

THE MILL

MAIDSTONE



EXPLORE THE MILL



KEY



WILMINGTON
4 BEDROOM HOME



YORK HOUSE
PLOTS 103-140

UCP – Under Croft Parking



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



TAILORED
- REDROW -

THE MILL

YORK HOUSE
ONE & TWO BEDROOM APARTMENTS

 **REDROW**

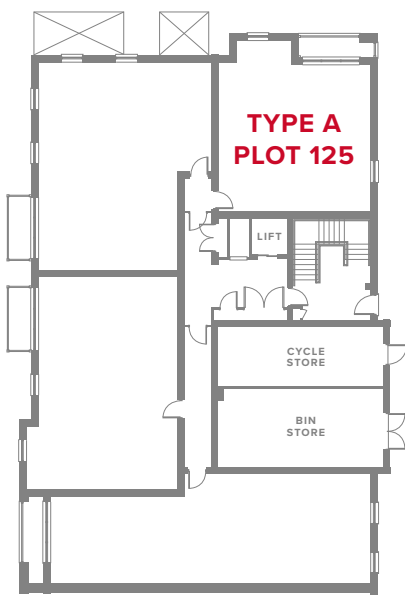
APARTMENT TYPE A

PLOTS 125, 130, 135 & 140

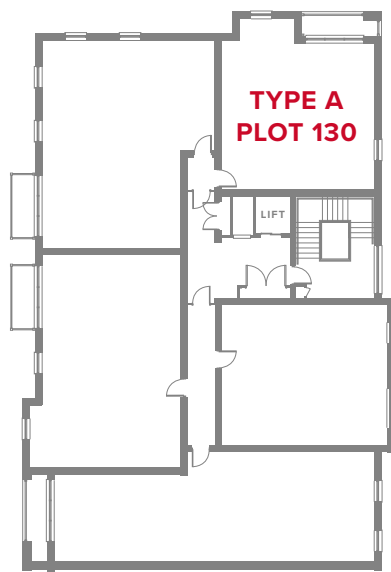


YORK HOUSE APARTMENTS

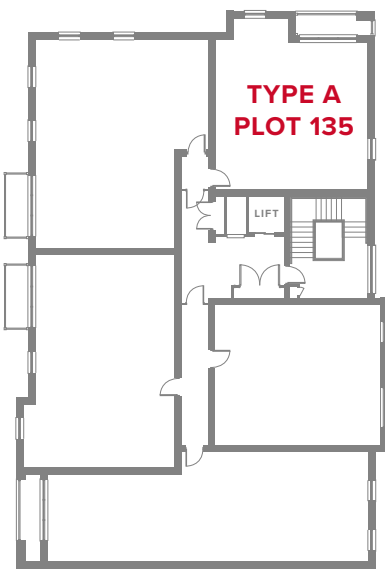
1	Kitchen/Dining	15'2" x 11'8"	4.62 x 3.57 m
2	Living Area	12'10" x 11'3"	3.90 x 3. 42 m
3	Bedroom	14'2" x 11'5"	4.33 x 3.49 m
4	Bathroom	6'11" x 6'3"	2.10 x 1.92 m



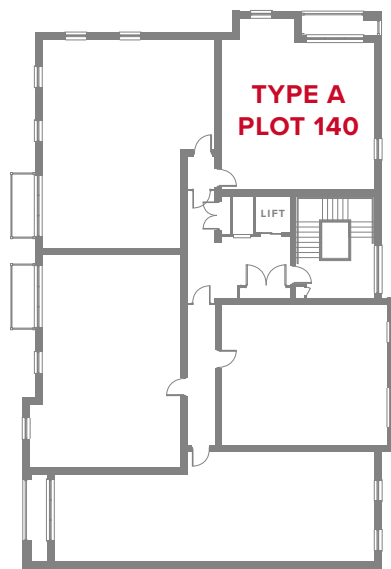
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

► Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
mw - microwave
ff - fridge freezer
dw - dishwasher
wm - washing machine space

