



Castle Rise

at Unity Gardens

Welcome to
**Castle
Rise**
at Unity Gardens

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Within London's Reach
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A Garden City Within London's Reach

THIS IS LIVING WELL

Castle Rise at Unity Gardens is a bold, stylish collection of one & two bedroom apartments, set over two striking modern blocks. All homes are available through Shared Ownership.

Located in Ebbsfleet Garden City, Castle Rise combines the best of both worlds: an ultra-fast 17-minute rail journey into central London and acres of glorious green space.

Designed according to the original garden city principles, Ebbsfleet Garden City offers new villages centred around attractive retail, leisure and community amenities. This is no ordinary development, but a whole new way to live.

Welcome to Castle Rise at Unity Gardens.





Castle Rise

Town & Country

In Perfect Balance

In 1898, visionary planner Ebenezer Howard began combining the very best elements of town and country in 'garden cities'. Now, with the creation of Ebbsfleet Garden City, this ground-breaking idea is coming to Kent.

Castle Rise at Unity Gardens lies in Castle Hill, soon to be a friendly village of 4,600 homes set around a leafy square, the ideal backdrop for neighbourhood get-togethers.

You will benefit from a convenient Co-op located within the development and a pharmacy will be opening soon, pubs and restaurants are also close by. A primary school and new secondary school which has recently been approved are on your doorstep.

It's a uniquely affordable opportunity to enjoy a relaxed country lifestyle, blended with the vibrancy and connections of a city.

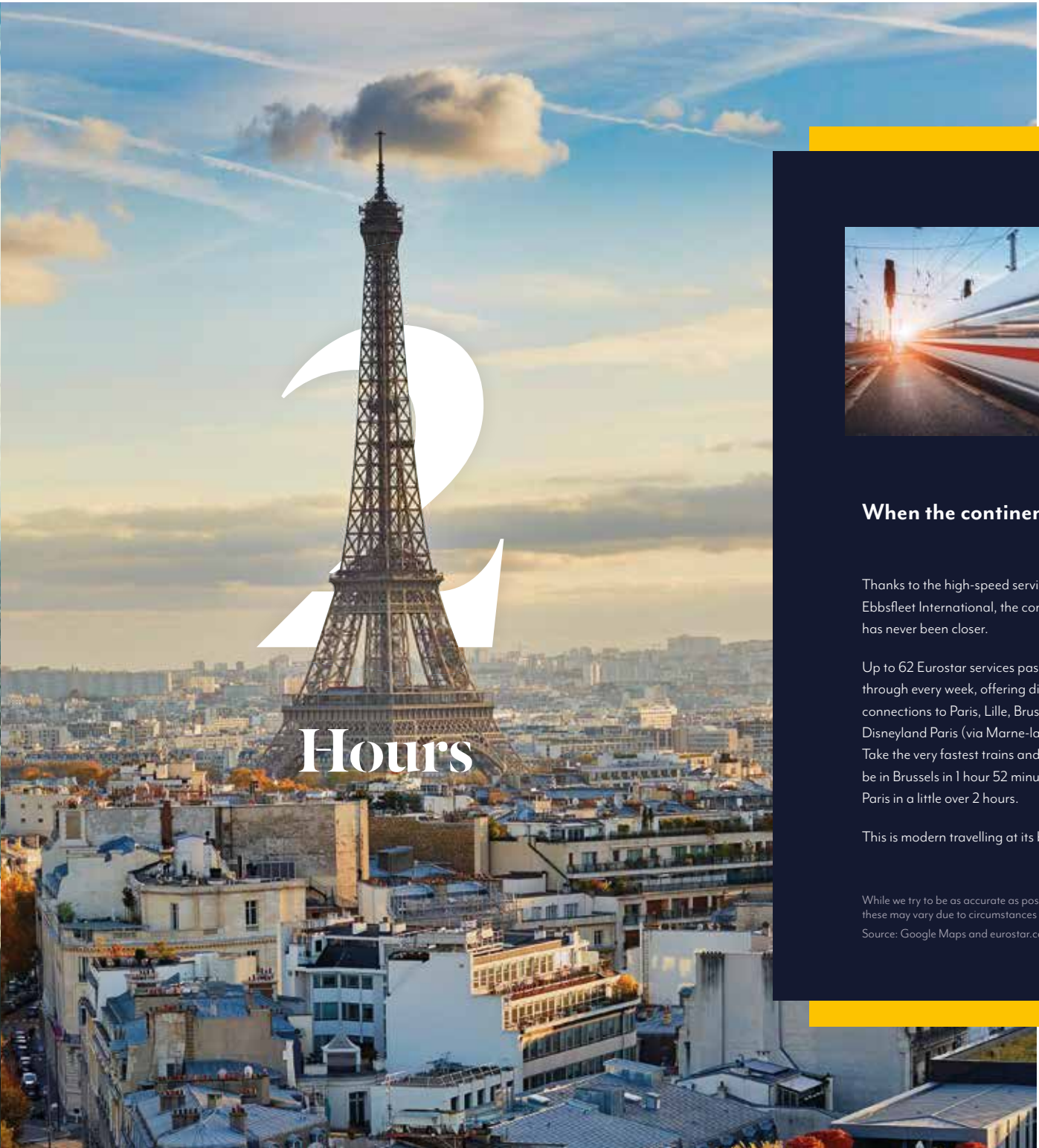
Near & Far

Imagine a beautiful, peaceful home, far from the hectic city – yet with the capital so close, you barely have time to read the morning's headlines before arriving at your desk.

With Ebbsfleet International Station, you'll have the UK's most advanced transport connections just a short distance from your new home.

Served solely by high-speed trains, Ebbsfleet International services can whisk you to St Pancras International in just 17 minutes and Stratford International in 11 minutes.

Two further stations nearby – Northfleet and Swanscombe – take you to Charing Cross in under an hour.



When the continent calls

Thanks to the high-speed services at Ebbsfleet International, the continent has never been closer.

Up to 62 Eurostar services pass through every week, offering direct connections to Paris, Lille, Brussels and Disneyland Paris (via Marne-la-Vallée). Take the very fastest trains and you can be in Brussels in 1 hour 52 minutes and Paris in a little over 2 hours.

This is modern travelling at its best.

While we try to be as accurate as possible with our distances, these may vary due to circumstances outside of our control.
Source: Google Maps and eurostar.com



Out & About

For local travel, walk a few minutes to your nearest Fastrack bus stop and enjoy a speedy service to Ebbsfleet International, Bluewater, Dartford and beyond.

Castle Rise at Unity Gardens also offers great road connections, with the M25 just five miles away and the nearby A2 zipping you to Dover in an hour.

All apartments are within walking distance of Castle Hill centre and the station, with plenty of safe, leafy walking and cycling routes. As a resident, you'll have secure bicycle storage and a dedicated car parking space.



THE WEEKEND STARTS HERE

Whether you love spending Saturdays browsing for designer clothes and eating out, or catching the latest blockbuster at the cinema in a plush VIP seat, Castle Rise at Unity Gardens offers it all on your doorstep.



