

# LANCASTER PARK

KING HILL · WEST MALLING

An elegant range of 2 and 3-bedroom houses, situated in a scenic and rural setting next to one of Kent's most historic villages, West Malling.



## INTRODUCING LANCASTER PARK

Introducing Lancaster Park, an elegant range of 2 and 3-bedroom houses, situated next to one of Kent's most historic villages, West Malling.

This beautiful collection of 19 spacious Shared Ownership houses from St. Arthur Homes are perfectly complimented by the tranquility of the Kent countryside, designed to reflect the beauty of their setting. With medieval, Tudor and Georgian buildings surrounding the elegant village of West Malling, residents of Lancaster Park will experience their own piece of history.







# WEST MALLING A CHARMING HISTORIC MARKET TOWN



Just West of Maidstone, West Malling sits in the idyllic Kent Countryside. Offering an array of shops, cafes, pubs, restaurants and parks superb for walks and picnics, it is an ideal setting for first-time buyers.

The Village Centre is perfect for locals, within walking distance of Lancaster Park and offering a multitude of shops and services, such as supermarkets, pubs and hair salons.

For shopping experiences beyond the village centre, West Malling is exceptionally placed, with connections to some of the best retail experiences in the country. Bluewater Shopping Centre is only 32 minutes by car and Ashford Designer Retail Outlets are 40 minutes by car, both of which are also accessible by train from West Malling Railway Station.







# IDYLIC COUNTRY WALKS

For nature enthusiasts, West Malling offers some of the best country walks in Kent. Manor Country Park, once part of an 18th century country estate, boasts a wide range of natural habitats for locals to enjoy. Whether you're looking to feed the ducks at the lake or sit at the café with friends while children use the play area, Manor Country Park is perfect for all.

For those interested in the town's rich history, St Leonard's Tower, built between 1077 and 1108 and damaged in the English Civil War, is a site that is now managed by English Heritage and is the perfect spot to end a walk along the River Medway.





# CONVENIENTLY CONNECTED



Great travel connections from Lancaster Park make life simple for residents. By road, the A228 is less than a 2-minute drive from the development, connecting with the M20 for quick travel to the M25 to London, Folkestone and the ports at Dover.

By train, West Malling station is excellently connected. With Southeastern trains to London Victoria every 30 minutes, residents can be in the heart of London in just under an hour. Train services to Canterbury West and Ramsgate also run every 30 minutes and stop via Ashford International for fast connections to Paris and other European destinations.

### WALKING

*from Lancaster Park*

St Leonard's Tower	10 mins
Manor Country Park	15 mins
West Malling Village Stores	20 mins
West Malling Station	30 mins

### BY TRAIN

*from West Malling Station*

Ashford International	41 mins
Bromley South	36 mins
London Victoria	56 mins
Canterbury West	75 mins







# HIGH SPEC CLASSIC COMFORT

The properties at Lancaster Park have been designed to a high specification, reflecting the beauty of the surroundings that they stand in.

Photography from a previous St Arthur Homes development



## KITCHENS

- Contemporary kitchen units
- Laminate worktops with matching splashback and upstands
- Integrated appliances including fridge/freezer, dishwasher and washer dryer

## BATHROOMS

- Contemporary sanitaryware with chrome accessories
- Full height wall and floor tiling by Porcelanosa
- Fitted mirrors

## INTERNAL FEATURES/DECORATION

- Wardrobe to master bedroom
- Energy efficient electric boiler
- Luxury vinyl Amtico flooring in hallway, kitchen and living areas
- Carpets in bedrooms
- Internal walls and ceilings finished in smooth white emulsion

## EXTERNAL FEATURES

- Two allocated parking spaces
- Landscaped communal spaces
- Turf to rear gardens





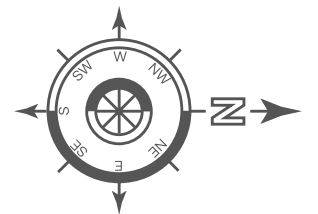
# DEVELOPMENT LAYOUT



## Key

- Evesham – 3 bed
- Chesham – 3 bed
- Cromer – 2 bed
- Redgrave – 3 bed
- St Arthur plots
- Public right of way
- Development boundary

