



Moat at  
**Blossom**  
**Bank**



## Rarely available riverside affordability

Moat at Blossom Bank offers prospective buyers the unique opportunity to part-buy, part-rent a contemporary one or two bedroom apartment in a high profile new riverside development. Blossom Bank is being developed by prestige house building company Ward Homes, and has been designed to front a substantial stretch of the picturesque River Medway.

The apartments themselves occupy prime position on the top floors of two attractive new buildings, both of which are modern interpretations of the traditional wharf-side warehouse. Inside, the properties' open-plan configuration makes the best use of all available space, whilst some of the apartments benefit from views out towards the river.

Every apartment available through Moat at Blossom Bank comes with an allocated car parking space. For residents who enjoy some fresh air, Tonbridge town centre is less than a mile\* from Blossom Bank alongside the river.

\*Source: Google maps



# Tonbridge: a town for all lifestyles



4 Tonbridge Sports Ground



5 Tonbridge Swimming Pool



3 Waitrose



2 Sainsburys



1 Tonbridge Rail Station



6 Tonbridge Castle



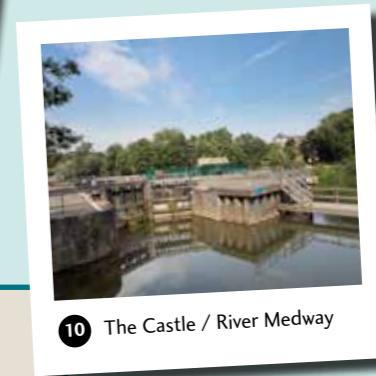
7 Ye Olde Chequers Inn



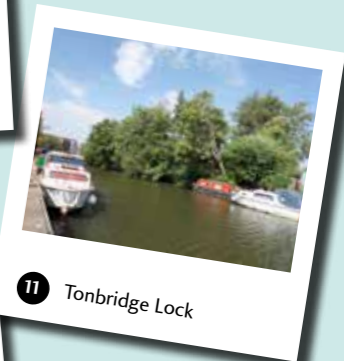
8 The Wharf



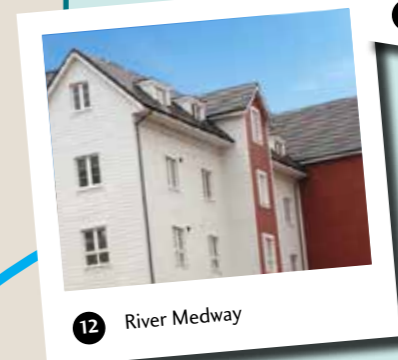
9 Man of Kent



10 The Castle / River Medway



11 Tonbridge Lock



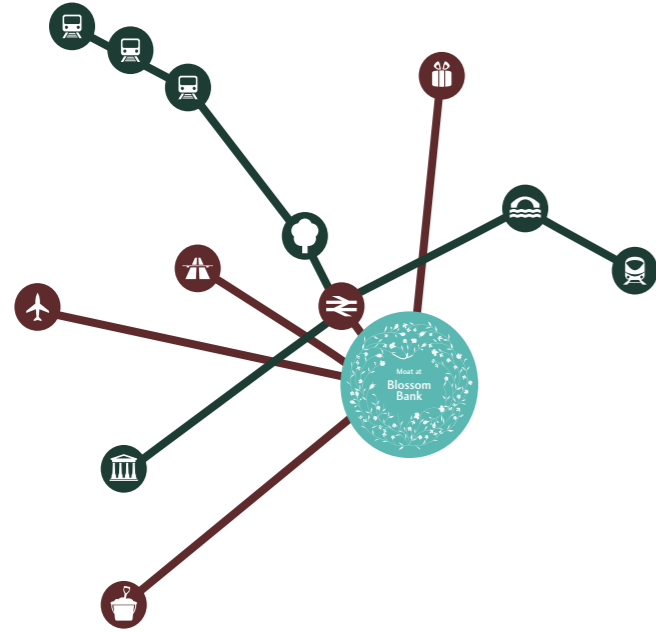
12 River Medway



## Directions to Blossom Bank

From the town centre (the railway station), head north on Railway Approach and turn right at the mini-roundabout onto Vale Road. Follow Vale Road for approximately one mile passing Sainsburys on the left and crossing a mini-roundabout. After approximately 500m you will cross the River Medway onto Cannon Lane, where Blossom Bank is situated immediately on the left. Free parking is available in the B&Q/Halfords car park next to the development.

