

Thirty Six

AVEBURY AVENUE

A new selection of one & two bedroom apartments,
available for Shared Ownership

37 homes available



CLARION
HOUSING

The perfect neighbourhood



TONBRIDGE

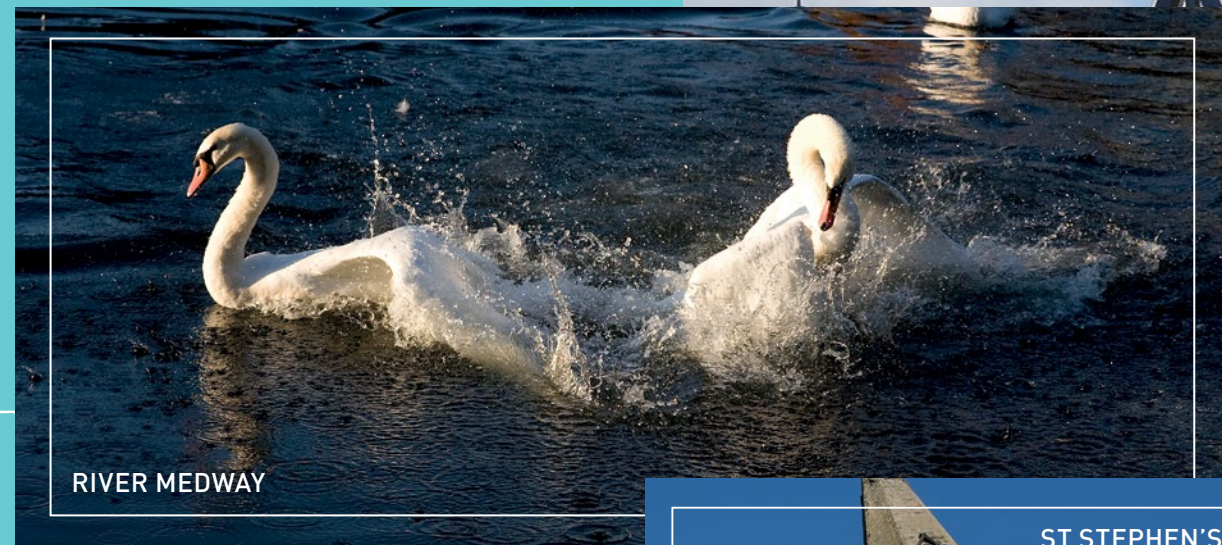
EXPERIENCE THE BEST IN MODERN HOME DESIGN – WHILE ENJOYING BOTH PROXIMITY TO LONDON AND A PERFECT LOCATION CLOSE TO THE ENGLISH COUNTRYSIDE.

Thirty Six is an attractive new range of homes available for Shared Ownership, presenting you the ideal opportunity to acquire an elegant home in this beautiful part of Kent.

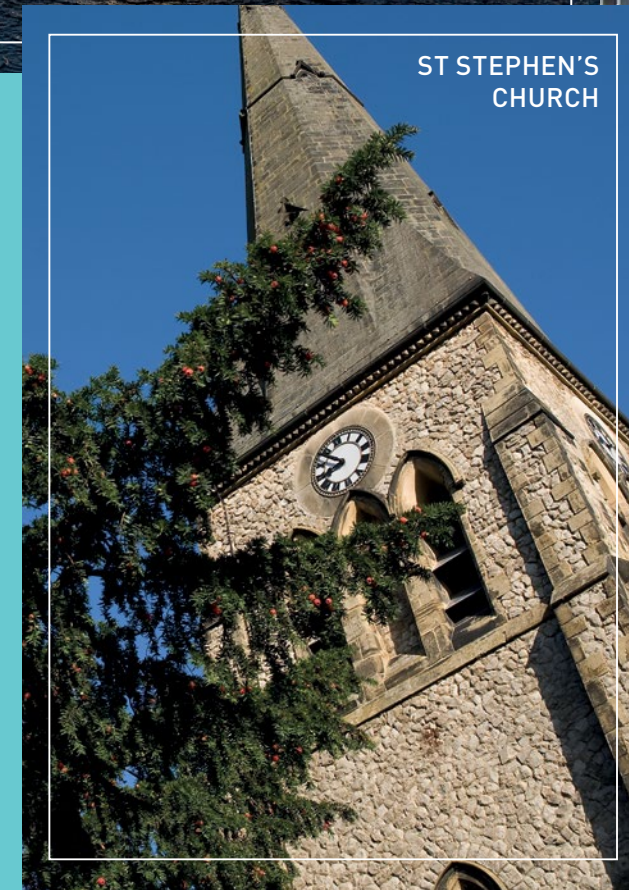
Thirty Six homes are designed for modern life, combining bright contemporary interiors with flexible open-plan layouts. Each apartment also has its own outdoor space to increase your enjoyment of the area and improve your quality of living. Perfect for singles, couples or young families, Thirty Six is the ideal place to make a home.

Picture credits, left to right: Previous Clarion Housing development photography, indicative only; 'Tonbridge stock photo' by *hija*; RF image, sourced from iStock.

About the area



RIVER MEDWAY



ST STEPHEN'S CHURCH



TUDOR BUILDING

THE KENT MARKET TOWN OF TONBRIDGE HAS A LONG AND INTERESTING HISTORY. A CASTLE WAS BUILT HERE BY THE NORMANS IN THE 11TH CENTURY, AND EVER SINCE THEN THE TOWN HAS BEEN OF REGIONAL IMPORTANCE.

Today, Tonbridge is home to a variety of modern industries, including engineering firms, publishers, and financial services. In the heart of the South East, its picturesque scenery, rivers and country parks let you remain close to London, yet near to the beauty of the Kent countryside.

Thirty Six's convenient central location in Tonbridge – and proximity to the High Street – means that you can find a vast range of shopping opportunities and cafes nearby. Local supermarkets include Sainsbury's and Waitrose, and there is a farmer's market on the second Sunday of every month. For education, the area supports a number of excellent primary schools, such as Sussex Road Community Primary School (rated "Good") and Slade Primary School (rated "Outstanding"), as well as several grammar schools including The Judd School ("Outstanding"), Weald of Kent Grammar School ("Outstanding"), and Tonbridge Grammar School for Girls.

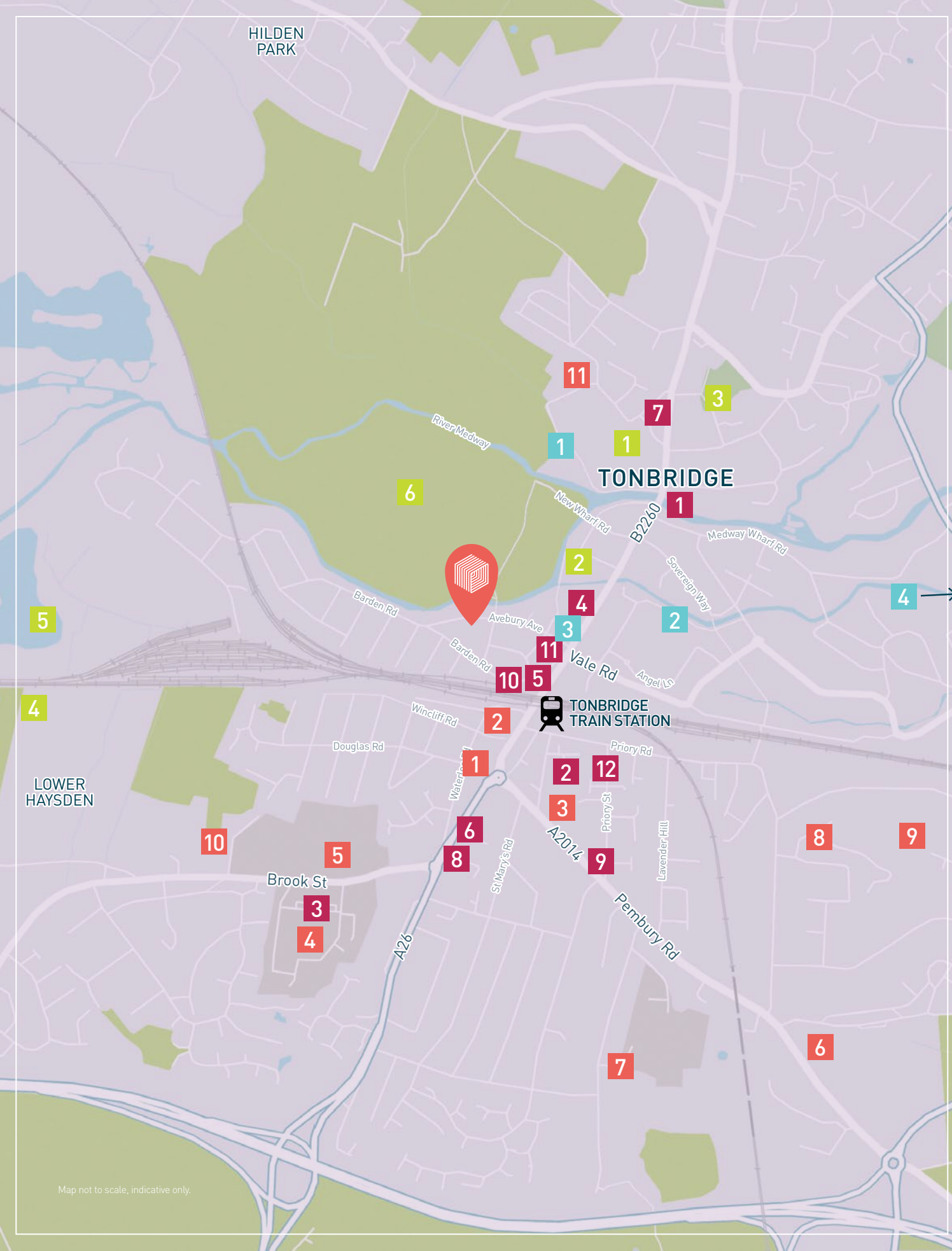
If you like to relax, there's always plenty to do in this part of Kent. There are a range of quality restaurants and pubs to choose from; those with a passion for fitness can work up a sweat at a range of gyms, classes and sports centres, or cool off at the indoor/outdoor Swimming Pool. For picturesque peace and quiet, the River Medway and Tonbridge Park are both nearby, and the historic Tonbridge Castle is just five minutes' walk away. No matter how you like to unwind, Tonbridge has a huge range of possibilities.

What's nearby

THERE'S ALWAYS PLENTY TO DO IN TONBRIDGE: CHOOSE FROM A VARIETY OF RESTAURANTS, PUBS, SPORTS AND ATTRACTIONS – OR TAKE A RELAXING WALK THROUGH THE TOWN'S RANGE OF BEAUTIFUL PARKS.



