

Alkerden Heights.

A collection of 1, 2 & 3 Bedroom Homes
available for Shared Ownership

Where the Garden Grows.



Welcome to Alkerden Heights

Alkerden Heights is part of a vibrant new community that's flourishing at Ebbsfleet Garden City.

Nestled close to the Thames Estuary and the maritime town of Gravesend, Alkerden Heights sits just outside the M25 and the ULEZ boundary. These stylish new homes have access to plenty of outdoor space and local amenities and are within easy reach of central London.

You're well connected by road and rail at Alkerden Heights. Swanscombe Station and Ebbsfleet International Station are both just over a 20-minute walk, the M25 is an 11-minute drive and the Dartford crossing is a 15-minute drive.

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High-quality homes made more affordable.

We have 36 homes for sale at Alkerden Heights on a shared ownership basis, which makes buying in this brilliant location more affordable. These spacious, well-designed homes include 3 three-bed house, 2 one-bed apartment and 31 two-bed apartments. So, whether you're buying alone, as a couple or as a family, there's a place for you here.



Green spaces to explore

At Alkerden Heights, it's easy to enjoy the outdoors with several lakes, country parks and nature reserves close at hand. Swanscombe Park and playground and the Skull Site National Nature Reserve are both just an 11-minute walk and Swanscombe Heritage Park is a 16-minute walk. Also nearby is the majestic Platinum Jubilee Lakeside Park (a 12-minute walk) and Castle Hill Lakes (a 14-minute walk). And, if you hop in the car, you can be at Beacon Wood Country Park, Darenth Country Park and Bluewater's parks and lakes in around 10 minutes, and on the beach at Southend-on-Sea or Margate in around an hour.

Eating, drinking and making merry

There are two welcoming local pubs - The Sun and The Rising Sun - less than a 15-minute walk from Alkerden Heights. And, for a wider choice of cafes, restaurants and bars, Gravesend is only a 13-minute drive away and offers everything from Latin American cuisine at Rico Sabor to old-school fish and chips at Reliance Fish Restaurant. Another option for getting together with friends is Bluewater. Just a 10-minute drive away, it offers over 60 places to eat and drink, including Carluccio's, Bill's and Wagamama.



At your leisure

Bluewater is also a hub of entertainment. As well as 50 acres of landscaped parkland and 4km of cycle paths, it features a cinema, trampoline park, adventure golf, soft-play centre, young-driver centre, England's longest zipline and more. And, of course, you're only a short train journey from the bright lights of central London and the many entertainment options it offers.





Feeling good

Keeping fit and well is easy at Alkerden Heights. You're just a 15-minute walk or 4-minute cycle from Swanscombe Leisure Centre, which boasts a pool, gym and fitness classes. Castle Hill tennis court is a 5-minute walk away and The Pavilion Community Sports and Social Club is a 6-minute cycle away. Broomfield Park, a 5-minute cycle away, has sports pitches, and you can be at Cyclopark in 18 minutes by bike and Mid Kent Golf Club in 10 minutes by car.

