



SHEPPEY COURT

MINSTER ON SEA • ME12 3AR



SHEPPEY COURT



A stunning collection of 1, 2 and 3 bedroom new build converted houses and apartments, with a welcoming range of features for contemporary modern life...

Situated on the outskirts of vibrant Sheerness, Sheppey Court is located in one of the most up and coming locations in Kent – healthy investment in the area has ensured that the development is one of the most sought-after developments to come onto the market.

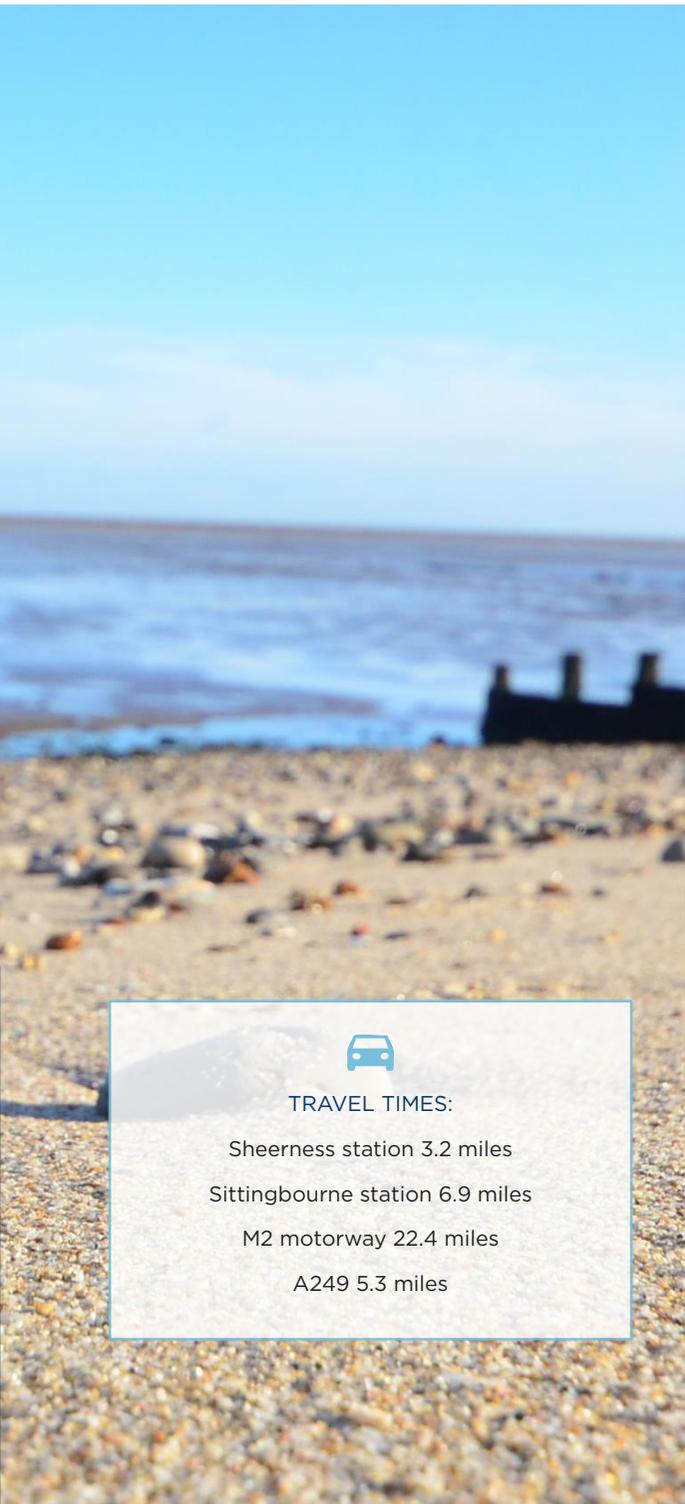
Externally, Sheppey Court has several attractive features, not least the allocated parking for each property. With turf and areas of patio to private gardens and attractive communal gardens to enjoy, there is a wealth of outdoor space for you and your family to use all year around.

And if these external features don't yet whet the appetite, then the high specification internal features will seal the deal. In the kitchens, there are several integrated appliances such as fridge freezer, dishwasher and hob and oven, which is attractively finished in

contemporary modern grey and wood effect cabinets and practical laminate surfaces. Likewise, the heated chrome towel rail in the bathrooms and en-suites, and the contemporary finish throughout, adds a touch of luxury to proceedings.

