

- THE - QUARRY

ERITH

CLAST COURT

FLOOR PLANS & SPECIFICATIONS

- FIND YOUR PLACE -

WHERE QUALITY OF LIFE COMES FIRST



SPECIFICATION

KITCHEN

- Individually designed contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, microwave and dishwasher

BATHROOM

- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated towel rail
- Made to measure mirror
- Shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

EN-SUITE

- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated towel rail
- Made to measure mirror above basin or WC
- Shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

HEATING, ELECTRICAL & LIGHTING

- Hot water provided by individual cylinder situated within hallway storage cupboard
- Individual energy efficient electric radiators with built-in thermostat with the ability to control heating via smart phone app using a hub (sold separately)
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways and open plan kitchen/dining and living room
- Pendant lighting to all bedrooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Communal integrated reception system
- All homes are fiber optic enabled (subject to subscription)

GENERAL

- Secure communal cycle storage and bin store facilities
- 10 year NHBC warranty
- Access to communal gardens
- Allocated basement or street level car parking space for the majority of homes
- Photovoltaic panels to the roof benefit the communal zones only served by landlord electric supply
- PAYC active car charging facility or passive supply for future installation to all parking bays
- Integrated washer dryer located in utility room cupboard
- Secure by design compliant

FINISHES

- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms
- Fitted wardrobe with chrome hanging rail to bedroom one only
- White emulsion to all walls and ceilings
- White switches and sockets throughout



The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Images are representative of The Quarry and other L&Q show homes. Please speak to our Sales Associates for further details.

SITE PLAN

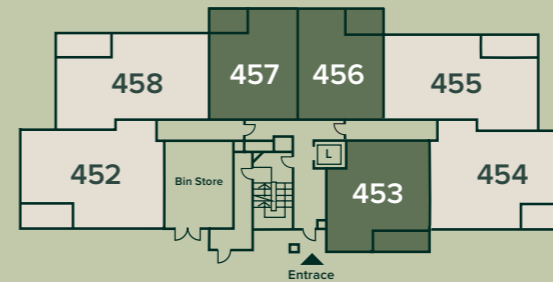


PLOT LOCATORS



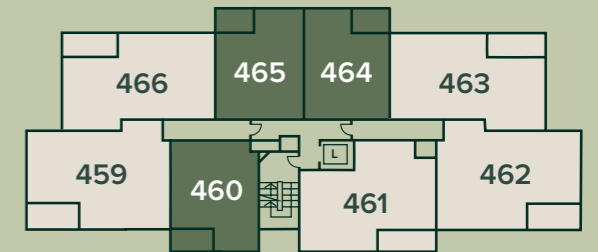
GROUND FLOOR

Rear Elevation / Ecology Area



FIRST FLOOR

Rear Elevation / Ecology Area



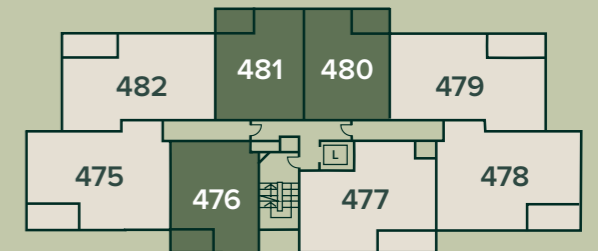
SECOND FLOOR

Rear Elevation / Ecology Area



THIRD FLOOR

Rear Elevation / Ecology Area



● 1 Bedroom Apartments ● 2 Bedroom Apartments L Lift

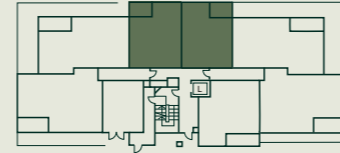
Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