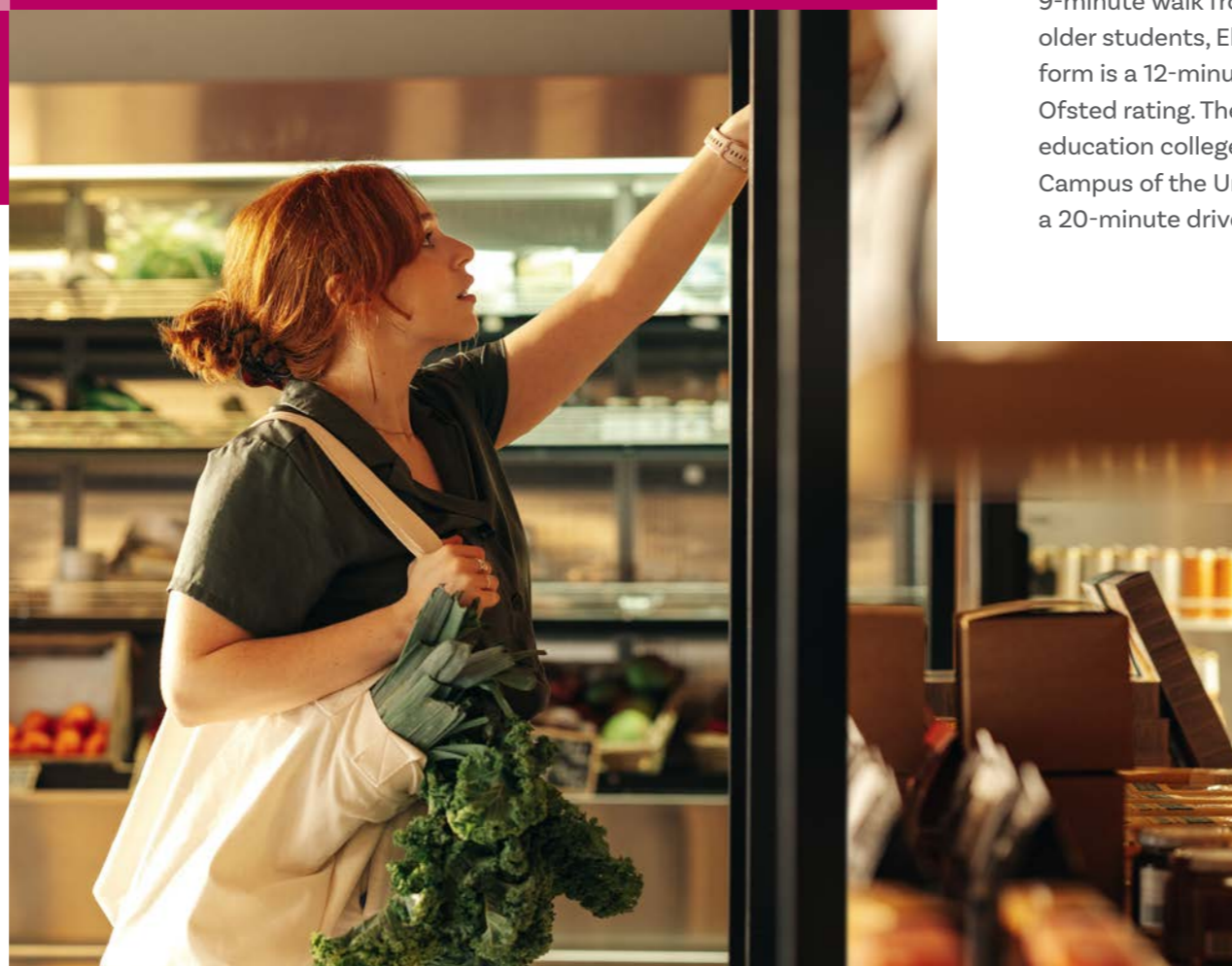


Great local schools

For families with children, there are plenty of well-regarded schools within walking distance. Cherry Orchard Primary Academy, for example, has an Outstanding Ofsted rating and is just a 9-minute walk from Alkerden Heights. And, for older students, Ebbsfleet Academy and sixth form is a 12-minute walk away and has a good Ofsted rating. There are also several further education colleges in the area, and the Medway Campus of the University of Kent is around a 20-minute drive.

Time to shop

Bluewater also, of course, offers exceptional shopping opportunities with hundreds of designer names and high street shops, including Calvin Klein, John Lewis, Zara and Waitrose. Closer to home, there are several convenience stores in Swanscombe, including a Co-op a 5-minute drive away. There's also a Sainsbury's a 7-minute drive away and an Asda an 11-minute drive away.



A flourishing community

Other facilities in the local area include Swanscombe Health Clinic, a chemist, a Post Office and a veterinary surgery. And there are plans for creating more local facilities at Ebbsfleet Garden City.



You're really well connected at Alkerden, so getting about is easy - for work and pleasure.

Easy travel.



By bus

Good public bus routes serve the local area, including to Bluewater Shopping Centre and Gravesend.