With sustainability an increasingly important issue within society, Sheppey Court will be sure to strike a chord with the environmentally conscious consumer. There are low energy under cupboard down lighters, insulated cavity walls and loft space and a highly-efficient gas-fired central heating. As well as improving environmental compliance, energy efficiency for the customer is guaranteed.

For peace of mind, all homes come with a 10-year warranty and each property comes with external lighting, mains fed smoke alarms and timber finished windows and doors with multi-point locking.



TRAVEL TIMES:

Sheerness station 3.2 miles
Sittingbourne station 6.9 miles
M2 motorway 22.4 miles
A249 5.3 miles



EDUCATION:

Oasis Academy Isle of Sheppey 1.6 miles
Thistle Hill Academy 0.7 miles
St. Edwards Catholic Primary School
3.5 miles

LOCATION

With simple access by road from the A2, M2 or M20 via the A249 road, the Isle of Sheppey and Sheppey Court is ideally situated for those looking for strong transport links for commuting in and around mid-Kent, and further afield to both London and to the east of the county. The local train station, Sheerness-on-Sea, connects you with the nearby Sittingbourne train station and from there, trains across the southeast. Reach the capital in just over 90 minutes door to door.

For those desiring school options for their children, there are a wealth of Ofsted-rated 'Good' or better options for both primary and secondary level.

Be sure to visit the award-winning Sheerness beach, to the north coast of the Isle of Sheppey – perfect for a family day out or walking the dog on a pleasant summer's evening. For all your local amenities looking no further than Sheerness town centre but look a little further and you'll find a wealth of friendly independents competing for your hard-earned. And don't forget the popular Sheerness market every Tuesday and Saturday, a shopper's paradise for sure.

