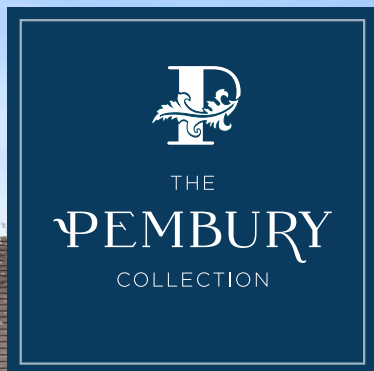




THE
PEMBURY
COLLECTION

TONBRIDGE



INTRODUCING THE PEMBURY COLLECTION – 14 LUXURY APARTMENTS IN THE HEART OF THE ENERGETIC TOWN OF TONBRIDGE

The Pembury Collection comprises 14, two-bedroom apartments set over three floors. With attractive views of Tonbridge available from the second floor, this new development encompasses contemporary modern living.

Externally each apartment has its own paved private parking space, and there are electric car charge points available, which can be shared across the development for those with electric vehicles. For those seeking a private garden area, this is available on four plots, but there is also a communal garden space for the remaining homes.

Enjoy the heart of modernity in terms of design, with grey wood effect laminated flooring to lounge, kitchen and hallway, complemented by attractive American engineered oak doors and brushed chrome door handles.

The apartments include two bedrooms with a master en suite and a family bathroom. A key feature is the fully fitted, push-open Centro kitchen in light grey with soft close doors and a collection of integrated appliances combined with quality wood effect worktops.

For the modern professional, with the increased advent of working from home/hybrid working, the apartments have excellent optic fibre broadband capabilities.

The Pembury Collection has suitable green credentials, using energy efficient low carbon building method EPC B. Likewise, the Electric Zehnder, high energy efficient radiators and air source heat pumps for the hot water, ensures a sustainable approach.



ABOUT THE LOCATION

The Pembury Collection is just 10 minutes from the town centre, close to a host of amenities, including several high street staples, but also multiple vibrant independents.

As an area noted for its independent produce, this is reflected in the quality of its pubs and restaurants. Whether it's the varied cuisine on the high street or the high-quality fare in the neighbouring villages, there are Trip Advisor-rated four star eateries or better within a short driving distance.

For commuters, Tonbridge station is within a 10-minute walk, where trains are regularly available to Charing Cross – being able to journey into town within 45 minutes, ensures a wealth of options at your disposal. Likewise, the A21 connects you to the M25 and ready access to Greater London for commuters.

For those seeking education options for your children, Tonbridge is well served with Ofsted-rated 'Good' primary schools, and in terms of secondary options, there are comprehensive, grammar and independent school options.

As well as the essentials, Tonbridge and the surrounding areas are perfect to keep you and the family entertained throughout the year. Check out the Hop Farm in the neighbouring Paddock Wood, featuring the world's largest collection of Victorian outhouses, as it was a major supplier of hops to London breweries in the 19th and 20th centuries. The park has a wealth of fun attractions for the children to enjoy, and the attraction also regularly plays host to events and concerts, including the likes of Tom Jones and Olly Murs.

For those with a zest for the great outdoors, Tonbridge has the beautiful Haysden Country Park and the historic Tonbridge Castle to enjoy and explore. And don't forget to organise a day out in the nearby Tunbridge Wells – a relaxing stroll along the pantiles, with the boutique shops and bars is a must.





FLATS 1 & 2

Living area	17' into bay max reducing to 13'4 x 13'9
Bed 1	10'8 x 10'4 + Door recess
Ensuite	
Bed 2	11'2 max reducing to 8'6 x 10' max

FLATS 3

Living area	15'6 x 14'6
Bed 1	14'6 x 8'4
Ensuite	
Bed 2	11' x 11'6

FLAT 4

Living area	15'6 x 14'6
Bed 1	12'6 x 8'5
Ensuite	
Bed 2	11'1 x 10'8

Ground Floor (Flat 3)

Approx. 59.3 sq. metres (638.2 sq. feet)



Ground Floor (Flat 4)

Approx. 60.1 sq. metres (647.2 sq. feet)



Ground Floor (Flat 1)

Approx. 56.3 sq. metres (605.7 sq. feet)



Ground Floor (Flat 2)

Approx. 56.7 sq. metres (610.8 sq. feet)



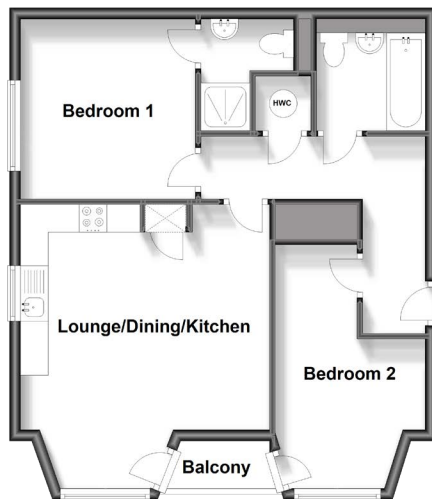
First Floor (Flat 8)
Approx. 61.4 sq. metres (660.4 sq. feet)



First Floor (Flat 7)
Approx. 59.3 sq. metres (638.2 sq. feet)



First Floor (Flat 5)
Approx. 58.7 sq. metres (631.7 sq. feet)