By train

Swanscombe Station - 1.3 miles
6-min drive | 6-min cycle
23-min walk

Journey times from Swanscombe station**

- **Dartford**
13 mins
- **Dartford crossing**
8 miles | 15 mins
- **Plumstead**
28 mins
- **Greenwich**
44 mins
- **London Bridge**
52 mins
- **Blackfriars**
1 hr

Ebbsfleet International Station - 1.6 miles
5-min drive | 6-min cycle | 21-min walk

Journey times from Ebbsfleet International**

- **Stratford International**
11 mins
- **St Pancras International**
18 mins



By car

With the M25 an 11-minute drive and the Dartford crossing a 15-minute drive, you're well placed for getting into London and out to the surrounding areas.

Journey times from Alkerden Heights*

- **Gravesend**
4 miles | 13 mins
- **Dartford crossing**
8 miles | 15 mins
- **Aylesford**
16 miles | 24 mins
- **Greenwich**
17 miles | 27 mins
- **Maidstone**
19 miles | 29 mins
- **Royal Tunbridge Wells**
32 miles | 40 mins
- **Croydon**
26 miles | 51 mins
- **South-end-on-Sea**
33 miles | 56 mins
- **Folkestone**
50 miles | 56 mins
- **Margate**
55 miles | 1hr 4 mins