SHOPPING'S JUST THE START

A quick 7-minute drive or leisurely 45-minute walk, Bluewater is one of the UK's biggest and best shopping centres, boasting a wide array of premium and everyday brands, plus lots of fun leisure options.



Stores include everything from John Lewis, Superdry and Ralph Lauren to Apple, Kiehl's and H&M Home. There are also more than 60 places to eat and drink, a 17-screen cinema, Gravity trampoline park and 50 acres of parkland.

Best of all, there's always something happening. Join a Charlotte Tilbury beauty workshop, visit a book signing by your favourite author or get home styling tips from a John Lewis expert.





Wine & Dine

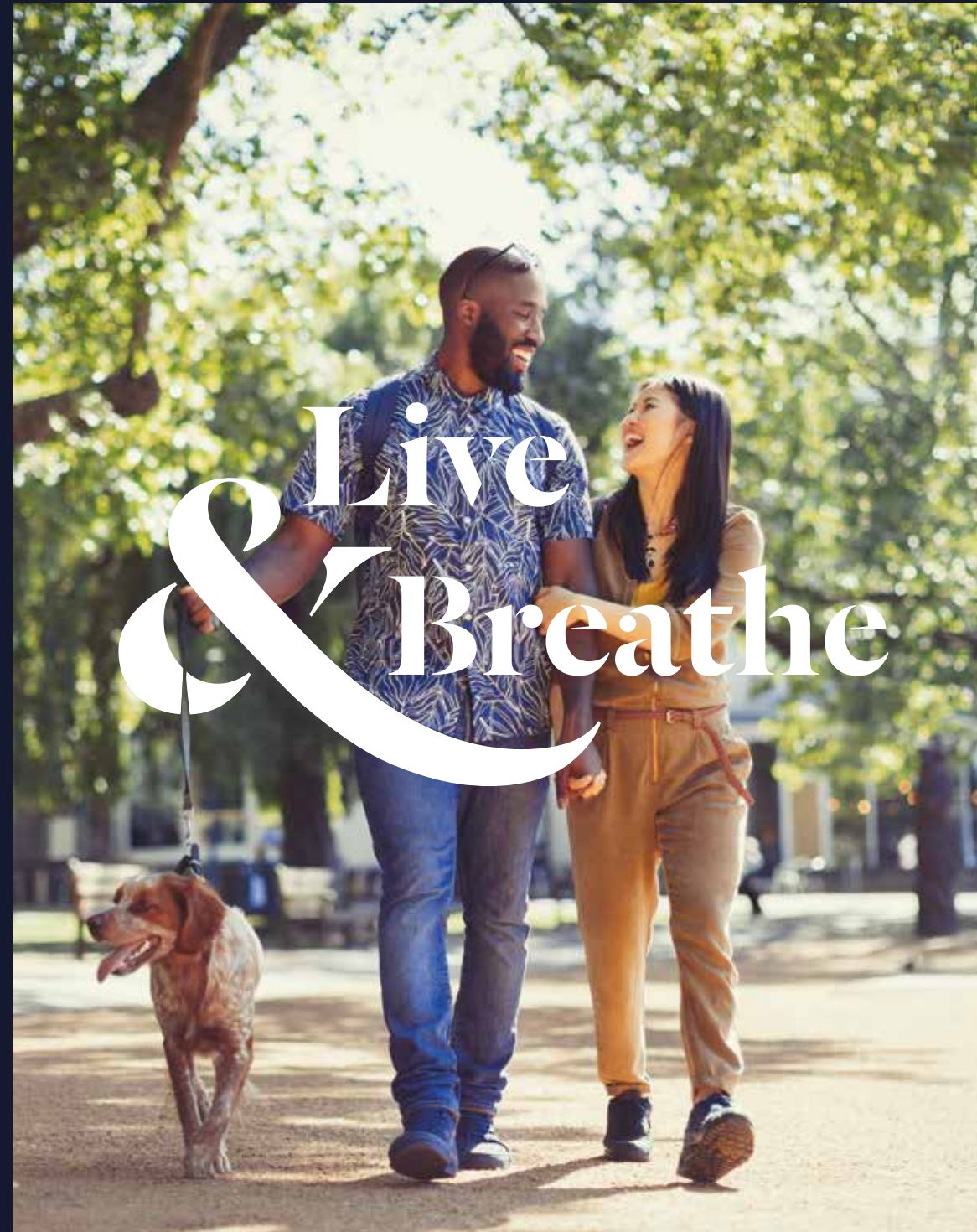


While there may only be 17 minutes between your new home and central London, this corner of Kent certainly packs a lot in.

Dartford offers an excellent range of dining and entertainment options. Enjoy authentic Italian at nearby Le Tre Sorelle before heading to the Orchard Theatre for a play, gig or comedy night.

Vegan Antics over in nearby Gravesend gets rave reviews from vegans and non-vegans alike. Pop by for one of their famous shakes – and don't be surprised if you end up staying for a vegan bacon and cheese panini and chocolate brownie.

Closer to home, The Spring River is a bright, airy pub and restaurant, while sports fans can watch local heroes Ebbsfleet United FC at Stonebridge Road.



Live & Breathe



Make your home in Castle Rise at Unity Gardens and you'll have an abundance of inviting open spaces just a short walk away.

This is what living in a garden city is all about.

Seven new parks will be spread around Ebbsfleet Garden City, transforming pre-existing lakes and quarries into beautiful spots for walking, biking, sailing, kayaking and more. The historic waterfront along the River Thames will be opened up, with a new promenade giving public access to the area for the first time in a century.



Ebbsfleet has also been designated a 'healthy new town' by NHS England. Amongst a host of clever ideas, this means plenty of green outdoor spaces and a network of footpaths and cycleways to link every part of the city.

If you're looking for a home that offers everything you need for healthy modern living, Castle Rise at Unity Gardens is the perfect choice.

