



GREENHILL RD • HERNE BAY • CT6 7RS



# Oxenden PARK



## ABOUT HERNE BAY

Oxenden Park in Herne Bay provides affordable housing for local families with a selection of 2-bedroom houses available for shared ownership in this first phase. Set in the seaside town on the north coast of Kent, Herne Bay started out as a small shipping community that rose to prominence as a resort during the early 19th century thanks to its new pleasure pier and promenade. Its popularity as a holiday destination has waned some in recent years much to the delight of the locals who are keen to have it be quiet and all to themselves once more.

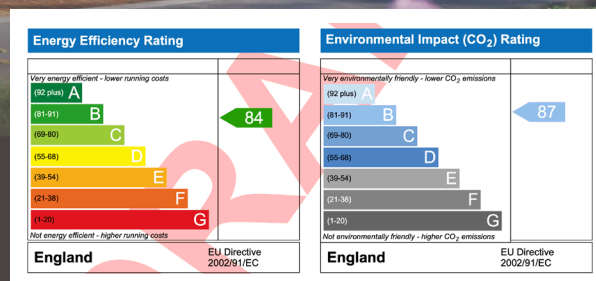
Residents of Oxenden Park will enjoy a superior finish to their homes, not the least of which is the energy efficiency making all the difference to reduce those energy bills not to mention your carbon footprint. Rated B on the energy EPC they boast features such as solar panels, energy efficient gas boiler's providing hot water and central heating as needed.

From a décor perspective these homes are deliberately neutral to allow you the freedom to make them your own. The contemporary kitchens are equipped with complementary worktops and splashbacks, integrated appliances including oven, hob and fridge freezer. Ceramic tile flooring and downlighters complete the stunning appearance. The bathrooms are also fully fitted with contemporary white branded sanitaryware, ceramic tile flooring, chrome fittings and a heated towel rail for those cold winter mornings.

A 12-year NHBC structural warranty brings peace of mind. All homes come with turfed rear gardens with a garden shed, and either off-road or an allocated parking space.

Herne Bay while quieter than most seaside towns is by no means lacking in amenities. The education options are excellent with Herne Bay Junior and Briary Primary Schools both rated Good by Ofsted in their reports. There is also a great range of shops, pubs and restaurants, plus you can't forget Herne Bay Pier, beaches or indeed the coastal park for fun family days out!

For drivers, Herne Bay is served by the A28 and A299 which leads on to the M2 for those wanting to travel to West Kent and further afield to London. Herne Bay railway station (just 1.3 miles away) has direct routes to London Victoria every 30 minutes in peak times with a journey time of just an hour and a half.





# — GOLDING — PLACES

Golding Places provides quality homes for shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in quiet village locations, which are thoughtfully designed and finished to a high standard, and combine the very best in modern living. Many of our homes come with additional extras such as built-in appliances. We're part of Golding Homes, an award-winning provider of quality, affordable homes, which owns and manages over 8,500 properties and provides homes to more than 29,000 people. Golding are committed to providing excellent customer service and quality, safe homes for social, affordable and market rent, shared ownership and outright sale. All our profits are invested back into building more new homes, reinvesting in our housing stock and delivering services. To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)

## SHARED OWNERSHIP

Shared Ownership is a scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Shared Ownership is a great solution if:

- You are a first-time buyer
- You used to own a home, but cannot afford to buy one now
- You own a home and want to move but cannot afford a new home suitable for your needs
- You are forming a new household - for example, after a relationship breakdown
- You are an existing shared owner and want to move

Under shared ownership, buyers purchase a proportion of their home and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property. This is a standard model Shared Ownership development and the minimum share which can be bought is 25%. In the future, should you be able to afford to, you can purchase further shares in the property, and in most cases you can purchase 100% of the property. At this point you will no longer pay rent.

Our sales agent for this development is Wards of Kent - Shared Ownership. For more information, please contact them on Tel: 01634 921 802 or Email: [shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.co.uk)



# SPECIFICATION

## GENERAL

Quality fitted carpets to hall, living room, stairs, landings, and bedrooms

Energy-efficient gas boiler providing hot water and central heating

NHBC 12-year warranty

Fibre broadband available

Turfed rear garden with garden shed

On plot or right of use parking bay(s)

Solar panels

## KITCHEN

Contemporary kitchen with complementary worktops and glass splashback

Integrated oven, hob, and fridge freezer

Ceramic tile flooring

Spot down lighting

Pelmet lighting

Space for washing machine

## BATHROOM

Contemporary branded sanitaryware

Bath with thermostatic bath/shower mixer tap over and glass shower screen

Ceramic tile flooring

Heated chrome towel rail

\*We reserve the right to alter the design and specification at any time for any reason without prior notice.

