

- THE - QUARRY

ERITH

CLAST COURT

FLOORPLANS & 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, dishwasher and washer dryer

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

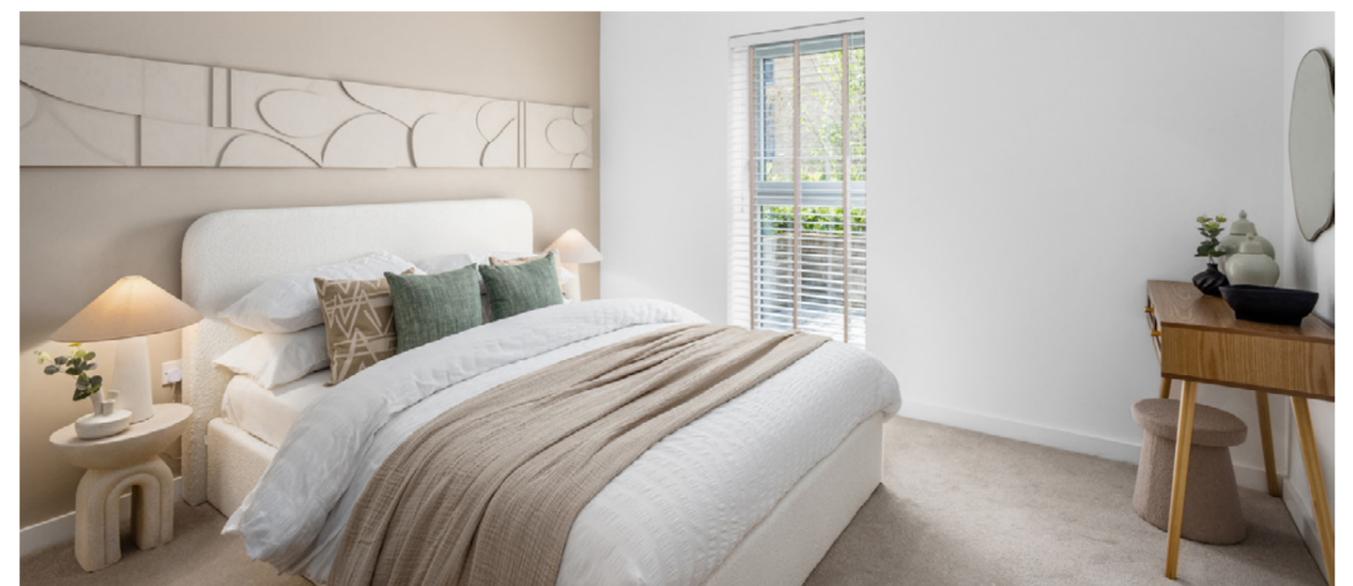
- Hot water provided by individual hot water heat pump and cylinder with energy efficient electric radiators with individual programmability to reduce energy consumption whilst maintaining comfort in every room
- Individual thermostats in each room with the ability to also control heating via smart phone app
- 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 IRS 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 apartment roofs 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
- Secure by design compliant