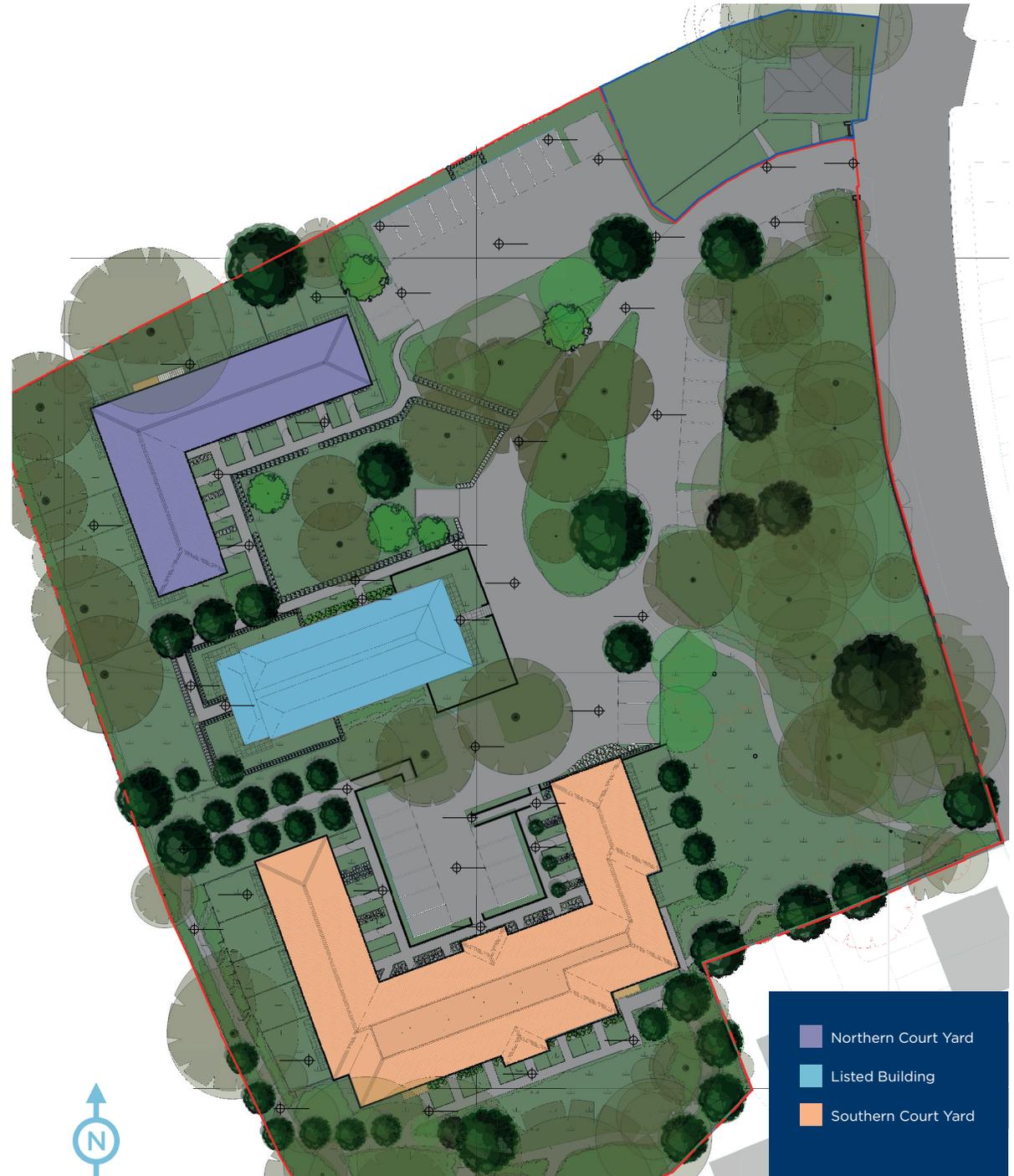
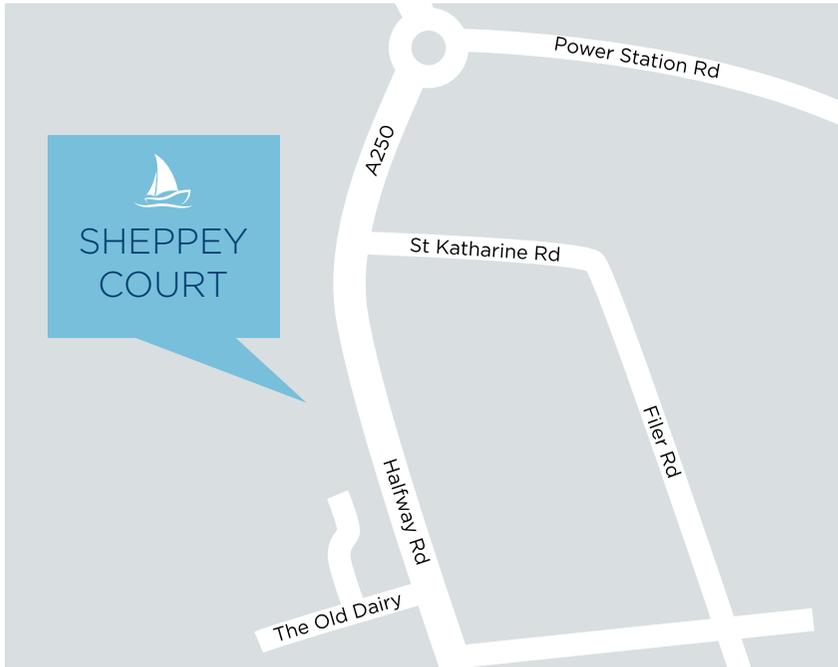
The unspoilt delights of Swale are certainly an antidote to the hustle and bustle of modern life. If wishing to venture a little further afield, there are some hidden gems to discover. Swale and Elmley Nature Reserves are a must for the budding nature lover, and your spoilt for choice with beaches, including this author's personal favourite, Leysdown Beach, an unspoilt spot to get away from it all. And for those lovers of the great outdoors, the area has plentiful cycling and walking paths to exercise and enjoy.

Did you know?

