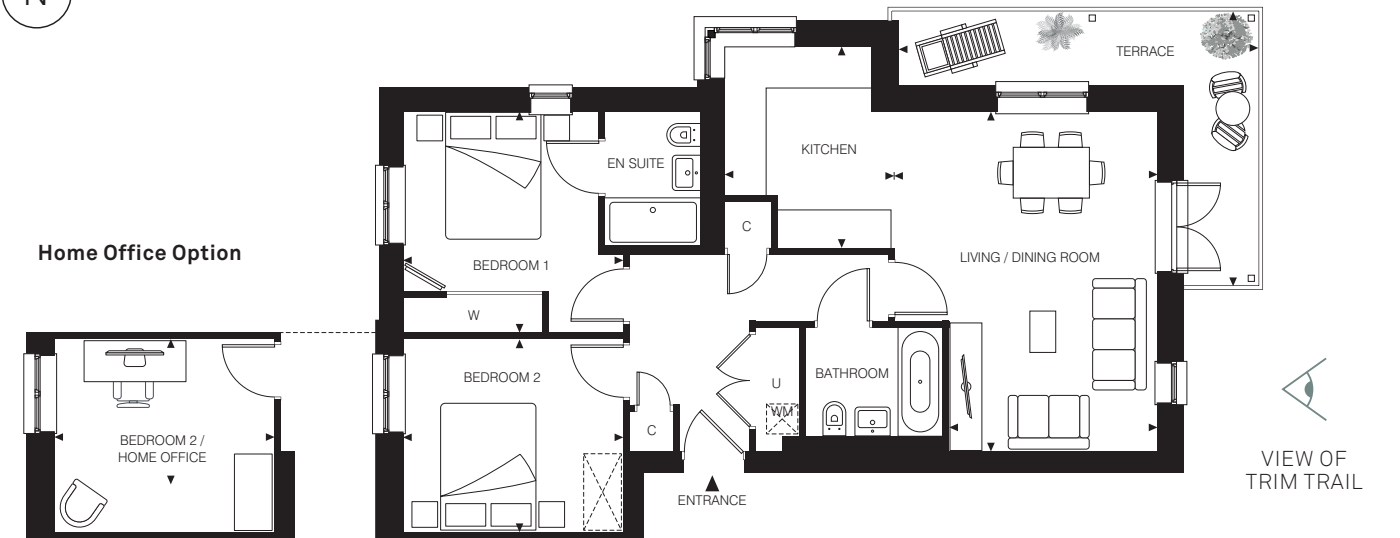
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

A two bedroom apartment Apartment 04

Total Area 70.4 sq m 758 sq ft

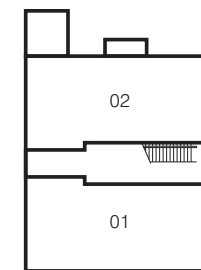


Home Office Option

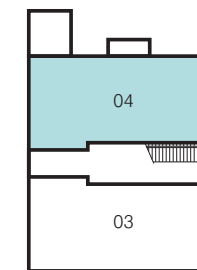


Living / Dining Room	5.36m x 4.14m	17'7" x 13'7"
Kitchen	3.17m x 2.68m	10'5" x 8'10"
Bedroom 1	3.47m x 3.48m	11'5" x 11'5"
Bedroom 2 / Home Office	3.48m x 3.04m	11'5" x 10'0"
Balcony	5.67m x 4.33m	18'7" x 14'2"

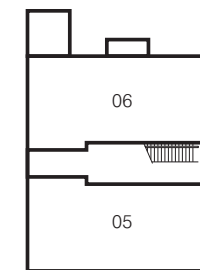
Ground Floor



First Floor



Second Floor



◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☞☞ - Space for Wardrobe WM - Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