1 BEDROOM APARTMENT

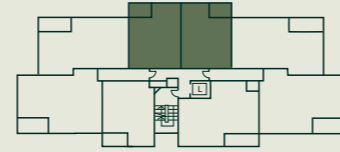
Type E-05

Plots 456*, 457, 464*, 465, 472*, 473, 480* & 481

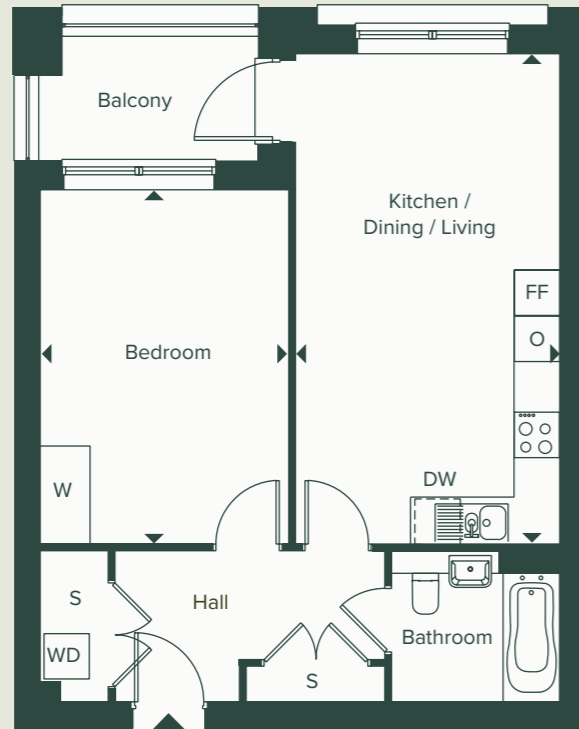
*Plots are handed to the plans drawn



Ground Floor



Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	3.49m x 6.48m	11' 6" x 21' 3"
Bedroom	3.29m x 4.70m	10' 9" x 15' 5"
Total Internal Area	50.87 m²	548 ft²

FLOOR	PLOTS	BALCONY/ TERRACE
Ground	456, 457	4.8 m ² 52 ft ²
1st	464, 465	4.2 m ² 45 ft ²
2nd	472, 473	4.2 m ² 45 ft ²
3rd	480, 481	4.2 m ² 45 ft ²

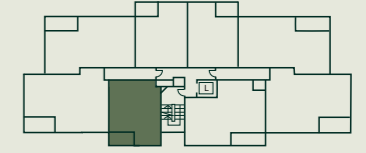
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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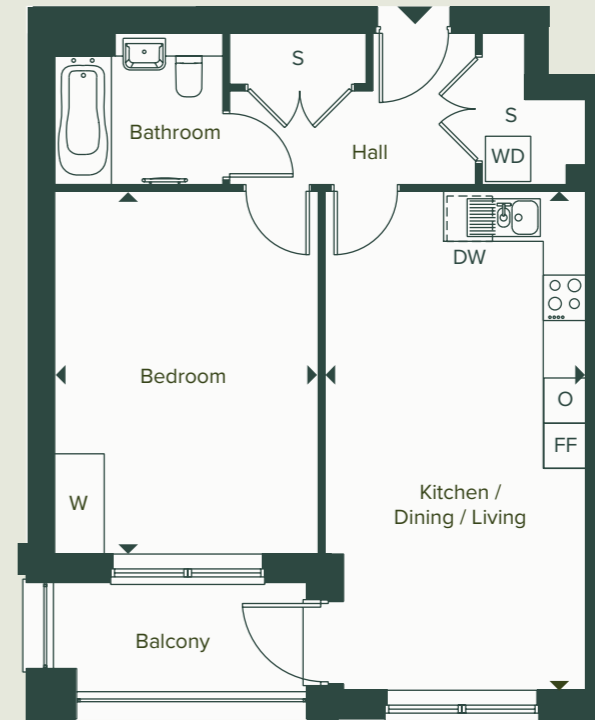
1 BEDROOM APARTMENT

Type E-08

Plots 460, 468 & 476



Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	6.59m x 3.42m	21' 6" x 11' 2"
Bedroom	4.79m x 3.45m	15' 7" x 11' 3"
Total Internal Area	50.27 m²	541 ft²

