



**ST  
ARTHUR**  
HOMES

# LANGLEY SQUARE

DARTFORD

Three contemporary 2-bedroom Shared Ownership apartments,  
part of the Langley Square development in Dartford

INTRODUCING

# LANGLEY SQUARE

Welcome to Langley Square, a collection of brand-new shared-ownership apartments in the heart of Dartford. These contemporary homes benefit from a fantastic location within walking distance of the vibrant town centre, yet tucked away on the bank of the River Darent to give you peace and quiet when you need it.

Each apartment has been designed and created using the most modern materials and methods to provide comfort, versatility and energy efficiency in equal measure. With so much on your doorstep and outstanding road and rail connections to London and beyond, this is a perfect opportunity to secure the home you deserve.





## DARTFORD

# YOUR LOCATION

Being so close to the High Street puts all the essentials right on your doorstep. Supermarkets, DIY stores and homewares are just a stone's throw away and the town centre plays home to a choice of banks, pharmacies, doctors and dentists – plus numerous well-known retailers.

Dartford also offers a great range of ways to stay entertained. Orchard Theatre hosts a long list of performances, including stage shows, music and comedy, while at the Mick Jagger Centre you'll find anything from rock 'n' roll and stand-up to modern art exhibitions and classical symphonies.

When this is combined with the town's lively range of pubs, bars and clubs, Dartford has all the ingredients for a great night out.

If you fancy more choice, it's less than five miles to one of the UK's largest shopping centres, Bluewater. With hundreds of stores, over 50 places to eat, a multi-screen cinema and even England's longest zip wire, there's truly something for everyone to enjoy.

So much excitement is sure to prove irresistible, but we all need our down time – and Langley Square puts plenty of opportunities to relax nearby. Whether it's the formal gardens and riverside walks of Central Park, the sports grounds of Hesketh Park or the woodland trails of Oakfields Park, the local area has an open space to suit most needs.

Alternatively, enjoy a round of golf at one of the nearby courses, spend the day angling at the adjacent fishery, or stay in shape at Fairfield Leisure Centre's swimming pool, gym and fitness studios.





## DARTFORD

# GETTING CONNECTED

Langley Square enjoys strong transport links by road and rail. The nearby A2 provides excellent access west to London and east to Kent. It also connects with the M25 and, in turn, the national motorway network.

Alternatively, Dartford Station is within easy walking distance and operates direct rail services to London Bridge, Charing Cross and London Victoria. Furthermore, it's a short drive to Ebbsfleet International, which acts as a gateway to Europe and beyond.

Air travel is also well catered for. Stansted, Heathrow and Gatwick Airports are all easily accessible by road and between them offer flights to hundreds of destinations worldwide.

