

THE MARKET QUARTER

ASHFORD, KENT



Site plan



THE MARKET QUARTER

A development of 28 contemporary apartments located within the heart of Ashford Town Centre built to a high specification.

Situated within Ashford town centre just a few minutes walk from Ashford International Train Station, taking you to London St Pancras in just 38 minutes or to Europe in a little over an hour. McArthur Glen Designer Outlet is also within walking distance and offers superb shopping and restaurants.



28 contemporary apartments located in the heart of Ashford, Kent



Ashford and the surrounding area



Ashford

Ashford is fast becoming one of the most attractive places to live outside London, having undergone massive regeneration in recent years. The town has ambitious plans with a number of significant projects on the drawing board.

Leisure and retail

Over £100 million is being invested to bring new leisure and retail facilities to the town. Ashford Designer Outlet, an attractive modern hub full of restaurants, bars, with top high street shops and designer names, has recently undergone an expansion with 50 new units being added. The new Ashford Picturehouse has opened nearby. The Curious Brewery is also a short walk away, where you can take a tour and sample some excellent craft beers or visit the bar or restaurant.

Transport links

Ashford has particularly good transport links. The town is just off junction 9 of the M20 motorway making travel to Heathrow or Gatwick airports quick and easy. High-speed trains from Ashford International station can have you in central London in only 38 minutes and Paris in just under 2 hours.

Schools

Ashford has an excellent selection of local and independent schools and some of the country's best grammars. An investment of £50 million is being made in education which includes five new schools.





Coast and Country

There is plenty to do and discover in the area surrounding Ashford. The Kent Downs and High Weald areas of Outstanding Natural Beauty are within easy reach as are 10 blue flag rated beaches. The closest sandy beaches are only 15 minutes away. Camber Sands near the historic town of Rye is a good bucket and spade destination. Port Lympne Safari Park, The Kent and East Sussex Steam Railway at Tenterden, 13th century moated Bodiam Castle and, if you are a wine lover, a number of Kentish wineries, including Chapel Down, are nearby.

There are many other interesting and historic places within easy reach. Dover Castle with over 1,000 years of history is a short drive away. The City of Canterbury with its cathedral, museums, shops and theatre makes for an entertaining day out.

There is plenty of scope for walking or cycling in the surrounding countryside. Why not stop off at one of the many quaint village pubs in the area if you are out and about?



Ground Floor



Flat 2 71 sq m 764 sq ft

Kitchen/Living	5.406m x 5.904m	17' 9" x 19' 4"
Bedroom 1	2.842m x 4.176m	9' 4" x 13' 8"
Bedroom 2	3.743m x 2.698m	12' 3" x 8' 10"

Flat 3 55 sq m 592 sq ft

Kitchen/Living	6.388m* x 4.715m*	20' 11"* x 15' 6"*
Bedroom	2.804m* x 3.950m*	9' 2"* x 12' 11"*
Study	3.000m* x 1.709m*	9' 10"* x 5' 7"*