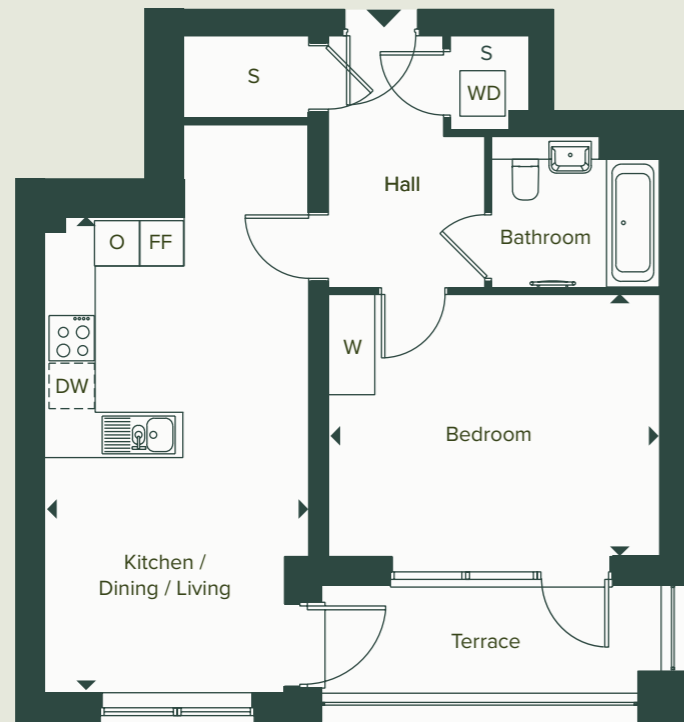
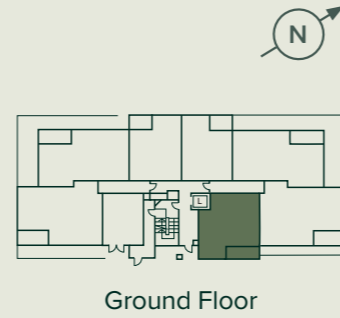
FLOOR	PLOTS	BALCONY
1st	460	4.8 m ² 52 ft ²
2nd	468	4.8 m ² 52 ft ²
3rd	476	4.8 m ² 52 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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1 BEDROOM APARTMENT

Type E-02
Plot 453



DIMENSIONS

Kitchen / Living / Dining	3.48m x 6.29m	11' 5" x 20' 8"
Bedroom	4.39m x 3.46m	14' 5" x 11' 4"
Total Internal Area	51.63 m²	555 ft²
Terrace	4.49m x 1.43m	14' 8" x 4' 7"

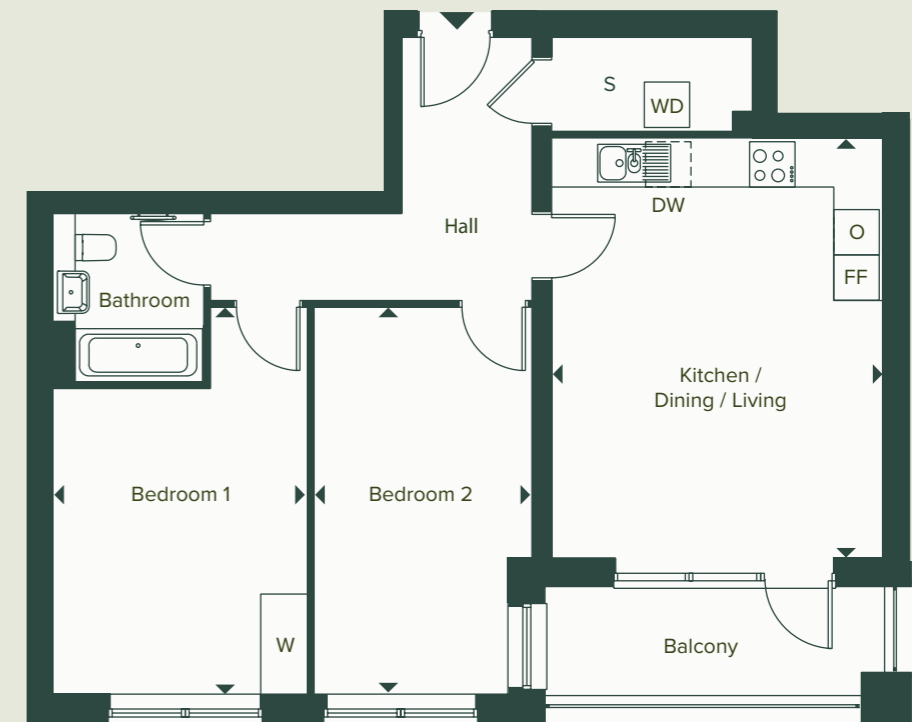
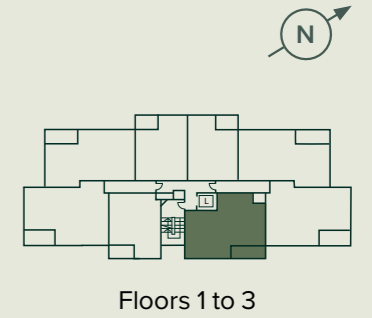
FLOOR	PLOTS	TERRACE
Ground	453	6.5 m ² 70 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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2 BEDROOM APARTMENT