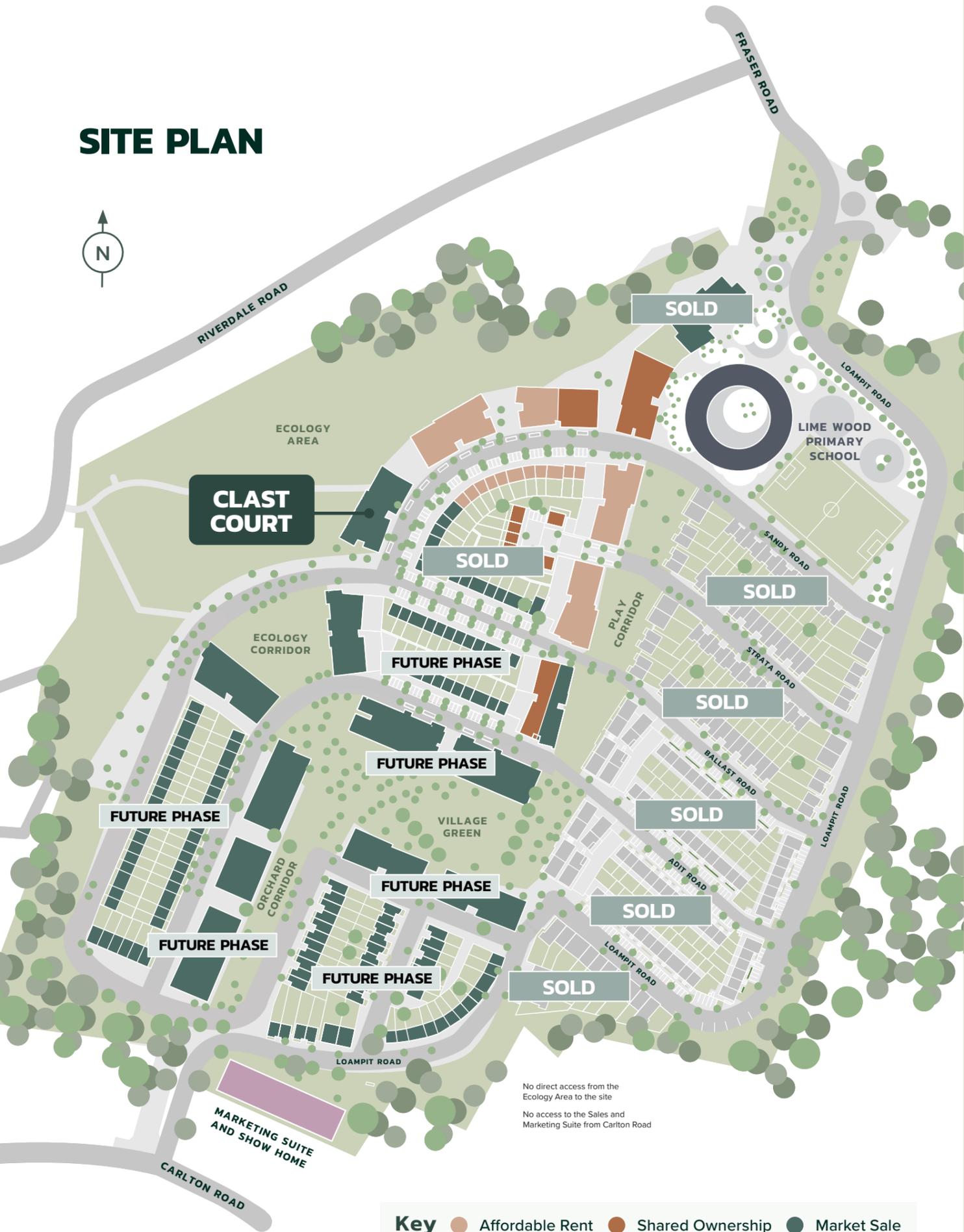
FINISHES

- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms
- Fitted wardrobe with chrome hanging rail
- 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