THIRTY-SIX | 36 AVEBURY AVENUE | TONBRIDGE | KENT



FOOD AND DRINK

- 1 Pizza Express
- 2 The Punch and Judy
- 3 The View Restaurant
- 4 Kathmandu Valley
- 5 Pepper Lounge
- 6 May Mai Garden
- 7 Havet
- 8 The Forester's Arms
- 9 The Somerhill
- 10 The Clock House Tapas Bar
- 11 Mojo's
- 12 The Cask and Glass



SCHOOLS

- 1 Steps Pre-School
- 2 Junior's Day Nursery
- 3 Tonbridge Day Nursery
- 4 West Kent College
- 5 The Judd School
- 6 Weald of Kent Grammar School for Girls
- 7 Tonbridge Grammar School for Girls
- 8 St Stephen's Primary School
- 9 Hillview School for Girls
- 10 The Hayesbrook School
- 11 Slade Primary School



ATTRACTIONS AND PARKS

- 1 Tonbridge Castle
- 2 Tonbridge Memorial Garden
- 3 St Peter & St Paul's Church
- 4 Haysden Country Park
- 5 Barden Lake
- 6 Tonbridge Park

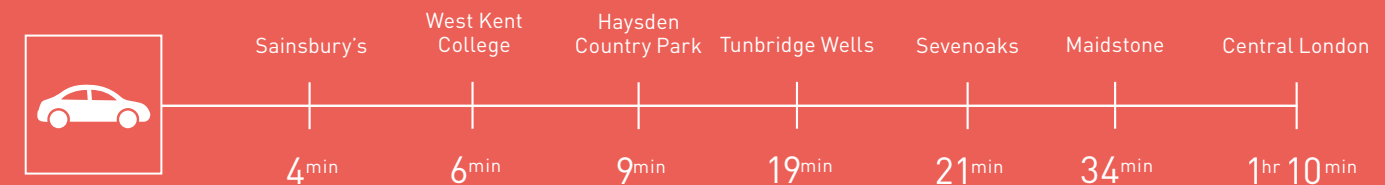
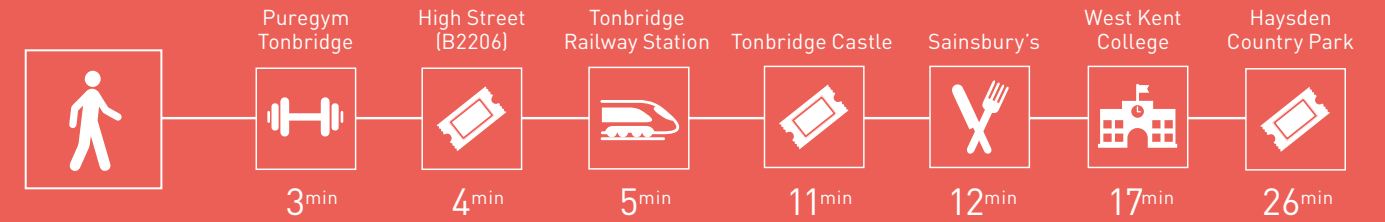
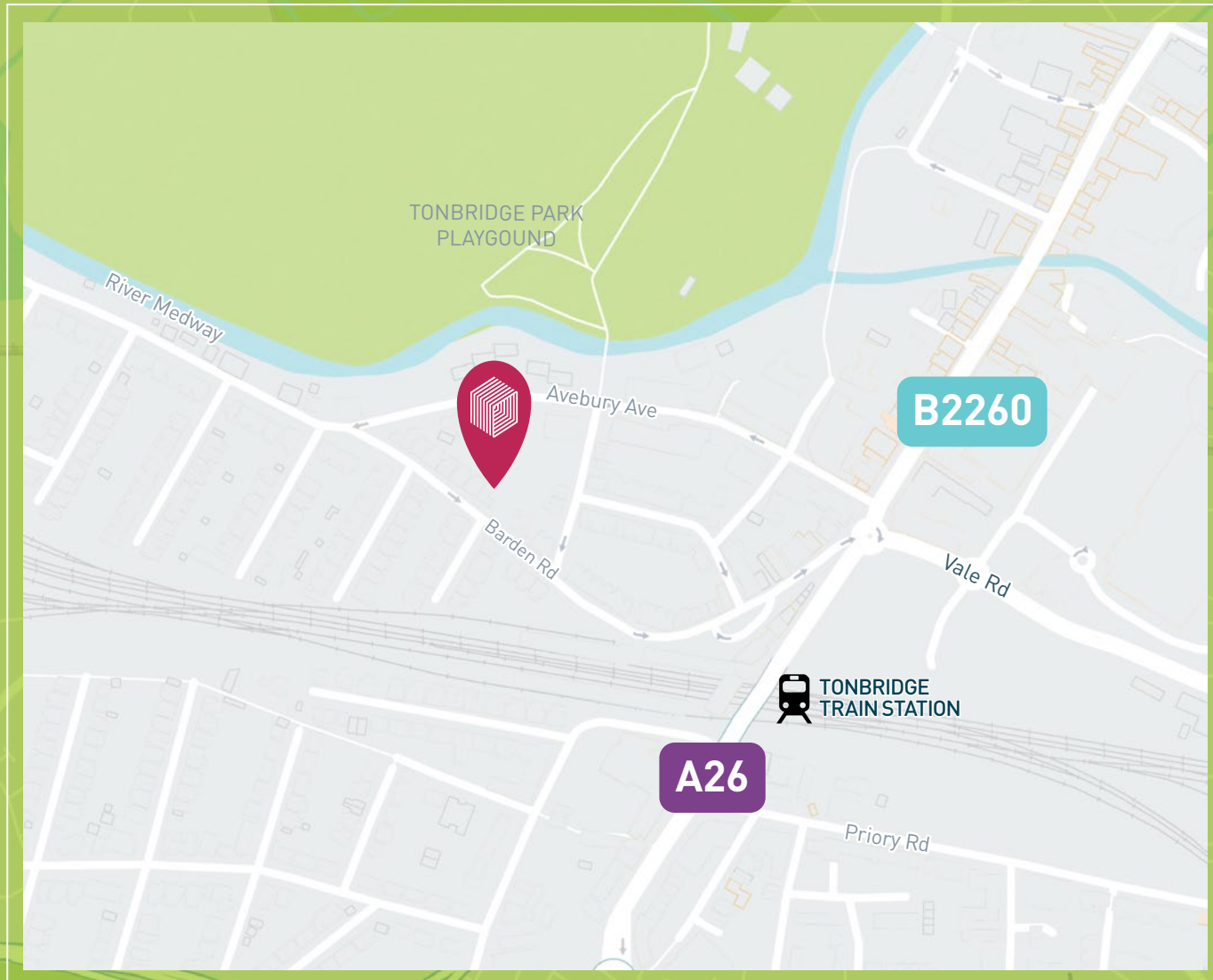


FITNESS AND LEISURE

- 1 Tonbridge Swimming Pool
- 2 The Angel Centre
- 3 PureGym Tonbridge
- 4 Dive Machine Scuba Centre

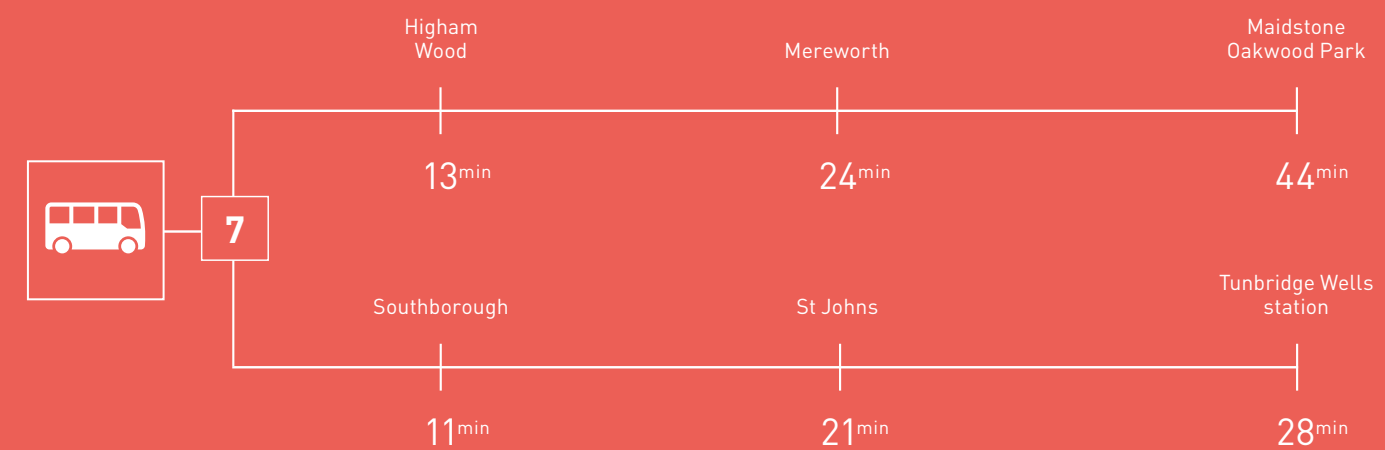
Transport Links

TONBRIDGE ENJOYS EXCELLENT CONNECTIONS TO LONDON AND THE WIDER SOUTH EAST.



London services are frequent at morning peak times, with trains to the above London stations calling at Tonbridge around every 10 minutes on average.

A wide range of bus services stop on nearby Tonbridge High Street, including the number 7 which runs to both Maidstone and Tunbridge Wells around every 20 minutes.



*Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service departing during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic. While Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Explore Thirty Six

THE ENTRANCE TO THIRTY SIX IS ON AVEBURY AVENUE, CLOSE TO CENTRAL TONBRIDGE AND THE HIGH STREET.

This boutique development is made up of three buildings. All apartments have their own parking spaces, which are positioned around the site and at the bottom of the apartment buildings.

KEY TO SITE PLAN

- COPPER HOUSE**
G.01, G.02, 1.01, 1.02, 1.03, 2.01, 2.02, 2.03, 3.01, 3.02, 3.03
- STEEL HOUSE**
G.03, G.04, 1.04, 1.05, 1.06, 2.04, 2.05, 2.06, 3.04, 3.05, 3.06
- IRON HOUSE**
G.05, G.06, G.07, G.08, 1.07, 1.08, 1.09, 1.10, 2.07, 2.08, 2.09, 2.10, 3.07, 3.08, 3.09
- BRONZE HOUSE**
Affordable rented homes