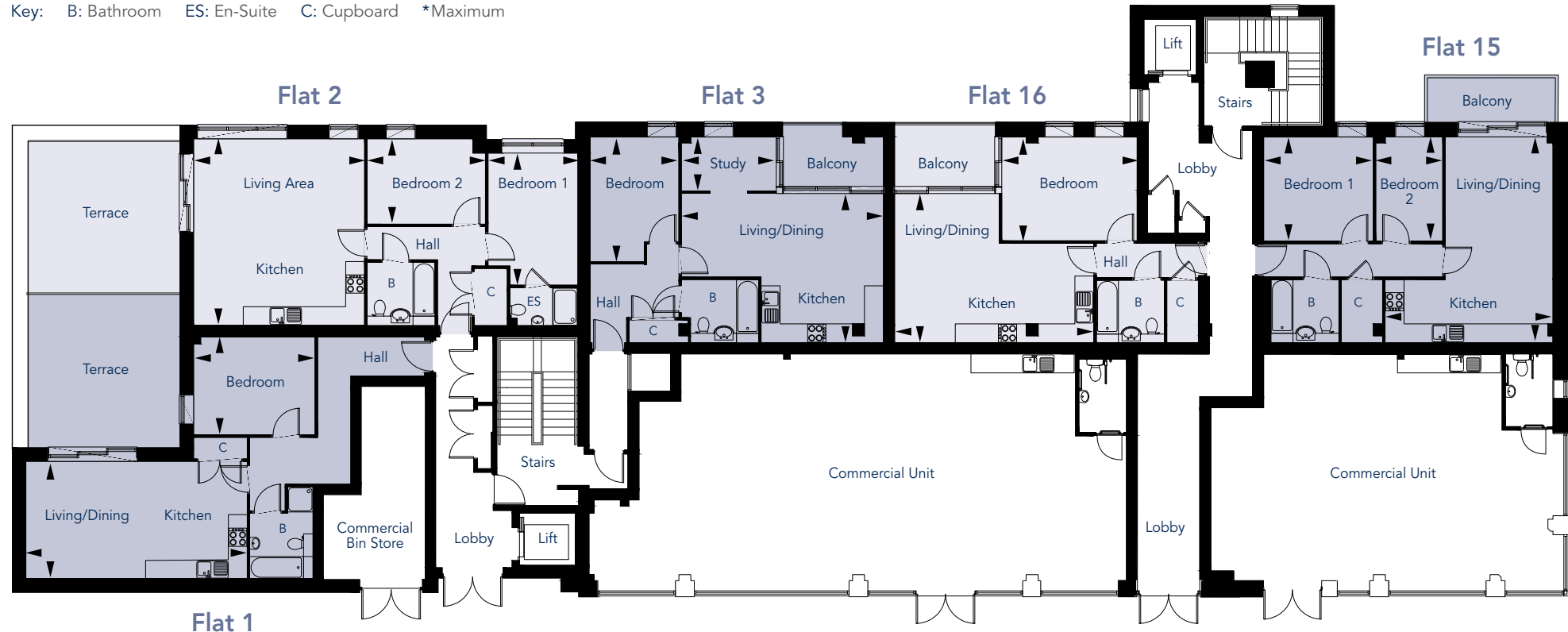
Flat 16 50 sq m 538 sq ft

Kitchen/Living	6.296m* x 4.715m*	20' 8"* x 15' 6"*
Bedroom	4.280 x 3.282m	14' 1" x 10' 9"

Flat 15 60 sq m 646 sq ft

Kitchen/Living	5.308m* x 6.318m*	17' 5"* x 20' 9"*
Bedroom 1	3.468m x 3.299m	11' 5" x 10' 10"
Bedroom 2	2.113m x 3.299m	6' 0" x 11' 2"

Key: B: Bathroom ES: En-Suite C: Cupboard *Maximum

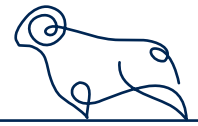


Flat 1 58 sq m 624 sq ft

Kitchen/Living	6.998m x 3.709m	23' 0" x 12' 2"
Bedroom	3.842m x 3.100m	12' 7" x 10' 2"

Please note: Floor plans are not to scale. Dimensions are subject to change due to site conditions. Dimensions given are +/- 50mm. Please read in conjunction with site plan. Floorplans are indicative only. Clarus Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.

First Floor



Flat 5	66 sq m	710 sq ft
Kitchen/Living	5.410m* x 5.904m*	17' 9"* x 19' 4"*
Bedroom 1	3.240m* x 4.176m*	10' 6"* x 13' 8"*
Bedroom 2	3.008m x 2.657m	9' 10" x 8' 9"

Flat 6	55 sq m	592 sq ft
Kitchen/Living	6.351m* x 4.713m*	20' 10"* x 15' 6"*
Bedroom	2.840m* x 3.950m*	9' 4"* x 12' 11"*
Study	2.965m* x 1.709m*	9' 9"* x 5' 7"*

Flat 20	50 sq m	538 sq ft
Kitchen/Living	6.296m* x 4.713m*	20' 8"* x 15' 6"*
Bedroom	4.280m x 2.857m	14' 1" x 9' 4"

Flat 17	60 sq m	646 sq ft
Kitchen/Living	5.306m* x 6.506m*	17' 5"* x 21' 4"*
Bedroom 1	3.245m x 3.300m	10' 8" x 10' 10"
Bedroom 2	2.113m x 3.300m	6' 11" x 10' 10"