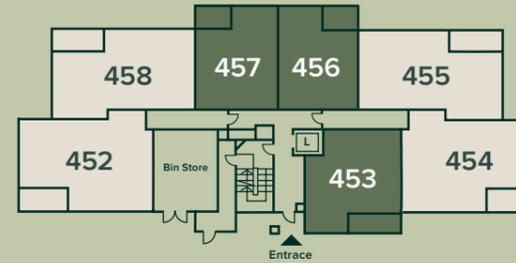


PLOT LOCATORS



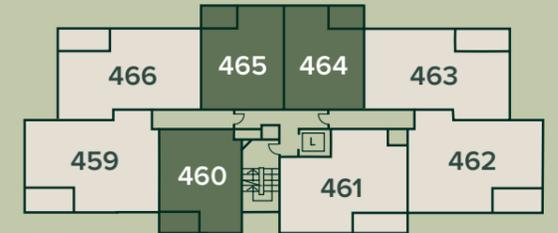
GROUND FLOOR

Rear Elevation / Ecology Area



FIRST FLOOR

Rear Elevation / Ecology Area



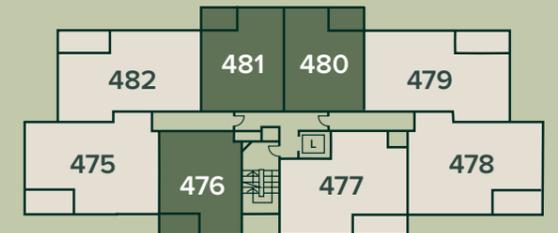
SECOND FLOOR

Rear Elevation / Ecology Area



THIRD FLOOR

Rear Elevation / Ecology Area



● 1 Bedroom Apartments ● 2 Bedroom Apartments

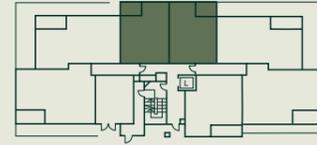
Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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

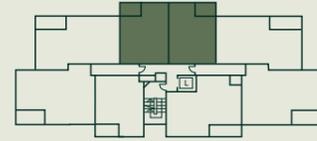
Type E-05

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

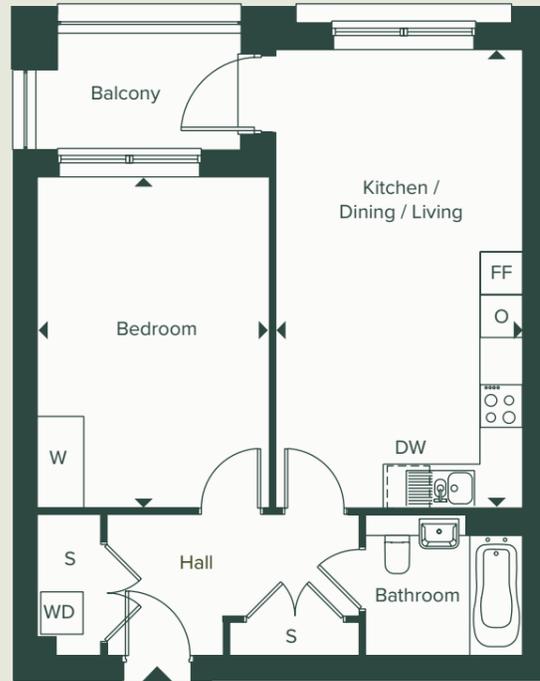
*Plots are handed to the plans drawn



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

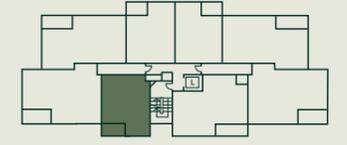
WD – Washer / Dryer | DW – Dishwasher | F/F – Fridge/Freezer | S – Storage | W – Wardrobe

*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Lettings Associate.