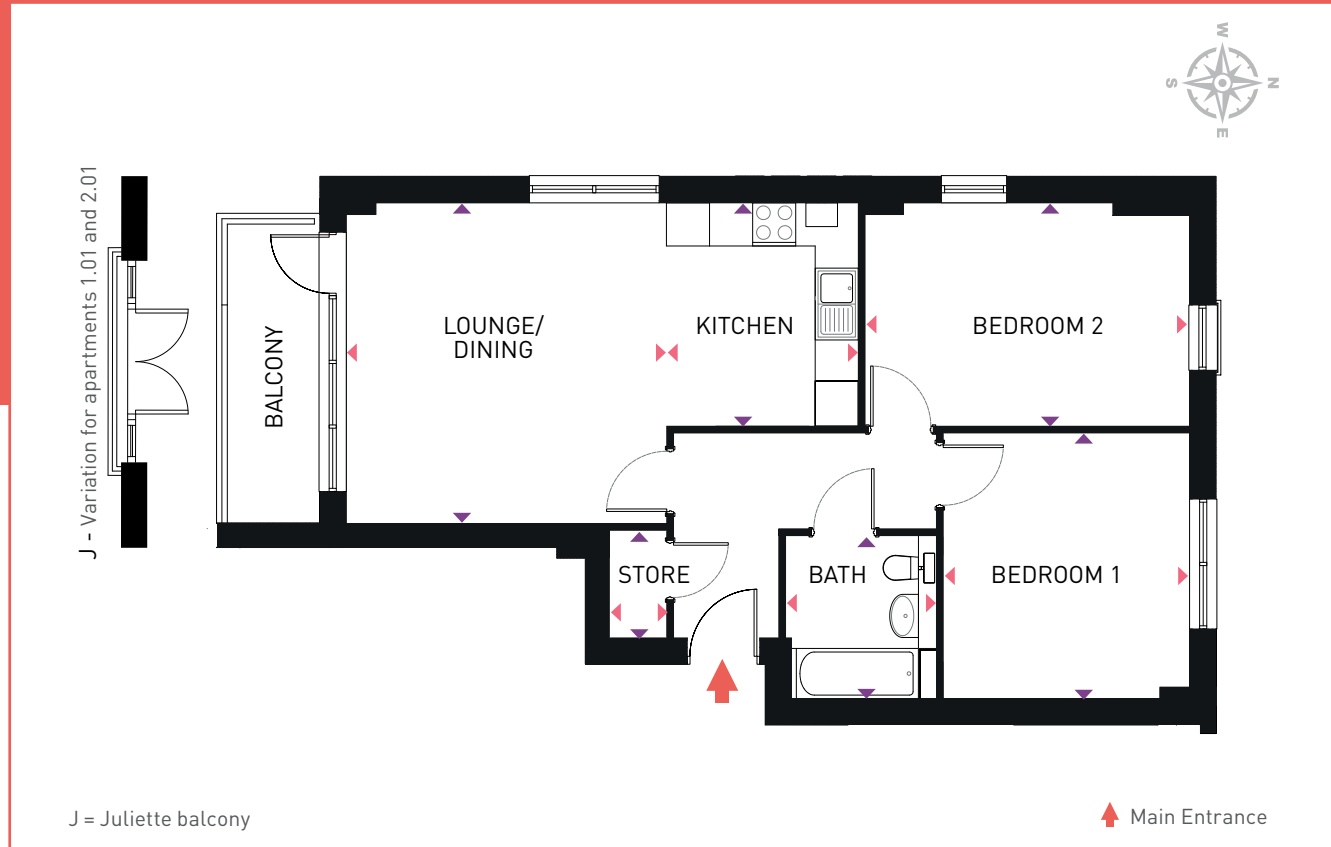
51.193027, 0.268832



Two bedroom Apartment

COPPER HOUSE
APARTMENTS G.01, 1.01, 2.01 – 69.2 SQ M

The focal point of these attractive two-bedroom apartments is the large L-shaped living/dining room/kitchen with access to the balcony. The two comfortable double bedrooms are both bright and spacious – with two windows in the second bedroom – and in the hallway, a built-in cupboard provides ample storage space.



	A	x	B
Lounge/Dining	4.4m (14'5")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.3m (7'7")
Storage	1.5m (4'11")	x	0.7m (2'4")
Kitchen	3.1m (10'2")	x	2.7m (8'10")

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Two bedroom Apartment

COPPER HOUSE
APARTMENTS G.02, 1.02, 2.02 – 70 SQ M

These elegant apartments feature two sizeable double bedrooms, as well as a spacious living/kitchen/dining area with door access to an outside balcony. The hallway space gives easy access to all rooms and also provides extensive storage space in the form of a built-in cupboard.



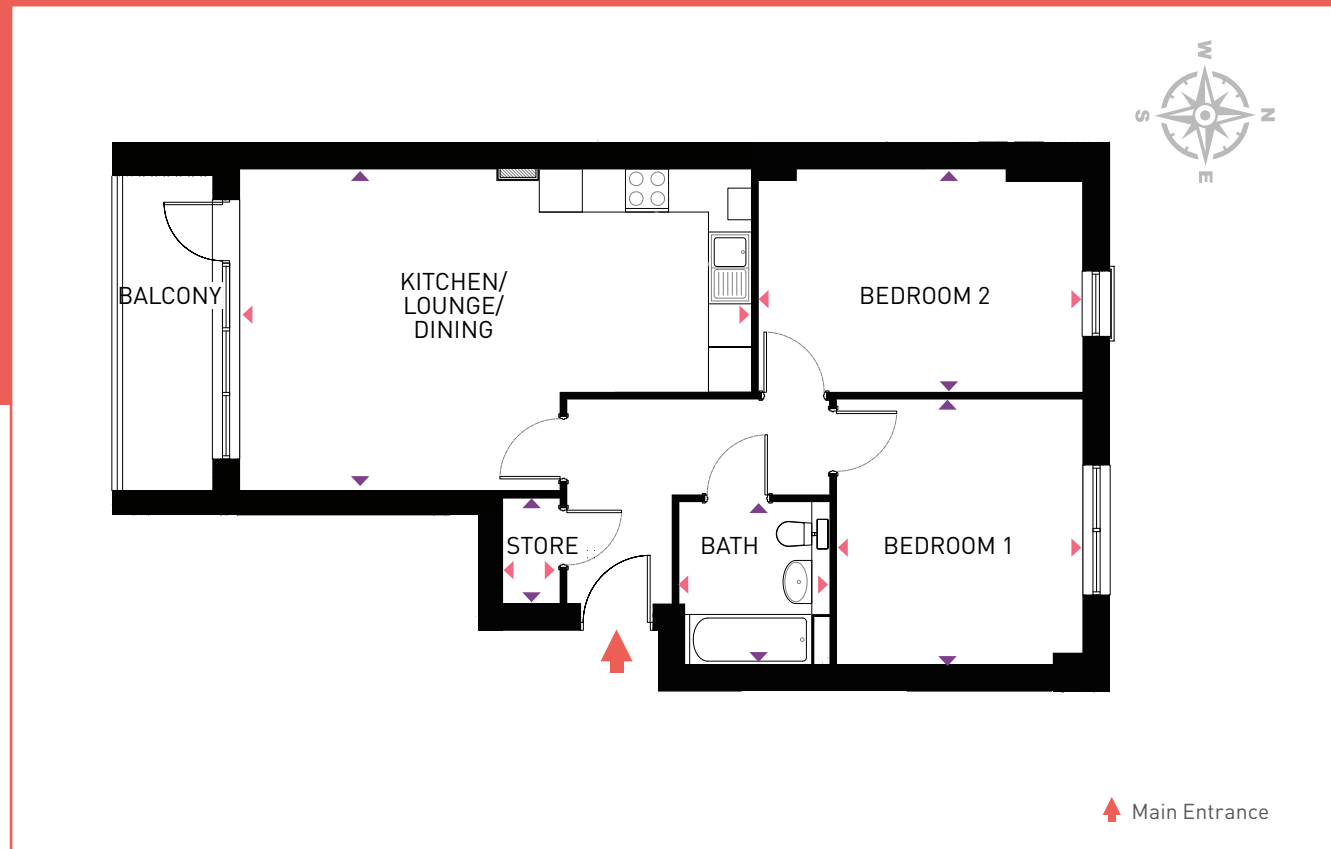
	A	x	B
Lounge/Dining	4.4m (14'5")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.3m (7'7")
Storage	1.5m (4'11")	x	0.7m (2'4")
Kitchen	3.1m (10'2")	x	2.7m (8'10")

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Two bedroom Apartment

COPPER HOUSE & STEEL HOUSE
APARTMENTS G.03, 1.04, 2.04 – 69.2 SQ M

These outstanding two-bedroom apartments have a spacious, comfortable living/kitchen/dining room, with a balcony. Two sizeable double bedrooms provide all the space you need, as well as a hallway cupboard for storage.



	A	x	B
Kitchen/Lounge/Dining	4.3m (14'1")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	1.5m (4'11")	x	0.7m (2'4")

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Two bedroom Apartment

STEEL HOUSE
APARTMENTS G.04, 1.05, 2.05 – 70 SQ M

The spacious living room with kitchen and dining is the main feature of these attractive modern apartments. There are two double bedrooms and storage space in the hallway.



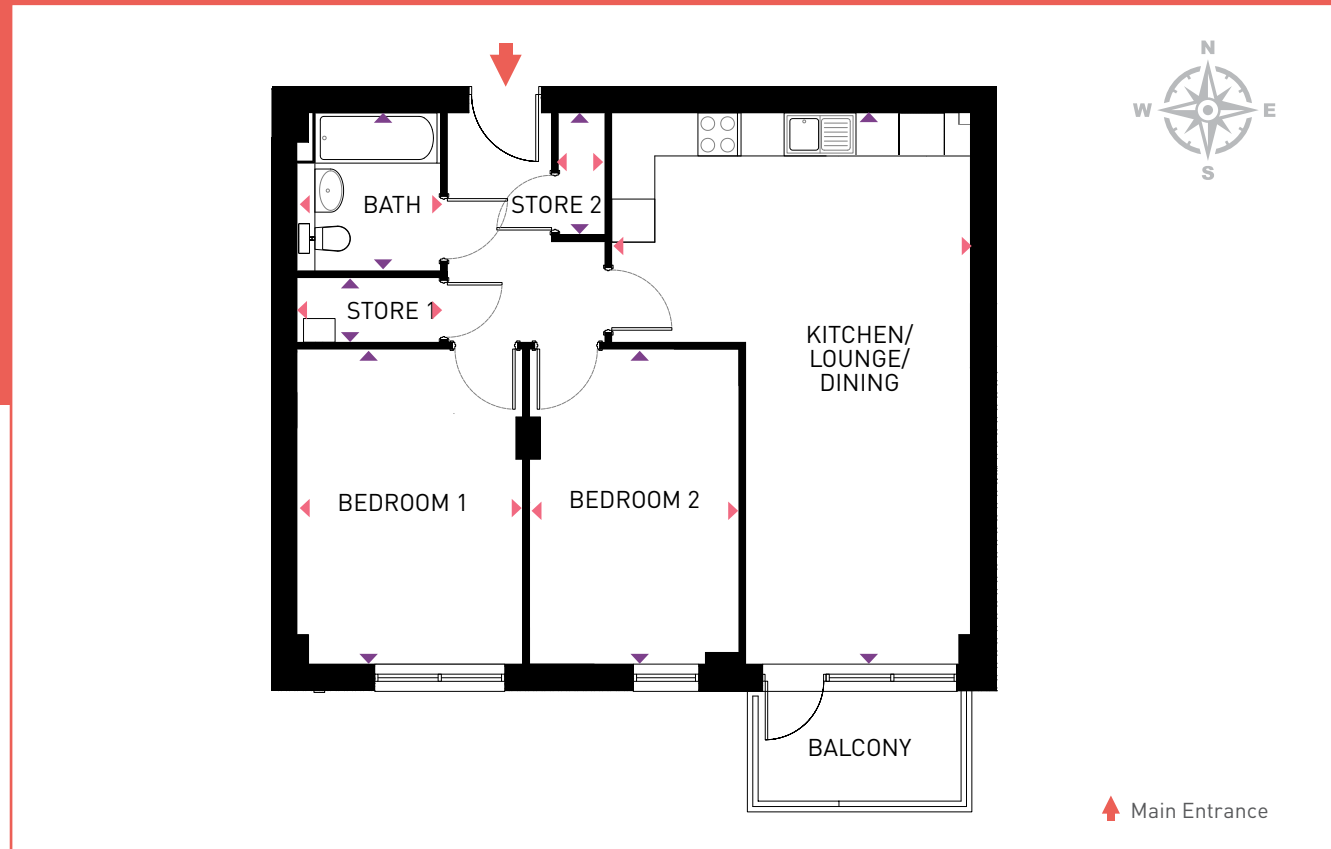
	A	x	B
Kitchen/Lounge/Dining	4.5m (14'9")	x	7.0m (22'12")
Bedroom 1	3.8m (12'6")	x	3.4m (11'2")
Bedroom 2	3.0m (9'10")	x	4.4m (14'5")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	2.3m (7'7")	x	0.8m (2'11")

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Two bedroom Apartment

COPPER HOUSE & STEEL HOUSE
APARTMENTS 1.03, 1.06, 2.03, 2.06 – 70.5 SQ M

These spacious apartments have ample storage facilities with two hallway cupboards. There are two sizeable double bedrooms for added space, and a comfortable living/kitchen/dining room with spacious kitchen area and balcony.