A two bedroom apartment
Apartment 05

Total Area 68.1 sq m 733 sq ft

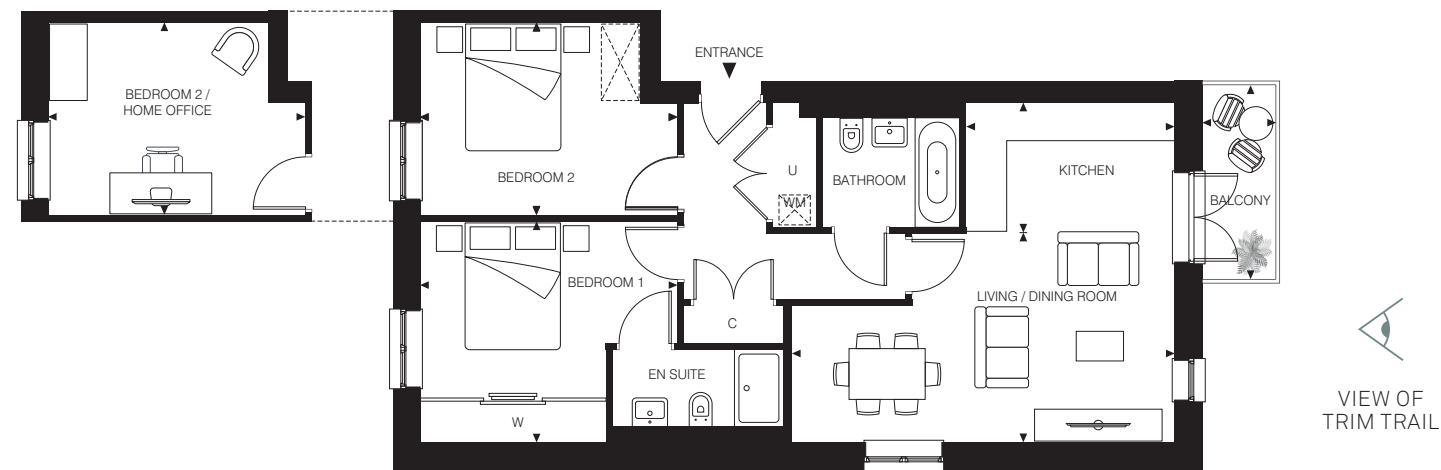


A two bedroom apartment
Apartment 06

Total Area 70.4 sq m 758 sq ft



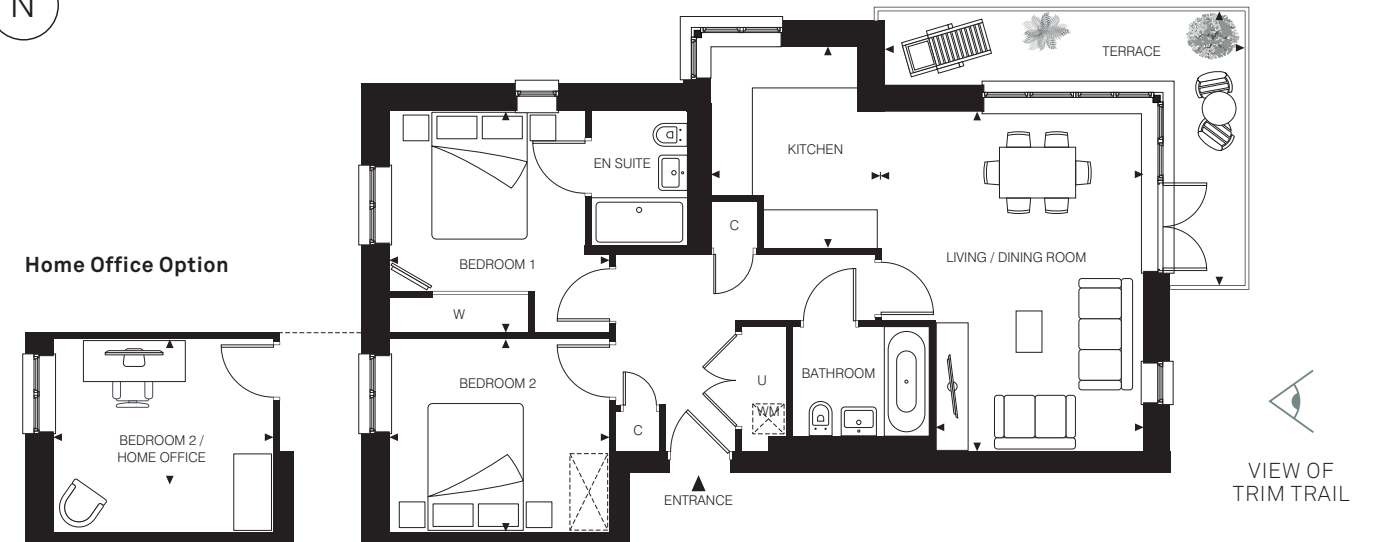
Home Office Option



Living / Dining Room	6.03m x 3.30m	19'10" x 10'10"
Kitchen	3.29m x 2.05m	10'10" x 6'9"
Bedroom 1	4.06m x 3.48m	13'4" x 11'5"
Bedroom 2 / Home Office	4.06m x 3.04m	13'4" x 10'0"
Balcony	3.08m x 1.17m	10'1" x 3'10"

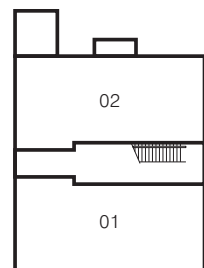


Home Office Option

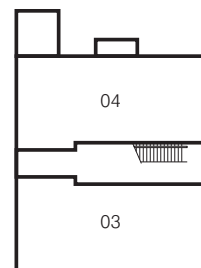


Living / Dining Room	5.36m x 4.14m	17'7" x 13'7"
Kitchen	3.17m x 2.68m	10'5" x 8'10"
Bedroom 1	3.47m x 3.48m	11'5" x 11'5"
Bedroom 2 / Home Office	3.48m x 3.04m	11'5" x 10'0"
Balcony	5.67m x 4.33m	18'7" x 14'2"