Key: B: Bathroom ES: En-Suite C: Cupboard *Maximum



Flat 4	56 sq m	603 sq ft
Kitchen/Living	4.432m* x 6.518m*	14' 6"* x 21' 4"*
Bedroom	2.791m x 4.529m	9' 2" x 14' 10"

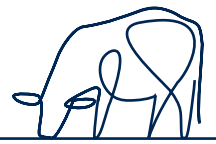
Flat 7	70 sq m	753 sq ft
Kitchen/Living	4.681m* x 7.164m*	15' 4"* x 23' 6"*
Bedroom 1	2.984m x 3.958m	9' 9" x 13' 0"
Bedroom 2	2.966m x 3.958m	9' 9" x 13' 0"

Flat 19	66 sq m	710 sq ft
Kitchen/Living	4.521m* x 7.164m*	14' 10"* x 23' 6"*
Bedroom 1	2.691m x 3.958m	8' 10" x 13' 0"
Bedroom 2	2.765m x 3.958m	9' 1" x 13' 0"

Flat 18	66 sq m	710 sq ft
Kitchen/Living	4.666m* x 7.164m*	15' 4"* x 23' 6"*
Bedroom 1	2.691m x 3.958m	8' 10" x 13' 0"
Bedroom 2	2.934m x 3.958m	9' 8" x 13' 0"

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Second Floor



Flat 9 65 sq m 700 sq ft

Kitchen/Living	5.410m* x 5.904m*	17' 9"* x 19' 4"*
Bedroom 1	3.240m* x 4.176m*	10' 6"* x 13' 8"*
Bedroom 2	3.008m x 2.657m	9' 10" x 8' 9"

Flat 10 55 sq m 592 sq ft

Kitchen/Living	6.351m* x 4.713m*	20' 10"* x 15' 6"*
Bedroom	2.840m* x 3.950m*	9' 4"* x 12' 11"*
Study	2.965m* x 1.709m*	9' 9"* x 5' 7"*

Flat 24 50 sq m 538 sq ft

Kitchen/Living	6.296m* x 4.713m*	20' 8"* x 15' 6"*
Bedroom	4.280m x 2.857m	14' 1" x 9' 4"

Flat 21 60 sq m 646 sq ft

Kitchen/Living	5.306m* x 6.506m*	17' 5"* x 21' 4"*
Bedroom 1	3.245m x 3.300m	10' 8" x 10' 10"
Bedroom 2	2.113m x 3.300m	6' 11" x 10' 10"

Key: B: Bathroom ES: En-Suite C: Cupboard *Maximum



Flat 8 56 sq m 603 sq ft

Kitchen/Living	4.432m* x 6.518m*	14' 6"* x 21' 4"*
Bedroom	2.791m x 4.529m	9' 2" x 14' 10"

Flat 11 70 sq m 753 sq ft

Kitchen/Living	4.681m* x 7.164m*	15' 4"* x 23' 6"*
Bedroom 1	2.984m x 3.958m	9' 9" x 13' 0"
Bedroom 2	2.966m x 3.958m	9' 9" x 13' 0"

Flat 23 66 sq m 710 sq ft

Kitchen/Living	4.521m* x 7.164m*	14' 10"* x 23' 6"*
Bedroom 1	2.691m x 3.958m	8' 10" x 13' 0"
Bedroom 2	2.765m x 3.958m	9' 1" x 13' 0"

Flat 22 66 sq m 710 sq ft

Kitchen/Living	4.666m* x 7.164m*	15' 4"* x 23' 6"*
Bedroom 1	2.691m x 3.958m	8' 10" x 13' 0"
Bedroom 2	2.934m x 3.958m	9' 8" x 13' 0"

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Third Floor



Flat 12 91 sq m 979 sq ft

Kitchen/Living	6.124m* x 5.218m*	20' 1"* x 17' 1"*
Bedroom 1	4.725m* x 4.238m*	15' 6"* x 13' 11"*
Bedroom 2	3.398m x 3.120m	11' 2" x 10' 3"
Bedroom 3	3.119m x 3.120m	11' 3" x 10' 3"

Flat 13 49 sq m 527 sq ft

Kitchen/Living	4.427m x 5.105m	14' 6" x 16' 9"
Bedroom	3.124m x 3.611m	10' 3" x 11' 10"