Plan is indicative only

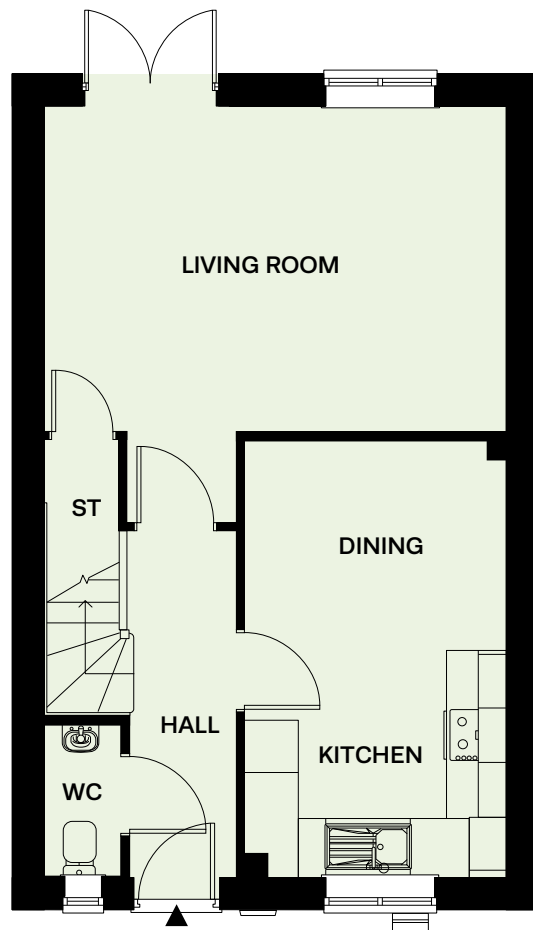




# THE EVESHAM

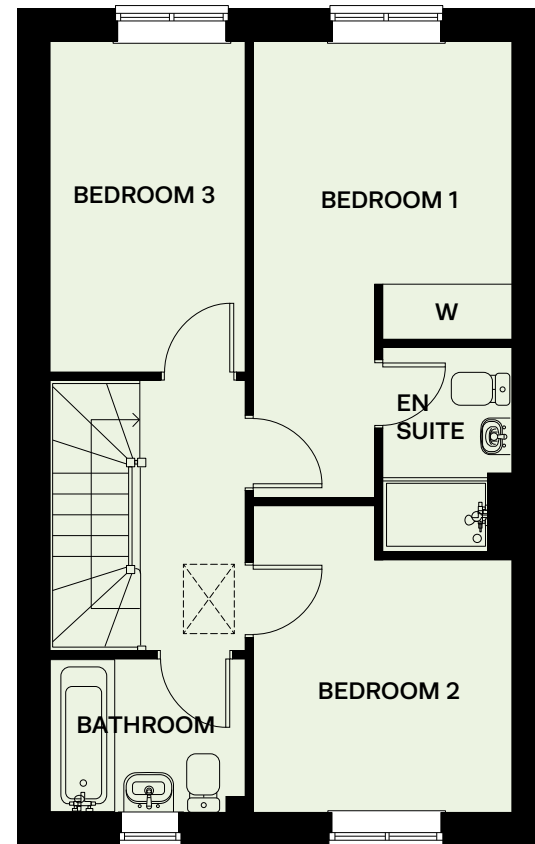
## Three bedroom house

PLOTS 14, 15, 56



### GROUND FLOOR

Kitchen/Dining:	4.8m 15' 8"	x	2.9m 9' 1"
Living Room:	5.1m 16' 7"	x	3.6m 11' 8"



### FIRST FLOOR

Bedroom 1/Ensuite:	5.6m 18' 3"	x	2.8m 9' 1"
Bedroom 2:	2.8m 9' 1"	x	2.8m 9' 1"
Bedroom 3:	3.6m 11' 8"	x	2.1m 6' 8"
Bathroom:	2.1m 6' 8"	x	1.7m 5' 5"



# THE EVESHAM

## Three bedroom house

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

**Please note:** The Computer Generated Image is for illustration purposes only and is not a precise representation. Actual product may be a slightly different model of home and may include different specifications and materials.