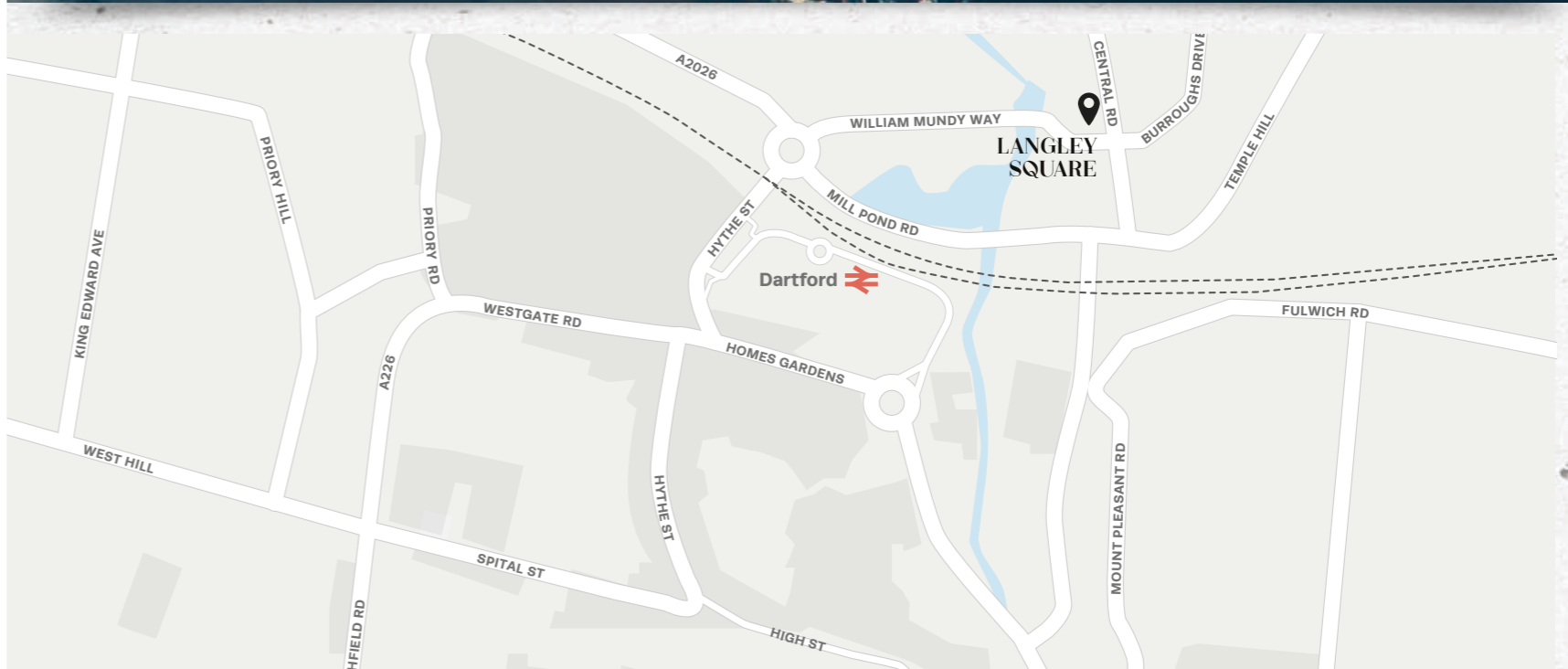
### BY ROAD FROM LANGLEY SQUARE

|                                 |         |
|---------------------------------|---------|
| Dartford Station                | 2 mins  |
| M25 Motorway                    | 5 mins  |
| Bluewater Shopping Centre       | 11 mins |
| Ebbsfleet International Station | 13 mins |
| Canary Wharf                    | 28 mins |
| Gatwick Airport                 | 38 mins |

### BY TRAIN FROM DARTFORD STATION

|                            |         |
|----------------------------|---------|
| Greenhithe (for Bluewater) | 6 mins  |
| Gravesend                  | 15 mins |
| Rochester                  | 32 mins |
| London Bridge              | 36 mins |
| Charing Cross              | 48 mins |
| London Victoria            | 58 mins |

Travel times and distances are approximate only.



# HIGH QUALITY SPECIFICATION

From the thoughtfully considered layouts to the high-quality finishes, each apartment at Langley Square has been designed to help you live your best life. Experience the utmost energy efficiency, practicality and comfort in a space you're proud to call home.

## KITCHEN

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Designer kitchen units by Oakwood Kitchens
- Quartz stone worktop and upstand
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- Fascino digitally controlled Smart Tap

## BATHROOMS

- Smart Mirror, shaver socket, digital clock and de-mist pad
- Gen2 bathrooms, bespoke vanity unit with integrated storage in a choice of finishes
- Arctic white wash hand basin
- RAK Ceramics Hygiene + WC with RAK Rimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Electric chrome towel rails