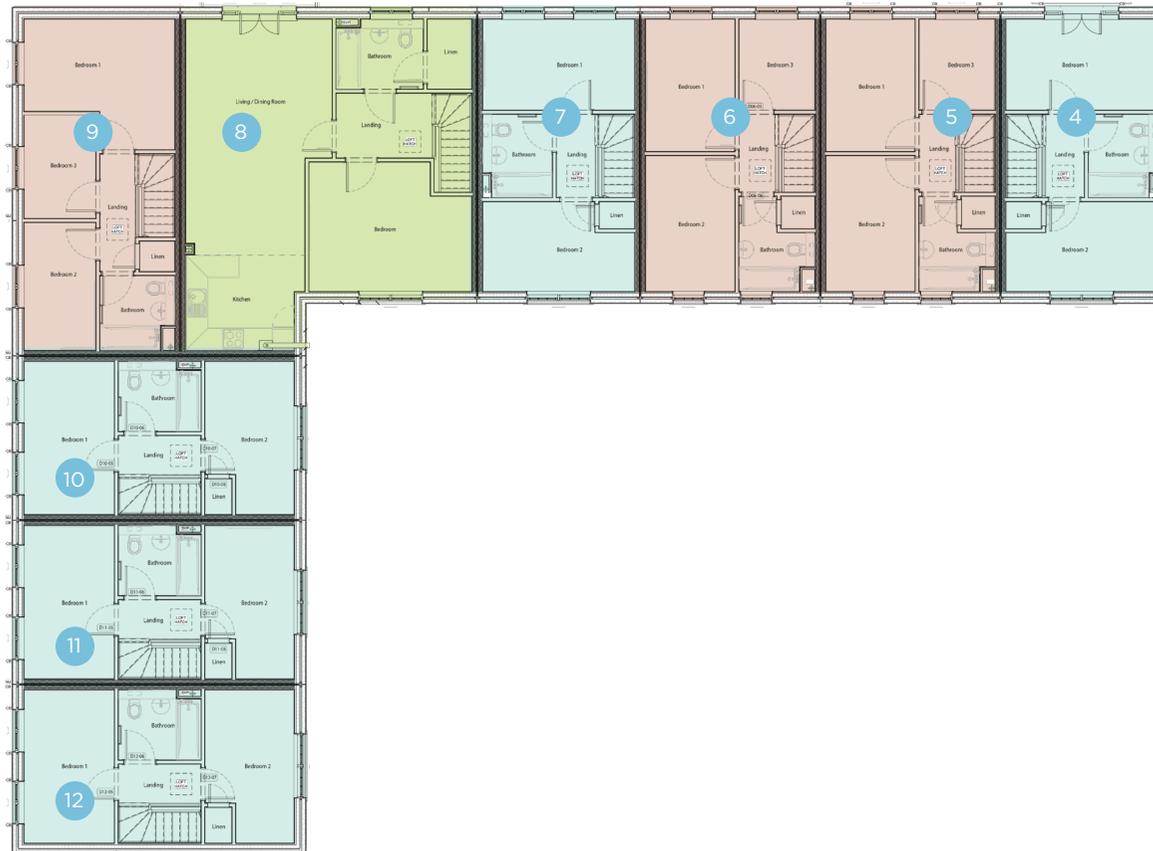
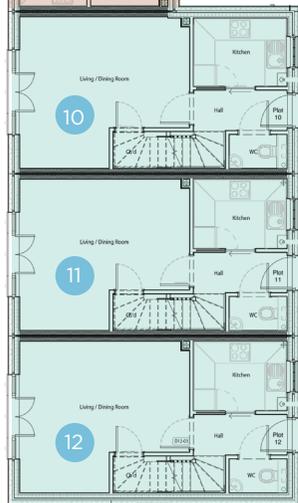
Henry VIII and Anne Boleyn spent their honeymoon at Shurland Hall, Eastchurch, just outside Sheerness.



MAP & SITE PLAN

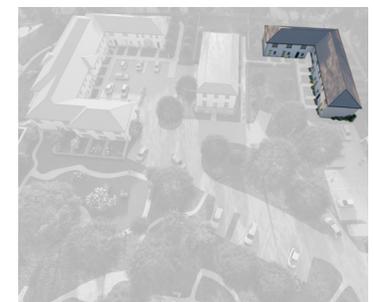


NORTHERN COURT YARD GROUND & FIRST FLOOR



- 1 bedroom duplex apartment
- 2 bedroom house
- 3 bedroom house

Plot 4:	678sq.ft	63sq.m
Plot 5:	758sq.ft	70sq.m
Plot 6:	758sq.ft	70sq.m
Plot 7:	678sq.ft	63sq.m
Plot 8:	751sq.ft	70sq.m
Plot 9:	828sq.ft	77sq.m
Plot 10:	678sq.ft	63sq.m
Plot 11:	678sq.ft	63sq.m
Plot 12:	678sq.ft	63sq.m





SOUTHERN COURT YARD GROUND FLOOR (PART 1)

- 1 bedroom house
- 2 bedroom house
- 2 bedroom duplex apartment
- 3 bedroom house

