THE MARLOWE

APARTMENTS 25 & 26

THE BRAMBLES

Crowborough

THE MARLOWE SPECIFICATION

KITCHEN FEATURES

- The Shaker Style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, single oven, dishwasher, fridge and freezer.
- Freestanding washer/dryer provided to internal cupboard.

BATHROOM AND EN SUITE

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

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in bedroom 2.
- 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 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 in the middle of the 2 x parking spaces.

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- A mains fed smoke alarm is fitted to the hall with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/dining/living room.
- French doors with Juliette balcony provided to the rear of the living area.
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1.
- Wardrobe with shelf and hanging space provided to bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen/dining/living room, hallway, en suite and bathroom.

EXTERNAL FEATURES

- 2 x Managed parking spaces.

AFTERCARE

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

SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year NHBC warranty.

TENURE

- Leasehold apartment with 2 x designated managed parking spaces for the exclusive use of the homeowner.
- PEA = B

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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.

THE MARLOWE HOMES 25 & 26

2 BEDROOM SECOND FLOOR APARTMENTS

Apartment 25

Apartment 26

APARTMENT 25

Living/Kitchen/Dining	Bedroom 1	Bedroom 2
7275mm x 4432mm 23'-10" x 14'-16"	3814mm x 3027mm 12'-6" x 9'-11"	3476mm x 3401mm 11'-5" x 11'-2"

APARTMENT 26

Living/Kitchen/Dining	Bedroom 1	Bedroom 2
6588mm x 4575mm 21'-7" x 15'-0"	3500mm x 3222mm 11'-6" x 10'-7"	3560mm x 3027mm 11'-8" x 9'-11"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ELIVIA HOMES

25 & 26 **THE MARLOWE**
2 BEDROOM SECOND FLOOR APARTMENTS

THE BRAMBLES
Crowborough

CONSUMER CODE FOR HOME BUILDERS
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Protection for new-build home buyers

The Brambles, a small development consisting of 26 homes, situated in the rural countryside of Crowborough, East Sussex.

Hadlow Down Road
Crowborough
East Sussex
TN6 3RG

T: 01892 646440
E: TheBrambles@eliviahomes.co.uk

Please note plots 4-7 & 13-17 are Affordable Homes.