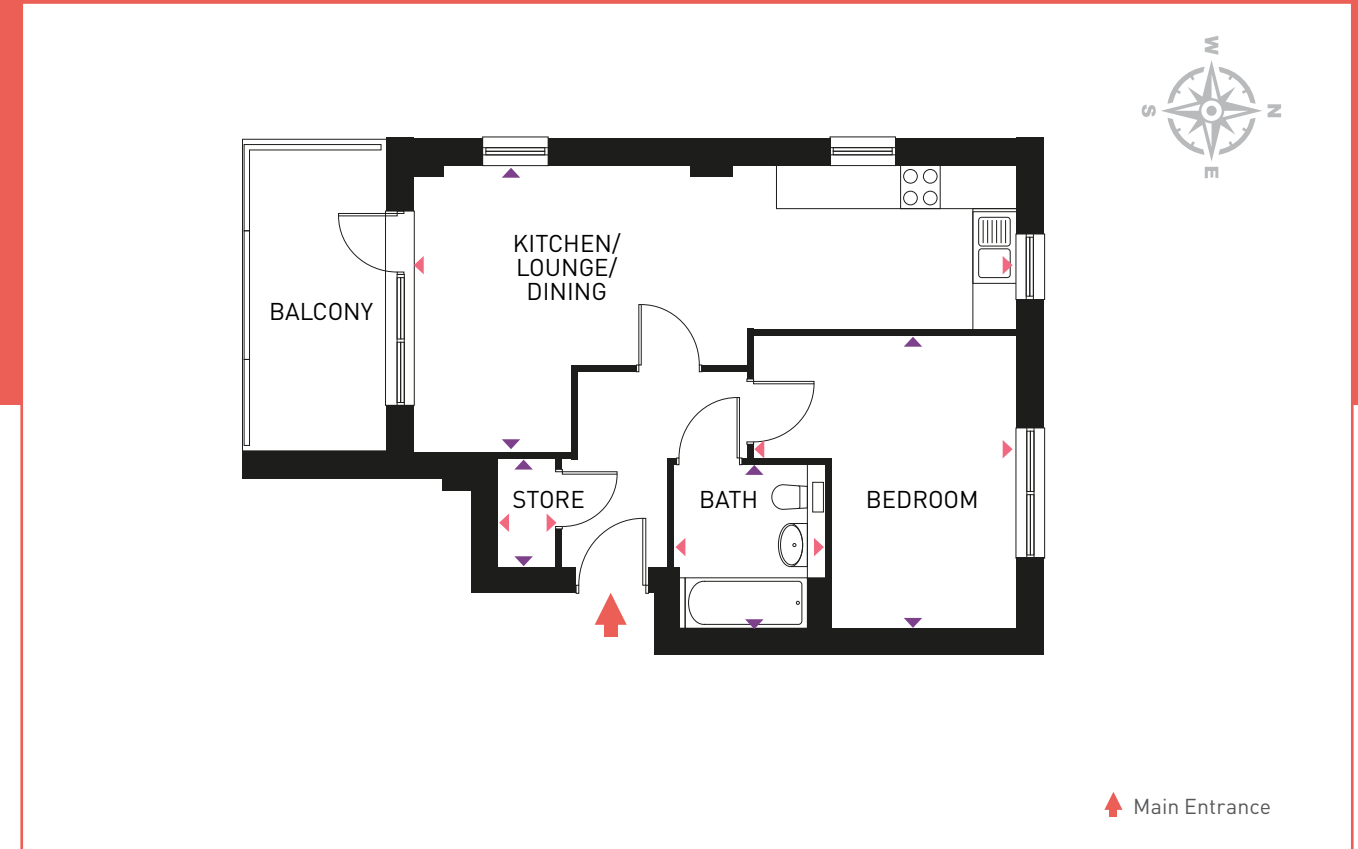
	A	x	B
Kitchen/Lounge/Dining	7.7m (25'3")	x	5.8m (19'0")
Bedroom 1	4.4m (14'5")	x	3.1m (10'2")
Bedroom 2	4.4m (14'5")	x	2.9m (9'6")
Bathroom	2.2m (7'3")	x	2.0m (6'7")
Storage 1	0.9m (2'11")	x	2.0m (6'7")
Storage 2	1.7m (5'7")	x	0.6m (1'12")

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One bedroom Apartment

COPPER HOUSE
APARTMENT 3.01 – 48.2 SQ M

This 1-bedroom home has a spacious living/kitchen/dining area. The property has a balcony and a distinctive L-shaped master bedroom, as well as storage space.



	A	x	B
Kitchen/Lounge/Dining	3.9m (12'10")	x	8.3m (27'3")
Bedroom	4.1m (13'5")	x	2.6m (8'6")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage 1	1.5m (4'11")	x	0.7m (2'4")

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One bedroom Apartment

COPPER HOUSE
APARTMENT 3.02 – 53.9 SQ M

This distinctive apartment has a living/kitchen area spanning the length of the apartment and features an outside balcony. Other features include a comfortable L-shaped main bedroom, and hallway storage space.



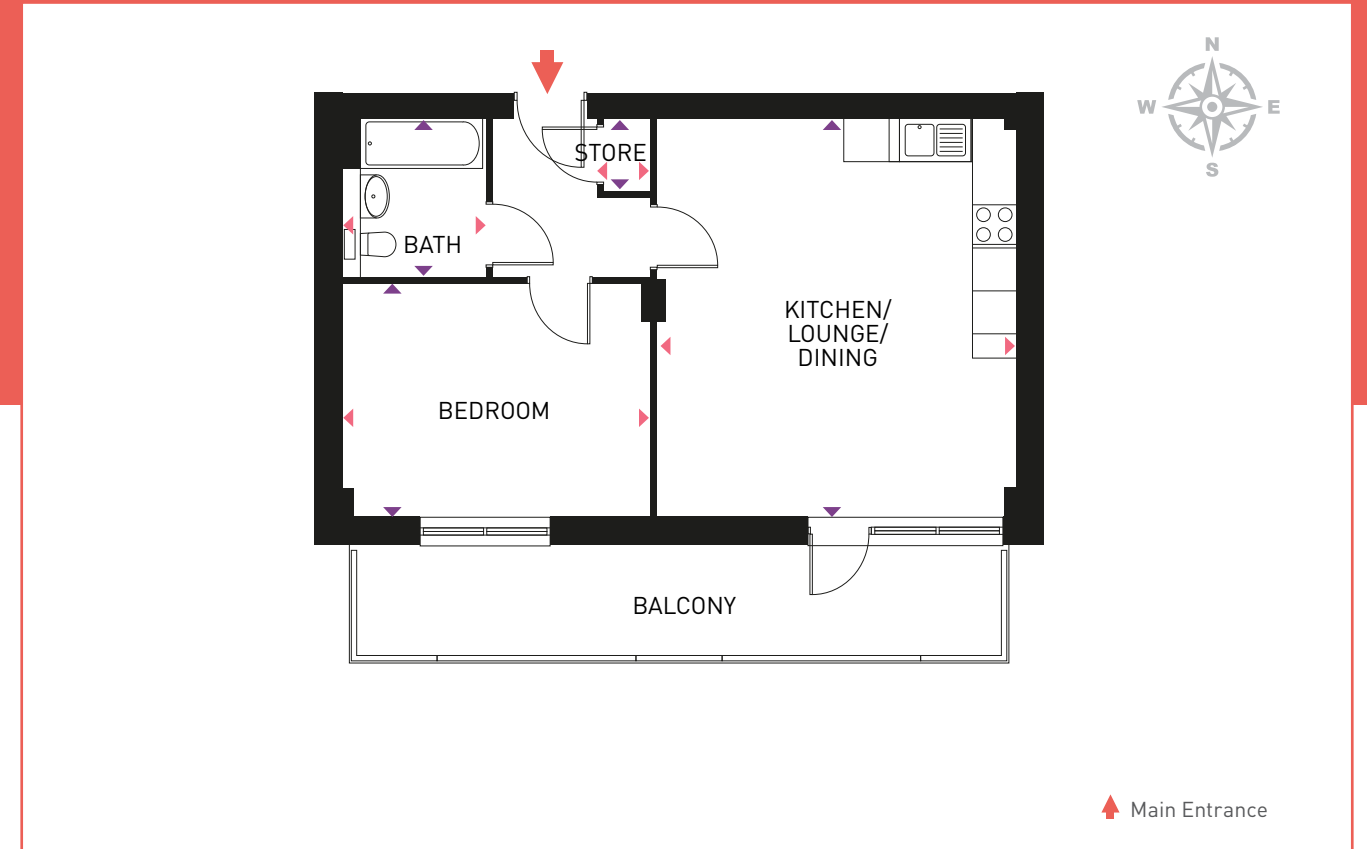
	A	x	B
Kitchen/Lounge/Dining	4.4m (14'5")	x	8.3m (27'3")
Bedroom	4.4m (14'5")	x	3.3m (10'10")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	2.3m (7'7")	x	0.8m (2'7")

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One bedroom Apartment

COPPER HOUSE & STEEL HOUSE
APARTMENTS 3.03, 3.06 – 51 SQ M

These large 1-bedroom apartments have a sizeable living/kitchen/dining area designed in a square configuration, with a balcony spanning the property. Hallway storage is also provided.



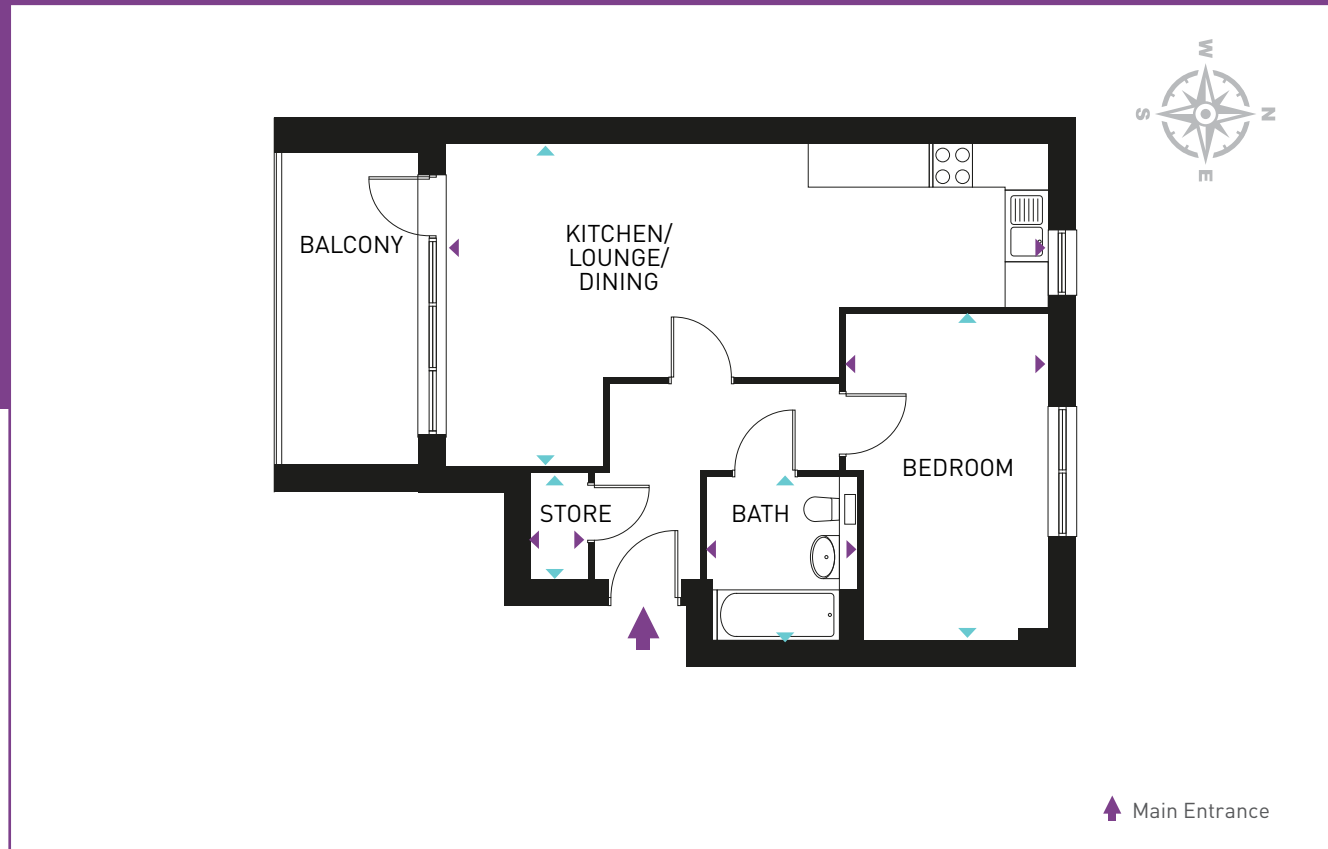
	A	x	B
Kitchen/Lounge/Dining	5.6m (18'4")	x	5.0m (16'5")
Bedroom	3.3m (10'10")	x	4.2m (13'9")
Bathroom	2.2m (7'3")	x	2.0m (6'7")
Storage	1.0m (3'3")	x	0.7m (2'4")