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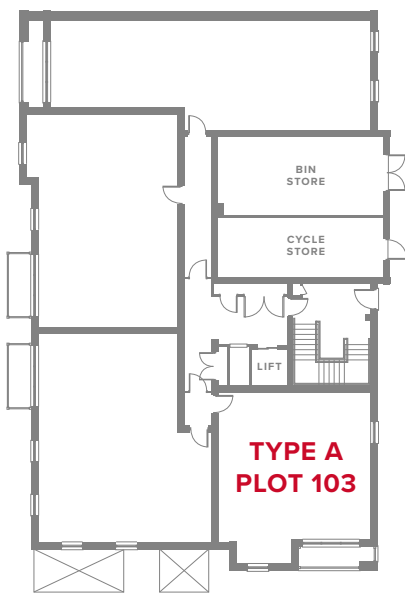
APARTMENT TYPE A

PLOTS 103, 107, 112 & 117

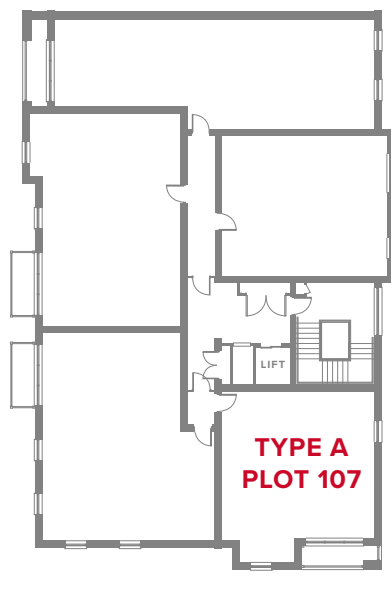


YORK HOUSE APARTMENTS

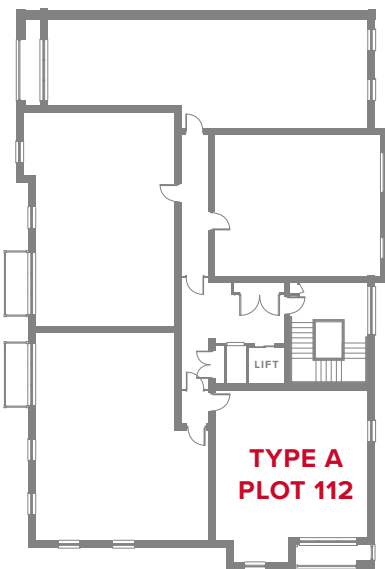
1	Kitchen/Dining	15'2" x 11'8"	4.62 x 3.57 m
2	Living Area	12'10" x 11'3"	3.90 x 3. 42 m
3	Bedroom	14'2" x 11'5"	4.33 x 3.49 m
4	Bathroom	6'11" x 6'3"	2.10 x 1.92 m



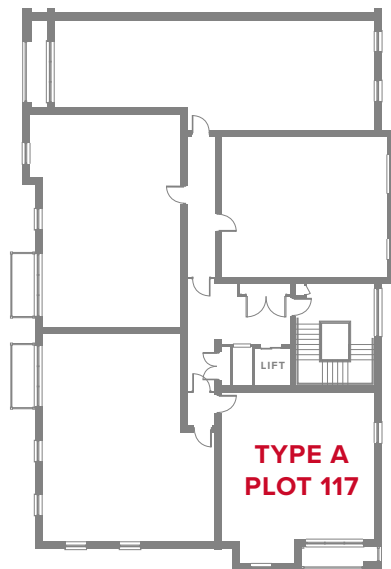
GROUND FLOOR



FIRST FLOOR



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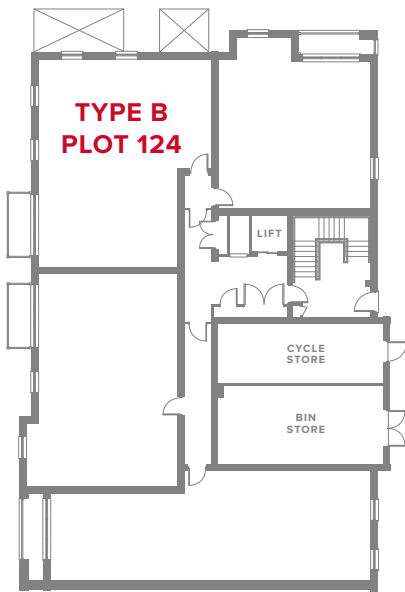
APARTMENT TYPE B

