

-THE- QUARRY

ERITH

TENDER COURT

FLOOR PLANS & SPECIFICATION

- 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 and dishwasher
- Washer dryer (location varies between plots)

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 tail 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
- 12 year NHBC Buildmark Choice warranty
- Access to communal gardens
- Allocated basement or street level car parking space to the majority of homes
- Photovoltaic panels to the communal 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

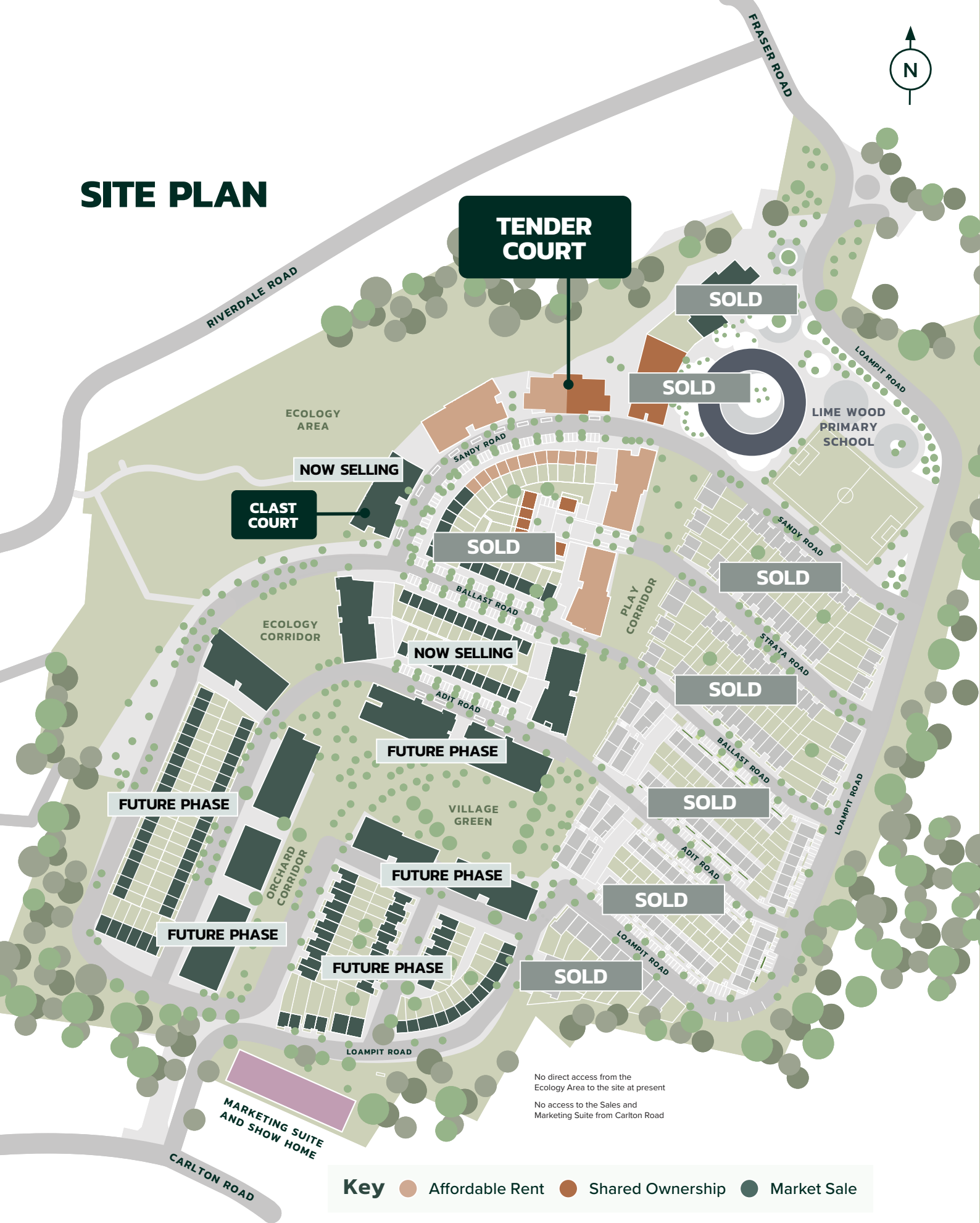
FINISHES

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



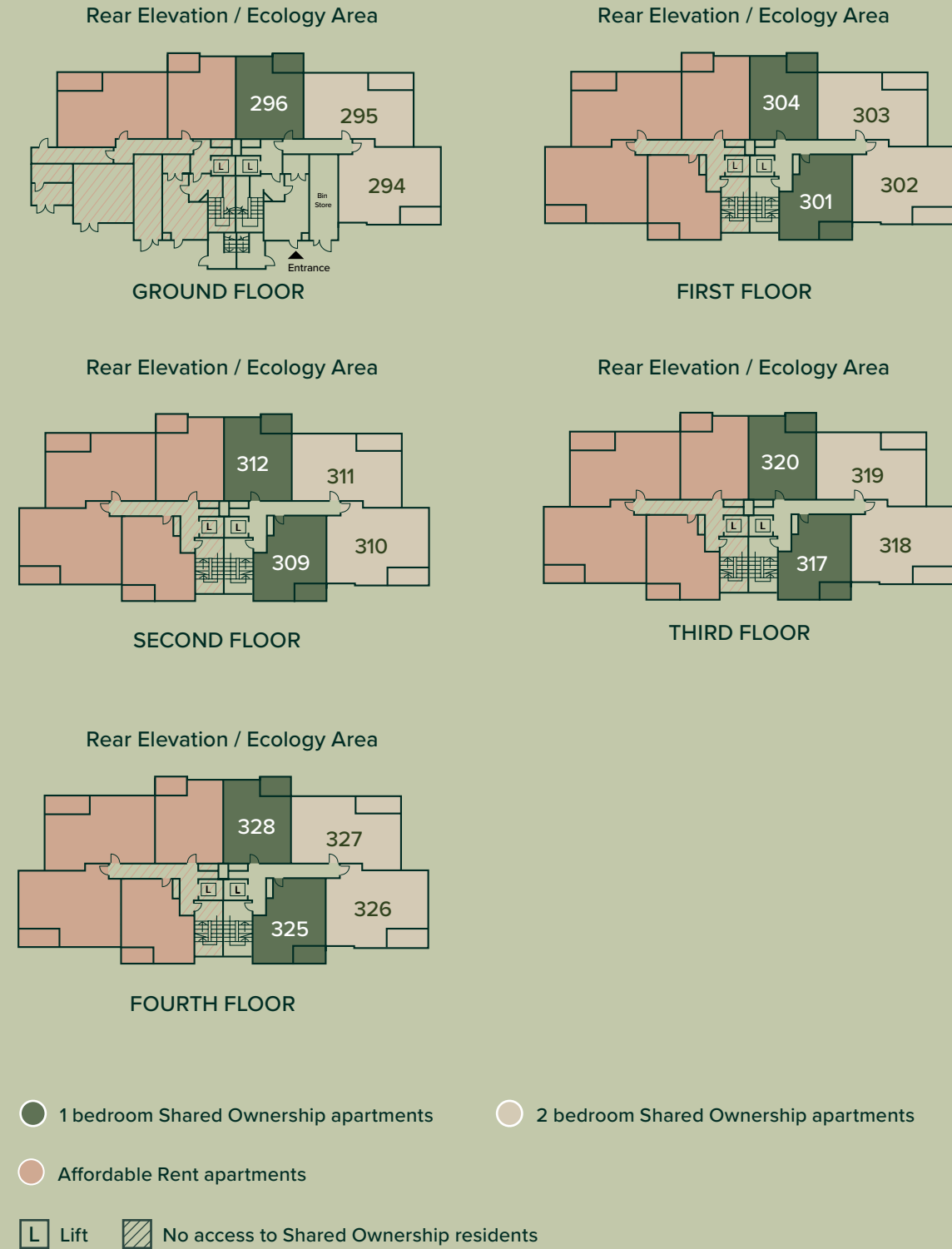
The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically 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. CGI images are for illustrative purposes only. Please speak to our Sales Associates for further details.