## INTERNAL FEATURES & DECORATION

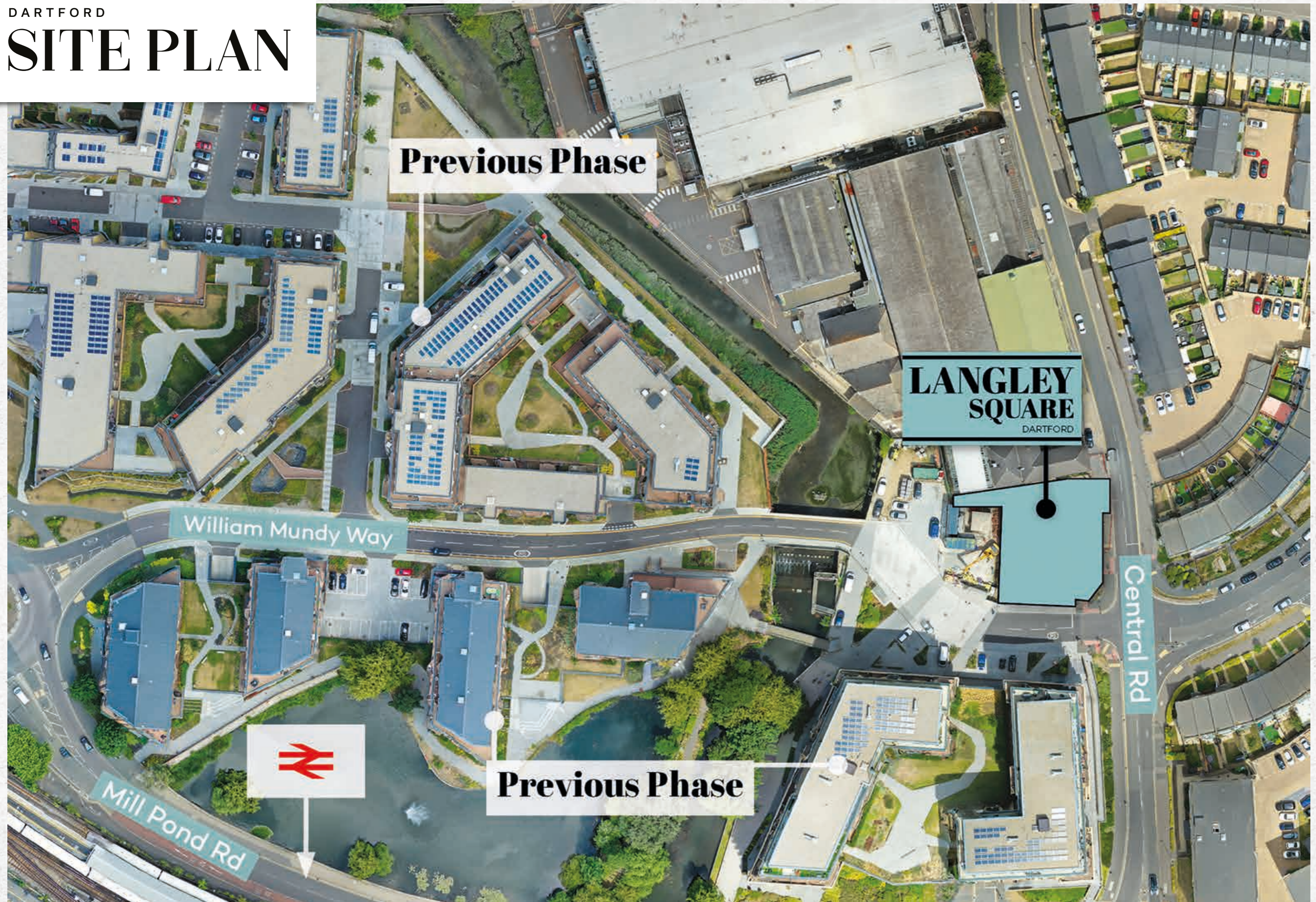
- RAK Ceramics porcelain wall and floor tiles
- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms
- Fitted carpets with underlay to bedrooms
- Fitted sliding mirror wardrobes to bedrooms
- Sky Q satellite television point to living room and telephone points to living area and master bedroom
- Dimplex high efficiency electric panel radiators with hot water cylinder and pump
- Smoke alarm and CO detectors
- Double-glazed uPVC windows and external doors
- Allocated parking space to all plots
- Audio and visual entry system
- Communal roof terrace



Images from a previous Weston Homes development.

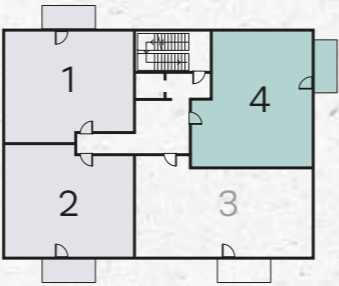
DARTFORD

# SITE PLAN



# APARTMENTS

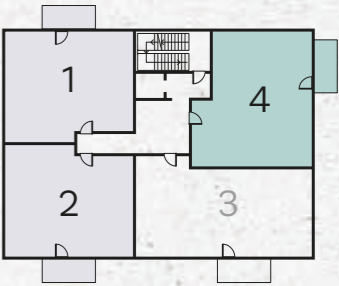
ONE AND TWO



|                    |                 |   |                 |
|--------------------|-----------------|---|-----------------|
| Kitchen            | 3.660m<br>12'0" | x | 2.602m<br>8'6"  |
| Living/Dining Area | 7.195m<br>23'7" | x | 3.461m<br>11'4" |
| Bedroom 1          | 5.565m<br>18'3" | x | 2.750m<br>9'0"  |
| Bedroom 2          | 4.770m<br>15'8" | x | 2.925m<br>9'7"  |

# APARTMENT

FOUR



|                    |                 |   |                 |
|--------------------|-----------------|---|-----------------|
| Kitchen            | 3.562m<br>11'8" | x | 2.600m<br>8'6"  |
| Living/Dining Area | 4.321m<br>14'2" | x | 4.290m<br>14'1" |
| Bedroom 1          | 6.575m<br>21'7" | x | 2.800m<br>9'2"  |
| Bedroom 2          | 3.996m<br>13'1" | x | 2.720m<br>8'11" |

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

# 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. You can typically purchase anything from a 25% to a 75% share of the property, with the opportunity to buy further shares up to 100% and outright ownership in the future. The benefit 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 contemporary living to genuinely affordable levels.

\* subject to lender criteria



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 Regulator of Social Housing, 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.

INTRODUCING

# LANGLEY SQUARE

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The developer has a policy of continuous improvement and certain details may have changed since the creation of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

This brochure does not constitute an offer or contract and the developer reserves the right to change any specification of the homes at any time during the course of construction without notice.