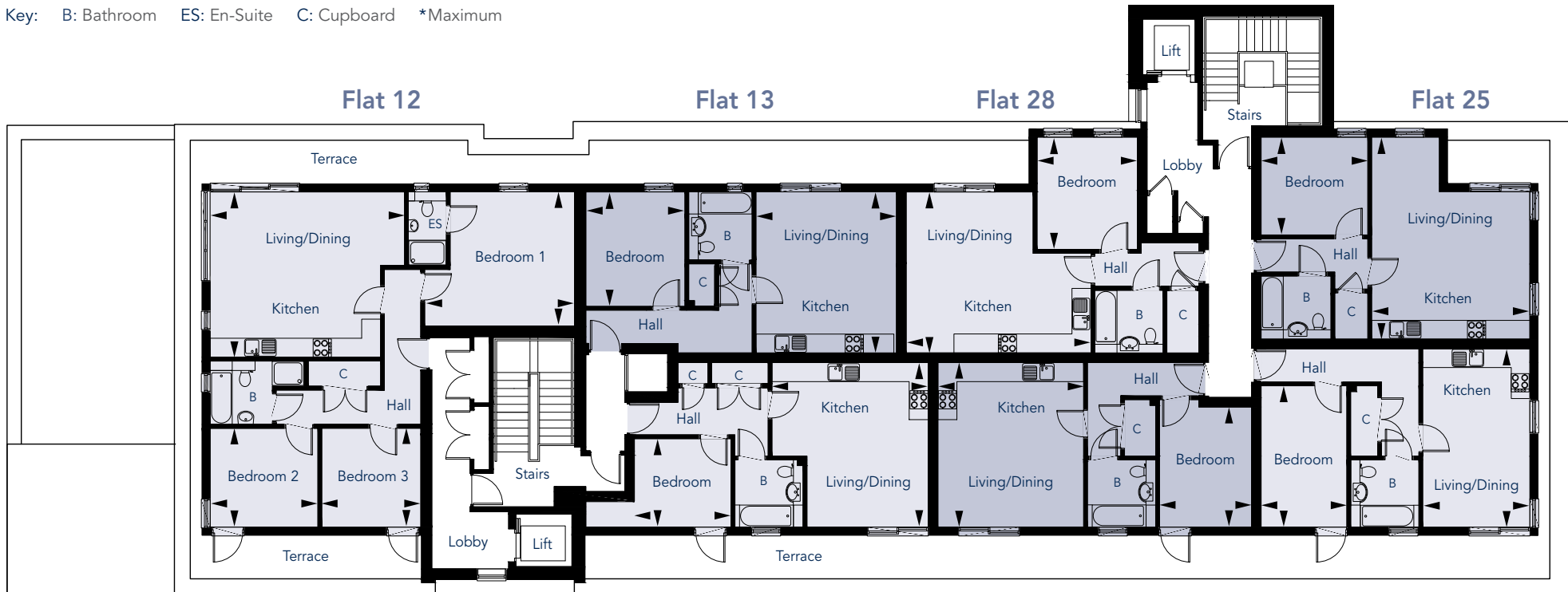
Flat 28 49 sq m 527 sq ft

Kitchen/Living	5.822m* x 5.105m*	19' 1"* x 16' 9"*
Bedroom	3.165m x 3.540m	10' 5" x 11' 7"

Flat 25 49 sq m 527 sq ft

Kitchen/Living	4.989m* x 6.368m*	16' 4"* x 20' 11"*
Bedroom 1	3.361m x 3.086m	11' 0" x 10' 1"

Key: B: Bathroom ES: En-Suite C: Cupboard *Maximum



Flat 14 48 sq m 517 sq ft

Kitchen/Living	4.922m* x 5.190m*	16' 8"* x 17' 0"*
Bedroom 1	3.047m* x 2.794m*	10' 0"* x 9' 2"*

Flat 27 49 sq m 527 sq ft

Kitchen/Living	4.592m x 5.190m	15' 0" x 17' 0"
Bedroom 1	2.901m x 3.789m	9' 6" x 12' 5"

Flat 26 48 sq m 517 sq ft

Kitchen/Living	3.380m x 5.626m	11' 1" x 18' 5"
Bedroom 1	2.699m x 4.457m	8' 10" x 14' 7"

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About Clarus



Clarus Homes was formed in 2006 with one aim, to provide the highest quality bespoke homes, built to an unrivalled standard of workmanship, blending traditional methods with modern materials at an affordable price.