SITE PLAN



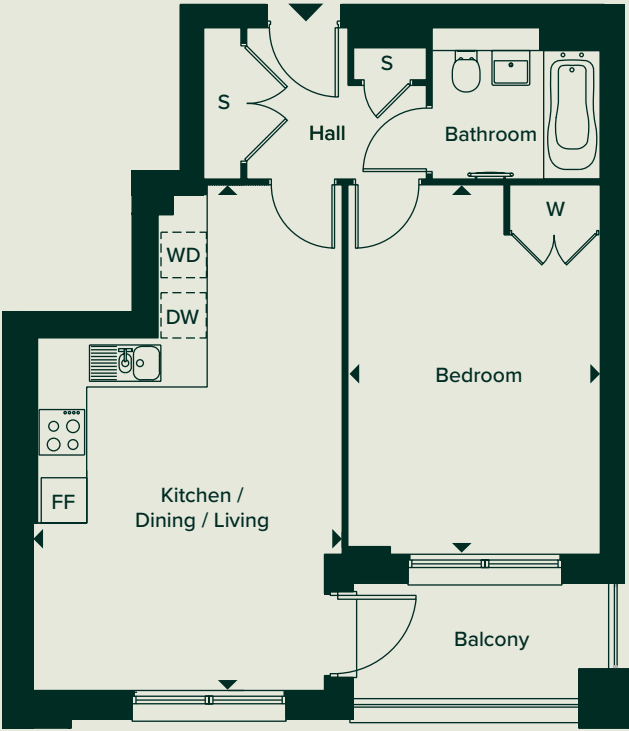
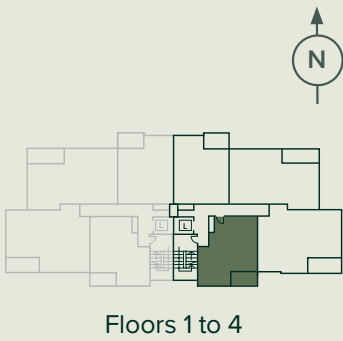
Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping.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

PLOT LOCATORS



1 BEDROOM APARTMENT

Type C-05
Plots 301, 309, 317 & 325



DIMENSIONS

Kitchen / Living / Dining	6.68m x 4.09m	21' 11" x 13' 5"
Bedroom	4.88m x 3.33m	16' 0" x 10' 11"
Total Internal Area	50.0 m²	538 ft²
Balcony	5.01 m²	53.9 ft²

FLOOR PLOTS

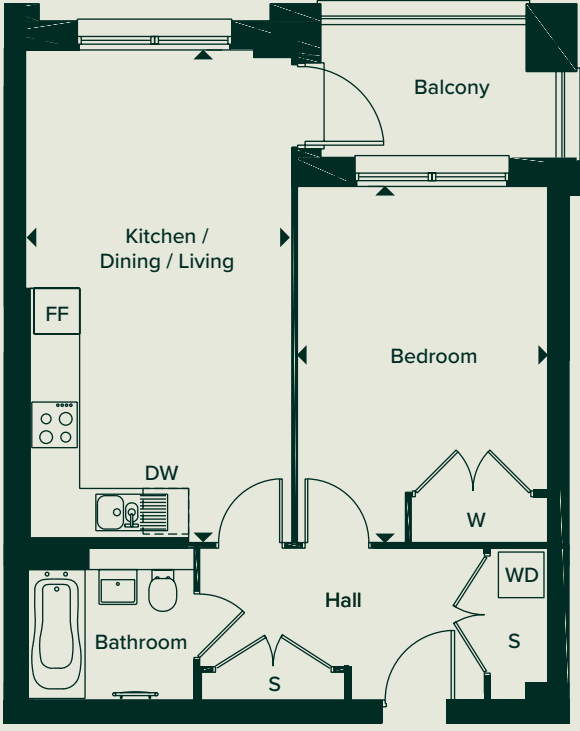
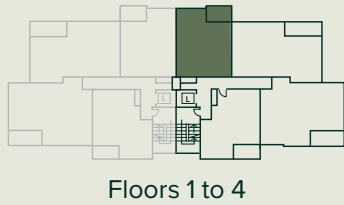
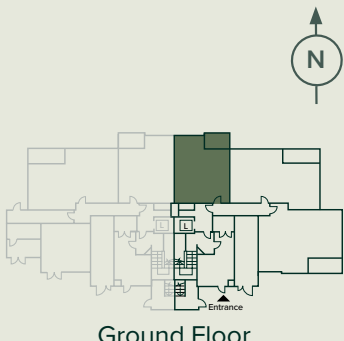
FLOOR	PLOTS
1st	301
2nd	309
3rd	317
4th	325

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. **Please note, the utility cupboard also houses the hot water cylinder as well as the mechanical and electrical controls which will reduce the storage space available. 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 Sales Associate.