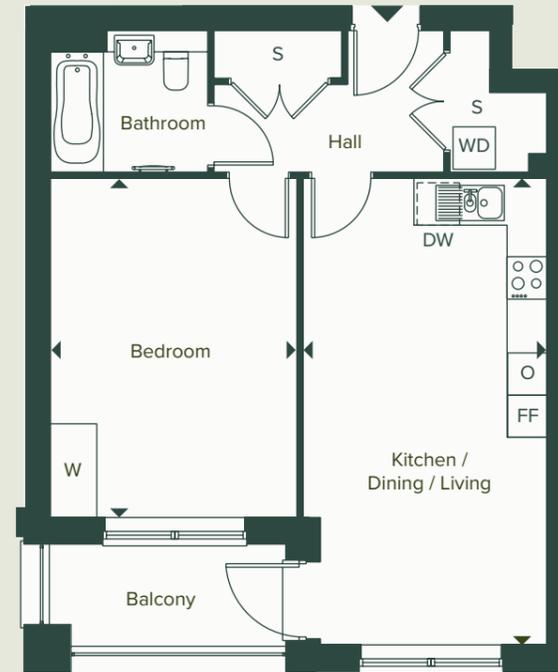
1 BEDROOM APARTMENT

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	51.45m²	554 ft²

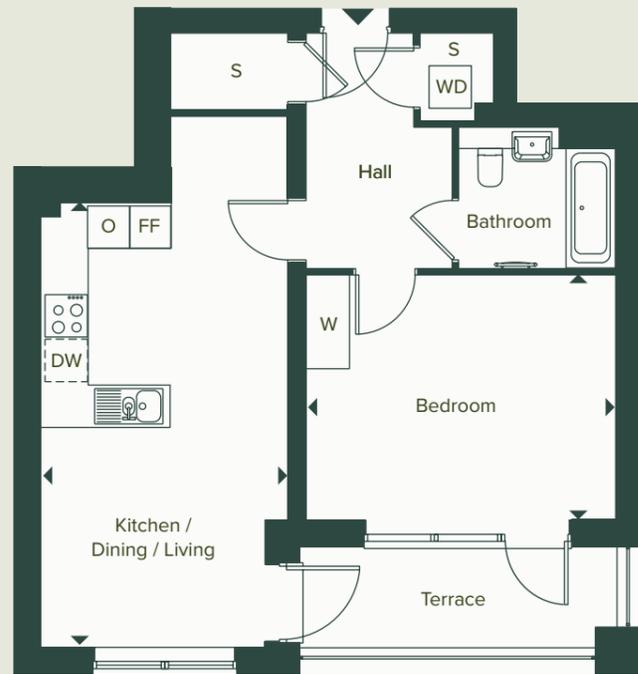
FLOOR	PLOTS	BALCONY
1st	460	4.8 m ² 52 ft ²
2nd	468	4.8 m ² 52 ft ²
3rd	476	4.8 m ² 52 ft ²

WD – Washer / Dryer | DW – Dishwasher | 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	53.28 m²	547 ft²
Terrace	4.49m x 1.43m	14' 8" x 4' 7"

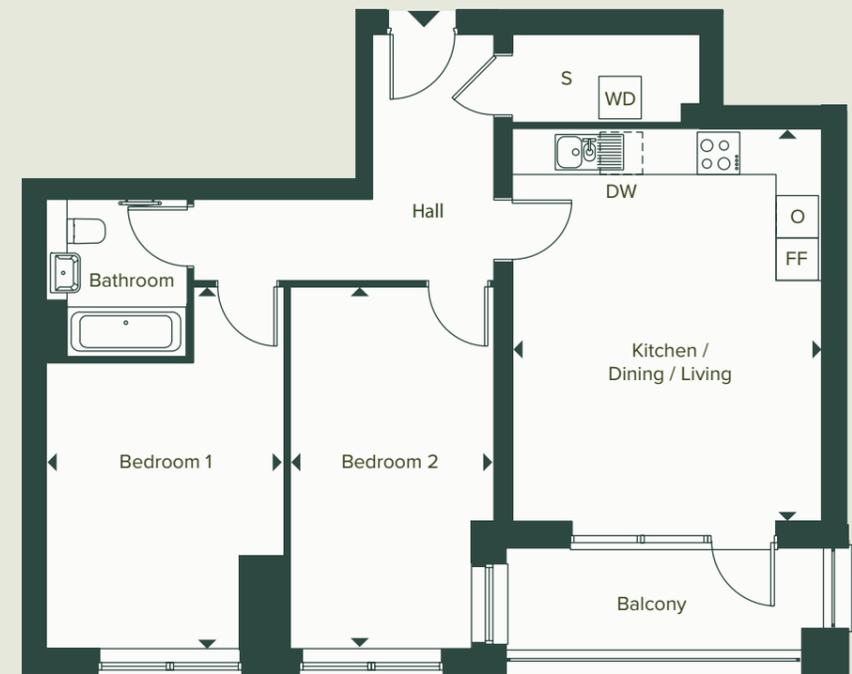
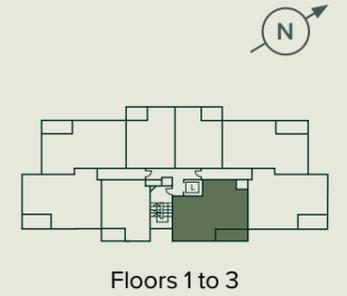
FLOOR	PLOTS	TERRACE
Ground	453	6.4 m ² 69 ft ²