Type E-09
Plots 461, 469 & 477



DIMENSIONS

Kitchen / Living / Dining	5.55m x 4.49m	18' 2" x 14' 7"
Bedroom 1	5.11m x 3.33m	16' 7" x 10' 9"
Bedroom 2	5.11m x 2.85m	16' 7" x 9' 3"
Total Internal Area	69.79 m²	751 ft²

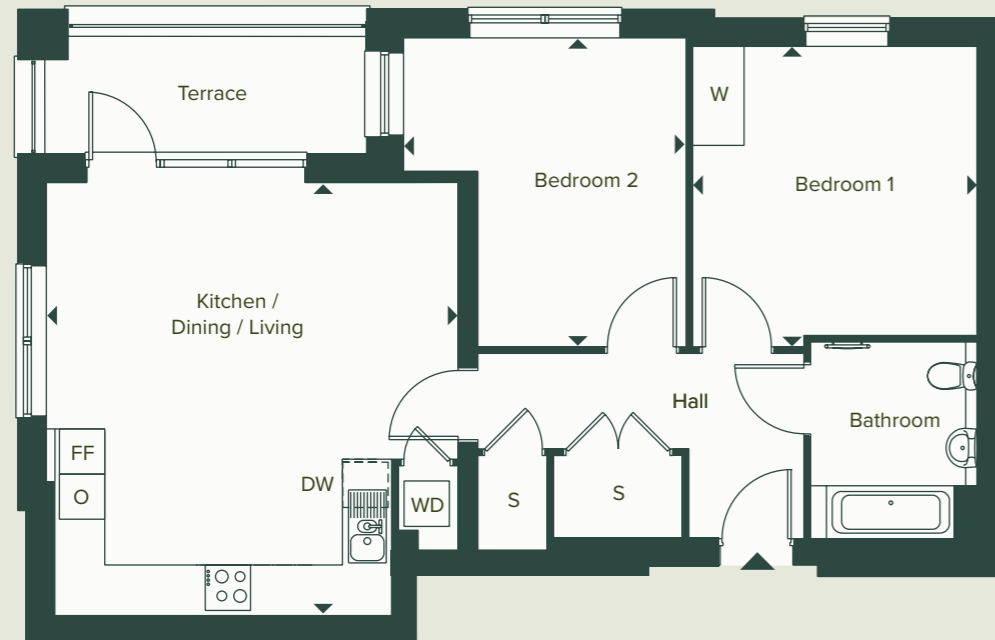
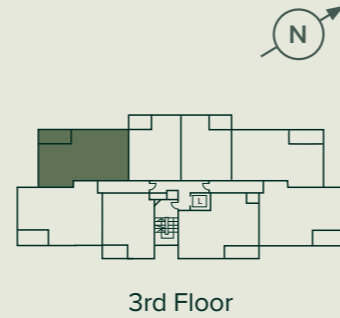
FLOOR	PLOTS	BALCONY
1st	461	6.5 m ² 70 ft ²
2nd	469	6.5 m ² 70 ft ²
3rd	477	6.5 m ² 70 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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2 BEDROOM APARTMENT