1 BEDROOM APARTMENT

Type C-03
Plots 296, 304, 312, 320 & 328



DIMENSIONS

Kitchen / Living / Dining	6.43m x 3.50m	21' 1" x 11' 6"
Bedroom	4.69m x 3.30m	15' 4" x 10' 9"
Total Internal Area	51.5 m²	554 ft²
Balcony	5.19 m²	55.8 ft²

FLOOR PLOTS

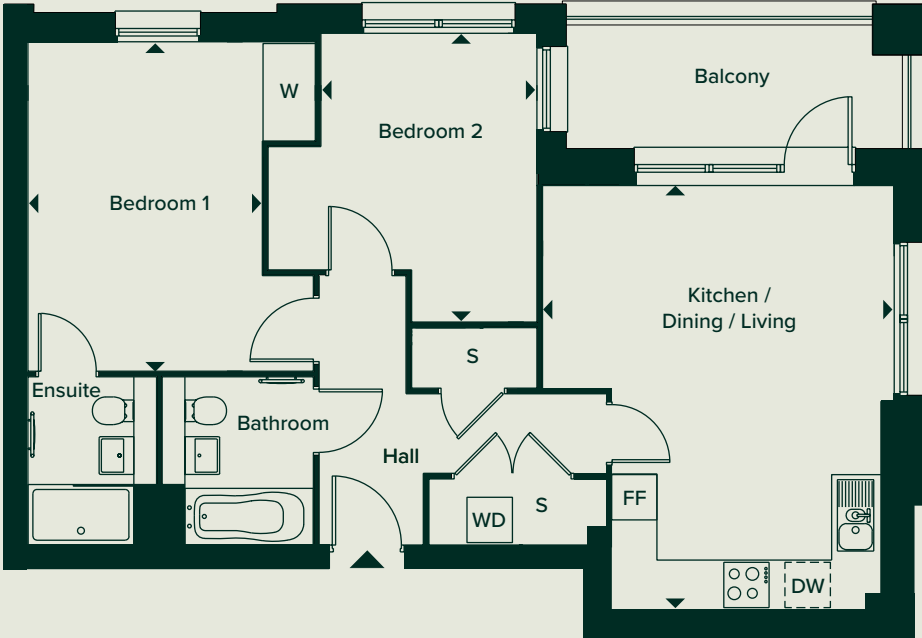
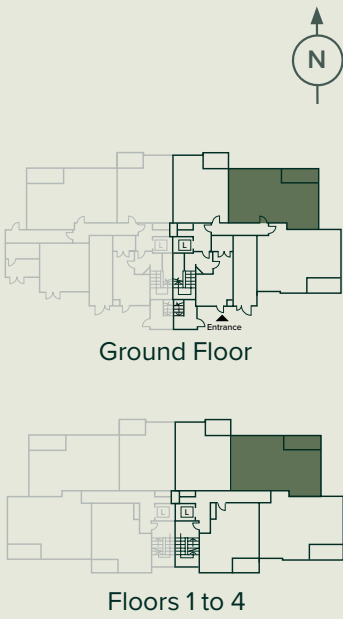
FLOOR	PLOTS
Ground	296
1st	304
2nd	312
3rd	320
4th	328

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

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2 BEDROOM APARTMENT

Type C-04
Plots 295, 303, 311, 319 & 327



DIMENSIONS

Kitchen / Living / Dining	5.66m x 4.65m	18' 7" x 15' 3"
Bedroom 1	4.36m x 3.10m	14' 3" x 10' 2"
Bedroom 2	3.81m x 2.85m	12' 6" x 9' 4"
Total Internal Area	69.2 m ²	745 ft ²
Balcony	7.14 m ²	76.8 ft ²

