

**loveliving**homes  
Giving you more choice in property

# Buy happy.

Shorncliffe Heights at St Martin's Plain



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**Phase 1a - St Martin's Plain: Horn Street - Folkestone - Kent - CT20 3JB**

Two shared ownership properties coming soon.

Our shared ownership properties are available to those who live and work in the Sevenoaks area. Under this scheme you would be able to purchase between 35% and 75% of the full market value of the property and pay a subsidised rent on the remaining share.

If you would like to register your interest in this development please contact:



[buy@lovelivinghomes.co.uk](mailto:buy@lovelivinghomes.co.uk)



**01892 501490**



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### **Shopping**

The town's main shopping district is just a mile from these new homes in Folkestone with popular chain and independent stores in the Bouverie Shopping Centre and along Sandgate Road. There is also specialist retailers, art galleries, cafés, bars and restaurants attracting both locals and tourists from outside the area around the harbour and Old High Street.

### **Travel**

M20 and A20 can be reached in a few minutes by car, for travel to Ashford, Maidstone, the M25, London and Dover. The nearest train station – Folkestone West – just a 10-minute walk from development with direct trains to London Waterloo East & Charing Cross. High speed services also stop at Folkestone West with journey times to London St Pancras of 52 minutes.

### **Leisure**

Leisure activities include water sports, sailing, diving, kayaking and windsurfing all. Two beaches –Sunny Sands and Folkestone Beach – lie next to the harbour and attract many visitors, especially in summer. Lower Leas Coastal Park, just off Folkestone Beach, is home to an adventure playground, gardens, a wildlife area and an amphitheatre – a setting for outdoor events during the warmer months.



### **Schools**

Schools include Sandgate Primary School, Folkestone Academy, The Harvey Grammar School and The Folkestone School for Girls.



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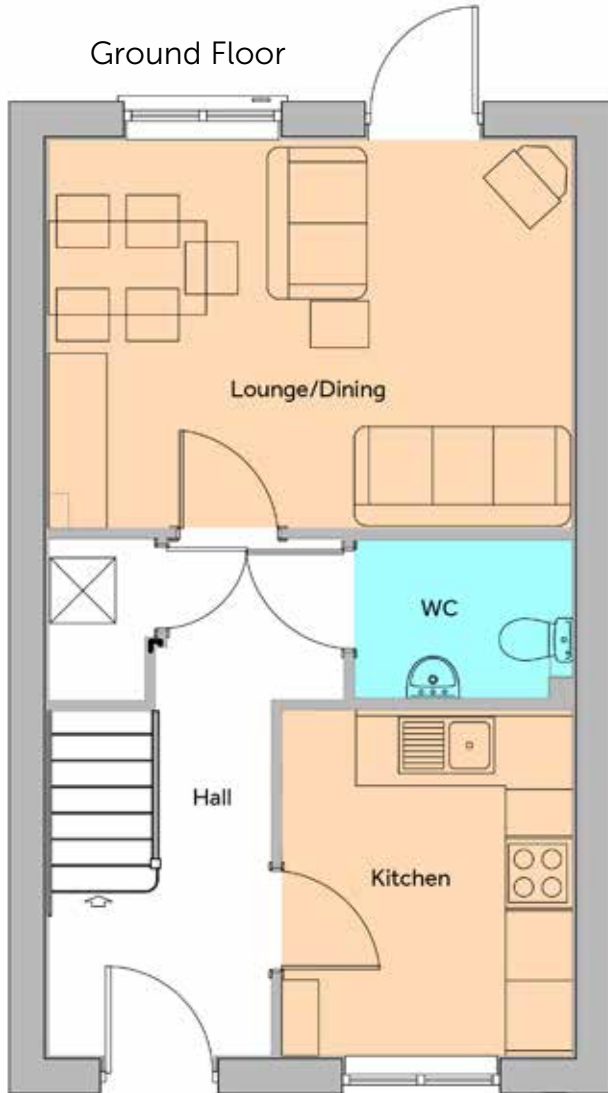
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Plot 274 & 275