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	71.09 m²	765 ft²

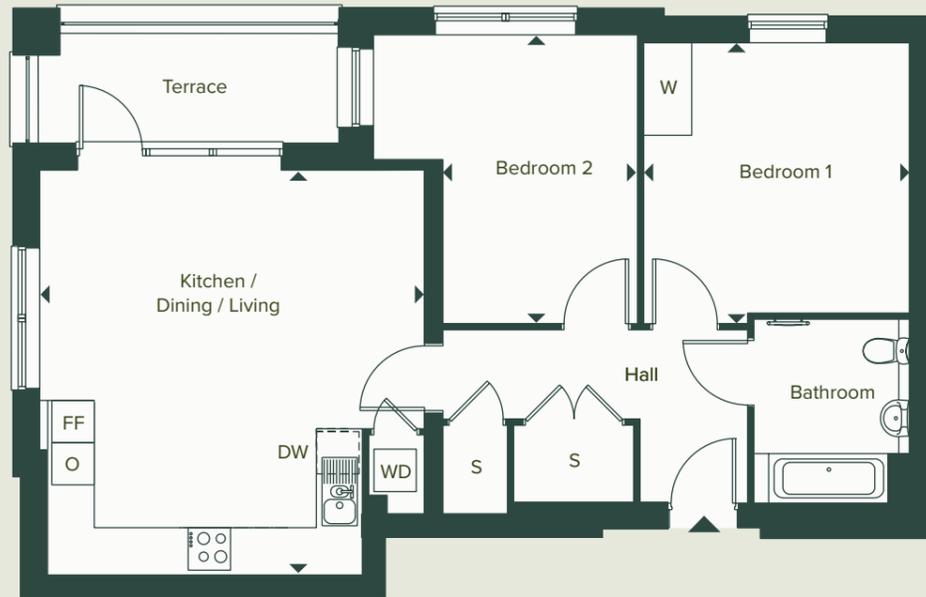
FLOOR	PLOTS	BALCONY
1st	461	6.5 m ² 70 ft ²
2nd	469	6.5 m ² 70 ft ²
3rd	477	6.5 m ² 70 ft ²

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 458



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 10" x 8' 9"
Bedroom 1	3.76m x 3.82m	12' 4" x 12' 6"
Bedroom 2	3.73m x 4.08m	12' 3" x 13' 5"
Total Internal Area	71.27 m²	767 ft²
Terrace	4.25m x 1.56m	13' 9" x 5' 1"