Plot 13: 787sq.ft 73sq.m

Plot 14: 787sq.ft 73sq.m

Plot 15: 678sq.ft 63sq.m

Plot 16: 717sq.ft 67sq.m

Plot 18: 825sq.ft 77sq.m

Plot 19: 548sq.ft 51sq.m

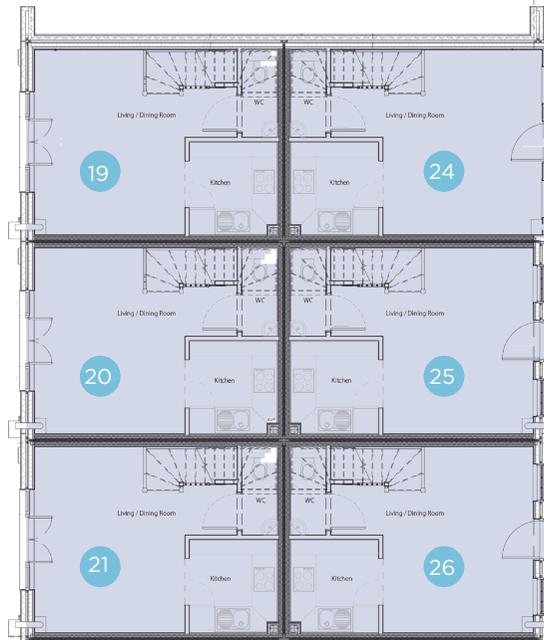
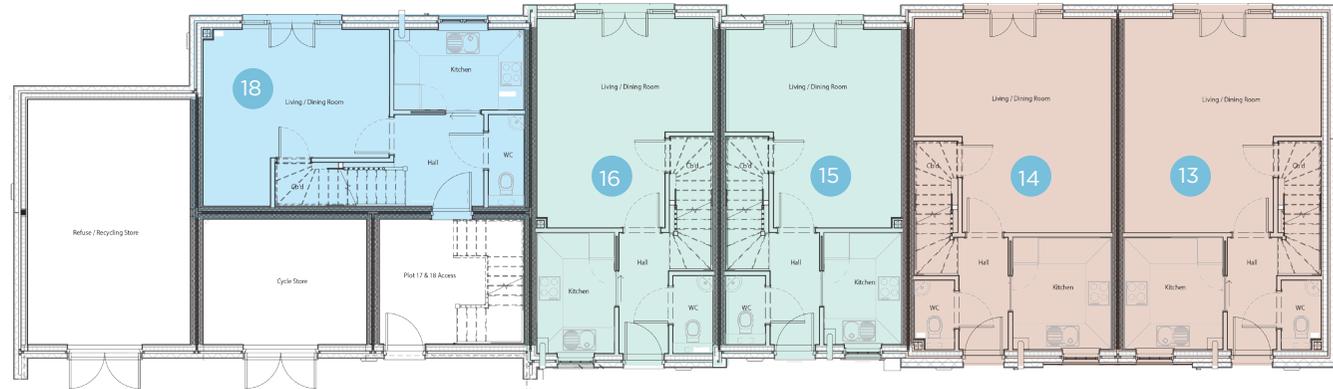
Plot 20: 548sq.ft 51sq.m

Plot 21: 612sq.ft 57sq.m

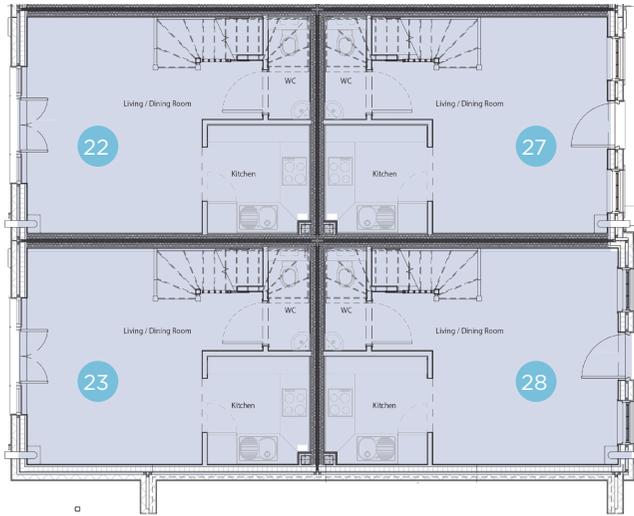
Plot 24: 569sq.ft 53sq.m

Plot 25: 548sq.ft 51sq.m

Plot 26: 612sq.ft 57sq.m



SOUTHERN COURT YARD GROUND FLOOR (PART 2)