FLOOR PLOTS

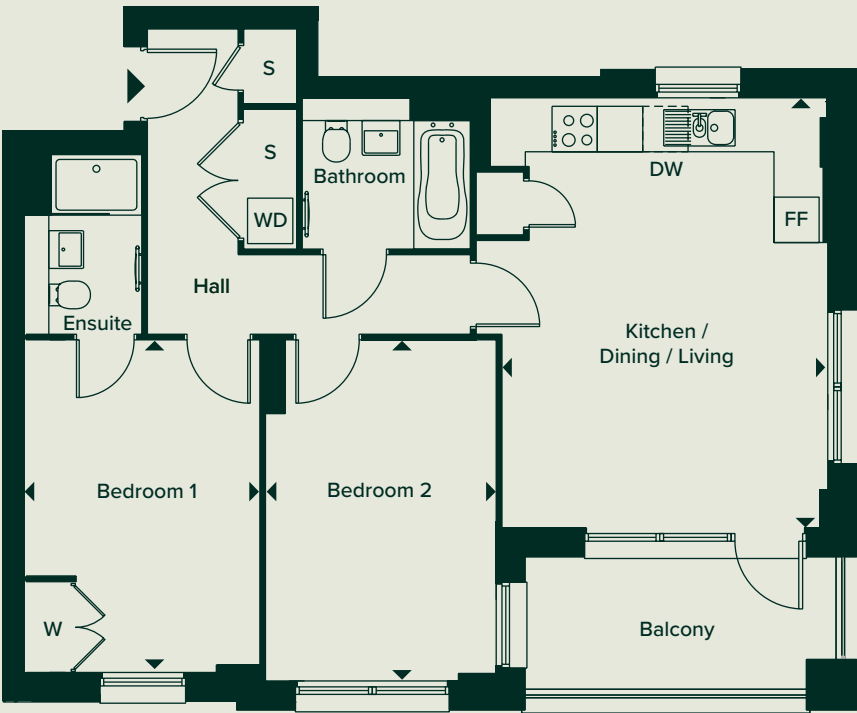
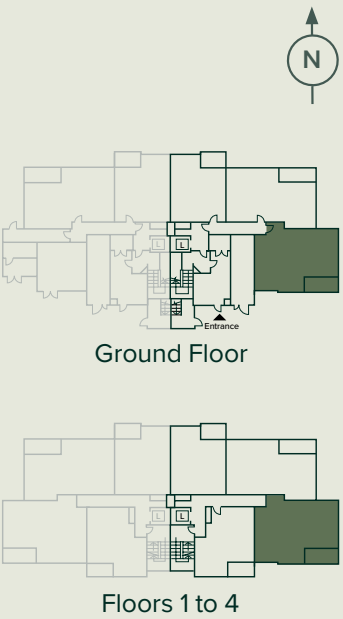
FLOOR	PLOTS
Ground	295
1st	303
2nd	311
3rd	319
4th	327

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

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2 BEDROOM APARTMENT

Type C-01
Plots 294, 302, 310, 318 & 326



DIMENSIONS

Kitchen / Living / Dining	5.67m x 4.31m	18' 7" x 14' 1"
Bedroom 1	4.39m x 3.09m	14' 5" x 10' 2"
Bedroom 2	4.50m x 3.05m	14' 9" x 10' 0"
Total Internal Area	70.7 m ²	761 ft ²
Balcony / Terrace	7.05 m ²	75.9 ft ²

FLOOR PLOTS

FLOOR	PLOTS
Ground	294
1st	302
2nd	310
3rd	318
4th	326

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WHERE QUALITY OF LIFE COMES FIRST

At The Quarry you can find a community, you can find tranquillity, you can find your place.

Tender Court

Sainsbury's Local

Lime Wood Primary School

Play Corridor

Village Green

Orchard Corridor

Ecology Corridor

Ecology Area

WE'RE HERE AND READY TO HELP

WHEN YOU'RE READY TO MOVE IN, L&Q WILL GIVE YOU A PERSONAL INTRODUCTION TO YOUR NEW L&Q HOME.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



Rockcliffe Square
Greenwich, London
lqhomes.com/rockcliffesquare



L&Q at Kidbrooke Village
Greenwich, London
lqhomes.com/kidbrookevillage



Prime Point
Greenwich, London
lqhomes.com/primepoint

Disclaimer

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Delivered in partnership



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