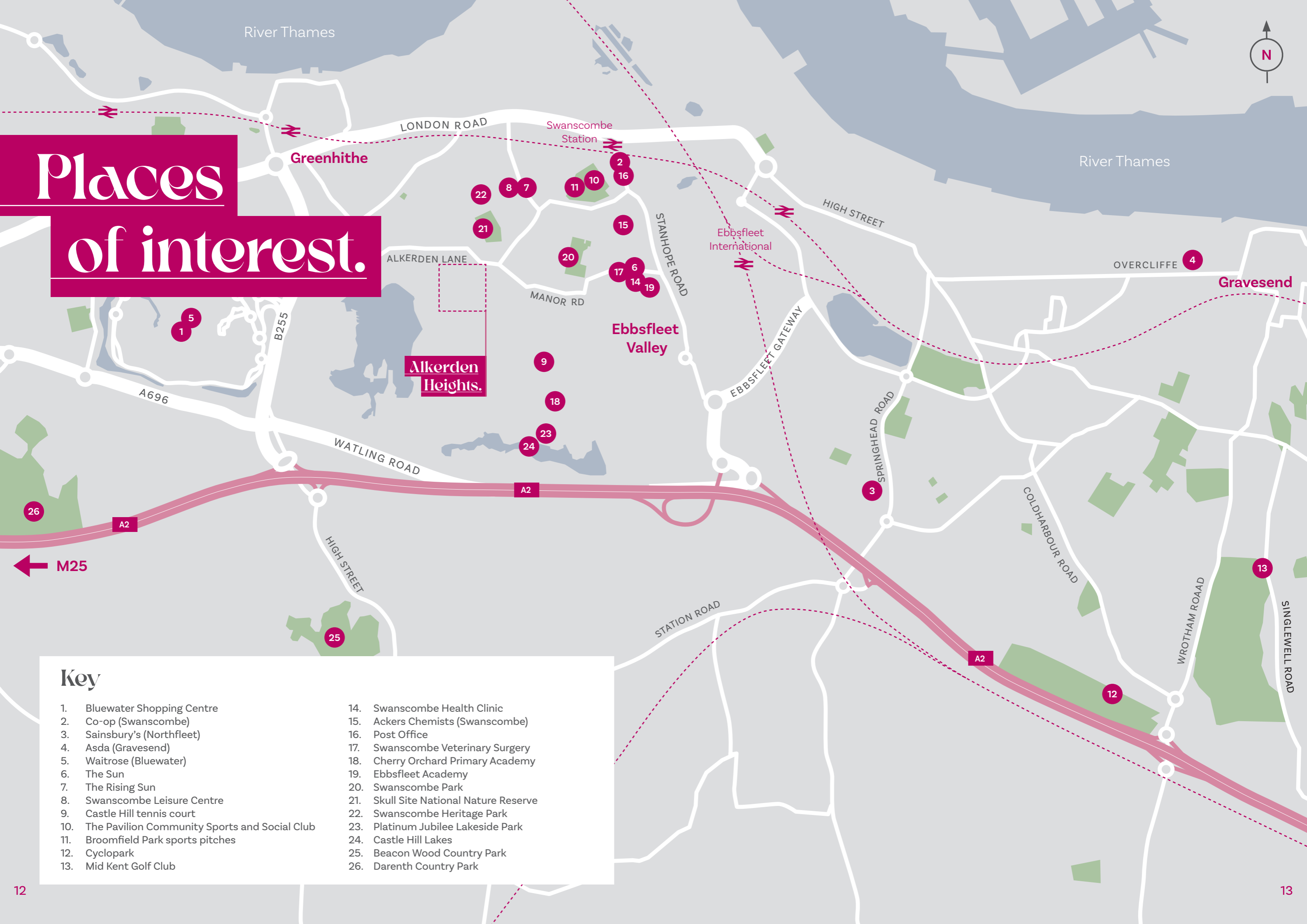


By plane

You can reach Gatwick Airport and London City Airport from Alkerden in just over 40 minutes.

Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times - average journeys may be longer.

Places of interest.



Alkerden Heights.

Ebbsfleet Valley

Key

- | | |
|---|--|
| 1. Bluewater Shopping Centre | 14. Swanscombe Health Clinic |
| 2. Co-op (Swanscombe) | 15. Ackers Chemists (Swanscombe) |
| 3. Sainsbury's (Northfleet) | 16. Post Office |
| 4. Asda (Gravesend) | 17. Swanscombe Veterinary Surgery |
| 5. Waitrose (Bluewater) | 18. Cherry Orchard Primary Academy |
| 6. The Sun | 19. Ebbsfleet Academy |
| 7. The Rising Sun | 20. Swanscombe Park |
| 8. Swanscombe Leisure Centre | 21. Skull Site National Nature Reserve |
| 9. Castle Hill tennis court | 22. Swanscombe Heritage Park |
| 10. The Pavilion Community Sports and Social Club | 23. Platinum Jubilee Lakeside Park |
| 11. Broomfield Park sports pitches | 24. Castle Hill Lakes |
| 12. Cyclopark | 25. Beacon Wood Country Park |
| 13. Mid Kent Golf Club | 26. Darenth Country Park |

Specification.



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KITCHEN

- Haze kitchen units
- Classic marble-style worktop with upstand
- Glass splashback behind hob
- Zanussi oven, hob (gas to houses and induction to apartments), extractor, fridge freezer and washing machine

BATHROOM

- White Roca Contessa bath
- White Roca toilet and sink
- Chrome toilet roll holder
- 400mm x 600mm mirror
- Grey ceramic wall tiles, including basin splashback

FLOORING

- Abingdon carpet in bedrooms*
- Amtico First in Smoked Grey Oak elsewhere

HEATING

- Electric heating to apartments and gas to the houses
- Heated towel rails to bathrooms

*Carpet also fitted to stairs and landing. (Houses only).

Alkerden Heights.



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Alkerden Heights.





Site plan.

Key to homes

- Block A
Now Available
- Block C
Reserved
- Block D
Reserved
- Block E
Reserved
- Houses
Reserved

Block A

Block C

Block E

Block D





Block A.

The Barette.

2 BED APARTMENTS

1, 4, 7

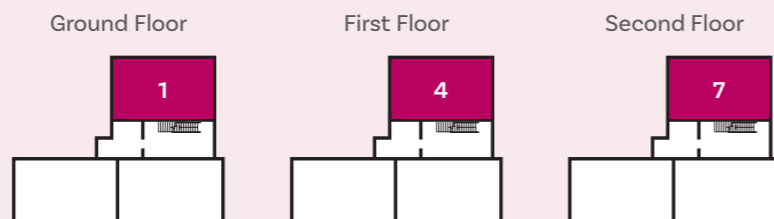


Block A.



Total Floor Area 70.69m²

Kitchen/Living	3.82m x 7.30m
Bedroom 1	3.15m x 3.65m
Bedroom 2	2.63m x 5.30m
Bathroom	2.07m x 2.23m



S = Storage | B = Boiler
* = Handed layout of plan shown above

Dimension shown are technically correct but include the inbuilt wardrobe space as well. All floor plans in this brochure are for general guidance only. All room dimensions are subject to a +/- 50mm (2") tolerance. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.