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- 1 bedroom house
- 2 bedroom house
- 2 bedroom duplex apartment

Plot 22:	548sq.ft	51sq.m
Plot 23:	548sq.ft	51sq.m
Plot 27:	548sq.ft	51sq.m
Plot 28:	569sq.ft	53sq.m
Plot 30:	548sq.ft	51sq.m
Plot 31:	678sq.ft	63sq.m
Plot 32:	717sq.ft	67sq.m
Plot 33:	678sq.ft	63sq.m





SOUTHERN COURT YARD FIRST FLOOR (PART 1)

- 1 bedroom apartment
- 2 bedroom house
- 2 bedroom duplex apartment
- 3 bedroom house

Plot 13: 787sq.ft 73sq.m

Plot 14: 787sq.ft 73sq.m

Plot 15: 678sq.ft 63sq.m

Plot 16: 717sq.ft 67sq.m

Plot 17: 631sq.ft 59sq.m

Plot 18: 825sq.ft 77sq.m

Plot 19: 548sq.ft 51sq.m

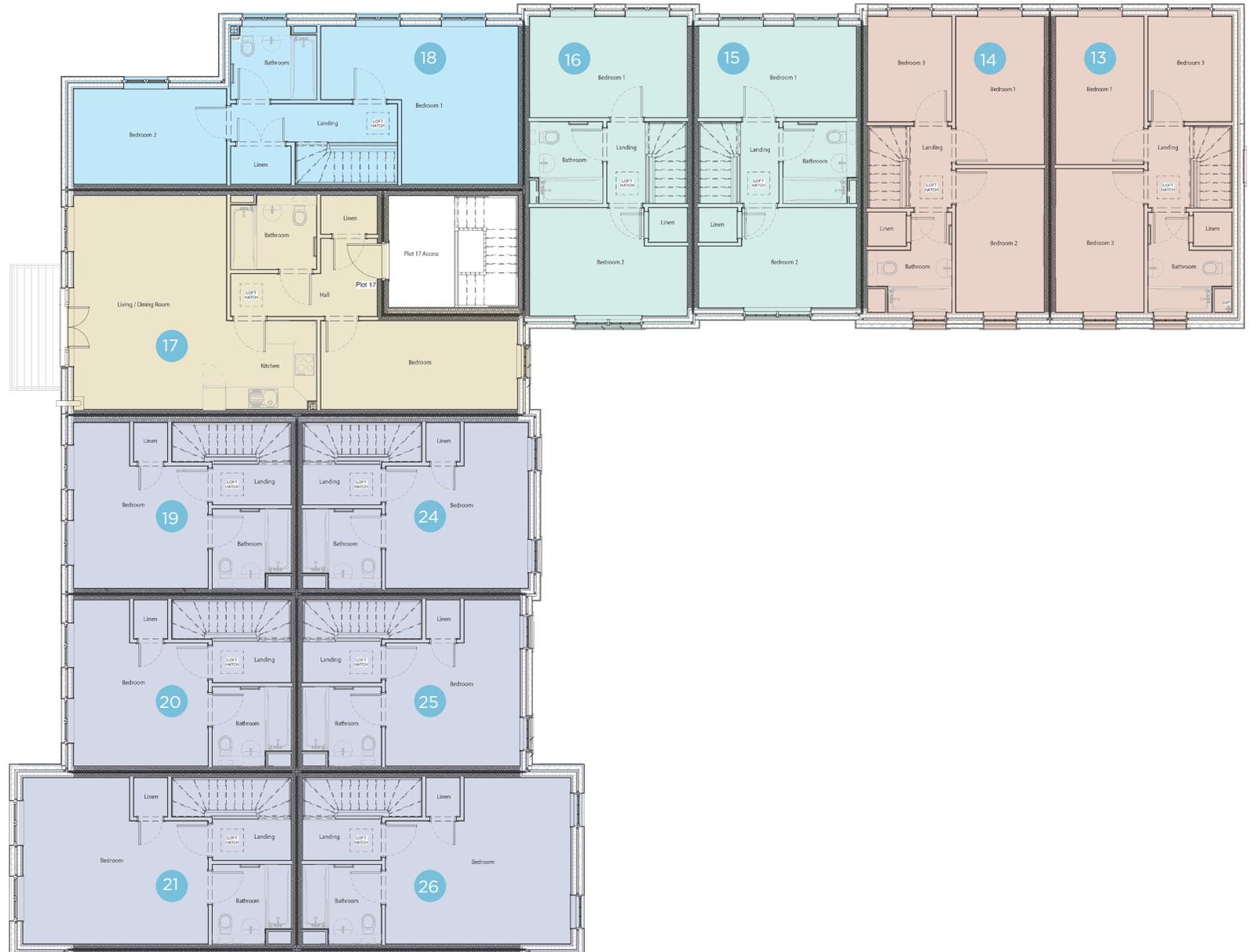
Plot 20: 548sq.ft 51sq.m