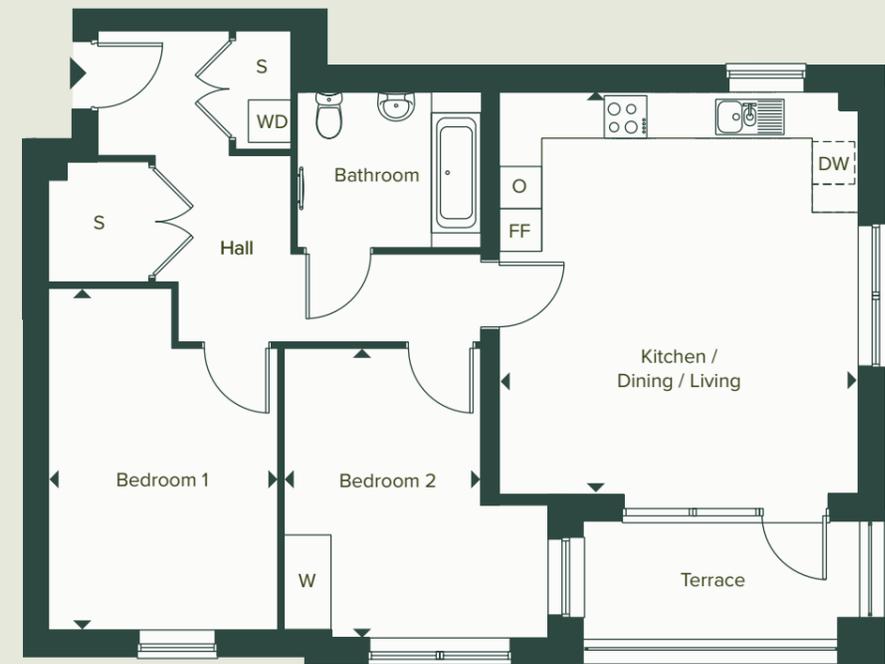
FLOOR	PLOTS	TERRACE
Ground	458	6.6 m ² 71 ft ²

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 454



DIMENSIONS

Kitchen / Living / Dining	5.13m x 5.74m	16' 10" x 18' 10"
Bedroom 1	3.25m x 4.83m	15' 10" x 10' 8"
Bedroom 2	3.76m x 4.09m	12' 4" x 15' 10"
Total Internal Area	73.6 m²	792 ft²

FLOOR	PLOTS	TERRACE
Ground	454	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

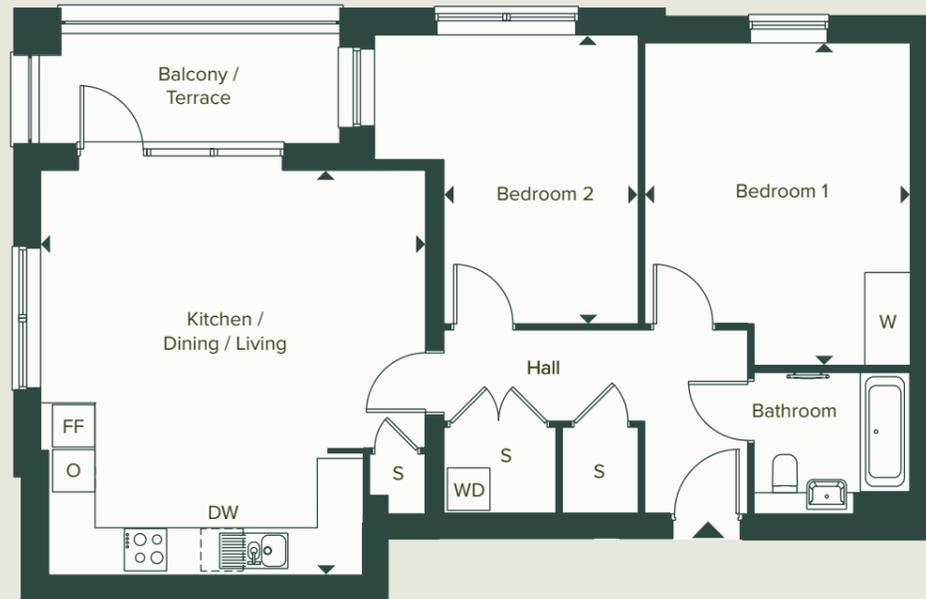
Type E-10

Plots 463*, 466, 471*, 474, 479* & 482

*Plots are handed to the plans drawn



Floors 1 to 3



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	75.08 m²	808 ft²

FLOOR	PLOTS	TERRACE
1st	463, 466	6.6 m ² 71 ft ²
2nd	471, 474	6.6 m ² 71 ft ²
3rd	479, 482	6.6 m ² 71 ft ²