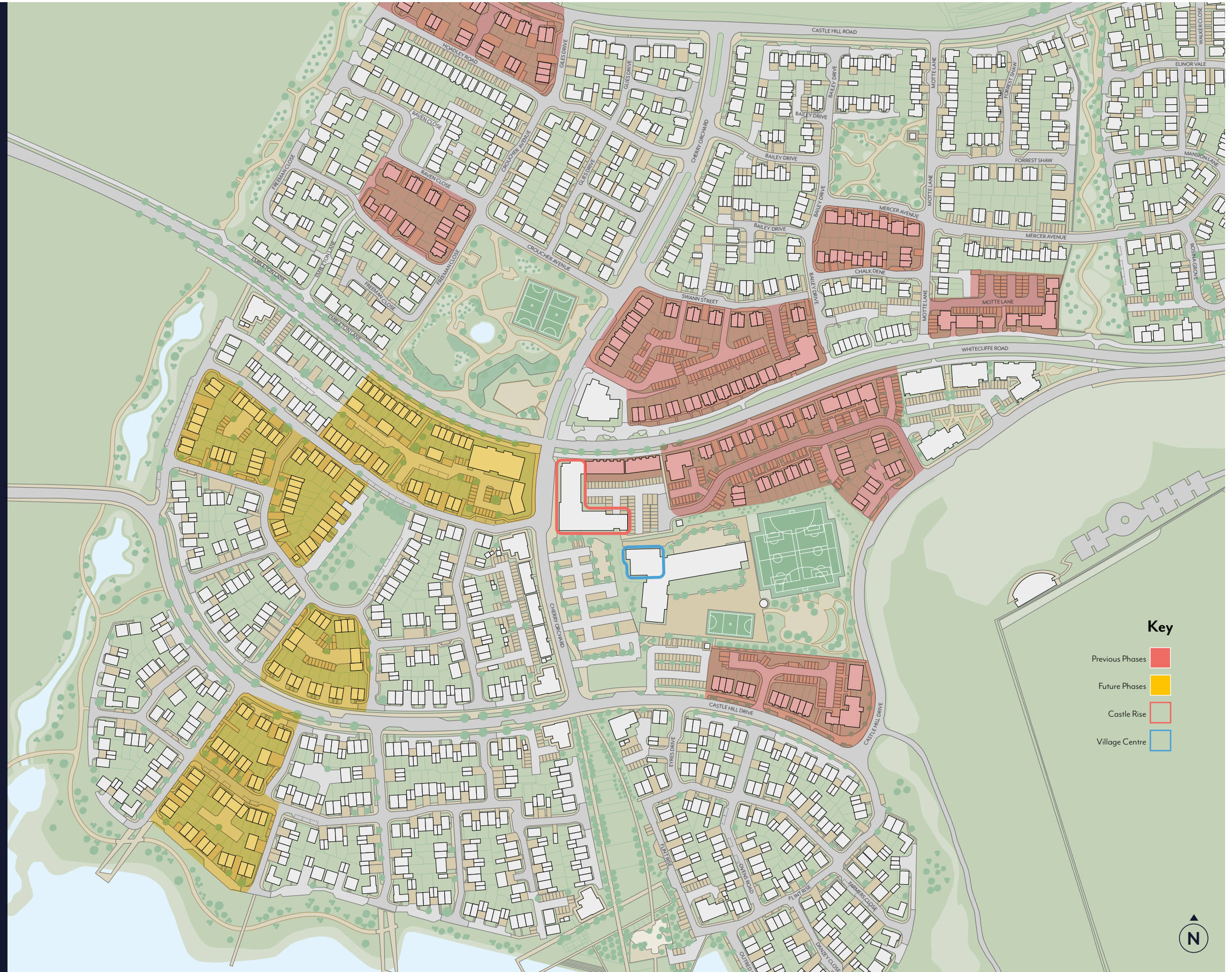


Castle Rise

at Unity Gardens

A GROWING NEIGHBOURHOOD

As part of the village of Castle Hill, Unity Gardens will soon provide all the essentials for daily life. There's already a community centre attached to the primary school, and The Spring River is a bright, airy pub and restaurant, with carvery, outdoor playground and free WiFi.



Specification

General

- Door entry system
- Smoke, heat and carbon monoxide detector sensors
- Walls and ceilings painted white throughout
- Zanussi washer/dryer concealed in hall cupboard
- Wooden effect floor finishing throughout
- BT and cable TV points provided in master bedroom

Kitchen

- Kitchen units finished in Gloss Platinum with easy grip stainless steel handles
- Woodstone worktops
- Blanco Bonus sink
- Chrome Monoblock tap
- Integrated Zanussi stainless steel oven with 4 ring ceramic hobs
- Zanussi stainless steel extractor hood
- Stainless steel oven splash back

- Zanussi free standing fridge/freezer
- Concealed boiler in full height cupboard
- Downlighters to kitchen

Bathroom

- Kaldewei bath with grip handles
- Reinforced white bath panel
- Cassellie curved tip bath screen
- Recessed basin with mirror above
- Chrome heated tower rail
- Veneer vanity unit
- Pedestal basin with mirror above in en-suite
- Purmo towel radiator in en-suite
- Kartell shower tray with pivot door in clear glass in en-suite
- Pegler Araya taps
- Ventilation system
- HR Johnson wall and floor tiling



*Please note that the make and colour of the kitchen will vary. Speak to a sales executive for more information.