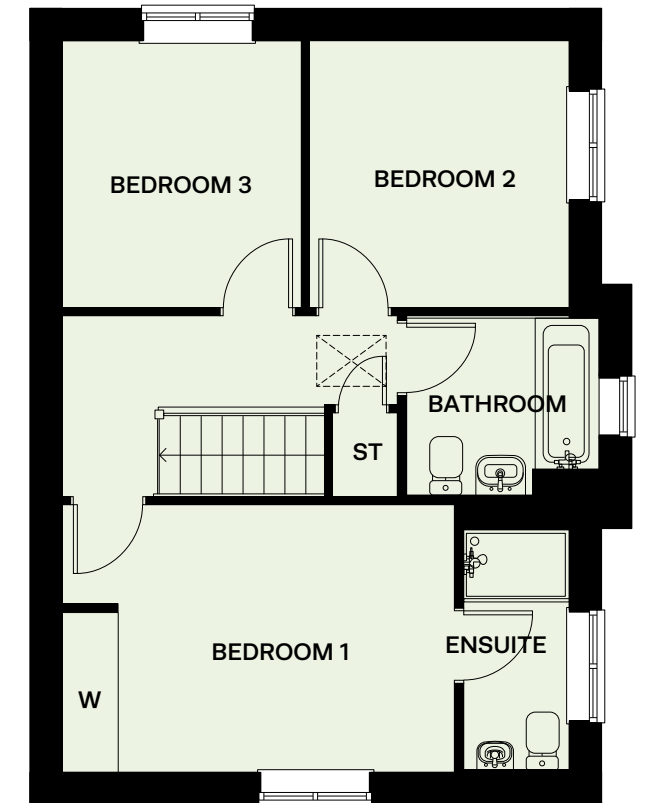
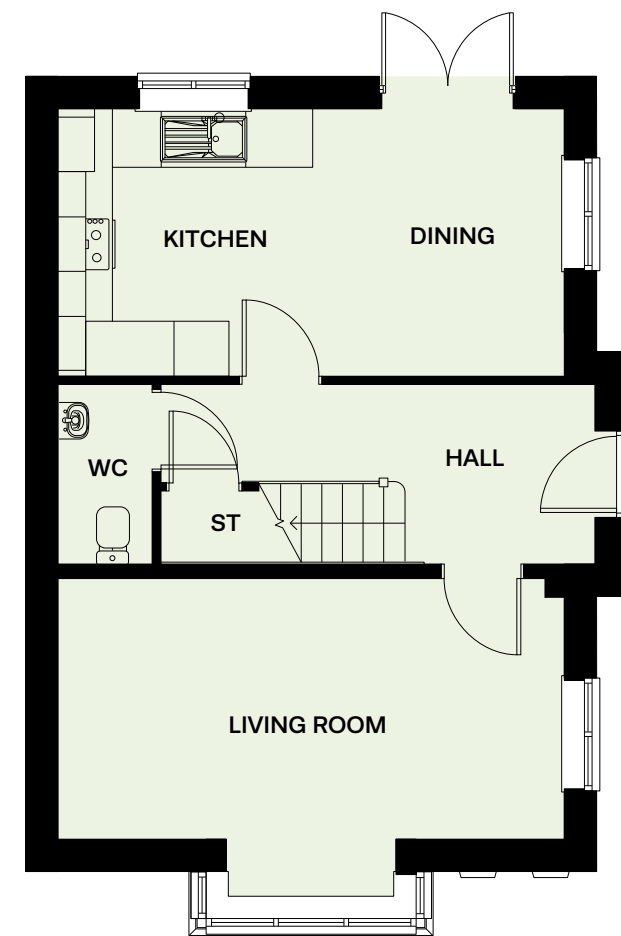




# THE CHESHAM

Three bedroom house

Plots 52, 105, 108



## GROUND FLOOR

Kitchen/Dining:	5.6m 18' 3"	x	2.9m 9' 5"
Living Room:	5.6m 18' 3"	x	2.9m 9' 5"

## FIRST FLOOR

Bedroom 1:	4.3m 14' 1"	x	2.9m 9' 5"
Bedroom 2:	2.9m 9' 5"	x	2.9m 9' 5"
Bedroom 3:	2.9m 9' 5"	x	2.9m 8' 5"
Bathroom:	2.0m 6' 5"	x	1.9m 6' 2"

