THE READING

THREE BEDROOM DETACHED HOME

HOMES 9 & 13

KINGSGATE PLACE

BROADSTAIRS

THE READING SPECIFICATION

KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, 100mm up stand and splash back.

Fully integrated Bosch appliances to include:

- 4-Ring induction hob & extractor.
- Single oven.
- Combination microwave and grill.
- Fridge/freezer.
- Dishwasher.
- Plots 9 & 13 only have integrated Washer Dryer to the kitchen.

UTILITY FEATURES

Plots 14 and 15 only:

- A range of floor units.
- Laminate work top with upstand.
- Stainless steel sink.
- Spaces for washing machine and condensing tumble dryer.

Plot 10 only:

- Single floor unit.
- Laminate work top with upstand.
- Spaces for washing machine and condensing tumble dryer.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated towel rail provided to the bathroom and en suite.
- Mirror provided to the cloakroom, bathroom and en suite.
- Shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to cloakroom, bathroom and en suite.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).

- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, study and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- EV car charging station provided.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via air source heat pump with thermostat control.
- Radiators to first floor with wireless thermostat. (Excludes plot 9 & 13).
- Hot water controlled via hot water cylinder.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup where applicable.
- Heat detector provided to the kitchen.

FINISHING TOUCHES

- Five vertical panel 44mm internal doors with chrome fittings finished in a white gloss.
- Doors to garden from either living, family or dining room.
- White painted softwood staircase with oak handrail (excluding plots 9 & 13).
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico fitted to various ground floor areas, bathrooms and en suites, please ask for details.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- Garage to have 'up and over' door with power and light.

AFTERCARE

- Elivia Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

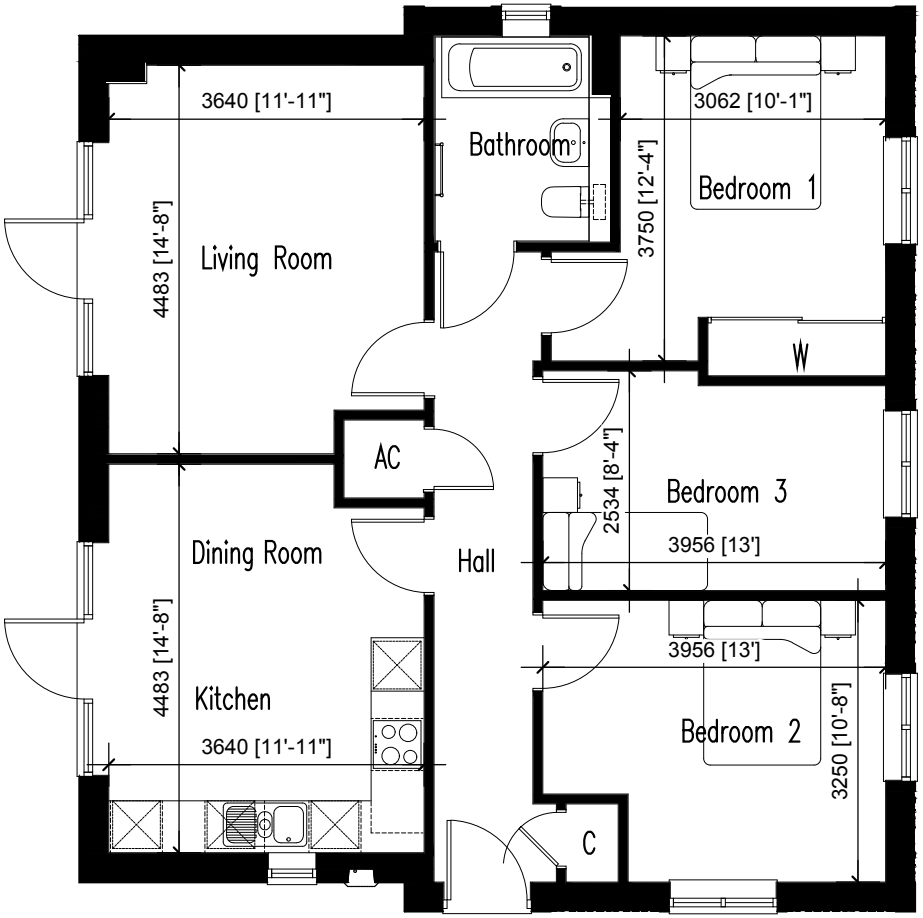
GUARANTEES

- All the homes come with a ten-year Q Assured Warranty.

TENURE

- Freehold.
- PEA = B.
- Kingsgate Place benefits from a Residents Management Company with an annual service charge.

Ground Floor



This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.
The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

KINGSGATE PLACE

BROADSTAIRS

The Elmwood	HOMES	1, 6 & 18
The Lanthorne	HOMES	2 & 8
The Beacon	HOMES	3 & 7
The Grafton	HOMES	4 & 5
The Reading	HOMES	9 & 13
The Cedar	HOME	10
The Astor	HOMES	11 & 12
The Grange	HOME	14
The Albion	HOME	15
The Botany	HOME	16
Affordable housing	HOMES	17, 19–24

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

ctsi APPROVED CODE TradingStandards.uk

Protection for new-build home buyers

ELIVIA HOMES

Kingsgate Place
Reading Street Broadstairs
Kent CT10 3AZ
T: 01843 880430
E: KingsgatePlace@eliviahomes.co.uk