# Access all areas



## By train from Tonbridge station\*:

- Sevenoaks 8 mins
- Tunbridge Wells 10 mins
- Maidstone 31 mins
- London Bridge 33 mins
- Ashford International (for Eurostar) 37 mins
- London Waterloo East 38 mins
- London Charing Cross 42 mins

## By car from Blossom Bank\*\*:

- Tonbridge Rail Station 4 mins
- M25 (Junction 5) 24 mins
- Bluewater Shopping 31 mins
- Gatwick Airport 38 mins
- South Coast (Hastings) 52 mins

Source: \*Nationalrail.co.uk \*\*Google maps

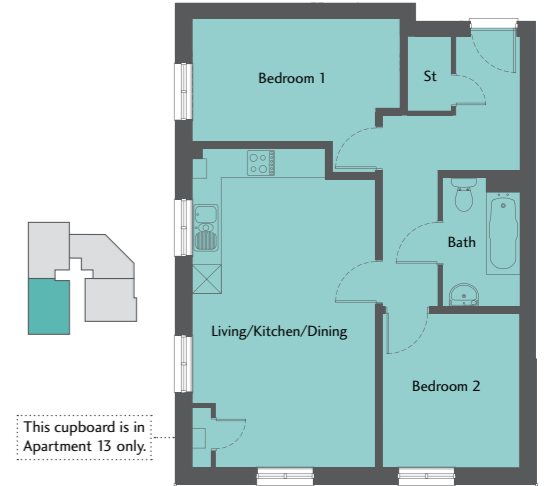
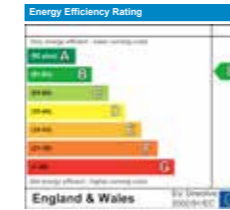
# Floor plans