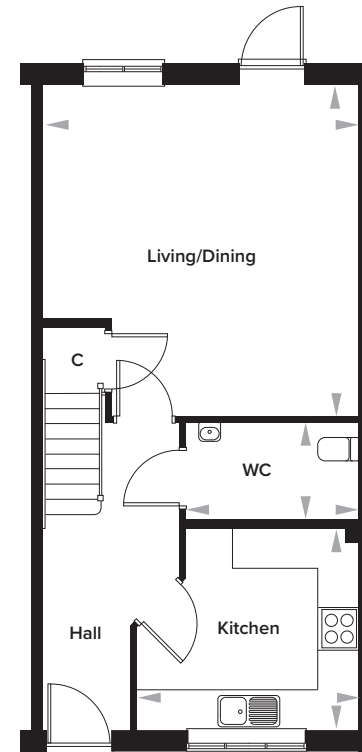


# PLOT 401

3 bedroom semi-detached house

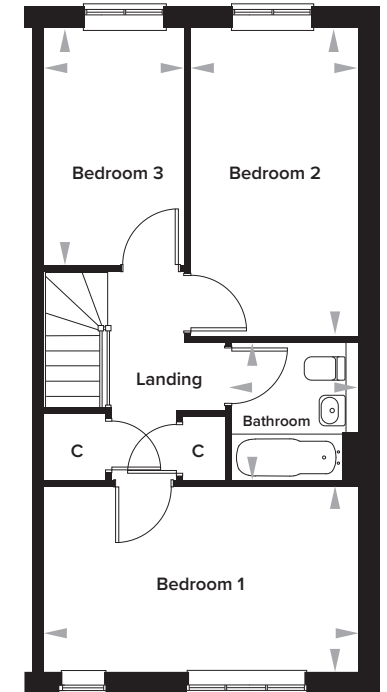


## FLOOR PLANS



### GROUND FLOOR

Kitchen 3355mm x 3060mm 11' 0" x 10' 0"  
Living Dining 4798mm x 5045mm 15' 9" x 16' 6"  
WC 2610mm x 1460mm 8' 7" x 5' 0"



### FIRST FLOOR

Bedroom 1 4798mm x 2816mm 15' 9" x 9' 3"  
Bedroom 2 2548mm x 4691mm 8' 4" x 15' 4"  
Bedroom 3 2148mm x 3610mm 7' 0" x 11' 10"  
Bathroom 1928mm x 2094mm 6' 4" x 6' 10"

\*Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements and general layout.