Type E-06
Plot 482



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 10" x 8' 9"
Bedroom 1	3.76m x 3.97m	12' 4" x 13' 0"
Bedroom 2	3.73m x 4.08m	12' 3" x 13' 5"
Total Internal Area	73.27 m²	788 ft²
Terrace	4.25m x 1.56m	13' 9" x 5' 1"

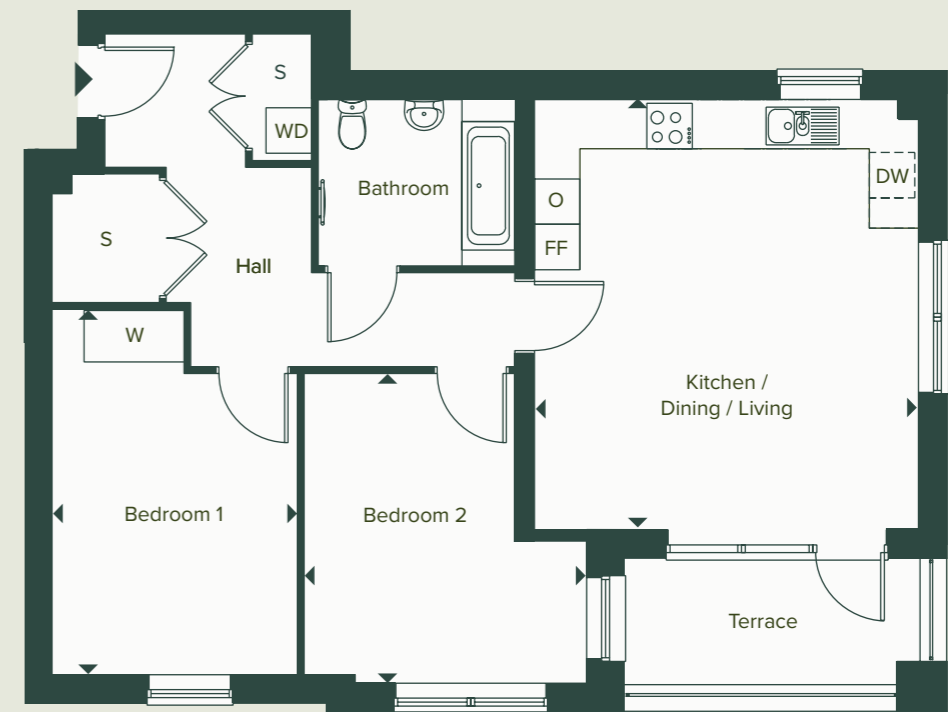
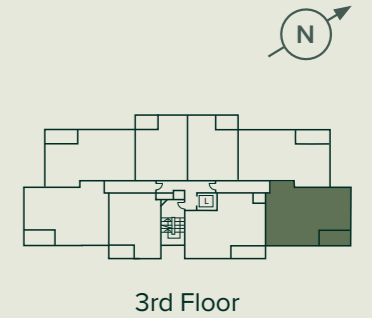
FLOOR	PLOTS	TERRACE
3rd	482	6.5 m ² 70 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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2 BEDROOM APARTMENT

Type E-03
Plot 478



DIMENSIONS

Kitchen / Living / Dining	5.07m x 5.68m	16' 6" x 18' 6"
Bedroom 1	3.25m x 4.83m	15' 10" x 10' 8"
Bedroom 2	3.73m x 4.09m	12' 2" x 15' 10"
Total Internal Area	78.41 m²	844 ft²

FLOOR	PLOTS	TERRACE
3rd	478	6.5 m ² 70 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