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One bedroom Apartment

STEEL HOUSE
APARTMENT 3.04 – 51.9 SQ M

This unique 1-bedroom home features a sizeable living/kitchen/dining area spanning the width of the apartment. The property also has a balcony.



	A	x	B
Kitchen/Lounge/Dining	4.3m [14'1"]	x	8.3m [27'3"]
Bedroom	4.5m [14'9"]	x	2.8m [9'2"]
Bathroom	2.1m [6'11"]	x	2.3m [7'7"]
Storage	1.3m [4'3"]	x	0.7m [2'4"]

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One bedroom Apartment

STEEL HOUSE
APARTMENT 3.05 – 50.2 SQ M

This home has a living/kitchen area spanning the length of the apartment with access to an outside balcony. Other features include a comfortable main bedroom and hallway storage space.



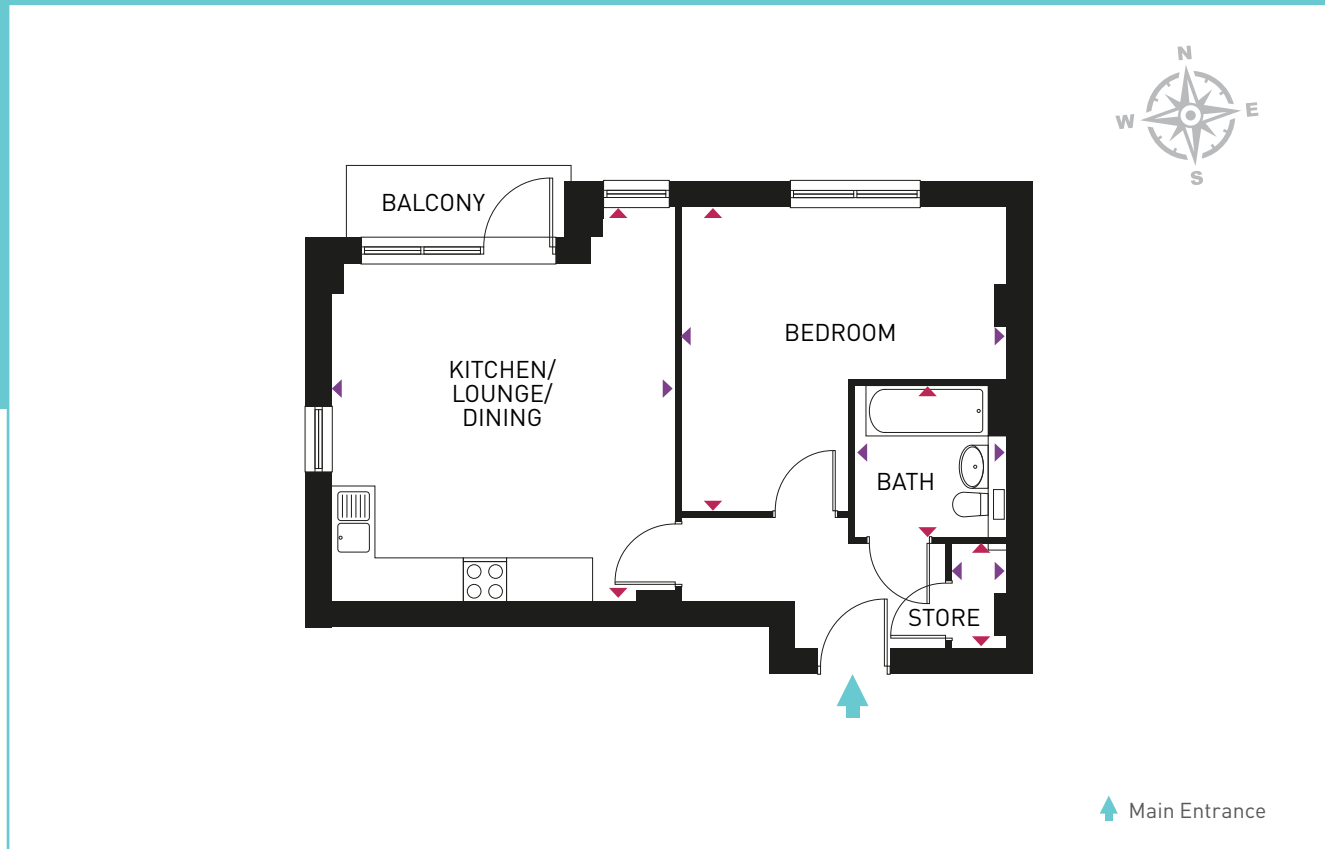
	A	x	B
Kitchen/Lounge/Dining	3.9m [12'10"]	x	8.3m [27'3"]
Bedroom	4.1m [13'5"]	x	2.6m [8'6"]
Bathroom	2.3m [7'7"]	x	2.1m [6'11"]
Storage	2.3m [7'7"]	x	8.4m [27'7"]

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One bedroom Apartment

IRON HOUSE
APARTMENTS G.05, 1.07, 2.07 – 49.8 SQ M

These modern 1-bedroom homes feature a large living/dining/kitchen area with balcony access. The distinctive L-shaped bedroom is bright and spacious, and there is also storage space in the hallway.



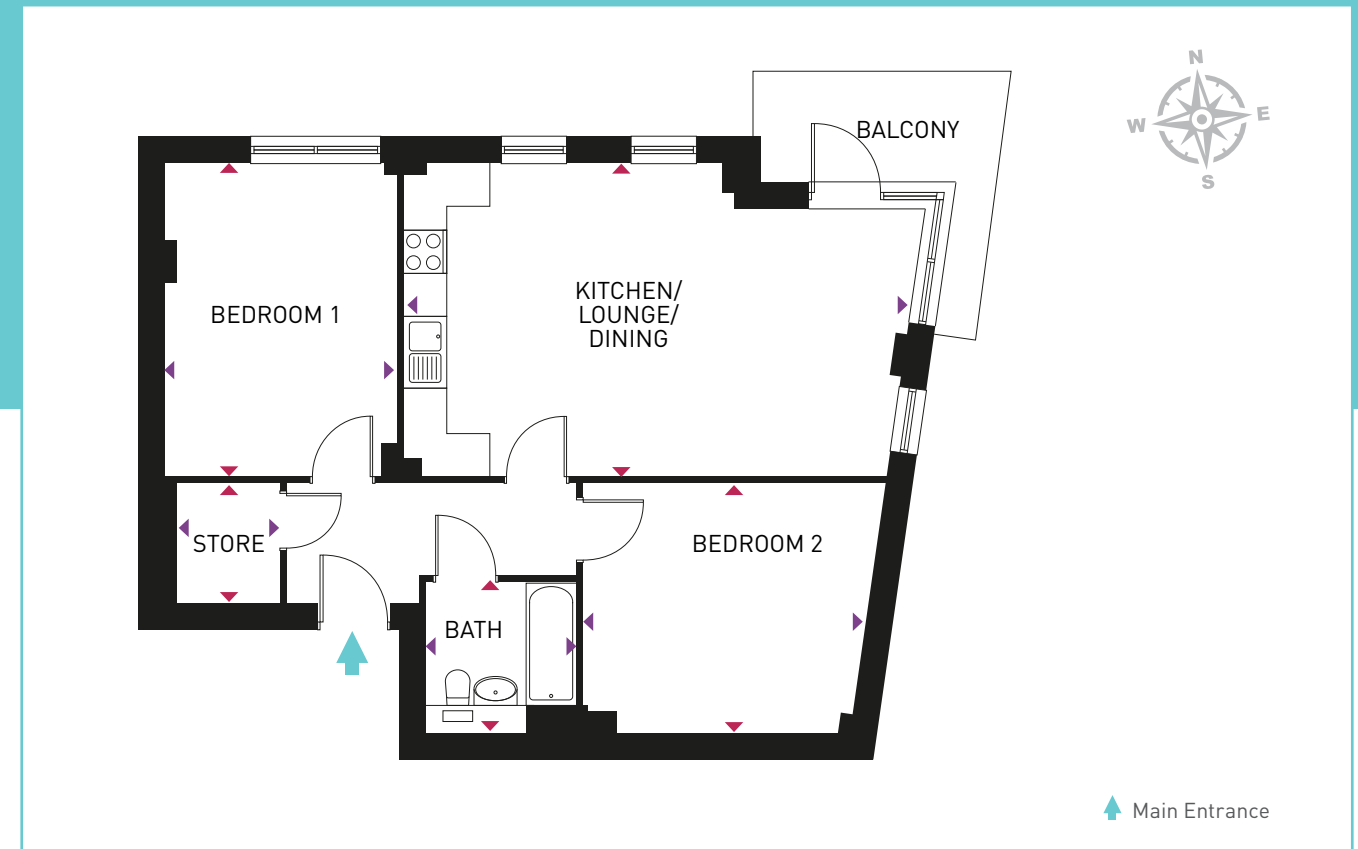
	A	x	B
Kitchen/Lounge/Dining	4.7m (15'5")	x	4.8m (15'9")
Bedroom	4.2m (13'9")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.1m (6'11")

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Two bedroom Apartment

IRON HOUSE
APARTMENTS G.07, 1.09, 2.09 – 71.2 SQ M

These 2-bedroom homes combine great use of space with an imaginative layout. The focal point of the home is the large living/kitchen/dining room with angled walls and a corner balcony. The hallway houses a cupboard, and the two spacious double bedrooms complete a wonderful apartment.