# THE CHESHAM

Three bedroom house

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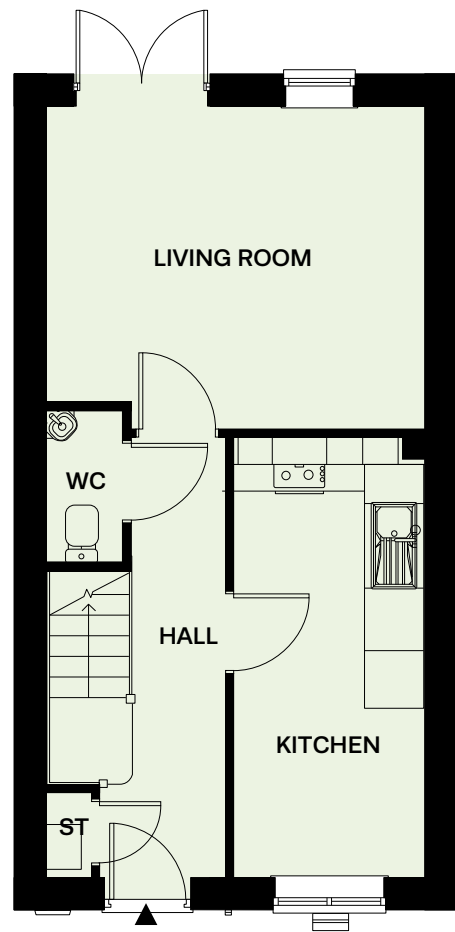
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# THE CROMER

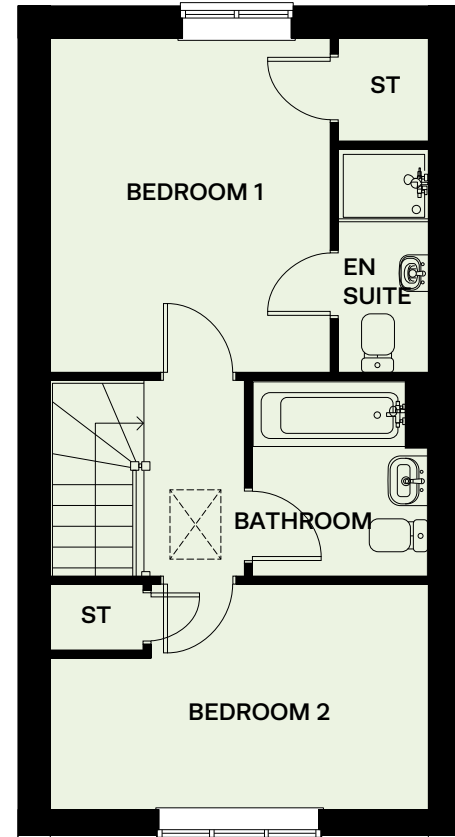
## Two bedroom house

Plots 7, 8, 9, 12, 13, 54, 55, 106, 107



### GROUND FLOOR

Kitchen/Dining:	4.8m 15' 7"	x	2.1m 6' 8"
Living Room:	4.2m 13' 7"	x	3.6m 11' 8"



### FIRST FLOOR

Bedroom 1/Ensuite:	3.7m 12' 1"	x	3.1m 10' 7"
Bedroom 2:	4.2m 13' 7"	x	2.5m 8' 2"
Bathroom:	2.1m 6' 8"	x	1.9m 6' 2"