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

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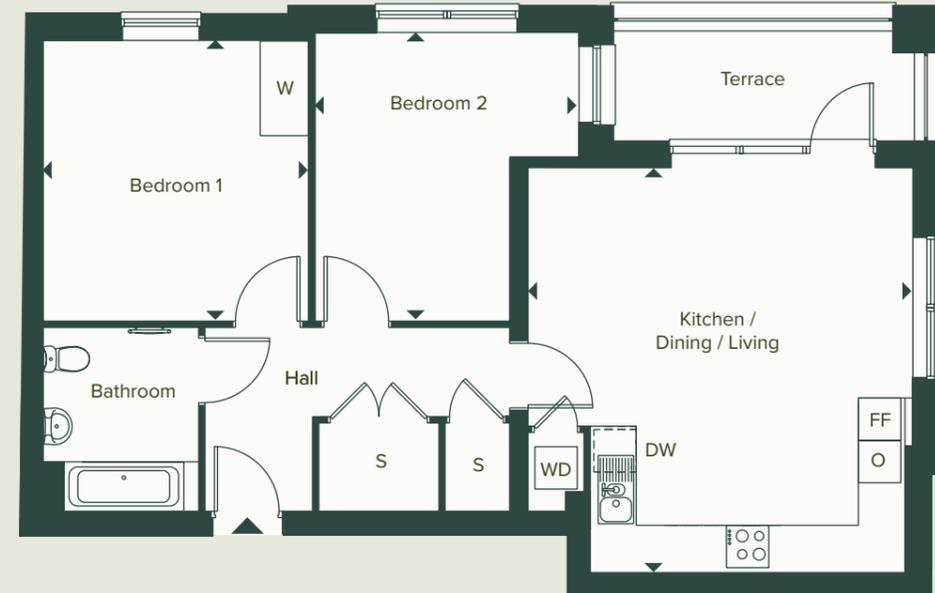
2 BEDROOM APARTMENT

Type E-04

Plots 455



Ground Floor



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 9" x 18' 8"
Bedroom 1	3.76m x 3.76m	12' 3" x 12' 3"
Bedroom 2	3.73m x 4.08m	12' 2" x 13' 4"
Total Internal Area	76.15 m²	820 ft²

FLOOR	PLOTS	TERRACE
Ground	455	6.6 m ² 71 ft ²

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

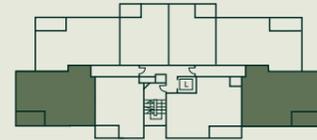
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2 BEDROOM APARTMENT