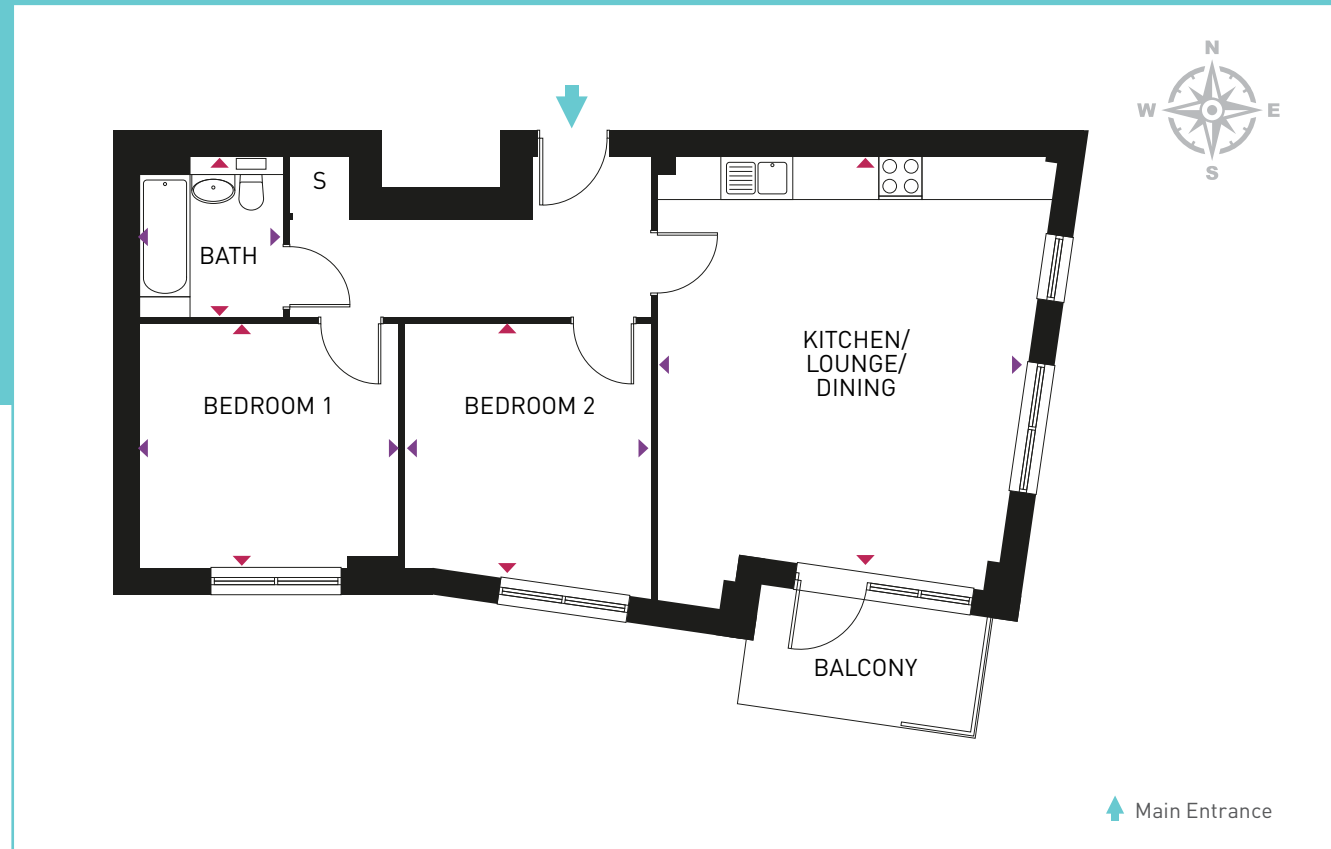
	A	x	B
Kitchen/Lounge/Dining	4.4m (14'5")	x	6.7m (21'12")
Bedroom 1	4.1m (13'5")	x	3.2m (10'6")
Bedroom 2	3.5m (11'6")	x	4.2m (13'9")
Bathroom	2.1m (6'11")	x	2.1m (6'11")

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Two bedroom Apartment

IRON HOUSE
APARTMENTS 1.10, 2.10 – 70 SQ M

These beautiful 2-bedroom apartments feature a large living/kitchen/dining room with angled walls and a balcony. Two bright double bedrooms provide excellent space, while the hallway houses a storage cupboard.



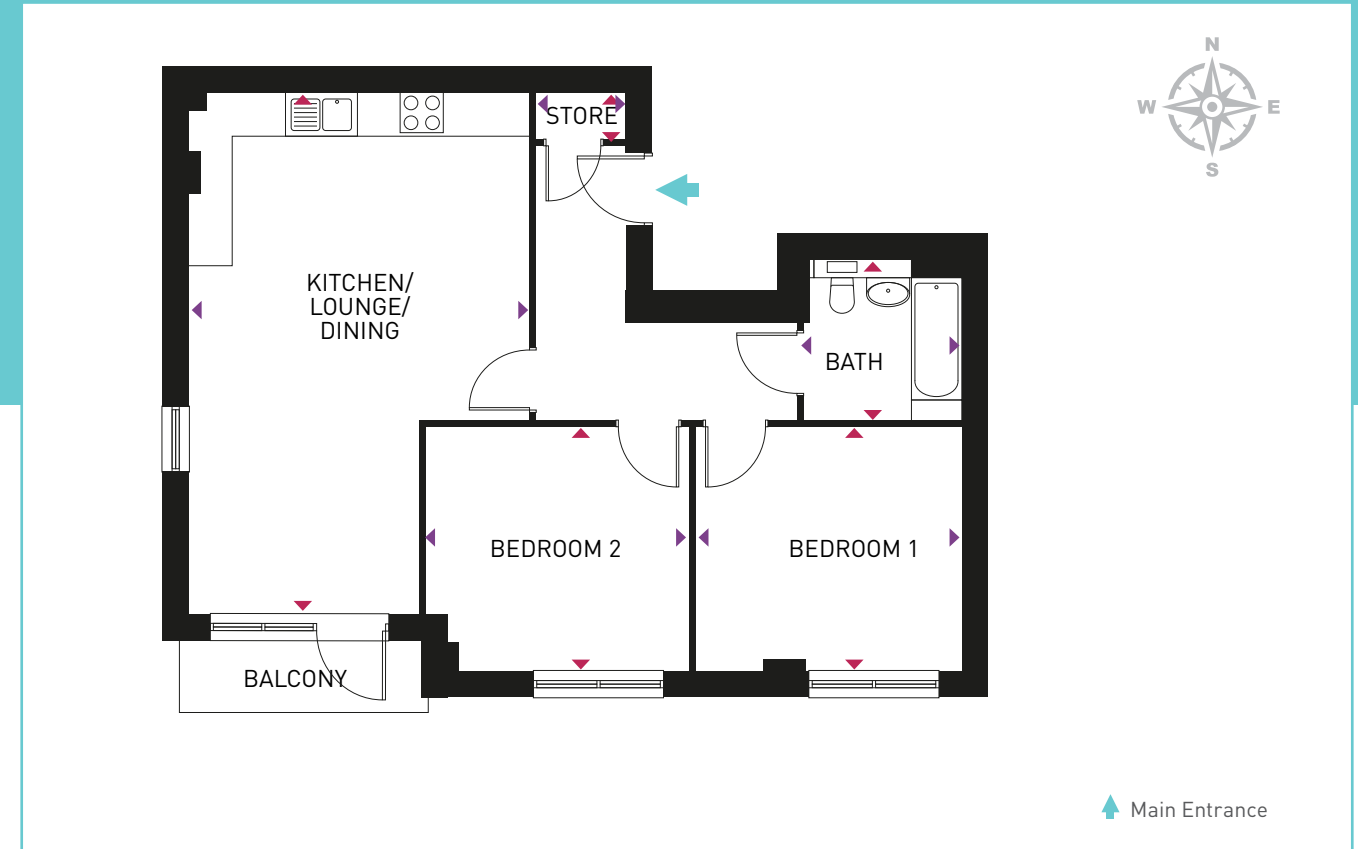
	A	x	B
Kitchen/Lounge/Dining	6.2m [20'4"]	x	5.6m [18'4"]
Bedroom 1	3.4m [11'2"]	x	3.6m [11'10"]
Bedroom 2	3.8m [12'6"]	x	3.4m [11'2"]
Bathroom	2.2m [7'3"]	x	2.0m [6'7"]
Storage	0.8m [2'7"]	x	0.8m [2'7"]

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Two bedroom Apartment

IRON HOUSE
APARTMENTS 1.08, 2.08 – 70.1 SQ M

On entering your apartment, you will find a long hallway leading to a comfortable L-shaped living/kitchen/dining area with access to a balcony. There are two double bedrooms and storage space provided in the hallway.



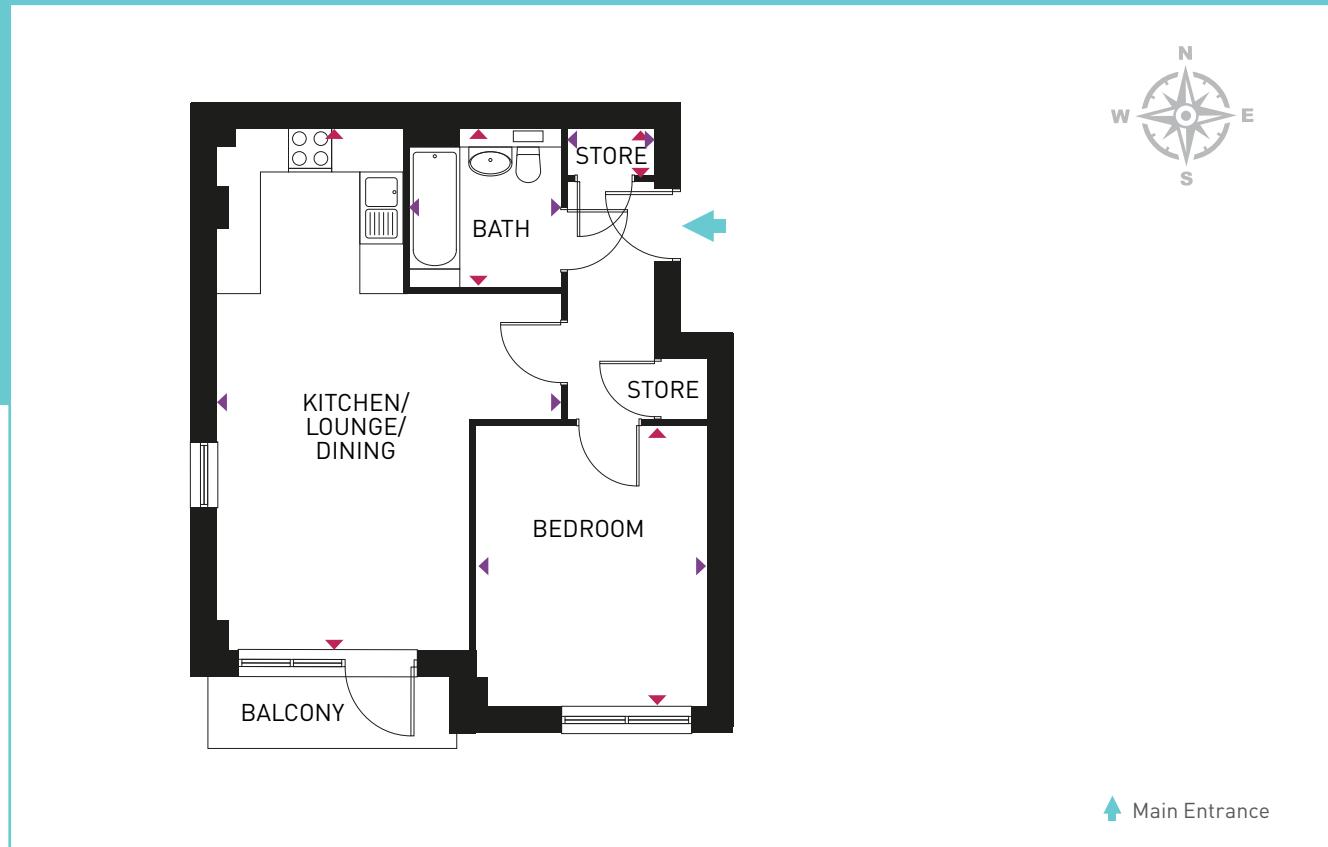
	A	x	B
Kitchen/Lounge/Dining	8.1m [26'7"]	x	4.7m [15'5"]
Bedroom 1	3.4m [11'2"]	x	3.7m [12'2"]
Bedroom 2	3.4m [11'2"]	x	3.6m [11'10"]
Bathroom	2.2m [7'3"]	x	2.1m [6'11"]
Storage	0.6m [1'12"]	x	1.2m [3'11"]

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One bedroom Apartment

IRON HOUSE
APARTMENT G.06 – 50.1 SQ M

The focal point of this desirable 1-bedroom apartment is the large, distinctive living/dining/kitchen room with a balcony. The main bedroom is large and comfortable, with ample room for furniture, and there are two further storage units in the hallway.