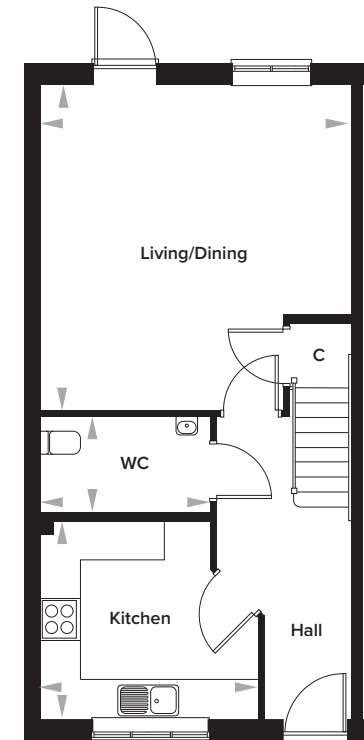


## PLOT 402

3 bedroom semi-detached house

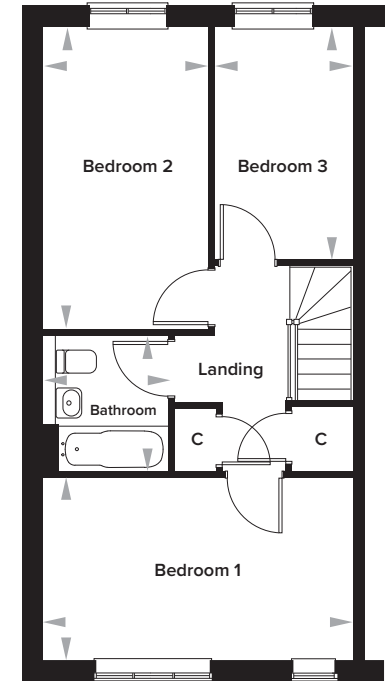


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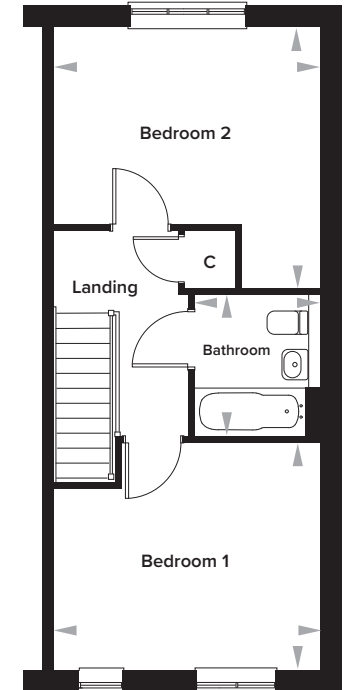
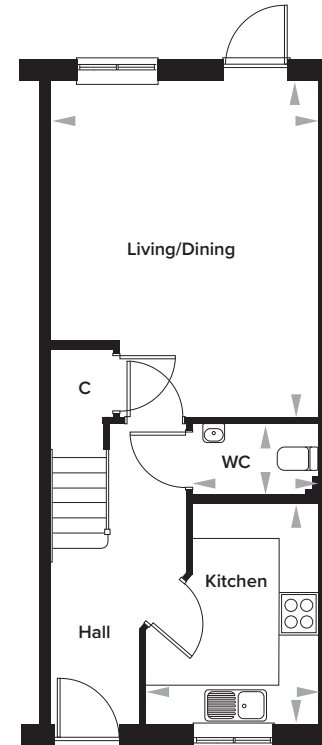


# PLOT 403

2 bedroom semi-detached house



## FLOOR PLANS



### GROUND FLOOR

Kitchen 2647mm x 3360mm 8' 8" x 11' 0"  
Living/Dining 4050mm x 5120mm 13' 3" x 16' 9"  
WC 1927mm x 1085mm 6' 4" x 3' 7"

### FIRST FLOOR

Bedroom 1 4050mm x 3460mm 13' 3" x 11' 4"  
Bedroom 2 4050mm x 3982mm 13' 3" x 13' 0"  
Bathroom 1940mm x 2170mm 6' 4" x 7' 1"

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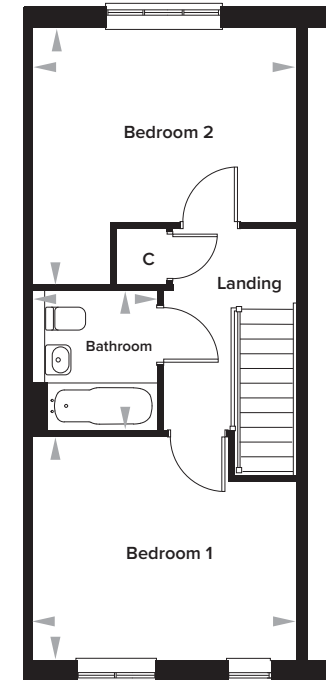
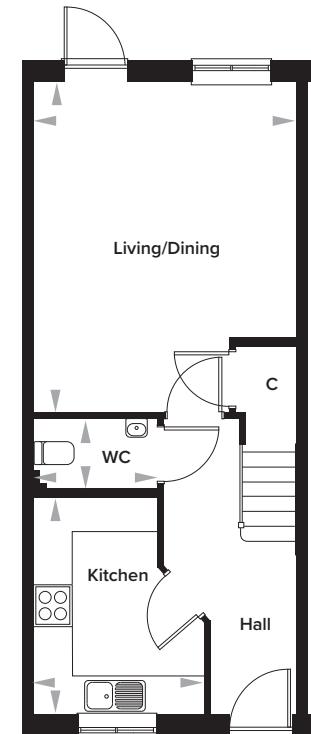


## PLOT 404

2 bedroom semi-detached house



## FLOOR PLANS



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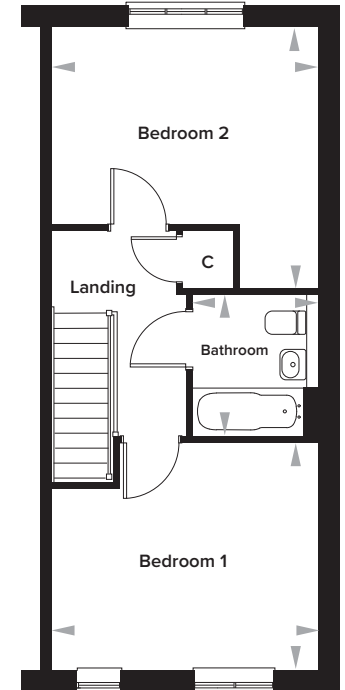
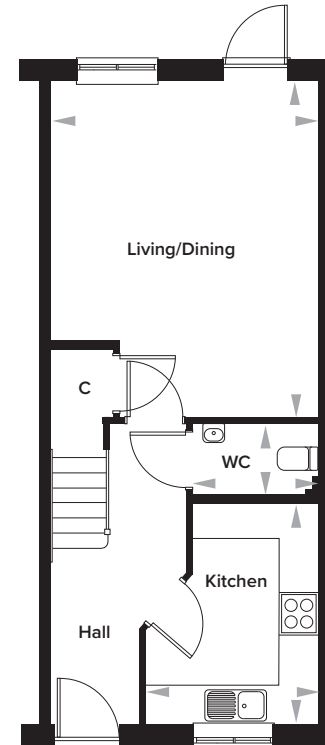