First Floor (Flat 6)
Approx. 59.6 sq. metres (641.9 sq. feet)



FLAT 5

Living area	14'9 x 17' reducing to 13'3
Bed 1	10'8 x 10'5
Ensuite	
Bed 2	14'2 reducing to 9'1 x 9'1

FLAT 6

Living area	14'9 x 17' reducing to 13'3
Bed 1	10'8 x 10'5
Ensuite	
Bed 2	14'2 reducing to 9'1 x 9'1

FLAT 7

Living area	15'6 x 14'6
Bed 1	12'7 x 8'5
Ensuite	
Bed 2	11' x 10'9

FLAT 8

Living area	15'6 x 14'6
Bed 1	14'6 x 8'4
Ensuite	
Bed 2	11' x 11'6



FLAT 9

Living area	17' into bay reducing to 13'5 x 14'10
Bed 1	10'9 x 10'4
Ensuite	
Bed 2	14'2 max into bay reducing to 9' x 9'1

FLAT 10

Living area	17' into bay reducing to 13'5 x 14'10
Bed 1	10'9 x 10'4
Ensuite	
Bed 2	14'2 max into bay reducing to 9' x 9'1

FLAT 11

Living area	15'6 x 14'6 + Juliette Balcony
Bed 1	12'8 x 8'4
Ensuite	
Bed 2	11'1 x 10'9

FLAT 12

Living area	15'6 x 14'7
Bed 1	14'7 x 8'5
Ensuite	
Bed 2	11'6 x 11'

Second Floor (Flat 11)

Approx. 59.3 sq. metres (638.2 sq. feet)



Second Floor (Flat 12)

Approx. 61.4 sq. metres (660.4 sq. feet)



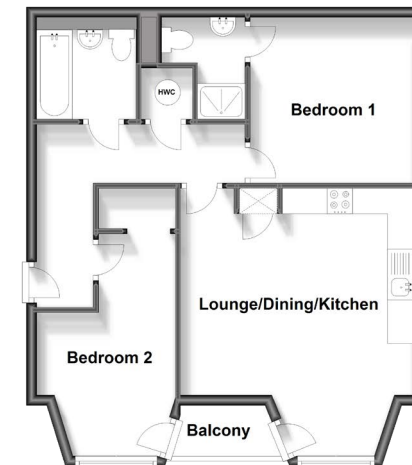
Second Floor (Flat 9)

Approx. 58.7 sq. metres (631.7 sq. feet)



Second Floor (Flat 10)

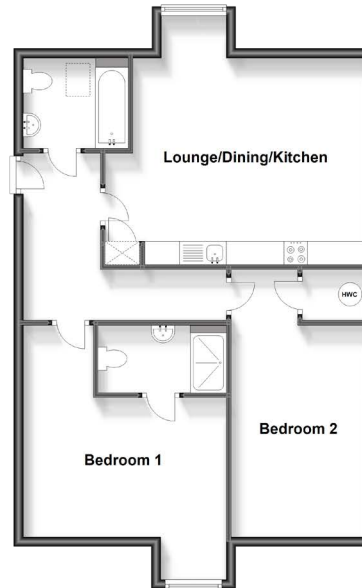
Approx. 59.5 sq. metres (640.5 sq. feet)



Top Floor (Flat 13)
Approx. 75.3 sq. metres (810.2 sq. feet)



Top Floor (Flat 14)
Approx. 77.5 sq. metres (834.3 sq. feet)



FLAT 13

Living area	17'6 x 14'5 + bay
Bed 1	14'6 + Bay x 9'6
Ensuite	
Bed 2	14'6 x 9'6

FLAT 14

Living area	18'3 Max reducing to 16'4 x 14'5 + Bay
Bed 1	14'6 x 10'2
Ensuite	
Bed 2	18'82 reducing to 14'8 x 9'6

SPECIFICATION



INTERNAL FEATURES

- Grey wood effect laminated flooring to lounge, kitchen and hallway
- Carpet to all bedrooms
- American engineered oak (fire doors)
- Brushed chrome door handles
- Neutral, durable matt paint finish walls and ceiling
- Satin white skirting boards and architraves
- Electric Zehnder, high energy efficient radiators and air source heat pumps for the hot water
- Pendant style lighting throughout
- Linked smoke and heat detectors throughout
- Optic fibre broadband to the building

KITCHENS

- Fully fitted, push open Centro kitchens in light grey with soft close doors
- Quality wood effect work tops
- Integrated appliances including oven, dishwasher, induction hob, fridge/freezer, washer/dryer and extractor fan
- Stainless steel integrated sink with stainless steel mixer taps

BATHROOMS

- White sanitary ware with shower over bath and glass shower screen
- Stainless steel taps
- Wall mounted shower extractor fans for humidity
- Timer LED bulkhead light
- Modern close coupled toilet with soft close seat
- Wall mounted towel rail
- Wet panels to walls and flooring

EXTERNAL FEATURES

- Paved parking area with 14 spaces
- Bin store and bike store
- 2 EV charging points which can be shared to up three spaces each (total 6 can be reached)
- Private garden areas to plots 1,2,3 & 4
- Juliet balconies to plots 5 & 9
- Full balconies to plots 6,7,8,10,11 & 12
- Communal garden space on the remaining plots
- Energy efficient construction using low carbon building method EPC B



THE
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COLLECTION

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Protection for new-build home buyers