## Block B

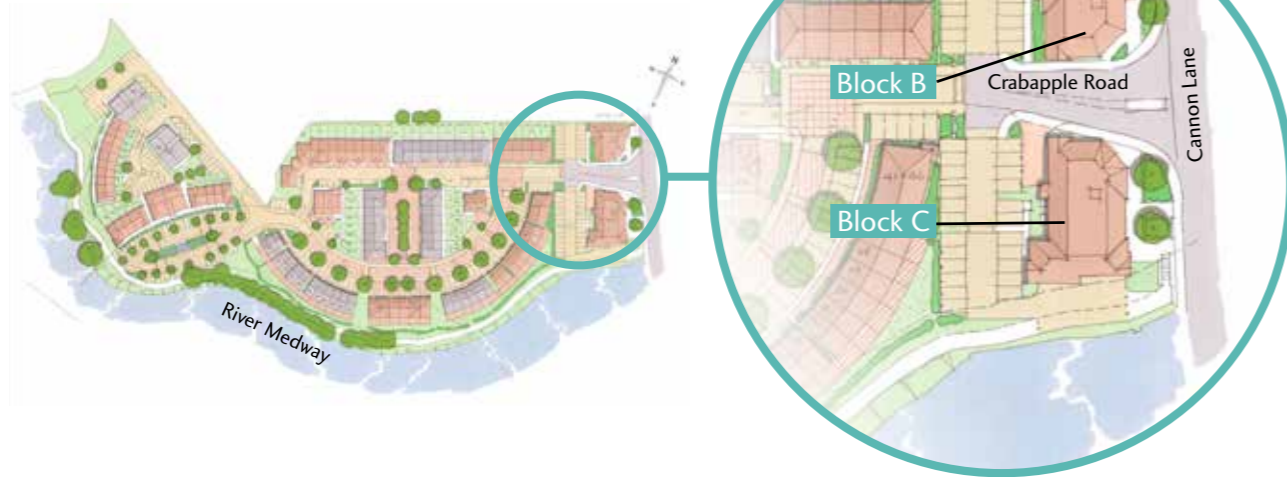
Apartment 9 - 3rd floor

Apartment 13 - 4th floor

LR/Kit/Din	21' 9" x 12' 7"	(6.64m x 3.84m)
Bedroom 1	12' 7" x 8' 6"	(3.84m x 2.61m)
Bedroom 2	10' 7" x 9' 5"	(3.23m x 2.89m)
Bathroom	8' 11" x 5' 7"	(2.70m x 1.71m)
<b>Overall</b>	<b>62 sq m</b>	<b>667.36 sq ft</b>



# Site plan

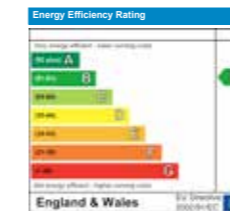


## Block B

Apartment 11 - 3rd floor

Apartment 15 - 4th floor

LR/Kit/Din	23' 7" x 17' 0"	(7.20m x 5.20m)
Bedroom 1	12' 1" x 10' 2"	(3.70m x 3.10m)
Bedroom 2	11' 10" x 6' 11"	(3.62m x 2.12m)
Bathroom	9' 0" x 4' 11"	(2.75m x 1.50m)
<b>Overall</b>	<b>56.75 sq m</b>	<b>610.85 sq ft</b>



Moat supports the development of mixed tenure communities and is proud to provide homes for shared ownership at Blossom Bank. We may change the tenure of some properties subject to demand. Moat Homes Limited is a charitable housing association.

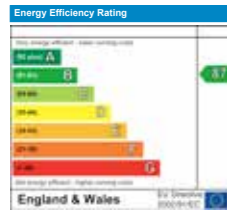
Floorplans shown are indicative only. All room sizes are approximate with maximum dimensions of finished measurements. Measurements have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. Room layouts may be subject to minor modifications. Furniture, kitchen and bathroom layouts shown are indicative only. \*Measurement at widest point.

# Floor plans

## Block B

**Apartment 10** - 3rd floor  
**Apartment 14** - 4th floor

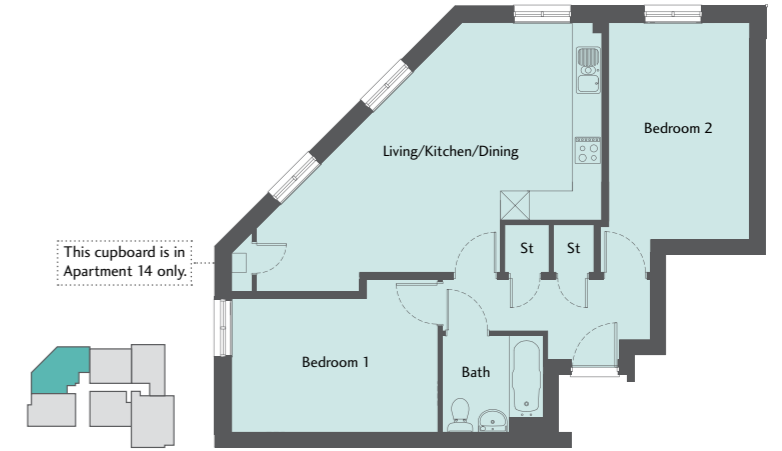
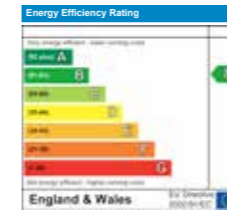
LR/Kit/Din	20' 2" x 12' 4"	(6.15m x 3.76m)
Bedroom 1	11' 1" x 10' 7"	(3.40m x 3.23m)
Bedroom 2	13' 0" x 9' 9"	(3.97m x 2.98m)
Bathroom	6' 6" x 5' 2"	(1.99m x 1.60m)
<b>Overall</b>	<b>60.06 sq m</b>	<b>646.48 sq ft</b>