Drawing upon a combined experience in the house building industry of over 100 years, the management team at Clarus Homes take a very 'hands on' approach. Each development is entirely project managed and every detail monitored by them to ensure that they achieve an end product to be proud of and we stand apart from the national house builders to offer a concierge style home buying service.

We construct superb properties of all sizes from contemporary homes aimed at the first time buyer to magnificent family homes all in outstanding locations. With an emphasis on quality and an eye for detail we are proud of every home we build and have created a premium brand based upon reputation.

Rarely building the same home twice with a focus upon design to provide integrated properties within the local environment we use sustainable materials, local suppliers and local tradesmen and thus we truly are a local house builder.

From reservation through completion and the warranty period our clients have one point of contact to enable a seamless sales and after sales service. When reserving off plan we provide a full bespoke service where our clients can really personalise their new home to suit their own lifestyle.

Our homes are built to the highest levels of energy efficiency, not only saving the customer money in terms of energy costs but also doing our bit for the wider environment as a whole.

Using the highest quality materials we provide a home which comes with 'luxury as standard'. All our homes come with choice of floor finishes, kitchen furniture and worktops, bathroom tiling and fittings and landscaped gardens.

We have already built a reputation of quality and we guarantee all of our clients a first class home buying experience.

Specification

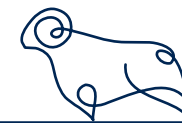
Kitchen Features

- Bespoke Designer Fitted Kitchens in a choice of door finish complete with soft close doors and drawers, 1 ½ bowl stainless steel sink with chrome mixer tap.*
- Laminate worktops and splashback are provided in a choice of colours.*
- Appliances include built in single oven, induction hob, fully integrated fridge freezer, fully integrated dishwasher, free standing washer dryer and wine cooler.
- Bristan boiling water tap providing boiling and filtered water at the kitchen sink.
- Ceramic tiled flooring in a choice of colours.*
- Isolator grid switch to all kitchen electrical equipment engraved with relevant appliance.
- Inset low energy downlighters and under cupboard lighting.

Bathroom Features

- Contemporary style suites by Geberit Ceramics.
- Bath with shower over and glass screen to main bathroom.
- Walk-in shower enclosure to en-suites.





- Ceramic wall tiling to bath and shower areas in a choice of colours.*
- Chrome heated towel warmers.
- Inset low energy downlighters.

Electrical Features

- CAT 6 Home networking cabling throughout providing super-fast fibre broadband with speeds in excess of 100mb.
- Ample power points throughout.
- Ventilation extractor to kitchen, bathroom and en-suite.
- Shaver point to bathroom and en-suite.
- External light adjacent to all external doors.
- Telephone point to hall, kitchen, living room and all bedrooms.
- TV point to living room and all bedrooms.

Finishing Touches

- Finished in white supermatt emulsion.
- Contemporary skirting and architrave in white eggshell finish.
- Contemporary style white timber doors throughout with chrome door furniture.

- PVCu double glazed windows in grey finish incorporating lockable furniture. French doors as shown.

Heating and Energy Efficiency

- Energy efficient electric panel heaters with 24/7 central heating programmer, room thermostat and thermostatically controlled radiator valves.
- Thermal insulation to floors, walls and roof void.

Security & Peace of Mind

- High security front door incorporating five point locking painted white. (achieving Secure by Design accreditation)
- Windows incorporate lockable furniture except where fire escape/access.
- Mains operated smoke detectors with battery back up.
- CO2 detectors.
- Door entry system with intercom access from apartments.
- Illuminated push door bell.

Communal areas

- Motion activated lighting.

- Passenger lift.
- Fire alarm.

External Features

- Well proportioned balconies and terraces with glass balustrades.
- Decked balconies
- Parking.
- Landscaped communal areas with planting.
- Bicycle store.
- Communal bin store

Environmental

- 100% FSC Certified Timber used throughout

General

- Each property benefits from a 10 Year build warranty.
- Home media cabling to enable designated work space.
- Dedicated after care service provided by After Build

* From a selected range and subject to stage of build. Clarus reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.



How to find The Market Quarter



Contact us

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