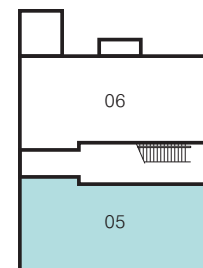
Ground Floor



First Floor



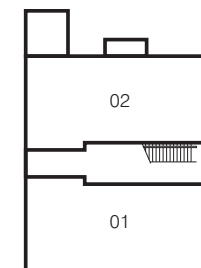
Second Floor



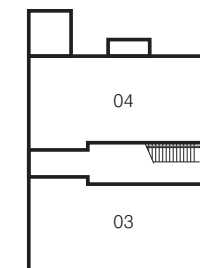
◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☒ - Space for Wardrobe WM - Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

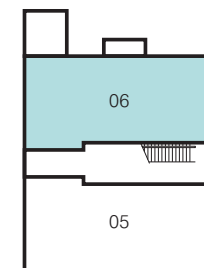
Ground Floor



First Floor



Second Floor



◀▶ Measurement Points W - Wardrobe C - Cupboard U - Utility Cupboard ☒ - Space for Wardrobe WM - Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

Specification

Kitchen

- Individually designed kitchens 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
- Integrated waste separation recycling bins
- LED feature lighting to underside of wall cabinets

Utility Cupboard

- Plumbing and electrics for future installation of washing machine/washer dryer

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

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

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 hallway and kitchen/living/dining room
- Luxury carpet to bedrooms

External Finishes

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

Electrical & Lighting

- LED downlights to hallway, kitchen, bathroom and en suites
- 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
- USB socket to living room and master bedroom

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

Heating & Hot Water

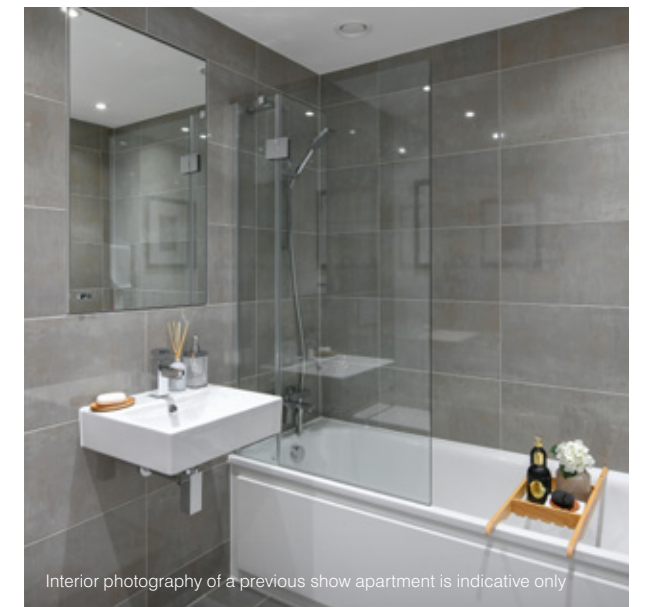
- Gas fired central heating and hot water system
- Mechanical extract ventilation system

Communal Areas

- White matt emulsion to walls and ceilings
- Light grey painted skirting boards and architraves
- Carpet to all corridors and staircases

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



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. Specification correct at time of going to print.

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT HOLBOROUGH LAKES

SUSTAINABILITY SPECIFICATION

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Holborough Lakes.

Nature and biodiversity

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. At Holborough Lakes, we have dedicated 1.6 hectares of land as green open space, for the whole community to enjoy. We have planted more than 400 new trees, making a total of over 600 across the site, which have attracted more than 17 different species of native and migratory birds.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A-/A+ rated.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Holborough Lakes we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

Sustainable transport

Nearby Snodland station provides access to King's Cross in just over an hour.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud members of the Berkeley Group:



OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain

Our Vision focuses our attention on five key business areas.

Customer experience

Quality homes

Great places

Efficient and considerate operations

Commitment to people and safety



Some features are only applicable to specific developments. Please ask sales negotiator for further information.

THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

BerkeleyFoundation.org.uk

BerkeleyGroup.co.uk



HOLBOROUGH LAKES



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

FLAT 4, 2 WALTERS CLOSE,
HOLBOROUGH LAKES,
SNODLAND, KENT, ME6 5GY

T: 01634 244666
E: HOLBOROUGH@BERKELEYHOMES.CO.UK
HOLBOROUGHLAGES.CO.UK

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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Holborough Lakes and Rushcliffe House are marketing names 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. EO11/05CA/1120