# THE CROMER

## Two bedroom house

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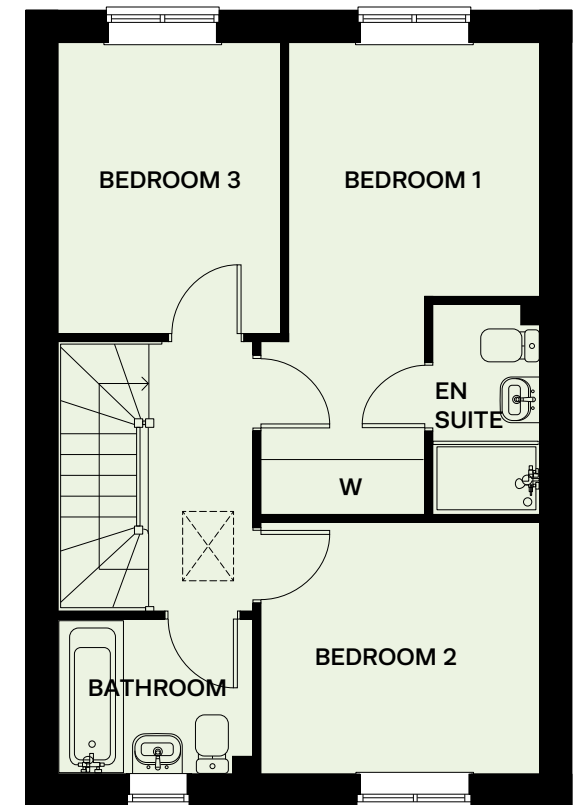
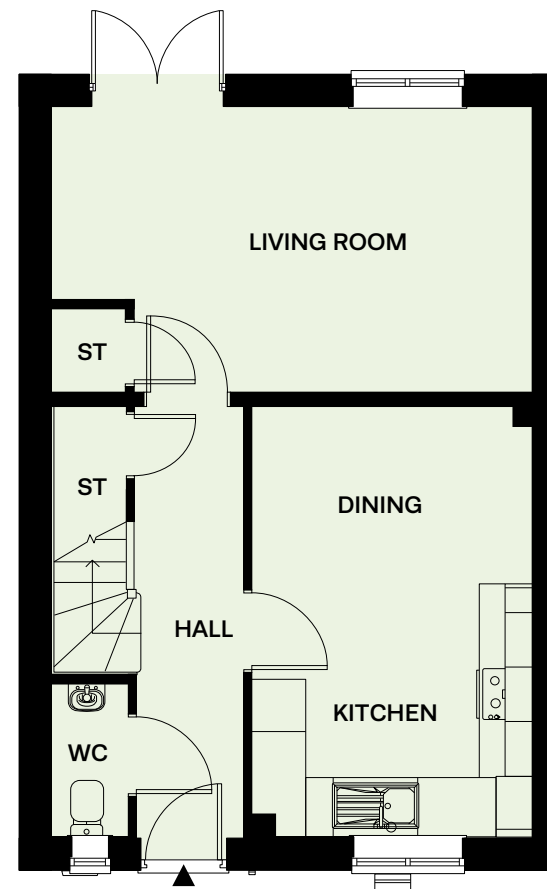




# THE REDGRAVE

Three bedroom house

Plots 49, 50, 51, 53



## GROUND FLOOR

Kitchen/Dining:	4.8m 15' 7"	x	3.1m 10' 1"
Living Room:	4.2m 13' 7"	x	3.2m 10' 4"

## FIRST FLOOR

Bedroom 1:	5.2m 17' 0"	x	2.8m 9' 1"
Bedroom 2:	3.1m 10' 7"	x	2.8m 9' 1"
Bedroom 3:	3.2m 10' 4"	x	2.4m 8' 2"
Bathroom:	2.1m 6' 8"	x	1.7m 5' 5"

# THE REDGRAVE

Three bedroom house

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# SHARED OWNERSHIP

Shared ownership lets buyers get a foothold on the property ladder in an affordable way. By choosing a part buy, part rent scheme you combine the security of ownership with the benefit of reduced monthly costs.

In a nutshell, shared ownership means you buy a share in the property, with the remaining share retained by St. Arthur Homes. At Lancaster Park, you can purchase anything from a 25% to a 50% share of the property, with the opportunity to buy further shares up to 100% and outright ownership in the future. The beauty of this flexible ownership model means a smaller deposit and a smaller mortgage, topped up by rental payments on the remaining balance, making it a perfect option for first time buyers.

To qualify, you must have a household income of under £80,000, a good credit history and the ability to afford the regular payments. The initial outlay is as little as a 5% deposit bringing countryside living to genuinely affordable levels.



## ST. ARTHUR HOMES

St. Arthur Homes is a registered provider of affordable housing bringing a fresh approach to the shared ownership market. It focuses solely on high quality shared ownership homes that combine excellent standards of design and specification with outstanding locations. St Arthur is committed to improving affordability for buyers and helping to support more people onto the property ladder.

Working collaboratively as a member of the Wayfarer Partnership and approved by the government's Homes & Communities Agency, St Arthur is dynamic and forward-looking with strong ambitions for growth. It operates across outer London and the south and east of England, with several exciting new developments in the pipeline.



# LANCASTER PARK

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