Aragon House

One & two bedroom apartments



Computer Generated Images are indicative only

APARTMENT
Type A1

APARTMENT
Type A2

Two Bedroom
Plots 1.1, 2.1, 3.1 & 4.1

Two Bedroom
Plots 1.2 & 2.2

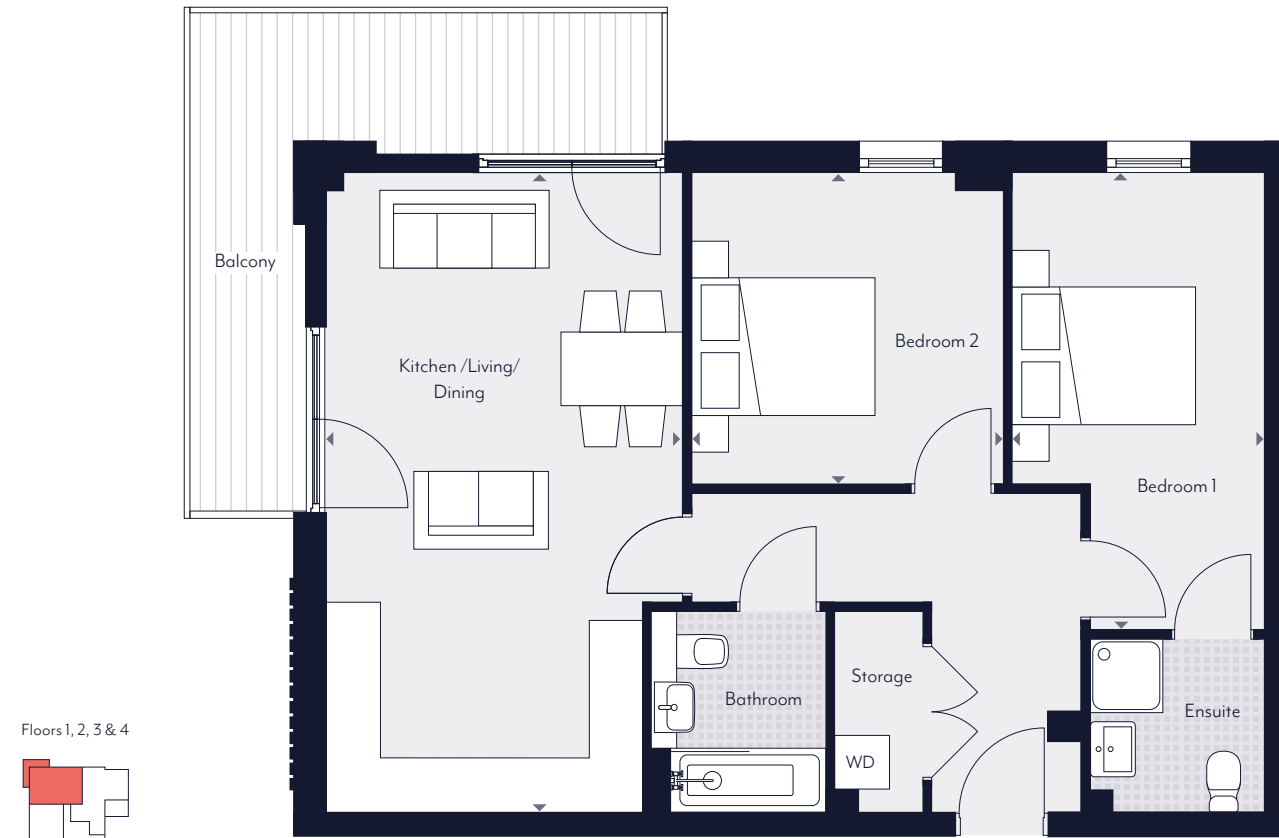
Measurements

Kitchen/Living/Dining	6.98m x 3.91m†	22'10" x 12'9"†
Bedroom 1	4.99m ¹ x 2.75m	16'4"† x 9'0"
Bedroom 2	3.40m x 3.39m	11'1" x 11'1"
Total Internal Area	71.4 sq m	768 sq ft

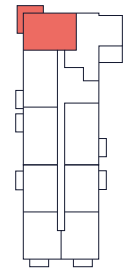
Measurements

Kitchen/Living/Dining	5.49m x 5.36m	18'0" x 17'7"
Bedroom 1	5.25m ¹ x 4.16m ¹	18'1"† x 13'7"†
Bedroom 2	4.69m ¹ x 3.23m	15'4"† x 10'7"
Total Internal Area	82.3 sq m	886 sq ft

Balcony to plot 1.2 varies from plot 2.2



Floors 1, 2, 3 & 4



Key

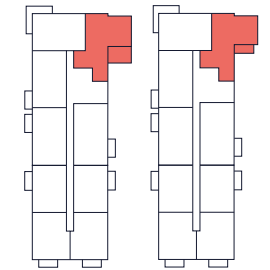
◀▶ Measurement Points WD Washer Dryer

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Floor 1

Floor 2



Key

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APARTMENT
Type A3

Two Bedroom
Plots 1.3, 2.3, 3.3 & 4.3 (as drawn)
Plots 1.4, 2.4, 3.4 & 4.4 (handed)

Measurements

Kitchen/Living/Dining	6.45m x 4.53m	21'1" x 14'10"
Bedroom 1	4.46m x 2.79m	14'7" x 9'1"
Bedroom 2	3.76m x 3.31m	12'4" x 10'10"
Total Internal Area	72.4 sq m	779 sq ft

Plots 1.4, 2.4, 3.4 & 4.4 vary in width within Bedroom 1 and ensuite

APARTMENT
Type A4

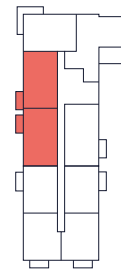
Two Bedroom
Plots 1.5, 2.5, 3.5 & 4.5

Measurements

Kitchen/Living/Dining	6.37m x 5.20m	20'10" x 17'0"
Bedroom 1	4.46m x 2.85m	14'7" x 9'4"
Bedroom 2	3.85m x 3.31m	12'7" x 10'10"
Total Internal Area	77.9 sq m	838 sq ft



