



Hyde New Homes at  
**Springhead  
Park**

KENT DA11

**FINAL PHASE**

Two x 3 bedroom houses for sale  
through the Shared Ownership scheme



**Hyde**  
New Homes

# Springhead Park - London meets the Garden of England



Gordon Park, Gravesend

**Springhead Park final phase offers two 3 bedroom semi-detached houses set in Ebbsfleet Garden City, a thriving modern community in Kent with great local transport links and leisure facilities.**

In nearby Gravesend town centre you will find a good range of shops, as well as cafés, restaurants and pubs offering everything from a light bite to international cuisine. Along and around New Road there are two malls and a selection of big-name brands. For independent stores, head for the old High Street and Heritage Quarter and for fresh produce, crafts, gifts, street food and more, go for a browse around the historic market.

If you're up for some serious shopping, it's just a short drive to Bluewater, one of Europe's leading retail and leisure destinations. From home stores and designer boutiques to technology and sports outlets, there are over 330 stores on site, not to mention over 50 places to eat and a 13-screen IMAX multiplex.

There are two well-equipped leisure centres in Gravesend, both of which feature gyms, health suites, pools and more. For golfers, it's less than a mile to the historic Mid Kent Club, and there are many other excellent private and pay-and-play courses within easy reach.



Heritage Quarter, Gravesend



Borough Market

Regarding education, all age groups are catered for with a choice of primary and secondary schools, including comprehensive, grammar and independent establishments.

Springhead Park is just a few miles from Ebbsfleet International's high-speed rail link, with a journey time of 18 minutes to St Pancras International. A choice of other convenient railway stations, including Gravesend, Northfleet, Longfield and Meopham, all offer reliable services in and out of London. Kent's major road system means it's easy to get to the capital, the coast or further afield. A short drive south to the A2 connects you to the M25, M2 and wider motorway network.

# SPECIFICATION, FLOOR PLANS & DIMENSIONS

## Plots 489 & 490 Three Bedroom House

Pitcher Court, Springhead Park, Kent, DA11 8GD

### KITCHEN

- Symphony 'Woodbury' range units
- Stainless steel oven, electric ceramic hob and integrated extractor
- Stainless steel 1.5 sink, mixer tap and splashback to hob
- Integrated fridge freezer, washing machine & dishwasher
- Vinyl flooring

### BATHROOM

- Quality white bathroom suite
- Glass shower screen over bath
- White tiling to bath/shower throughout
- Heated chrome towel rail

### GENERAL

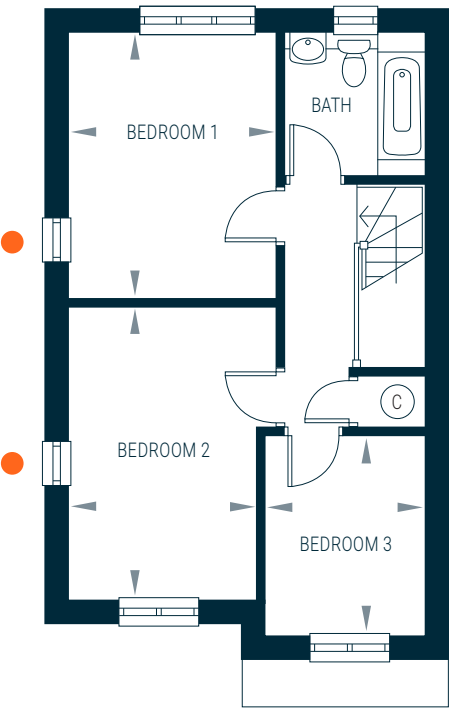
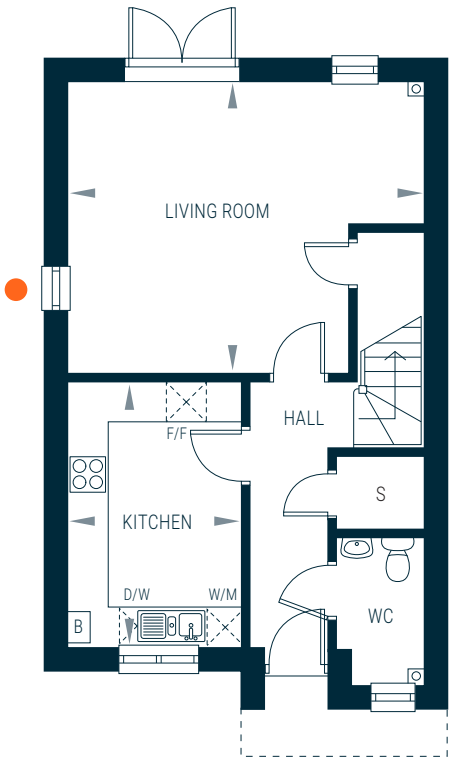
- Vinyl flooring in lounge
- Fitted carpets in hallway, stairs and bedrooms
- External lighting