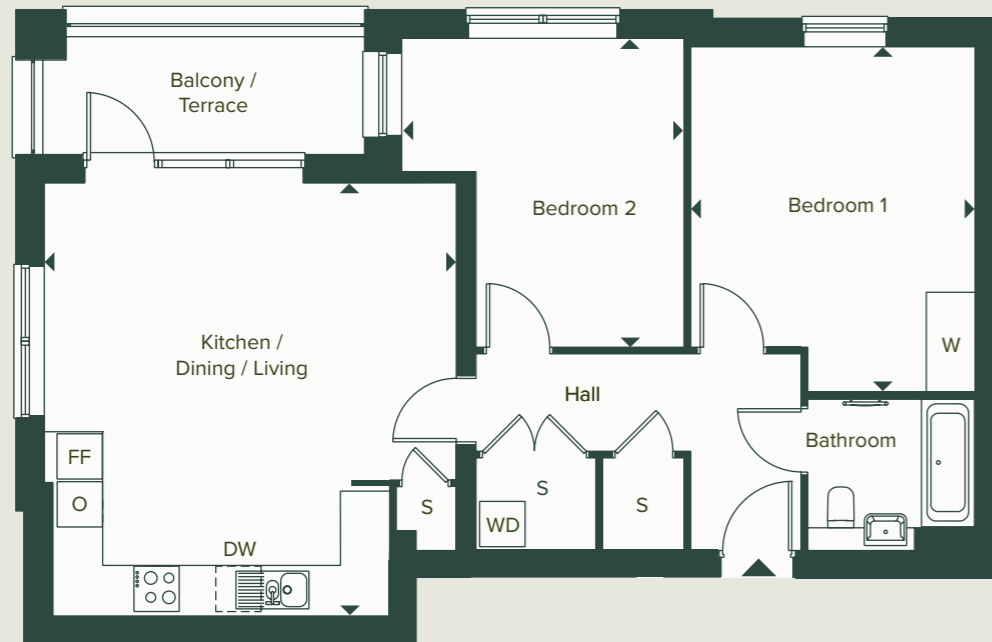
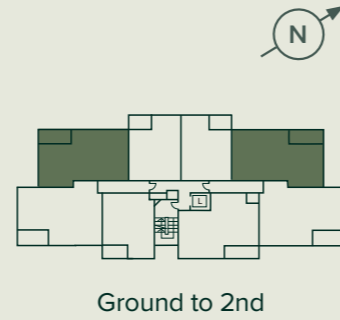
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2 BEDROOM APARTMENT

Type E-10

Plots 455*, 458, 463*, 466, 471* & 474

*Plots are handed to the plans drawn



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 10" x 18' 9"
Bedroom 1	3.76m x 4.58m	12' 4" x 15' 0"
Bedroom 2	3.73m x 4.08m	12' 3" x 13' 5"
Total Internal Area	74.11 m²	797 ft²

FLOOR PLOTS TERRACE

Ground	455*, 458	6.5 m ² 70 ft ²
1st	463, 466	6.5 m ² 70 ft ²
2nd	471, 474	6.5 m ² 70 ft ²

