



Regent Quay

SITTINGBOURNE



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Redrow is proud to announce Regent Quay, a range of stunning new homes based in Sittingbourne, Kent. This development combines modern living with a real sense of community and is designed for you to make the most out of life.

Our beautiful homes boast modern conveniences, architecture in a timeless style and good road and rail links making this development an ideal location. With everything on your doorstep, it benefits from comfort, convenience and value.

Welcome to Regent Quay

SITTINGBOURNE KENT

Sittingbourne combines the history of an ancient Kent town close to the coast, with excellent road and rail connections speeding you directly into the heart of modern London in appoximately an hour.

Located just to the west of town, Regent Quay is close to a wide range of shops and stores for everything from your weekly groceries to that weekend treat. The Forum Shopping Centre is the cornerstone of Sittingbourne town centre, with Sittingbourne Retail Park home to a further collection of stores and leisure outlets.

For a change of scenery the nearby towns of Canterbury, Maidstone and Faversham all have something different to offer, plus of course the bright lights and flagship stores of London's Oxford Street are just an hour's train ride away, and Bluewater Shopping Centre a half hour drive away.

Regent Quay is just a mile from the swimming and sports facilities of Swallows Leisure Centre, and there are several good quality golf courses within easy reach, including Sittingbourne and Milton Regis Golf Club, Upchurch River Valley Golf Club and Sittingbourne Golf Centre. There's also a good selection of provincial theatres in the nearby towns. For some fresh air, take a stroll on Kent Downs, ride the Sittingbourne and Kemsley Light Railway along Milton Creek, or enjoy some traditional seaside fun at popular coastal towns such as Herne Bay or Whitstable.

Sittingbourne is a commuter's dream, with a choice of morning trains into London, arriving at St Pancras, Cannon Street or Victoria in plenty of time to get to work, and with a journey time of just under an hour. Head in the other direction and you can be in Canterbury in around 25 minutes. With Sittingbourne being so ideally located, it allows you to enjoy more of your free time. Whether you're looking for something to do with the kids during the school holidays or spending some time with your partner, Sittingbourne has links to a range of activities for the whole family.

Elmley National Nature Reserve - Elmley is a 3,200 acre estate based on an island in the Thames, it provides an extraordinary setting for a special event, weekend escape or simply to immerse yourself in nature for the day.

Canterbury Cathedral – The 11th Century cathedral remains one of the most visited places in the country. A world heritage site situated in a medieval Kentish City.

Sittingbourne Golf Club - Sittingbourne Golf Club is known for its challenging and well maintained course, friendly welcome and a well stocked Pro Shop.

THINGS TO DO IN AND AROUND SITTINGBOURNE



ELMLEY NATIONAL
NATURE RESERVE



CANTERBURY
CATHEDRAL



SITTINGBOURNE
GOLF CLUB



CAPITAL CONNECTION

The capital within easy reach

Regent Quay is the perfect compromise for commuters, with Sittingbourne Station being approximately a 10-minute walk away and trains to King's Cross leaving every 30 minutes, taking just under an hour to reach it.

Sittingbourne also enjoys excellent road links, with the M2 and M20 both within easy reach and the A2 passing right through the town. Gillingham, Faversham and Maidstone sit around the compass to the west, east and south respectively, all at around ten miles drive, while Canterbury is a little further at 24 miles. London is 45 miles, by car but far easier to reach by rail.



By Rail From
Sittingbourne
Station

Herne Bay
24 minutes

Canterbury
25 minutes

King's Cross
56 minutes

Dover
59 minutes

London Victoria
75 minutes



By Road

Isle of Sheppey
21 minutes

Canterbury
37 minutes

Dover
55 minutes

London Airport
64 minutes
(Ashford)

Gatwick
72 minutes

Times taken from Google Maps and the Trainline. Travel times are approximate only and are correct at time of print. Location images are indicative only.



MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

*It's the online way to save
your favourite developments,
house styles and even plots,
manage your appointments
and select & purchase your
Finishing Touches.*

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.

MADE FOR YOU

At Redrow we are committed to ensuring you receive the customer service you deserve.

The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.



EXCHANGE

Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.



WELCOME PARTY

Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.



HARD HAT VISIT

See your home in progress

Building a home is a complex process. Join us on site as we show you how the build of your new home is progressing.

N.B. Availability of this event is subject to the build stage of your home at the point of reservation.



HOME PREVIEW

Putting the finishing touches on your home

Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to demonstrate some of the key features of your new home.



MOVE IN DAY

Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.

Regent Quay



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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



EMS 667178

 **REDROW**
A BETTER WAY TO LIVE

Regent Quay House Specification



Interior Features

Walls: Dulux Almond White emulsion paint finish.

Ceilings: Flat finish with Dulux white emulsion paint decoration.

Internal Doors: "Cambridge" 2 panel internal moulded door.

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point: 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating: Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details.

Radiators: Myson radiators.

Electrical Sockets / Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Kitchen & Utility Features

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand: To match above worktops with stainless steel splashback behind hob.

Under wall unit: LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink: Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 60cm gas with 4 ring burner

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles:

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin: Sottini Arc or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Sottini Arc close coupled back-to-wall pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Uniline bath panel.

Brassware: Ideal Standard single lever tap.

Wall Tiles: Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath: Shower valve and screen to be provided above bath where there is no separate shower enclosure within bathroom.

Shower Valve: Aqualisa shower valve.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the Property.

Regent Quay House Specification



Exterior Features

External Doors:

Front: GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear: GRP door with patterned obscured glass, finished internally and externally in white.

Security: Multi point locking system to front and rear doors of house.

External Front Lights: Coach down lantern. Downlight where entrance is recessed.

Garage: To specific plots, see Sales Consultant for more information.

Garage Doors: Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage: Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden Features

External Fencing: Refer to layouts.

Sides/Rear: Vertical boarding 1.8m high.

Paving: Buff riven faced flags as indicated on drawing.

Gate: 1.8m timber gate.

Turfing: Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil: To rear gardens.

Outside tap: Refer to drawings for locations.

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