## Block C

**Apartment 14** - 3th floor  
**Apartment 20** - 4th floor

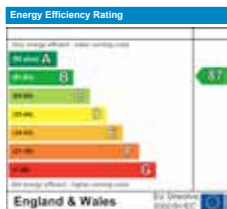
LR/Kit/Din	22' 7" x 16' 4"	(6.90m x 5.00m)
Bedroom 1	14' 0" x 9' 3"	(4.29m x 2.82m)
Bedroom 2	14' 10" x 9' 9"	(4.53m x 2.99m)
Bathroom	6' 11" x 6' 8"	(2.13m x 2.05m)
<b>Overall</b>	<b>67.5 sq m</b>	<b>726 sq ft</b>



## Block B

**Apartment 16** - 4th floor

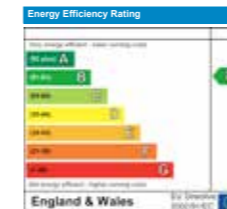
LR/Kit/Din	20' 11" x 12' 2"	(6.39m x 3.73m)
Bedroom 1	11' 5" x 10' 7"	(3.50m x 3.25m)
Bedroom 2	12' 2" x 7' 0"	(3.73m x 2.14m)
Bathroom	5' 0" x 6' 2"	(1.80m x 1.90m)
<b>Overall</b>	<b>57.98 sq m</b>	<b>624.09 sq ft</b>



## Block C

**Apartment 17** - 3rd floor  
**Apartment 23** - 4th floor

LR/Kit/Din	19' 5" x 16' 4"	(5.93m x 4.99m)
Bedroom 1	16' 6" x 8' 7"	(5.05m x 2.62m)
Bedroom 2	13' 8" x 10' 5"	(4.17m x 3.18m)
Bathroom	7' 0" x 6' 9"	(2.15m x 2.07m)
<b>Overall</b>	<b>72.9 sq m</b>	<b>784 sq ft</b>



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# Specification



## Kitchen

- Fully fitted kitchen finished in high gloss white
- Complementary Mocha Bamboo coloured work surfaces
- Integrated appliances:
  - Electric fan oven
  - Gas hob
  - Extractor hood
  - Fridge/freezer
  - Washer dryer
- Purple glass splash-back
- Recessed down lighting