Plot 21: 612sq.ft 57sq.m

Plot 24: 569sq.ft 53sq.m

Plot 25: 548sq.ft 51sq.m

Plot 26: 612sq.ft 57sq.m



SOUTHERN COURT YARD FIRST FLOOR (PART 2)



- 1 bedroom house
- 2 bedroom house
- 2 bedroom duplex apartment

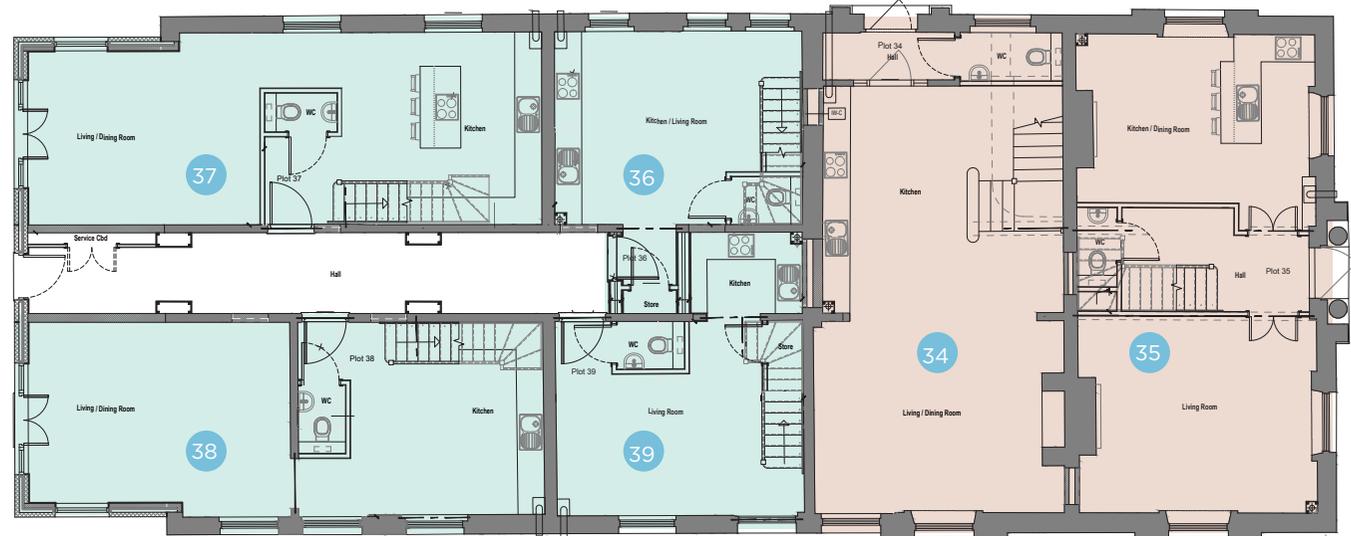
Plot 22:	548sq.ft	51sq.m
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Plot 27:	548sq.ft	51sq.m
Plot 28:	569sq.ft	53sq.m
Plot 29:	665 sq.ft	61sq.m
Plot 30:	548sq.ft	51sq.m
Plot 31:	678sq.ft	63sq.m
Plot 32:	717sq.ft	67sq.m
Plot 33:	678sq.ft	63sq.m





LISTED BUILDING GROUND & FIRST FLOOR

*Please note the warranty on all the listed building units are a PCC warranty via the building control company Harwood and not as stated in the brochure elsewhere.



