

WENTWORTH PARK

HERNE BAY



An exclusive collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom homes in the beautiful seaside town of Herne Bay, Kent.

Quintessential English architecture surrounds you with traditional elegance while perfectly-appointed interiors offer the best in modern living. Part of Redrow's sought-after Heritage Collection, this outstanding development has been lovingly created in the Arts and Crafts style of the 1930s. The properties have been finished to our exacting standards, to stand the test of time.

Welcome to Wentworth Park.

HERNE BAY, KENT

A PICTURESQUE SEASIDE TOWN

Wentworth Park is in a fantastic location set in the popular Kent town of Herne Bay which offers an excellent range of amenities, leisure attractions and a beautiful, award-winning sand and shingle beach.

This popular coastal location is set off to perfection by its traditional Victorian frontage, colourful beach huts and fun-packed pier. The beach is part of Herne Bay's Coastal Park, which offers plenty of open space to explore and seek wildlife.

Herne Bay is home to a fine selection of restaurants; try the *Oyster and Chophouse* or *A Casa Mia* for Italian fayre. There is a good range of pubs including the *Prince of Wales*, which dates back to Victorian times and has retained many of its original features. And of course, there are plenty of places where you can enjoy some seaside fish and chips.

Herne Bay boasts a wide array of independent retailers. So whether you're after a bouquet of flowers, a bottle of artisan beer, a new bicycle or a vintage outfit, you're sure to find what you're looking for here. There's a market on Saturdays, offering fresh produce, arts & crafts, toys and household items.

Education is paramount at Wentworth Park. Primary schools include Hampton and Herne Bay, leading to Herne Bay High School and the Community College in Whitstable. The well-regarded University of Kent is around 15 minutes drive away in Canterbury.

Wentworth Park is located just off the A299, from where you can join the M2 in around 10 minutes for journeys into west Kent. The A299 gives you easy access to the coastline at Margate and Whitstable, to enjoy the annual Whitstable Oyster Festival. Herne Bay is also only a 22 minute drive from the historic cathedral city of Canterbury.

Herne Bay Railway Station is approximately a 15-minute walk away, from where you can reach London St Pancras and London Victoria in as little as 90 minutes. Other destinations include Broadstairs, Faversham and Rochester as well as Ebbsfleet International for Eurostar trips to the continent.





LOCAL LEISURE

A SPORTING SUPER HUB ON YOUR DOORSTEP



*Redrow is working alongside Quinn Estates on the overall development with Quinn Estates delivering the sporting super hub at Wentworth Park. This £2.5m centre will include some of the best facilities of their kind in Kent.**

Quinn Estates will be providing much needed modern sports facilities which includes two artificially surfaced pitches for football and hockey, a dual-use cricket pitch with room for two mini football pitches, and six tennis courts. This will enable the Herne Bay sports clubs to significantly enhance the social and well-being benefits to the local community.

The hub will also feature a club house for the local youth football team plus the town's cricket, tennis and hockey clubs. With 53 acres of public open space also to be introduced at the development, it is anticipated that there will be a truly positive impact on the health and well-being of local people.

Herne Bay has a variety of ways to help you spend your leisure time. You could take to the water at the sailing club, or get active at the Herons Leisure Centre with its pool, gym, dance studio and exercise classes. If golf is your pastime of choice, head towards Whitstable to tee off at the Chestfield Golf Club with its challenging 18-hole course.

 **REDROW**
A BETTER WAY TO LIVE







MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

*It's the online way to save
your favourite developments,
house styles and even plots,
manage your appointments
and select & purchase your
Finishing Touches.*

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.

MADE FOR YOU

At Redrow we are committed to ensuring you receive the customer service you deserve.

The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.



EXCHANGE

Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.



WELCOME PARTY

Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.



HARD HAT VISIT

See your home in progress

Building a home is a complex process. Join us on site as we show you how the build of your new home is progressing.

N.B. Availability of this event is subject to the build stage of your home at the point of reservation.



HOME PREVIEW

Putting the finishing touches on your home

Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to demonstrate some of the key features of your new home.



MOVE IN DAY

Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.