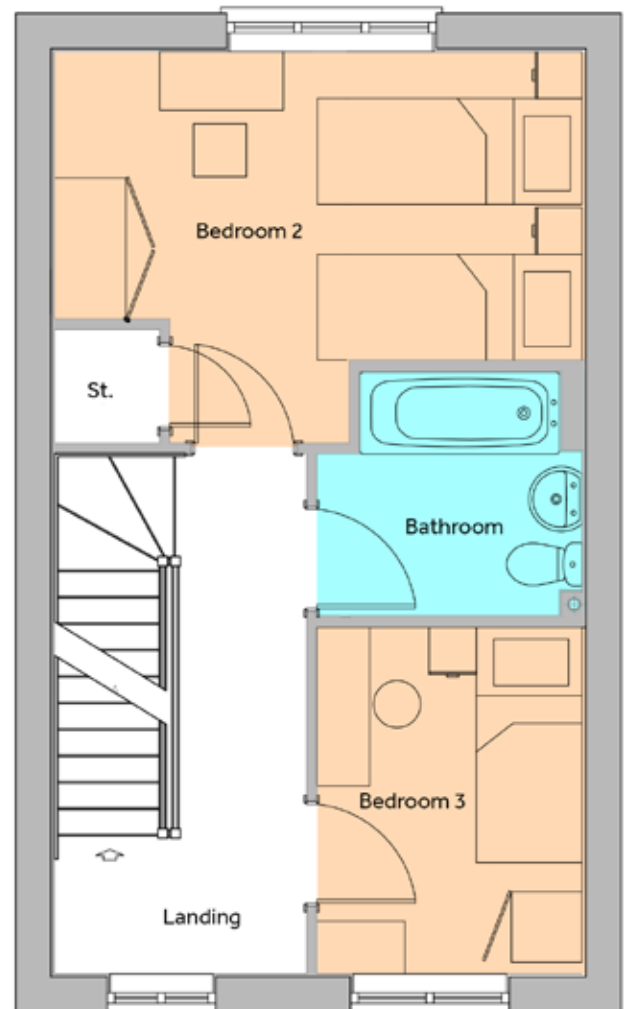
4 & 6 Allmand Drive, Folkestone

£255,000

Ground Floor



First Floor



*These images are for illustrative purposes and may be subject to change.*

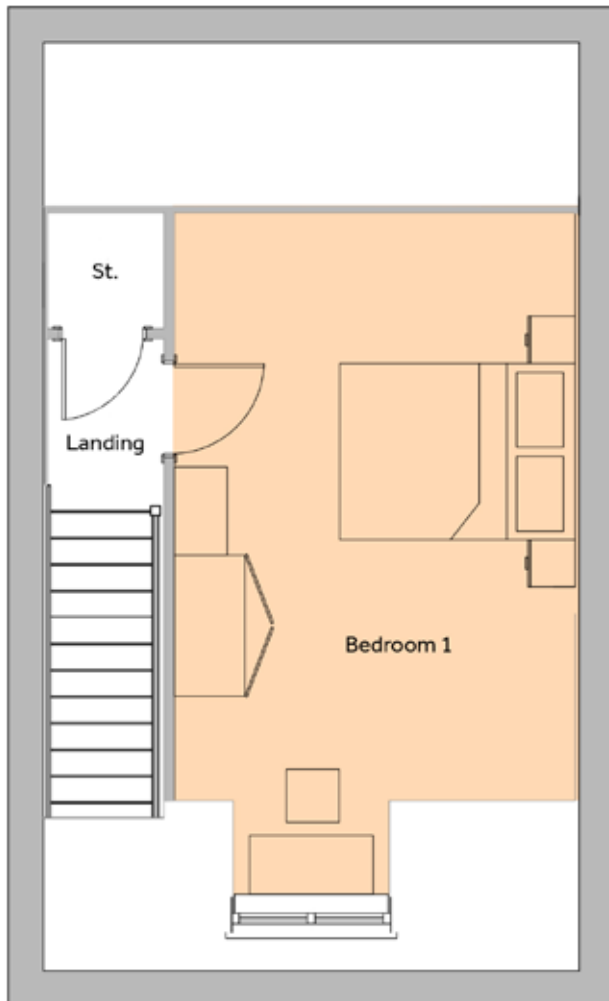


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Two allocated parking spaces per unit

## Second Floor



## PLOTS 274 - 275

### GROUND FLOOR PLAN

	Metric	Imperial
Lounge / Dining	14.940m <sup>2</sup> (4484 x 3332mm)	161.02ft <sup>2</sup> (149' x 10'11")
Kitchen	7.371m <sup>2</sup> (2487 x 2964mm)	79.62ft <sup>2</sup> (8'2" x 9'9")
WC	2.526m <sup>2</sup> (1867 x 1353mm)	27.23ft <sup>2</sup> (6'2" x 4'5")

### FIRST FLOOR PLAN

	Metric	Imperial
Bedroom 2	11.774m <sup>2</sup> (4484 x 2626mm)	126.60ft <sup>2</sup> (149' x 8'7")
Bedroom 3	6.652m <sup>2</sup> (2256 x 2949mm)	71.69ft <sup>2</sup> (7'5" x 9'8")
Bathroom	4.681m <sup>2</sup> (2256 x 2075mm)	50.68ft <sup>2</sup> (7'5" x 6'10")

### SECOND FLOOR PLAN

	Metric	Imperial
Bedroom 1	17.048m <sup>2</sup> (3407 x 5004mm)	183.31ft <sup>2</sup> (11'2" x 16'5")





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Plot	House No	Address	Postcode	Size	Type	Valuation
274	4	Allmand Drive	CT20 3FJ	92.3	Semi Detached House	£255,000
275	6	Allmand Drive	CT20 3FJ	92.3	Semi Detached House	£255,000

Purchase price **£255,000** with minimum share 35%

Monthly service charges are £39.20 per month.

This is an estimation of the costs likely to be incurred for the year.

It is a statutory requirement that after the end of each financial year we analyse costs and calculate what it has actually cost us to provide these services to you, and that we make an over or under payment adjustment to your account accordingly.

Note:

Computer generated imagery is included for guidance only. The properties may vary in terms of elevational design details, position, size and materials used.



Where to find our homes  
Use postcode - CT20 3JB



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**01892 501490**

**lovelivinghomes.co.uk**

Monson House, Monson Way, Tunbridge Wells, Kent TN1 1LQ