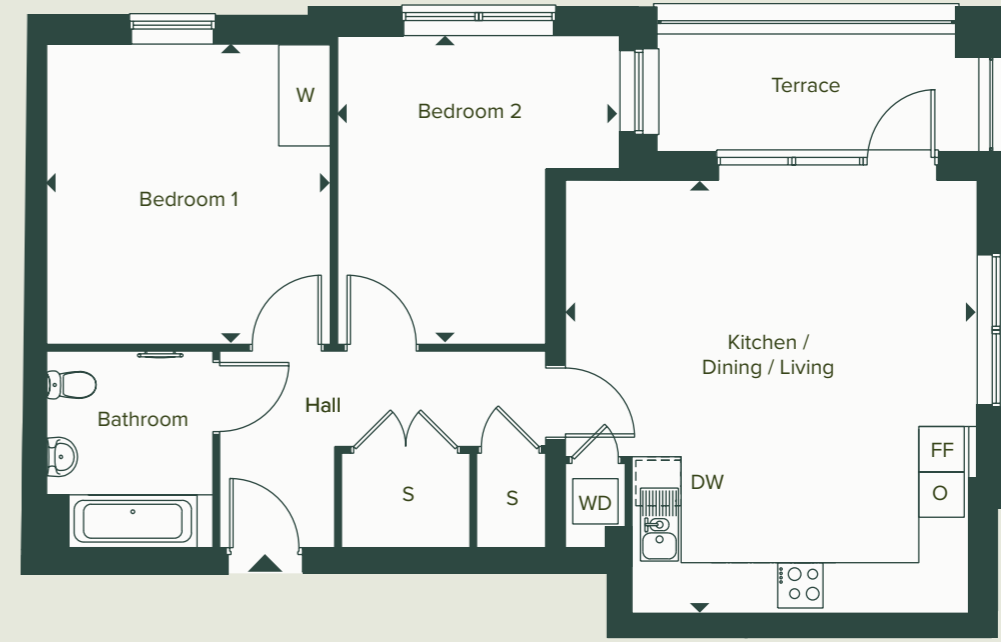
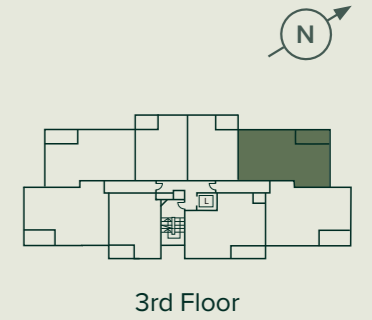
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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2 BEDROOM APARTMENT

Type E-04

Plots 479



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 9" x 18' 8"
Bedroom 1	3.76m x 3.97m	12' 3" x 13' 0"
Bedroom 2	3.73m x 4.08m	12' 2" x 13' 4"
Total Internal Area	74.09 m²	797 ft²

FLOOR PLOTS TERRACE

3rd	479	6.7 m ² 72 ft ²
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WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

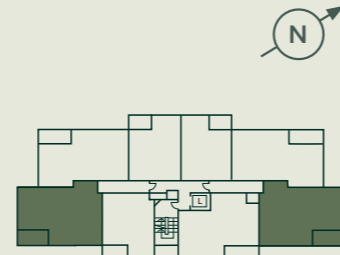
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2 BEDROOM APARTMENT