redrow.co.uk



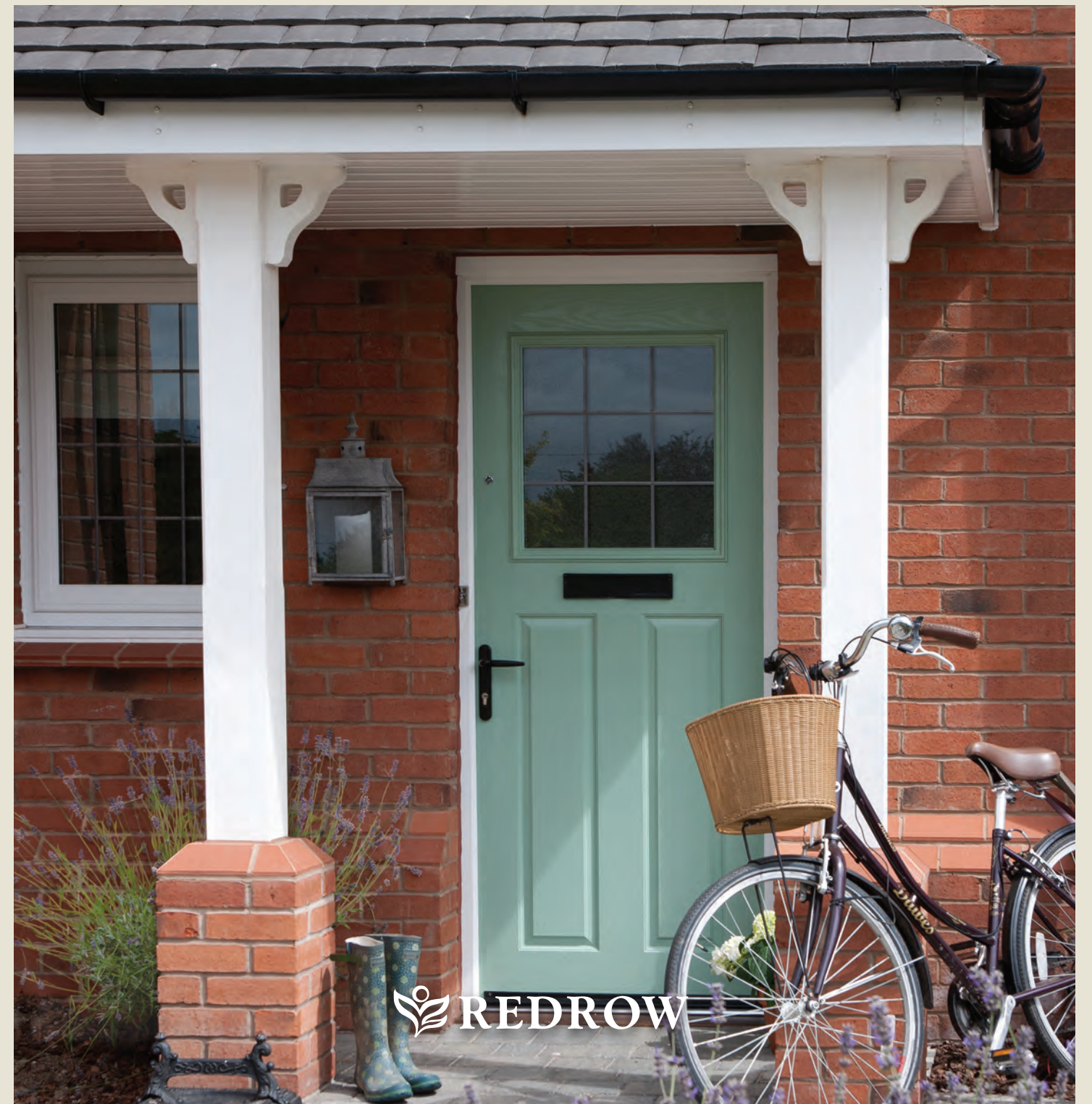
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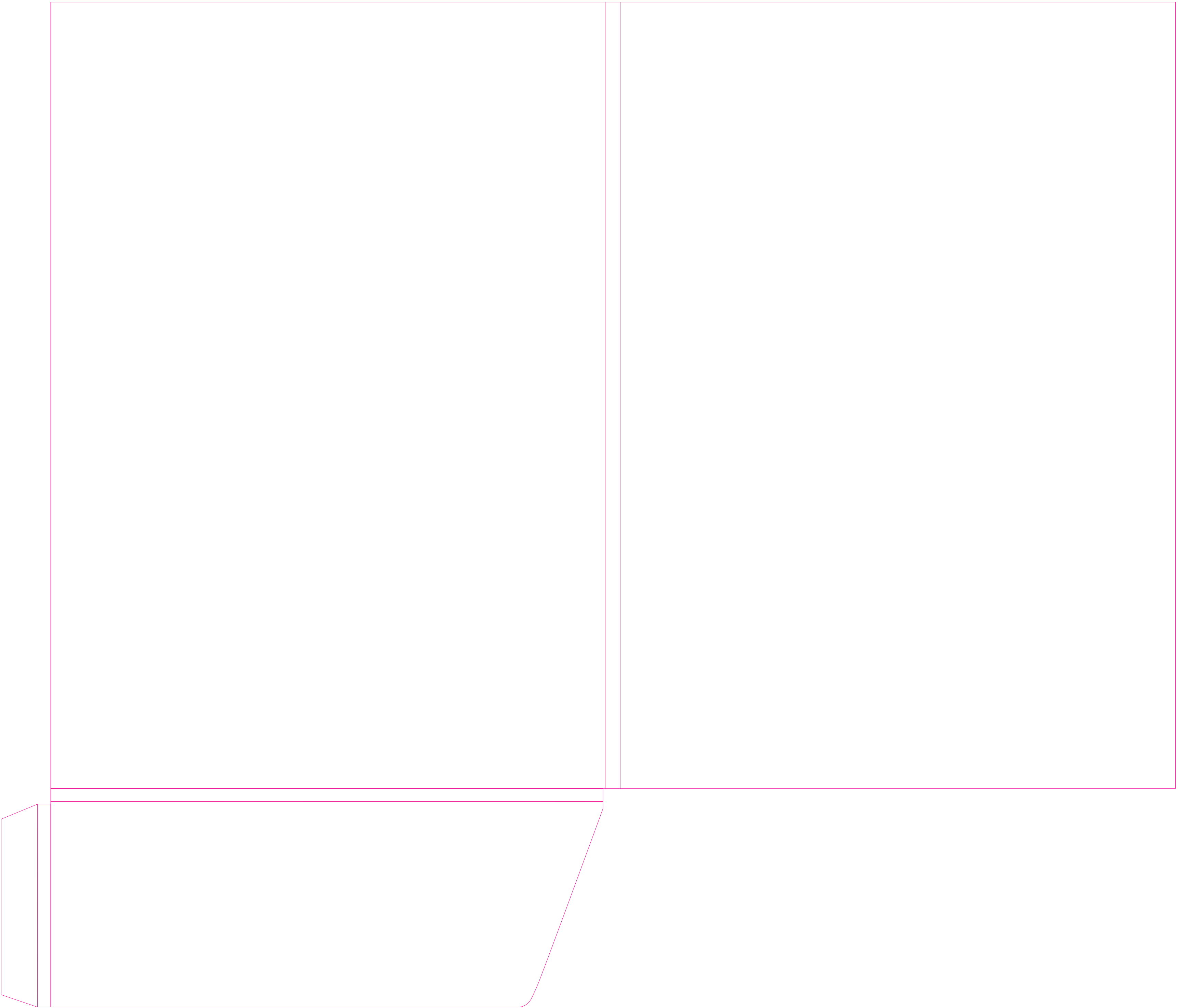