# PLOT 405

2 bedroom end-of-terrace house



# FLOOR PLANS



## GROUND FLOOR

Kitchen 2647mm x 3360mm 8' 8" x 11' 0"  
Living/Dining 4050mm x 5120mm 13' 3" x 16' 9"  
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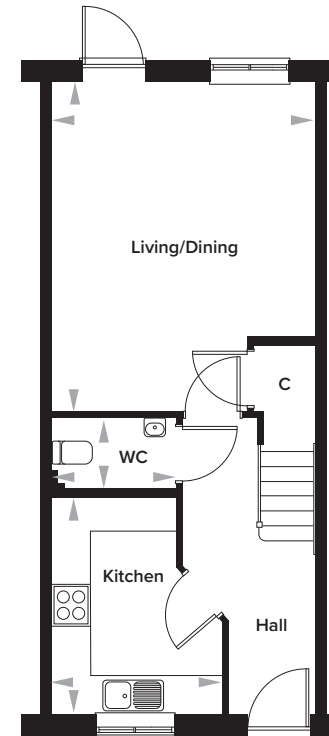


## PLOT 406

### 2 bedroom mid-terrace house



## FLOOR PLANS

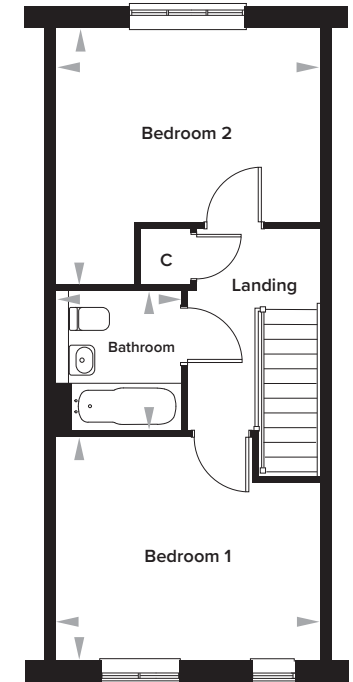


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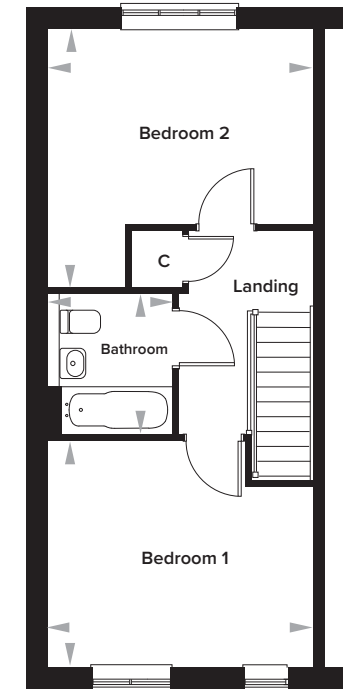
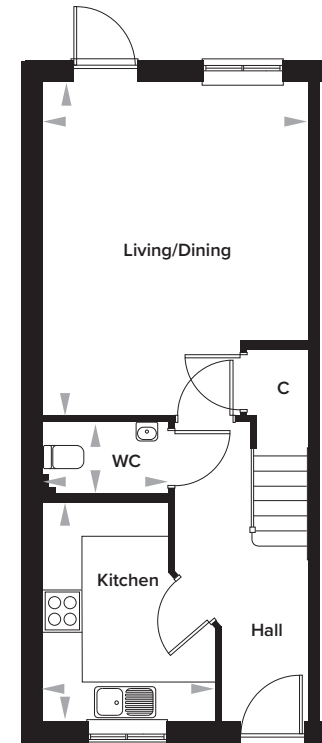


# PLOT 407

2 bedroom end-of-terrace house



## FLOOR PLANS



### GROUND FLOOR

Kitchen 2647mm x 3360mm 8' 8" x 11' 0"  
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## LOCAL AREA

Herne Bay Railway Station	1.3 miles
Herne Bay Beach	1.7 miles
Herne Bay Pier	1.6 miles
Lidl Supermarket	0.6 miles
Briary Primary School	0.1 miles
Herne Bay Junior School	1.9 miles
Herne Bay High School	1.1 miles
Kent College Senior School	5.7 miles





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*Wards*  
Land & New Homes

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**01634 921 802**  
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— GOLDING —  
**PLACES**

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