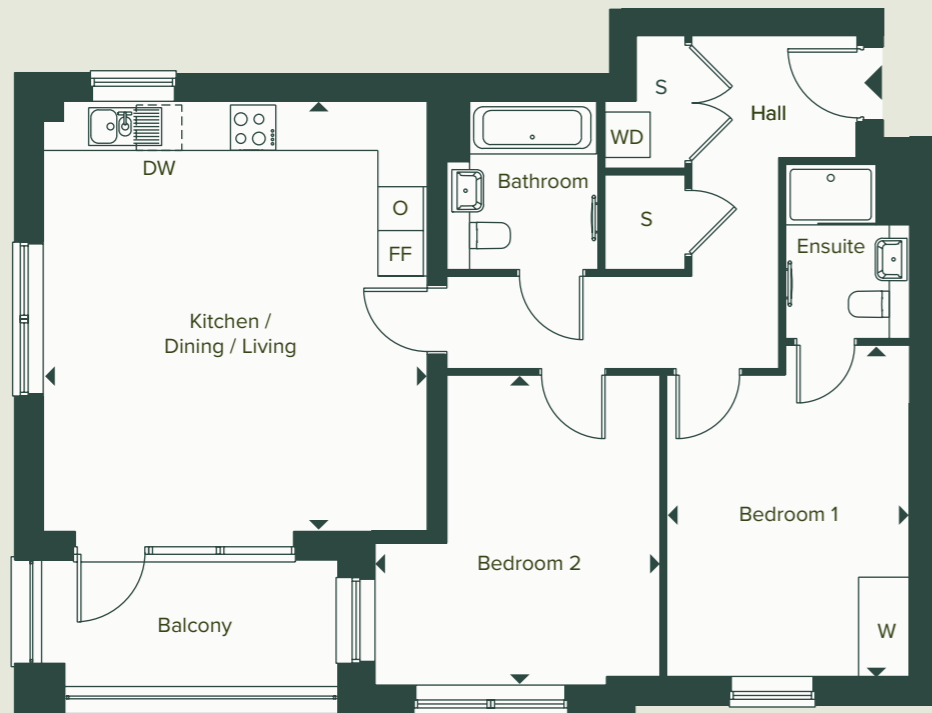
Type E-07

Plots 452, 454*, 459, 462*, 467 & 470*

*Plots are handed to the plans drawn



Ground to 2nd



DIMENSIONS

Kitchen / Living / Dining	5.08m x 5.69m	16' 8" x 18' 8"
Bedroom 1	3.21m x 4.37m	10' 2" x 14' 4"
Bedroom 2	3.77m x 4.09m	12' 4" x 13' 5"
Total Internal Area	76.32 m²	821 ft²

FLOOR	PLOTS	BALCONY
Ground	452, 454	6.6 m ² 70 ft ²
1st	459, 462	6.6 m ² 70 ft ²
2nd	467, 470	6.6 m ² 70 ft ²

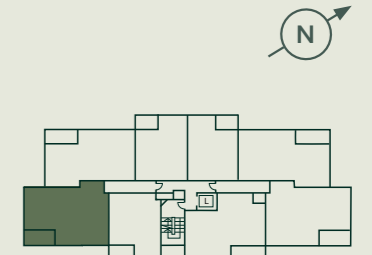
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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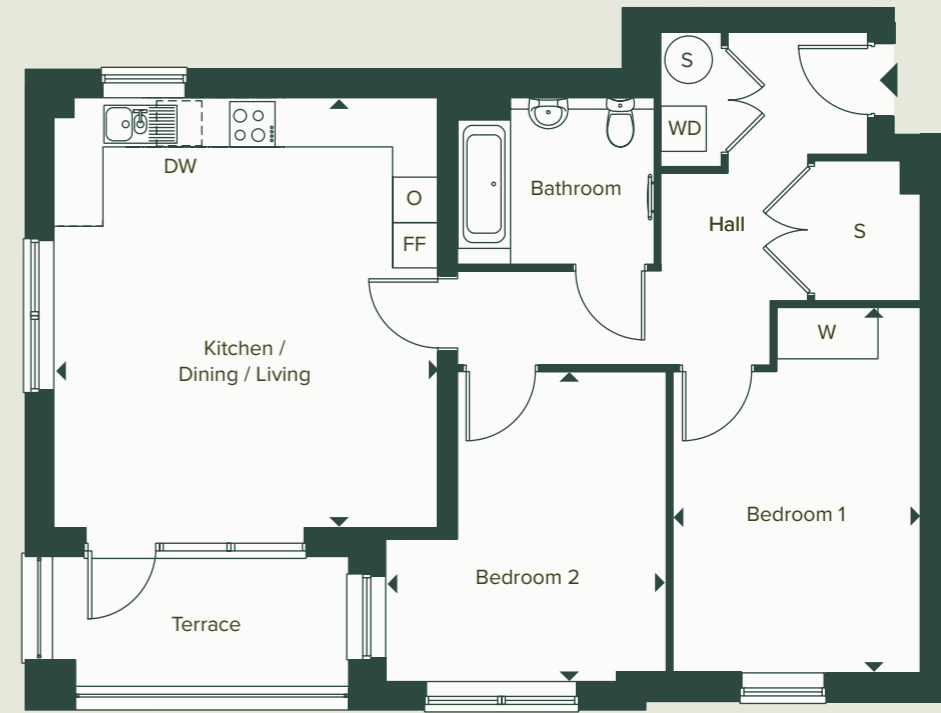
2 BEDROOM APARTMENT

Type E-01

Plot 475



3rd Floor



DIMENSIONS

Kitchen / Living / Dining	5.08m x 5.69m	16' 8" x 18' 8"
Bedroom 1	3.27m x 4.83m	10' 9" x 15' 10"
Bedroom 2	3.71m x 4.10m	12' 2" x 13' 5"
Total Internal Area	76.99 m²	828 ft²

FLOOR	PLOTS	TERRACE
3rd	475	6.5 m ² 70 ft ²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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Delivered in partnership



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