WENTWORTH PARK

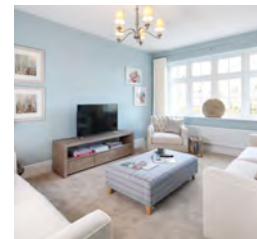
HERNE BAY







Wentworth Park House Specification



Interior Features

Walls: Dulux Almond White emulsion paint finish.

Ceilings: Flat finish with Dulux white emulsion paint decoration.

Internal Doors: "Cambridge" 2 panel internal moulded door.

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point: 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating: Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details and location.

Radiators: Myson radiators.

Electrical Sockets / Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Kitchen & Utility Features

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand: To match above worktops with stainless steel splashback behind hob.

Under wall unit: LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink: Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 60cm gas with 4 ring burner

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles:

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin: Sphere or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Concept close coupled back-to-wall pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Unilux bath panel.

Brassware: Ideal Standard single lever tap.

Wall Tiles: Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath: Shower valve and screen to be provided above bath where there is no separate shower enclosure within bathroom.

Shower Valve: Ideal Standard shower valve.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the Property.

Wentworth Park House Specification



Exterior Features

External Doors:

Front: GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear: GRP door with patterned glass, finished internally and externally in white. Housetype specific, see Sales consultant for details.

Security: Multi point locking system to front and rear doors of house.

External Lights:

Front: Coach down lantern.
Downlight where entrance is recessed.

Garage: To specific plots, see Sales Consultant for more information.

Doors: Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power: Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden Features

External Fencing: Refer to layouts.

Sides/Rear: Vertical boarding 1.8m high.

Paving: Buff riven faced flags as indicated on drawing.

Gate: 1.8m timber gate.

Turfing: Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

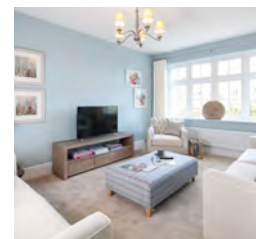
Top soil: To rear gardens.

Outside tap: Refer to drawings for locations.

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Wentworth Park House Specification

LIFESTYLE HOMES SPECIFICATION



Interior Features

Walls: Dulux Almond White emulsion paint finish.

Ceilings: Flat finish with Dulux white emulsion paint decoration.

Internal Doors: "Cambridge" 2 panel internal moulded door.

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point: 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating: Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details.

Radiators: Myson radiators.

Electrical Sockets / Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Dressing Area: Shelf and rail to bedroom 1 dressing areas in the Warwick Lifestyle and Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details (excluding Oxford Lifestyle housetype).

Kitchen & Utility Features

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand: To match above worktops with stainless steel splashback behind hob.

Under wall unit: LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink: Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 60cm gas with 4 ring burner

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles:

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin: Sottini Arc or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Sottini Arc close coupled back-to-wall pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Unilux bath panel.

Brassware: Ideal Standard single lever tap.

Wall Tiles: Choice of Porcelanosa wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath: Shower valve and screen to be provided above bath where there is no separate shower enclosure within bathroom.

Shower Valve: Aqualisa shower valve.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

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