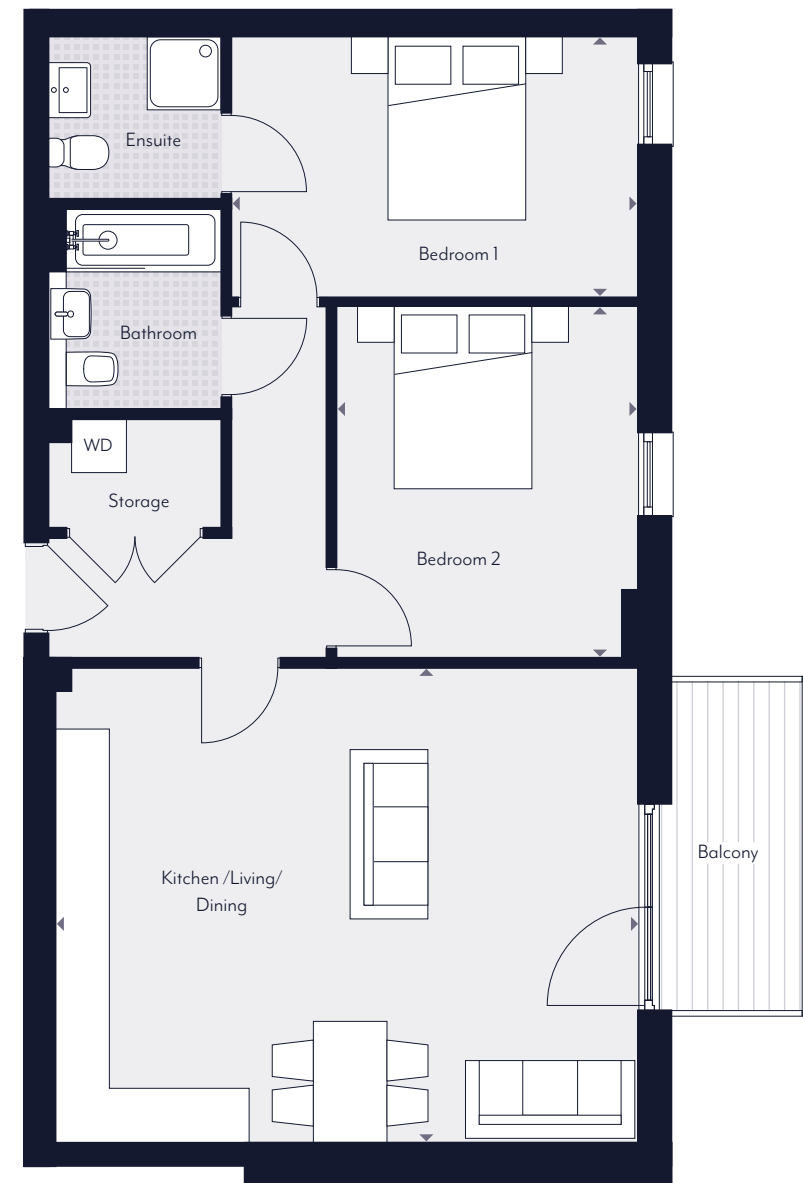
Floors 1, 2, 3 & 4



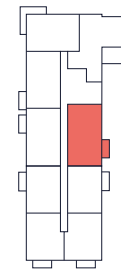
Key

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Floors 1, 2, 3 & 4



Key

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APARTMENT
Type A5

APARTMENT
Type A5.1

Two Bedroom
Plots 1.6, 2.6, 3.6 & 4.6

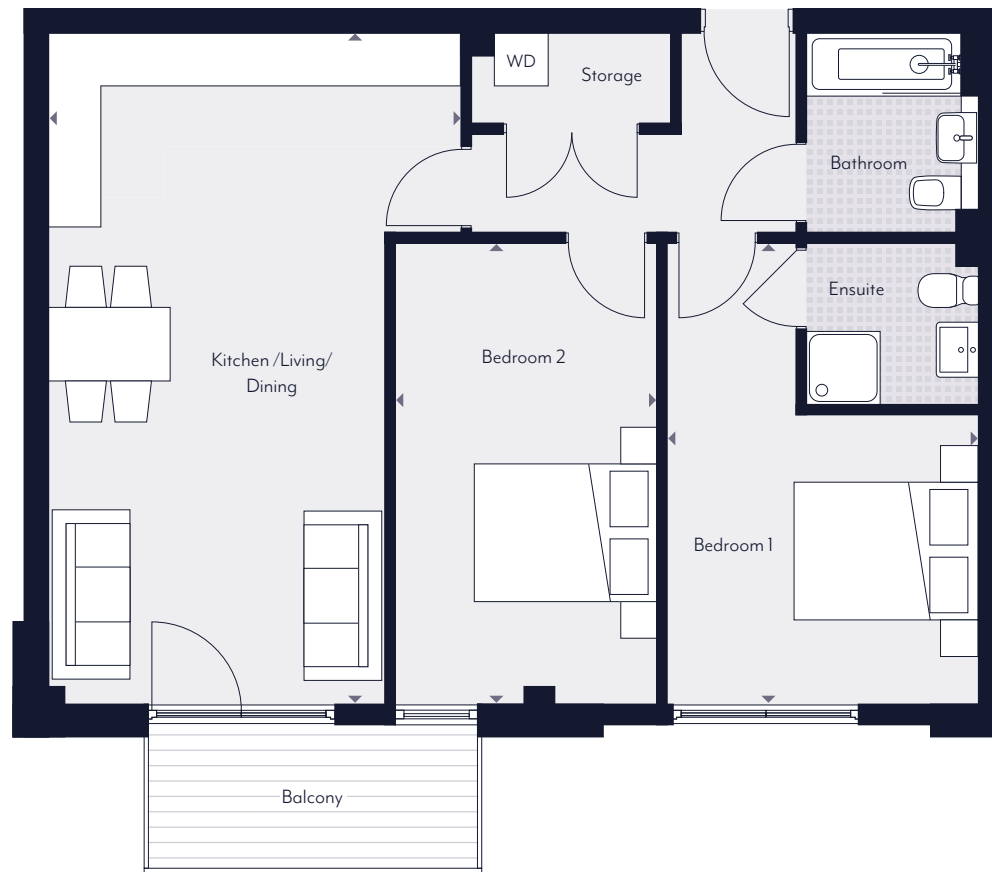
Two Bedroom
Plots 1.7, 2.7, 3.7 & 4.7

Measurements

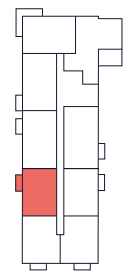
Kitchen/Living/Dining	7.35m x 4.53m [†]	24'1" x 14'10"
Bedroom 1	5.06m [†] x 3.43m	16'7" x 10'11"
Bedroom 2	5.06m x 2.87m	16'7" x 9'5"
Total Internal Area	74.8 sq m	805 sq ft

Measurements

Kitchen/Living/Dining	7.35m x 4.54m [†]	24'1" x 14'10"
Bedroom 1	5.06m [†] x 3.30m	16'7" x 10'9"
Bedroom 2	5.06m x 2.96m	16'7" x 9'8"
Total Internal Area	74.3 sq m	800 sq ft



Floors 1, 2, 3 & 4

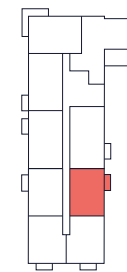


Key

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Floors 1, 2, 3 & 4



Key

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APARTMENT

Type A6

One Bedroom

Plots 1.8, 2.8, 3.8 & 4.8 (as drawn)
Plots 1.9, 2.9, 3.9 & 4.9 (handed)

Measurements

Kitchen/Living/Dining	6.61m x 5.65m [†]	21'8" x 18'6" [†]
Bedroom 1	5.06m [†] x 3.53m	16'7" [†] x 11'7"
Bedroom 2	4.17m x 2.93m	13'8" x 9'7"
Total Internal Area	79.3 sq m	853 sq ft

APARTMENT

Type A7

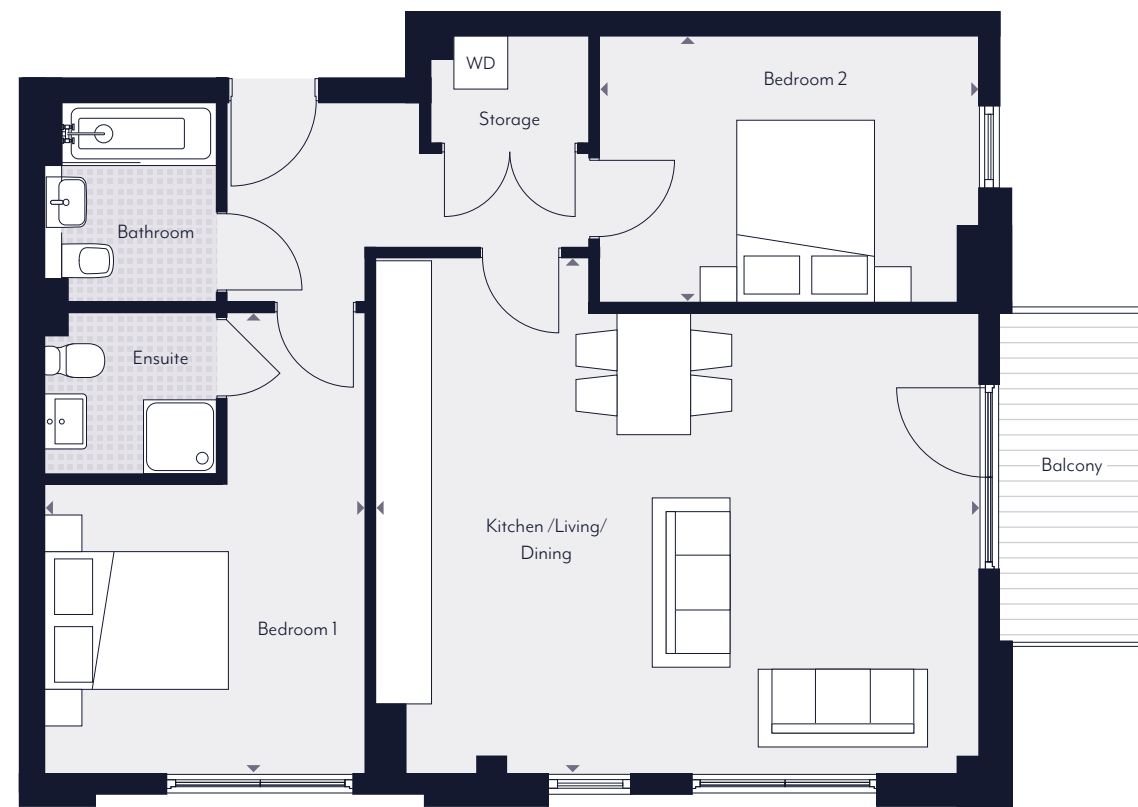
One Bedroom

Plots 3.2 & 4.2

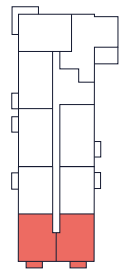
Measurements

Kitchen/Living/Dining	7.54m [†] x 4.11m	24'8" [†] x 13'5"
Bedroom	5.54m x 4.16m [†]	18'2" x 13'7" [†]
Total Internal Area	57.6 sq m	620 sq ft

Balcony to plot 4.2 terrace to plot 3.2.