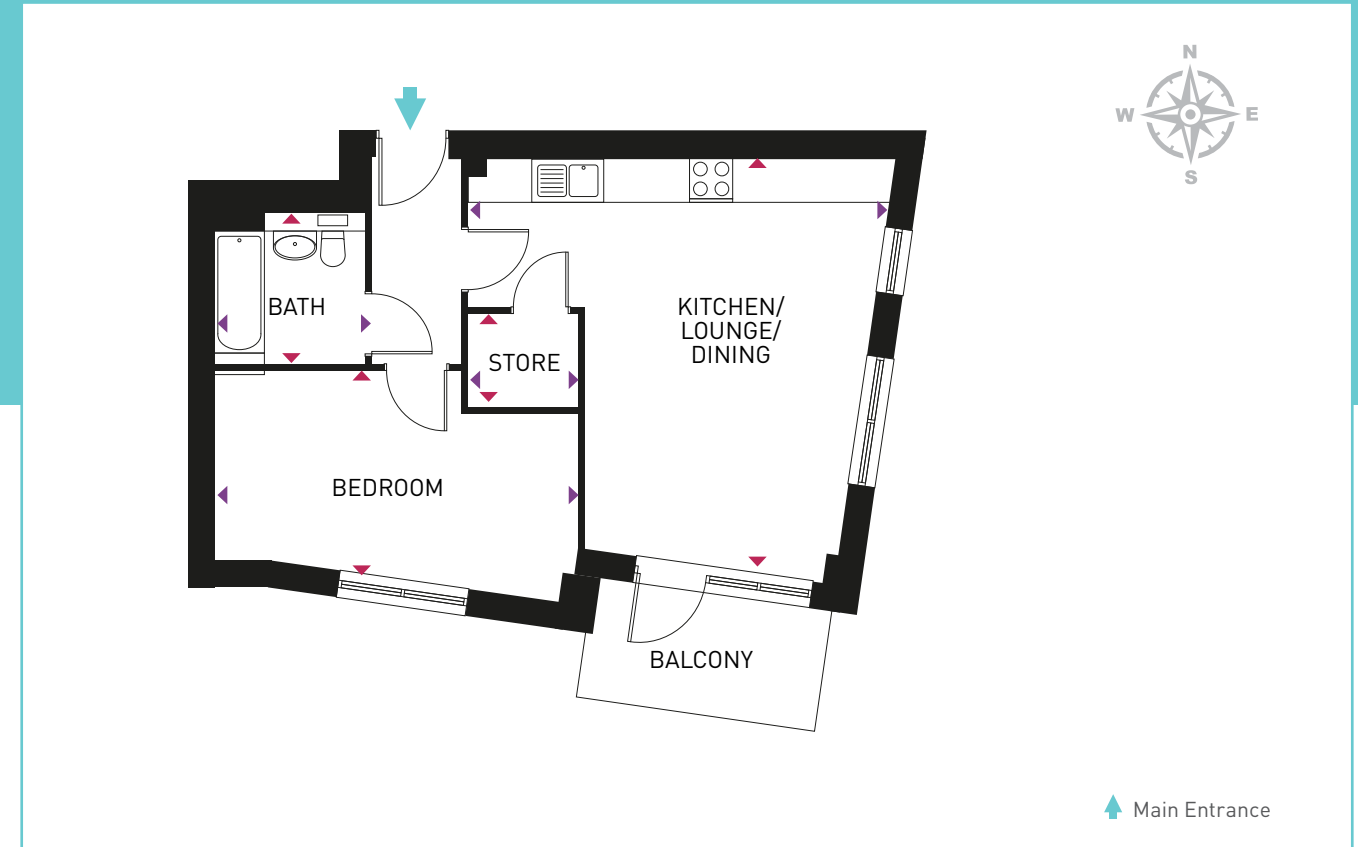
	A	x	B
Kitchen/Lounge/Dining	7.3m (23'11")	x	3.5m (11'6")
Bedroom	3.9m (12'10")	x	3.2m (10'6")
Bathroom	2.2m (7'3")	x	2.1m (6'11")

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One bedroom Apartment

IRON HOUSE
APARTMENTS G.08 – 50.6 SQ M

This apartment features a wonderful modern living/kitchen/dining space with angled walls, an attractive kitchen configuration to create maximum space, and a balcony. The main bedroom is bright and large, and there is also storage space in the hallway.



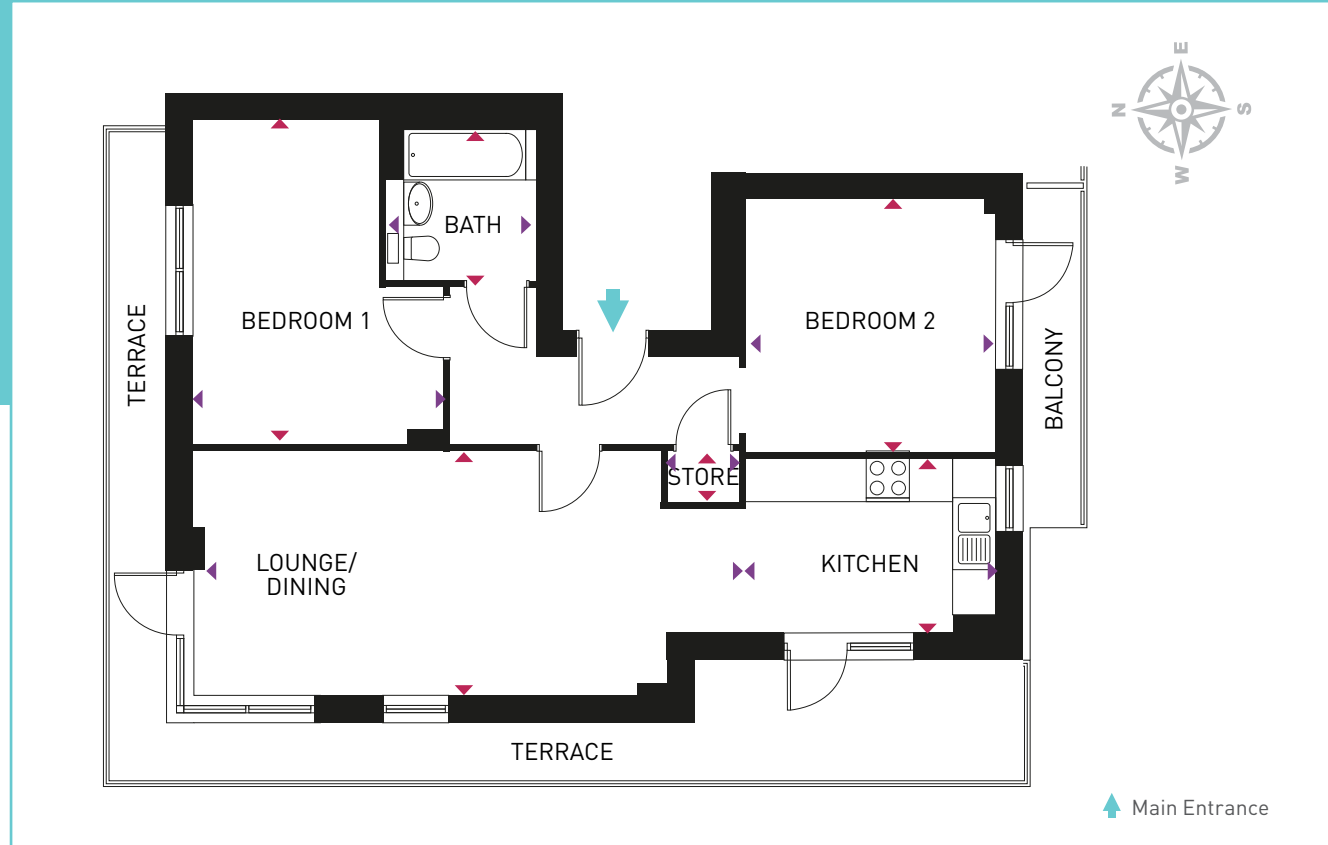
	A	x	B
Kitchen/Lounge/Dining	5.4m (17'9")	x	6.0m (19'8")
Bedroom	2.6m (8'6")	x	5.1m (16'9")
Bathroom	2.1m (6'11")	x	2.1m (6'11")

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Two bedroom Apartment

IRON HOUSE
APARTMENT 3.07 – 71.7 SQ M

This apartment is notable for its sense of space, featuring a large open-plan kitchen/living/dining area that spans the building. This main room offers two access points to a large terrace that extends to three sides of the building. The apartment also has hallway storage and two large bedrooms – one of which also has terrace access.