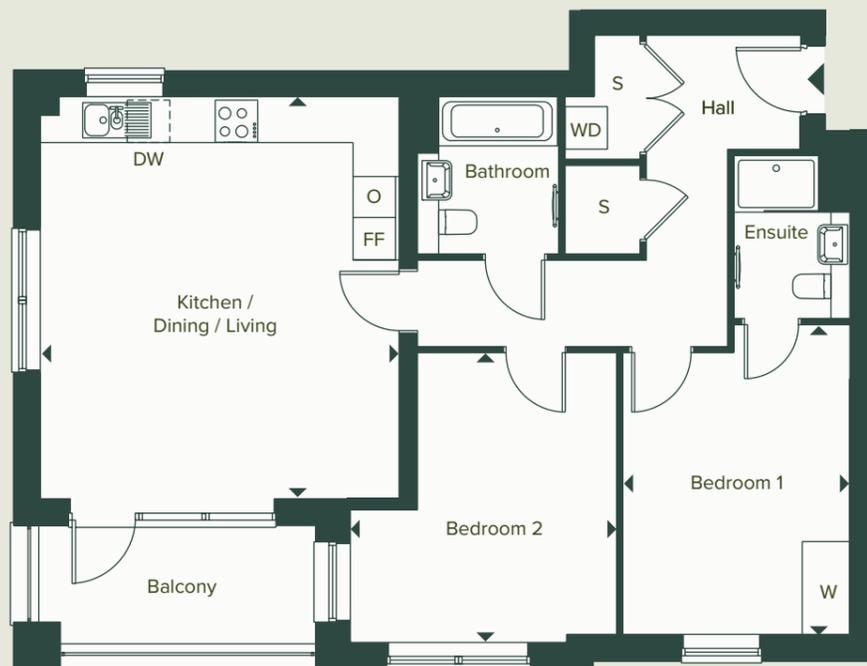
Type E-07

Plots 459, 462*, 467, 470*, 475 & 478*

*Plots are handed to the plans drawn



Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	5.08m x 5.69m	16' 8" x 18' 8"
Bedroom 1	3.21m x 3.38m	10' 2" x 14' 4"
Bedroom 2	3.77m x 3.98m	12' 4" x 13' 1"
Total Internal Area	77.82 m²	838 ft²

FLOOR	PLOTS	BALCONY
1st	459, 462	6.6 m ² 70 ft ²
2nd	467, 470	6.6 m ² 70 ft ²
3rd	475, 478	6.6 m ² 70 ft ²

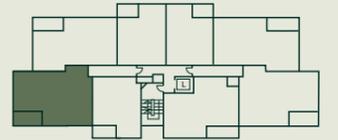
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage | W – Wardrobe

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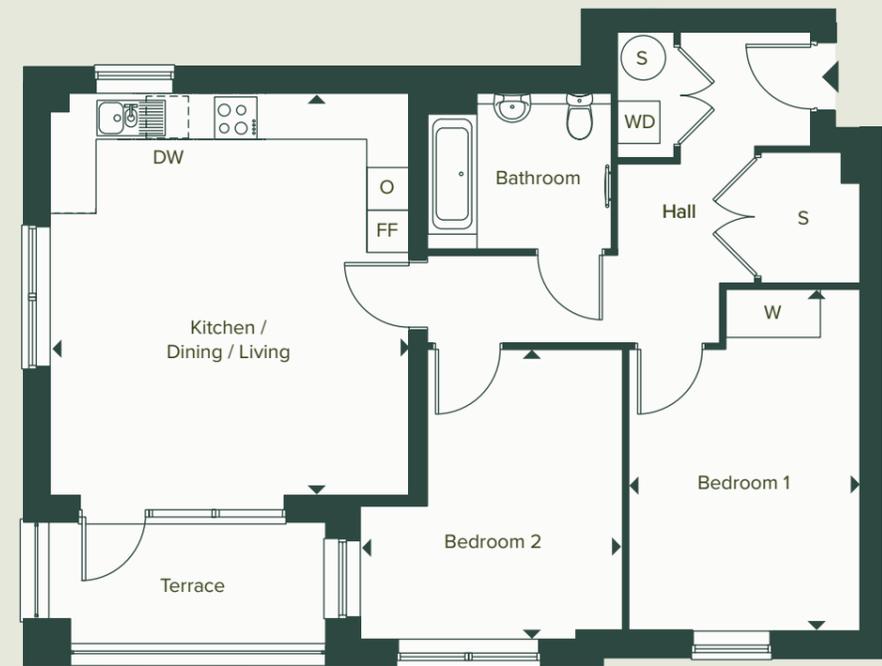
2 BEDROOM APARTMENT

Type E-01

Plot 452



Ground 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 3.98m	12' 2" x 13' 1"
Total Internal Area	82.27 m²	886 ft²

FLOOR	PLOTS	TERRACE
Ground	452	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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