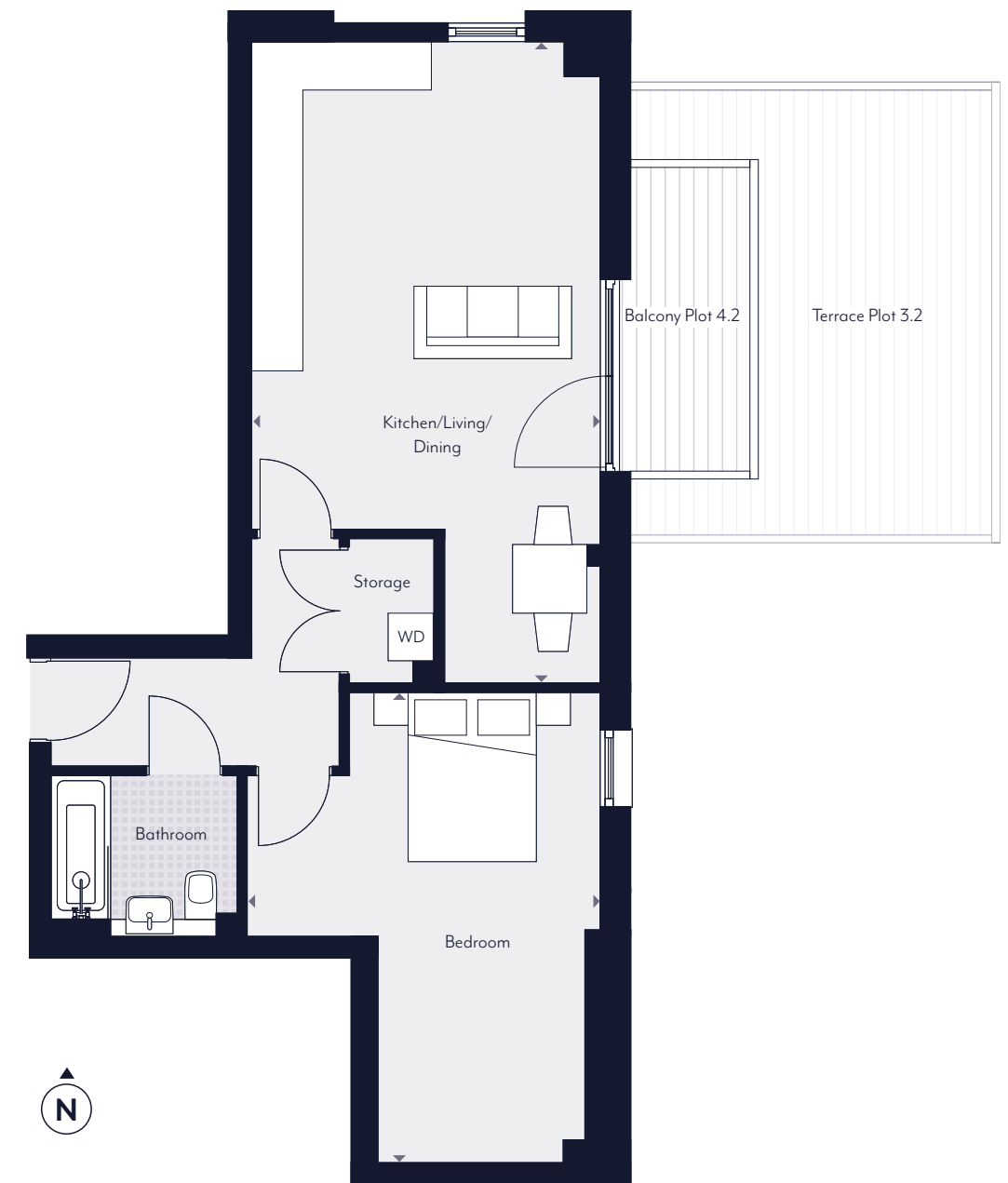
Floors 1, 2, 3 & 4



Key

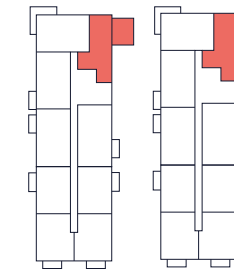
◀▶ Measurement Points WD Washer/Dryer

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Floor 3

Floor 4



Key

◀▶ Measurement Points WD Washer/Dryer

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Cardinal Court

One & two bedroom apartments



Computer Generated Images are indicative only

APARTMENT
Type B1

APARTMENT
Type B2

One Bedroom
Plot 1.1

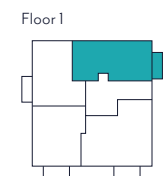
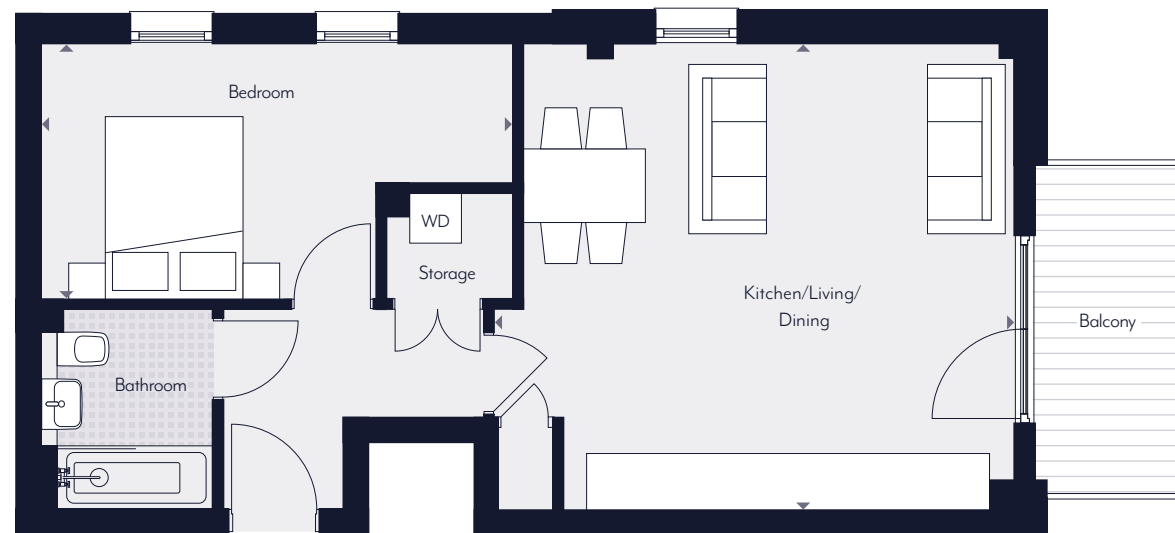
One Bedroom
Plot 1.2