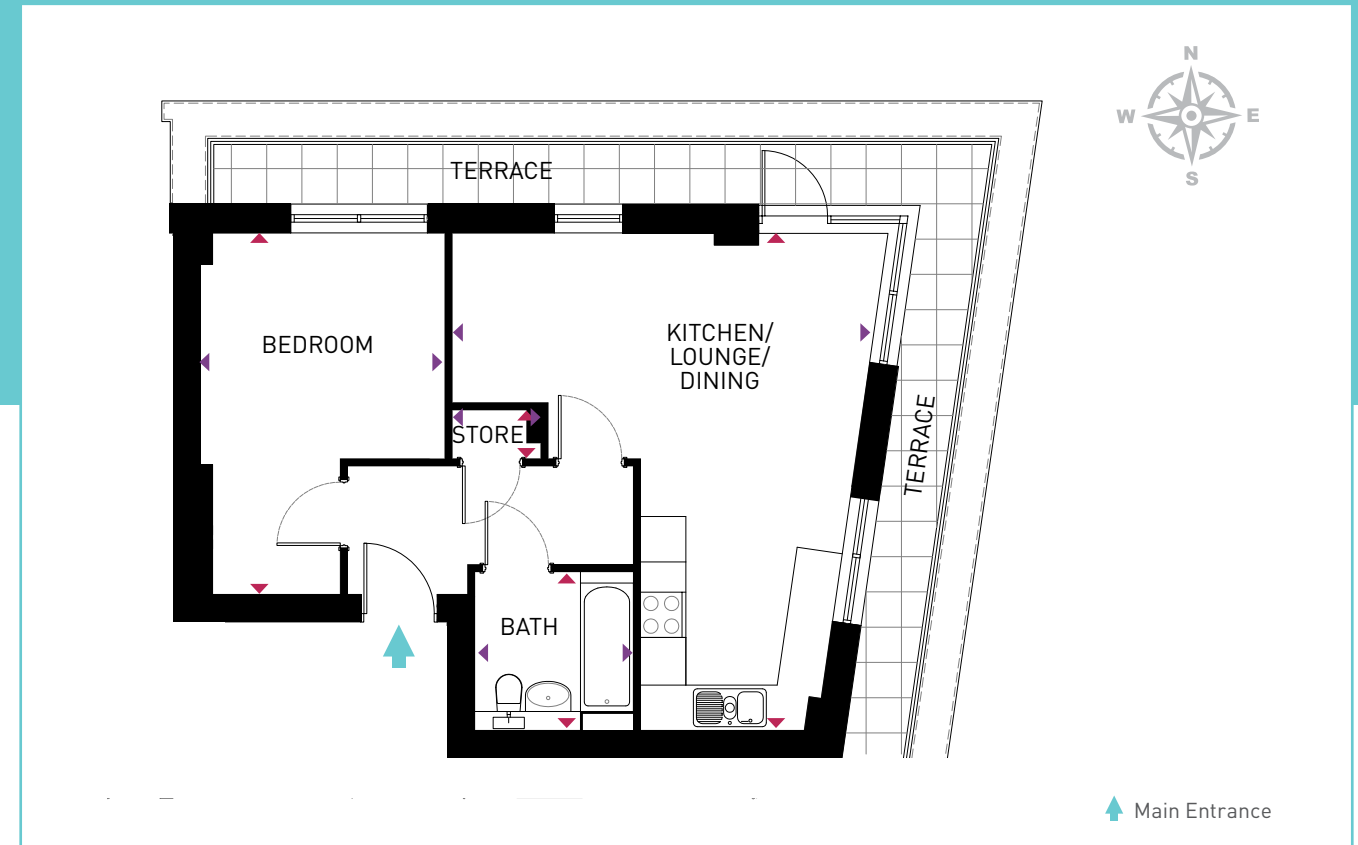
	A	x	B
Lounge/Dining	6.6m (21'8")	x	3.4m (11'2")
Bedroom 1	2.6m (8'6")	x	4.5m (14'9")
Bedroom 2	3.5m (11'6")	x	3.5m (11'6")
Bathroom	2.1m (6'11")	x	2.2m (7'3")
Storage	1.0m (3'3")	x	0.7m (2'4")
Kitchen	4.6m (15'1")	x	2.4m (7'10")

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One bedroom Apartment

IRON HOUSE
APARTMENT 3.08 – 48.9 SQ M

This inviting apartment features a large, unique open-plan living/kitchen/dining room with angled walls and door access to a terrace that spans both the length and breadth of the apartment. While the bright and spacious main bedroom has plenty of room for furniture.



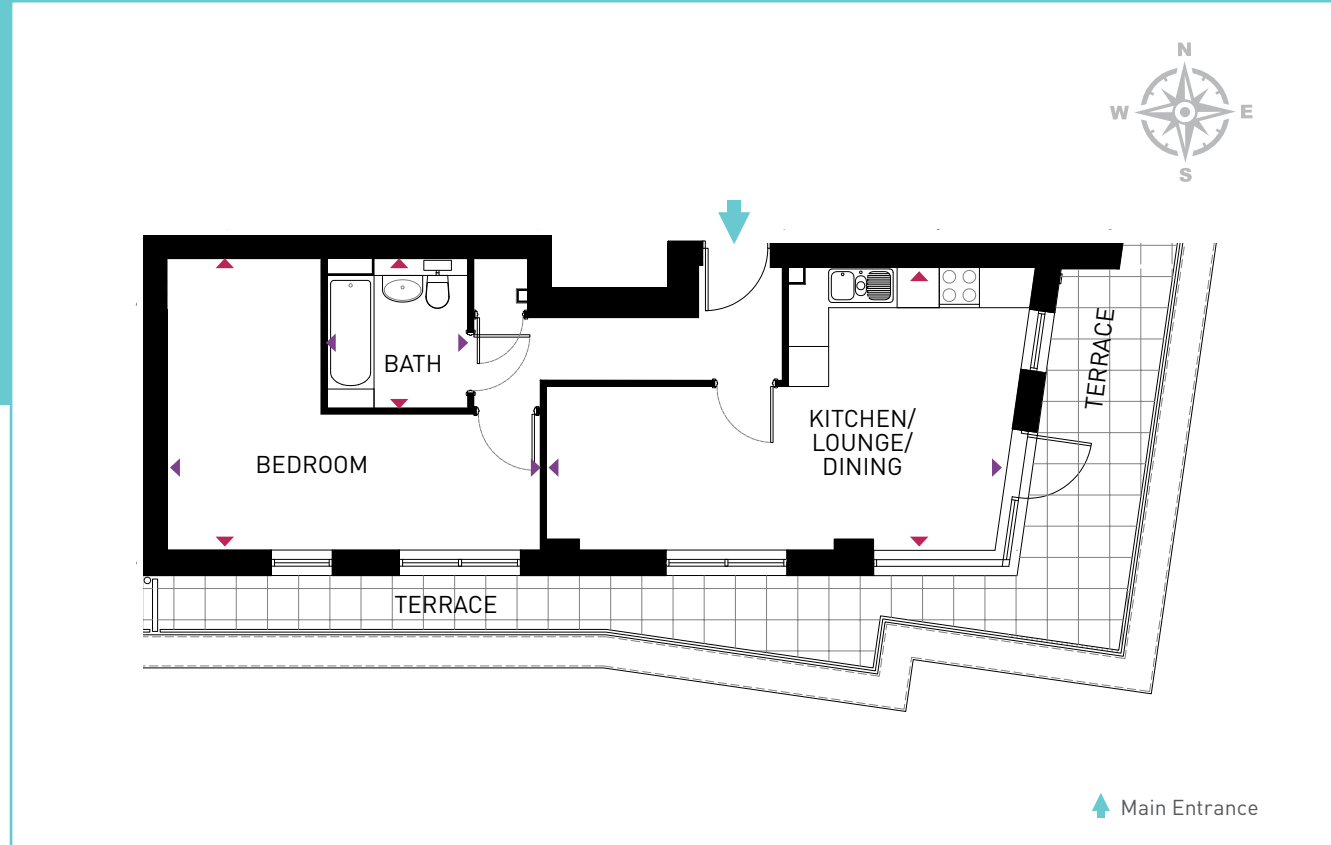
	A	x	B
Lounge/Dining/Kitchen	7.3m (23'11")	x	5.7m (18'8")
Bedroom	4.8m (15'9")	x	3.2m (10'6")
Bathroom	2.1m (6'11")	x	2.1m (6'11")
Storage	0.6m (1'12")	x	1.2m (3'11")

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One bedroom Apartment

IRON HOUSE
APARTMENTS 3.09 – 52.7 SQ M

The comfortable living/kitchen/dining room has three windows and access to a large outdoor terrace running along both sides of the apartment. The bright L-shaped main bedroom is specially designed to provide ample bed space while leaving a large entrance floor area for other items of furniture and décor.



	A	x	B
Kitchen/Lounge/Dining	4.2m (13'9")	x	7.3m (23'11")
Bedroom	4.4m (14'5")	x	5.6m (18'4")
Bathroom	2.2m (7'3")	x	2.1m (6'11")
Storage	1.1m (3'7")	x	0.8m (2'7")

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* Image shown is for illustration only and are from previous Clarion developments.

Specification

THIRTY SIX COMES WITH A SELECTION OF QUALITY MODERN APPLIANCES, FITTINGS AND FINISHES.

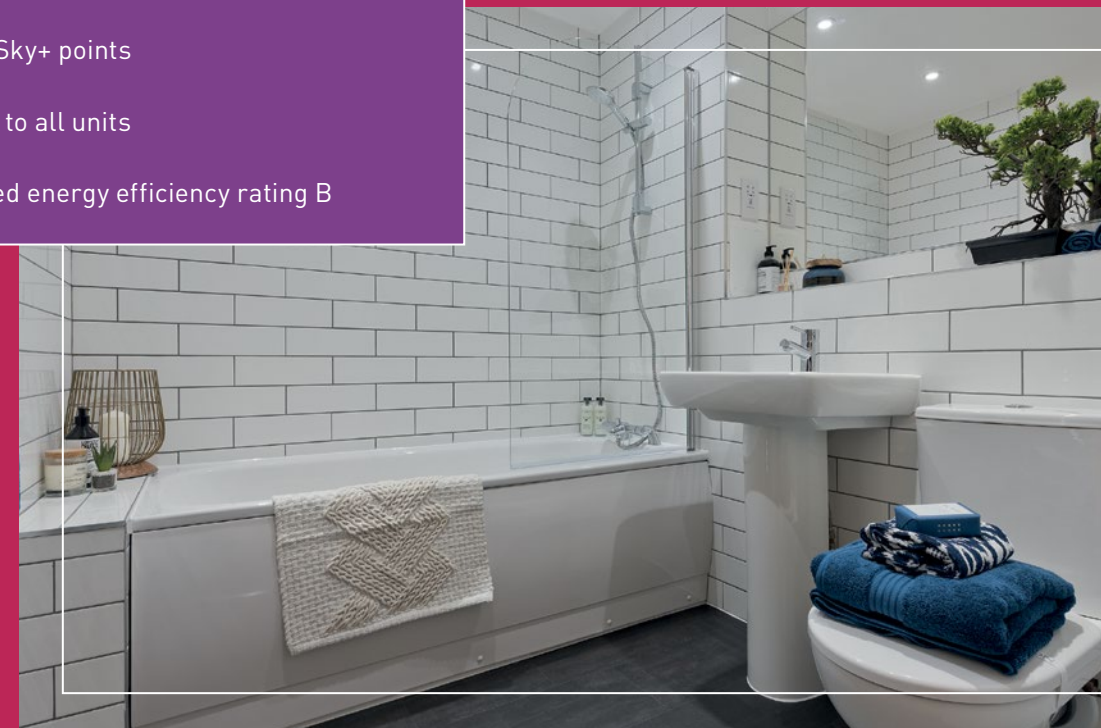


KEY FACTORS

- Fully fitted kitchen units
- Grey Oak Block wood-effect worktops
- Oven, hood, and hob with splashback
- White tiling in bathroom
- Novilon Aquagrip flooring in kitchen and bathroom
- Carpets in lounge, bedrooms, and hallway
- BT and Sky+ points
- Parking to all units
- Predicted energy efficiency rating B

Each of our homes is designed to be energy-efficient. There are fully fitted kitchen units, selected appliances, and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.



Shared Ownership

SHARED OWNERSHIP IS AN EXCELLENT WAY FOR PEOPLE TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER.

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more £80,000.
- You must be unable to purchase a home suitable for your needs on the open market without assistance.
- In many cases, you must be able to demonstrate a live or work connection.
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

You will be asked to have a free financial assessment with a mortgage specialist to find out what share you can afford to buy. You will also be asked to complete an application form with the local Help to Buy agent. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.



BUILDING HOMES. DEVELOPING FUTURES.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

Thirty Six

AVEBURY AVENUE

REGISTER YOUR INTEREST NOW BY CONTACTING OUR SALES TEAM BELOW:

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

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