- 2 bedroom house
- 3 bedroom house

Plot 34: 1227sq.ft 114sq.m

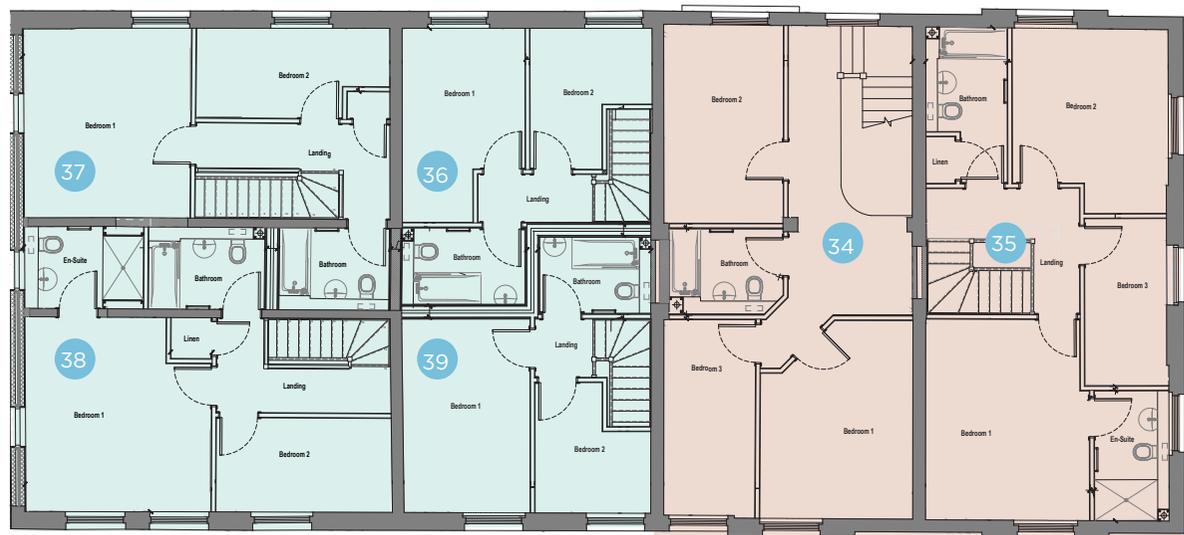
Plot 35: 1216sq.ft 113sq.m

Plot 36: 589sq.ft 55sq.m

Plot 37: 903sq.ft 84sq.m

Plot 38: 960sq.ft 89sq.m

Plot 39: 593sq.ft 55sq.m





BATHROOMS, ENSUITES & CLOAKROOMS

- Luxurious white suites with contemporary chrome fittings including toilet roll holder
- Feature ceramic tiling to all bathrooms and ensuites
- Cabinetry to selected bathrooms
- Heated chrome towel rails provided in the bathrooms and ensuites
- Mirrors installed in all bathrooms and ensuites
- Shower over bath

ELECTRICAL & MULTIMEDIA

- Generous supply of power outlets
- White switch plates and sockets throughout
- LED down lighters are provided to kitchen/diner, bathroom, en-suites, hallway and landing. Pendants to living room and all bedrooms
- Internet and BT points are provided to principal rooms and selected bedrooms
- Communal Entry system for plots 36 to 39

CENTRAL HEATING & ENERGY EFFICIENCY

- A highly efficient gas-fired central heating system is provided
- Insulated cavity walls and loft space
- Dry lined internal walls

FINISHING TOUCHES

- Panelled internal doors with chrome fittings finished in a white eggshell.
- French doors to the gardens
- White painted softwood staircase with painted newels and handrails.
- All internal joinery will consist of attractive white skirting and architraves finished in a white egg shell

INTERNAL TOUCHES

- Amtico type floor tiles to kitchen, hallway, family bathroom, en-suites and cloakroom
- Grey effect carpet to stairs, landing and bedrooms
- Walls and ceilings finished in white

KITCHENS

- Quality modern grey and wood effect coloured cabinets with laminated surfaces
- Integrated oven & hob with modern extractor
- Integrated Fridge Freezer and Dishwasher
- Low energy under cupboard down lighters

EXTERNAL FEATURES

- Landscaped private and communal gardens with planting and lawn
- Turf and area of patio to private gardens
- Allocated parking to be provided
- Bike store

SERVICES

- Mains electricity and drainage to all plots
- Mains gas to all plots

PEACE OF MIND

- Timber finished windows and doors with multi point locking system
- External lighting provided
- Mains fed smoke alarms
- All homes are provided with AHCI warranty





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These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.