Measurements

Kitchen/Living/Dining	5.70m ² x 5.12m	18'8" x 16'9"
Bedroom	5.18m x 2.81m ²	16'11" x 9'2" ²
Total Internal Area	52.3 sq m	563 sq ft

Measurements

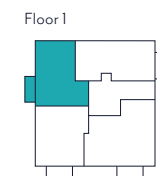
Kitchen/Living/Dining	5.76m x 4.71m ²	18'10" x 15'5" ²
Bedroom	4.99m x 2.80m ²	16'4" x 9'2" ²
Total Internal Area	50.1 sq m	539 sq ft



Key

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APARTMENT
Type B3

Two Bedroom
Plot 1.3, 2.3 & 3.3

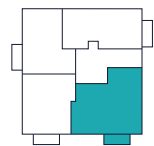
Measurements

Kitchen/Living/Dining	6.16m ² x 5.52m	20'2" x 18'1"
Bedroom 1	4.39m ² x 3.19m	14'4" x 10'5"
Bedroom 2	4.13m ² x 3.20m	13'6" x 10'6"
Total Internal Area	70.9 sq m	763 sq ft

Plots 2.3 & 3.3 vary in width within Bedroom 1



Floors 1, 2 & 3



Key

◀▶ Measurement Points WD Washer Dryer

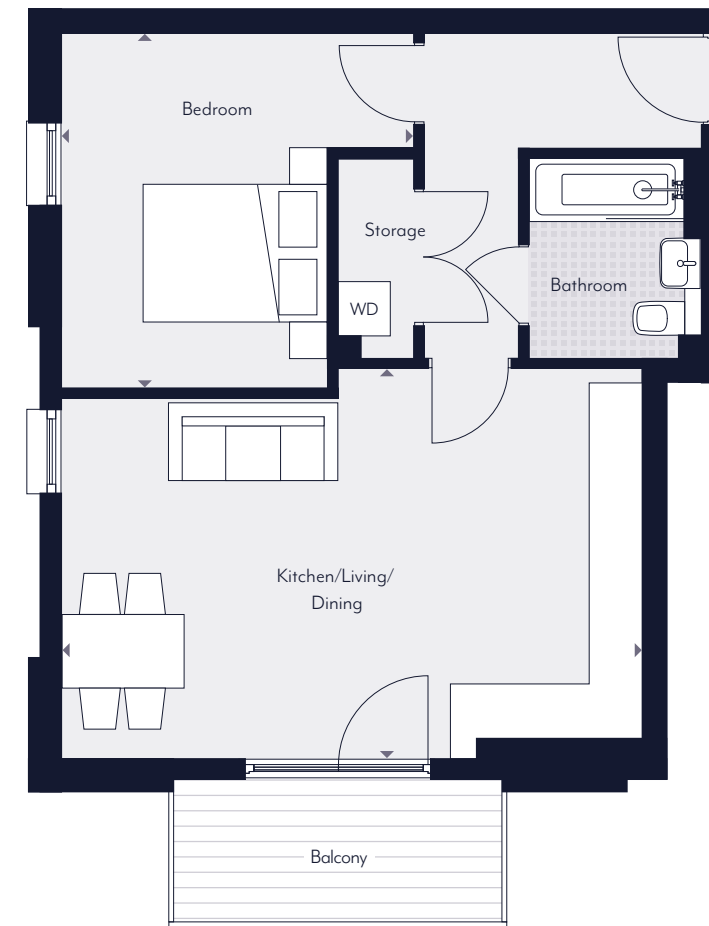
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APARTMENT
Type B4

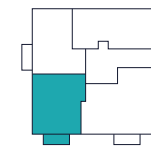
One Bedroom
Plot 1.4

Measurements

Kitchen/Living/Dining	6.36m ² x 4.28m ²	20'10" x 14'0"
Bedroom	3.90m ² x 3.87m ²	12'9" x 12'8"
Total Internal Area	52.6 sq m	566 sq ft



Floor 1



Key

◀▶ Measurement Points WD Washer Dryer

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APARTMENT
Type B5

APARTMENT
Type B6

Two Bedroom
Plots 2.1 & 3.1

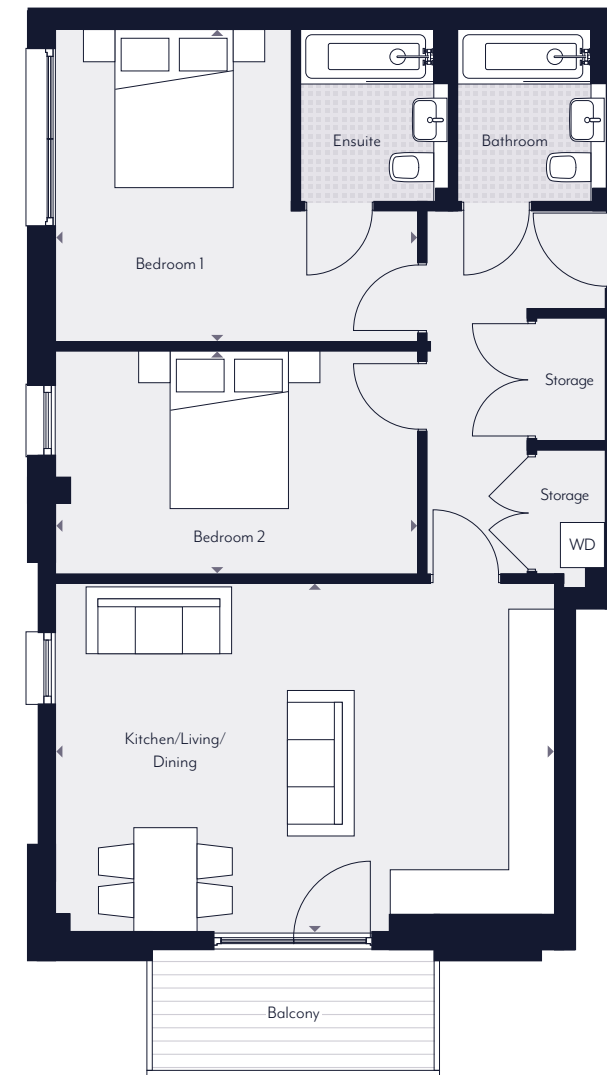
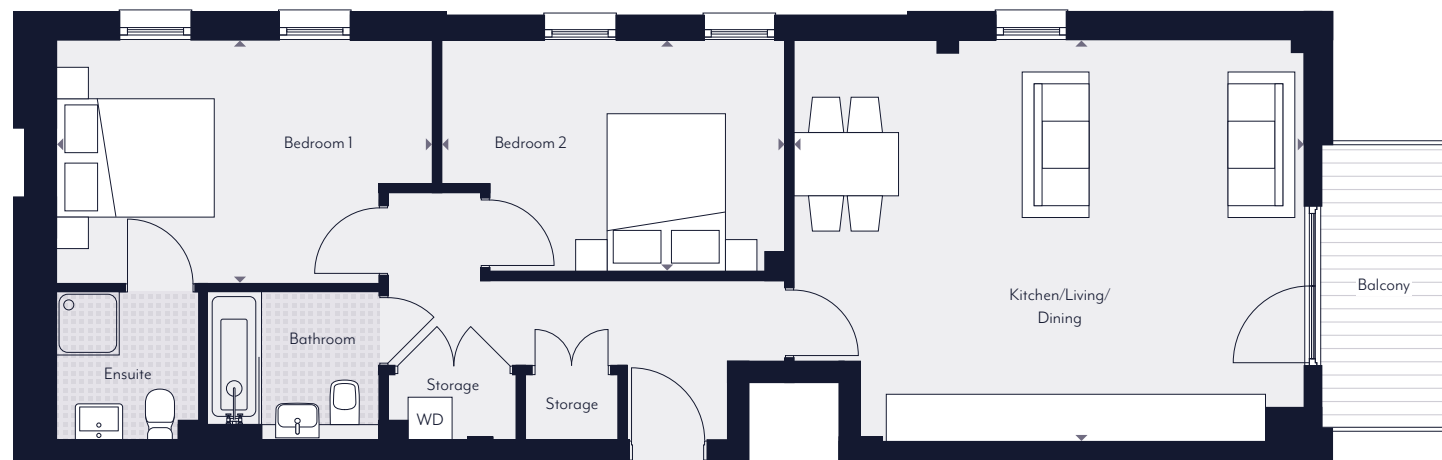
Two Bedroom
Plots 2.2 & 3.2