### INTERNAL DIMENSIONS

Kitchen	2.75 x 4.21m	9' 3" x 13' 10"
Living Room	5.57 x 4.62m	18' 3" x 15' 2"
Bedroom 1	3.26 x 4.21m	10' 8" x 13' 10"
Bedroom 2	3.02 x 4.62m	9' 11" x 15' 2"
Bedroom 3	2.46 x 3.21m	8' 10" x 10' 6"
Bathroom	2.21 x 2.24m	7' 3" x 7' 4"
TOTAL	102.3 m <sup>2</sup>	1101 ft <sup>2</sup>

### KEY

- S Storage   B Boiler   C Cylinder
- F/F Integrated fridge freezer
- W/M Integrated washing machine
- D/W Integrated dishwasher
- Windows to Plot 490 only



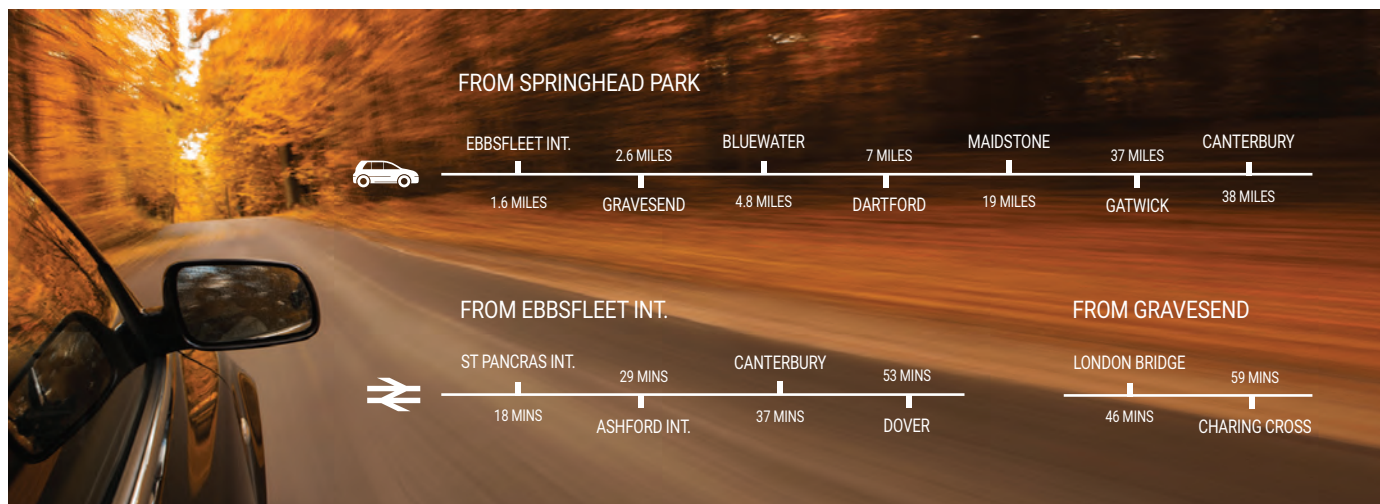
Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

# SITE PLAN



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Details correct at time of going to print November 2019.

# LOCATION



Source: [www.google.co.uk/maps](http://www.google.co.uk/maps) & [www.nationalrail.co.uk](http://www.nationalrail.co.uk). Timings and distances are approximate.



## ABOUT HYDE NEW HOMES

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.

## ABOUT SHARED OWNERSHIP

Shared Ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent setting, purchasing more equity, selling and insurance. You will have the same rights and responsibilities as a full owner occupier.

You can also watch Your 'Guide to Shared Ownership' video on our website: [www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)



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### Contact us now

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Visit: [www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)