The Bolster.

2 BED APARTMENTS

2, 5, 8

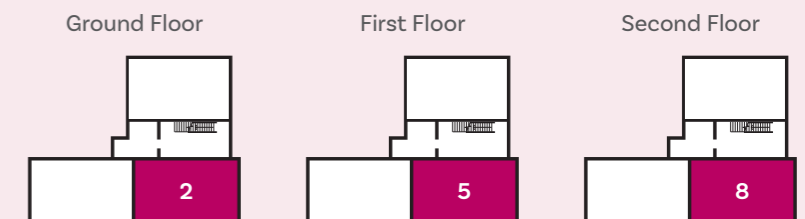


Block A.



Total Floor Area 70.69m²

Living/Kitchen/Dining	3.82m x 7.33m
Bedroom 1	3.15m x 3.65m
Bedroom 2	2.63m x 5.30m
Bathroom	2.07m x 2.23m



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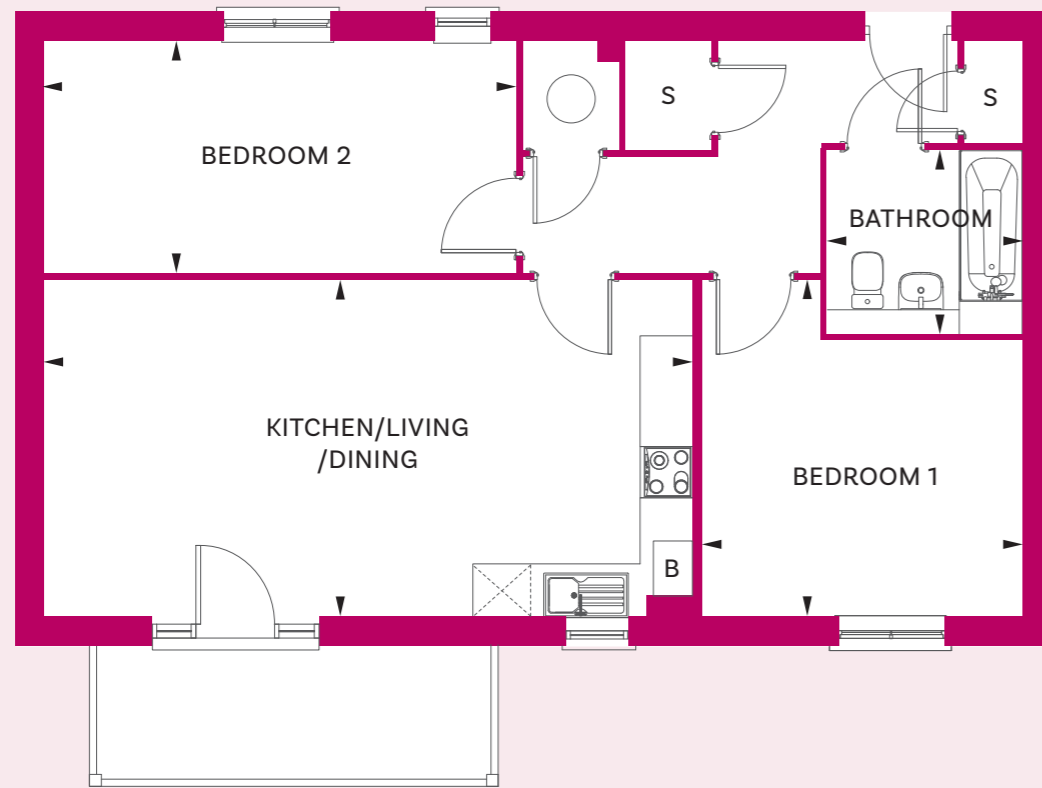
The Spindle.

2 BED APARTMENTS

3, 6, 9



Block A.



Total Floor Area 70.69m²

Living/Kitchen/Dining	3.82m x 7.33m
Bedroom 1	3.15m x 4.15m
Bedroom 2	2.63m x 5.32m
Bathroom	2.07m x 2.23m



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All computer generated images are indicative of typical home styles only. Internal finishes at Alkerden Heights may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.