Measurements

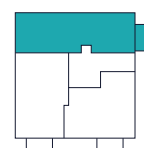
Kitchen/Living/Dining	6.51m ² x 5.12m	21'4" x 16'9"
Bedroom 1	4.80m ² x 3.11m	15'9" x 10'2"
Bedroom 2	4.38m ² x 2.96m	14'4" x 9'8"
Total Internal Area	78.8 sq m	848 sq ft

Measurements

Kitchen/Living/Dining	6.36m x 4.45m	20'10" x 14'7"
Bedroom 1	4.62m ² x 4.00m	15'1" x 13'1"
Bedroom 2	4.62m x 2.85m	15'1" x 9'4"
Total Internal Area	77.4 sq m	833 sq ft



Floors 2 & 3



Key

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Floors 2 & 3



Key

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Shared Ownership with Clarion Housing

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.

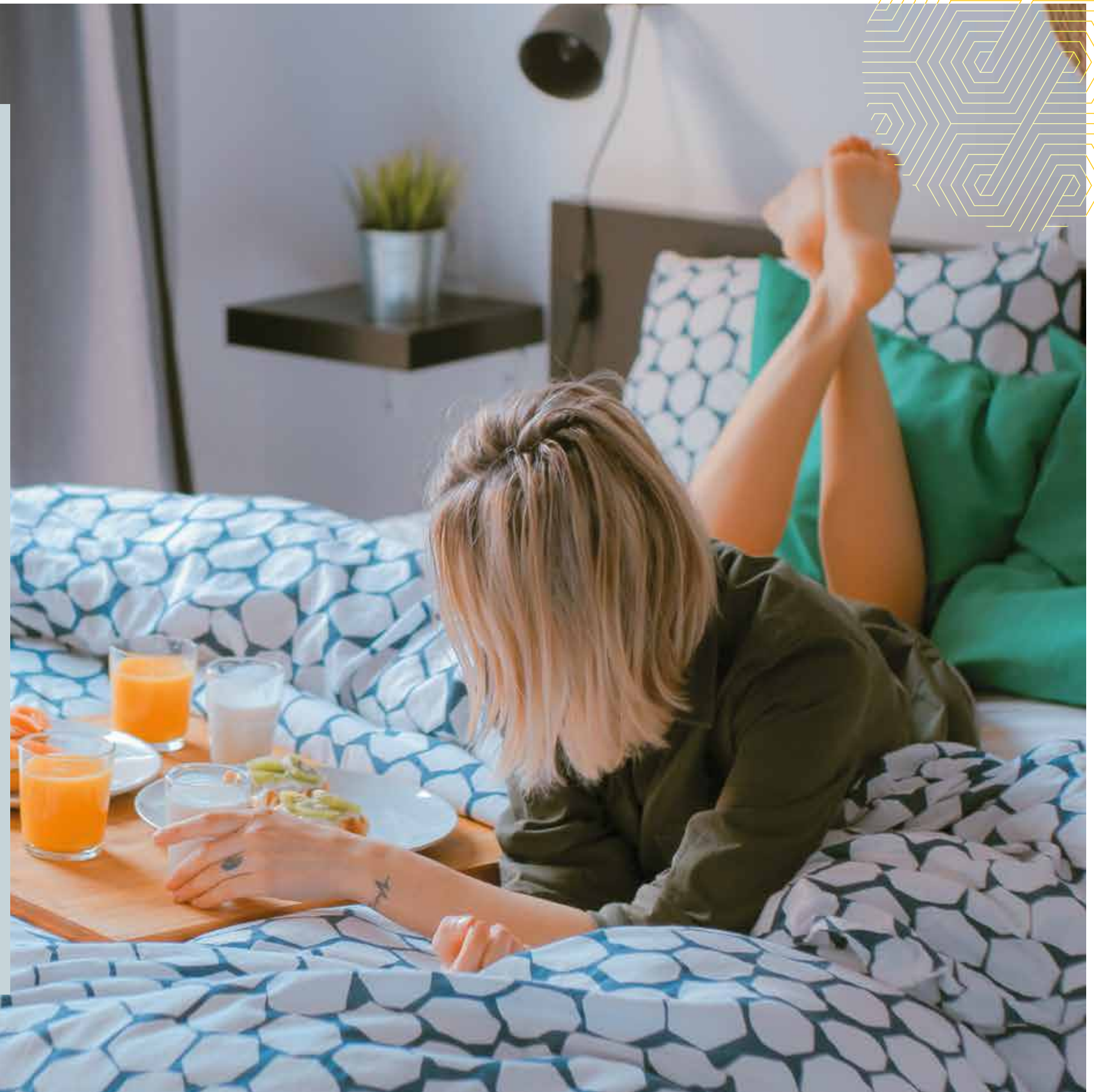
In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.

AM I ELIGIBLE?

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

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first time buyer or existing shared owner*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.





CLARION HOUSING

shared.ownership@myclarionhousing.com
0300 100 0309

About Clarion Housing Group 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.

All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Show home photography is indicative only. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Unity Gardens. We may change the tenure of some homes subject to demand.



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