## Bathroom

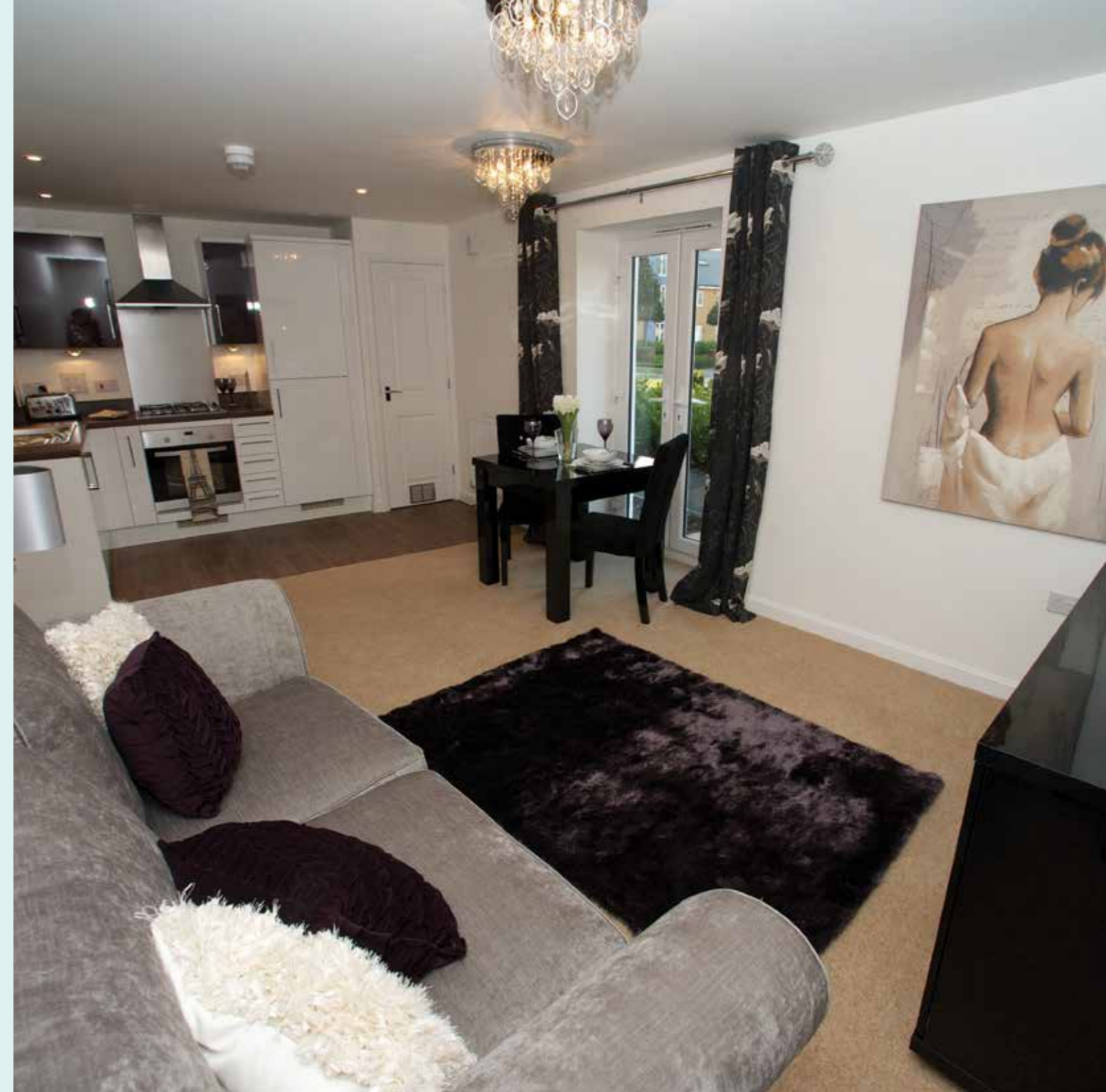
- Contemporary style white sanitary ware
- Thermostatic shower over bath
- Acrylic shower screen
- Heated towel rail
- Shaver point
- Buxton Matt Natural tiling to full height around bath
- Marble-effect vinyl flooring

## General

- Fitted carpets to bedrooms and hall
- Contemporary style panelled internal doors
- Wood-effect vinyl flooring to kitchen, dining and living areas
- Gas central heating
- Video entry-phone linked to main entrance
- TV, telephone and satellite TV points to living area and bedroom 1 (communal dish)
- High quality decorated and carpeted communal areas
- Allocated parking for all apartments
- 12-year NHBC warranty

This specification is for guidance only and should not be used to form any part of a contract. Items of specification may be changed or substituted without notice. For clarification of the specification of a particular property please refer to the New Homes Officer, Paula Turner. In accordance with Consumer Protection from Unfair Trading Regulations 2008, these details and photographs have been prepared with due care, however the information contained therein is intended as a preliminary guide only.

Images are from previous Moat developments



# About shared ownership



Also known as part-buy/part-rent, this government-supported initiative helps you to get a foot on the property ladder and work your way up to 100% ownership. You buy a percentage share in a brand new home and pay a subsidised rent on the remaining share.

At a later stage, you can increase the share that you own in your home. This is called staircasing. It is a good idea to make plans for staircasing when you first buy your shared ownership home. You can either staircase all the way to 100% ownership in one go, or in three stages. The more shares you buy, the less rent you pay. Talk to your independent mortgage advisor about your intentions and talk to us to find out more about how it works.

In line with government priorities, Ministry of Defence (MoD) personnel and housing association or council tenants will be awarded top priority for allocating these homes. People who live or work in the Tonbridge and Malling Borough Council area will also receive priority.