PLOTS 124, 129, 134 & 139

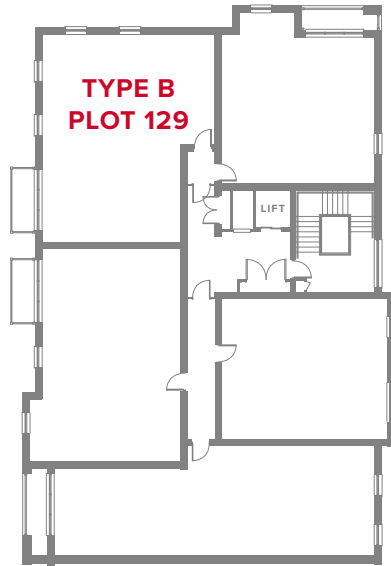


YORK HOUSE APARTMENTS

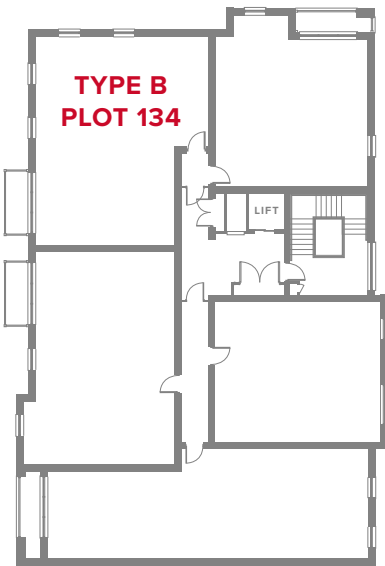
1	Kitchen/Living/Dining	22'4" x 15'0"	6.80 x 4.57 m
2	Bedroom 1	18'2" x 8'11"	5.54 x 2.71 m
3	En-suite	6'9" x 5'3"	2.05 x 1.56 m
4	Bedroom 2	11'8" x 10'5"	3.56 x 3.17 m
5	Bathroom	6'11" x 6'4"	2.10 x 1.94 m



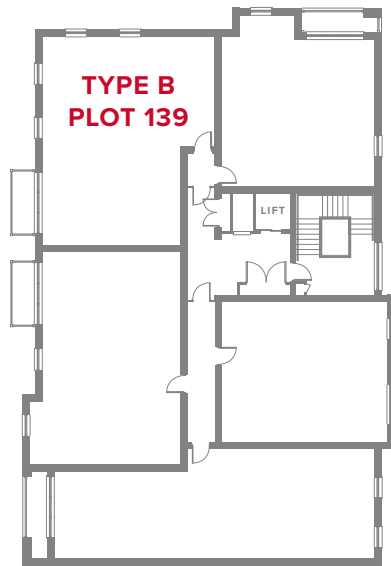
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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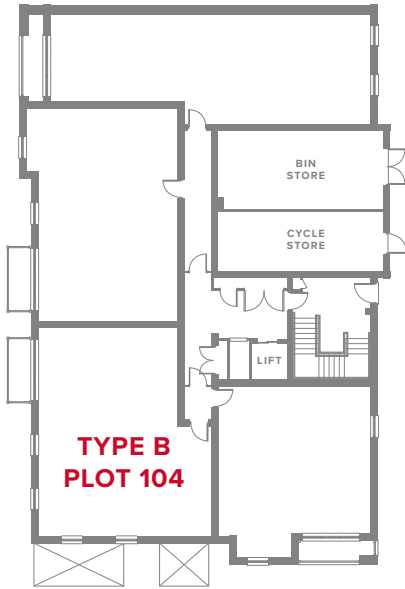
APARTMENT TYPE B

PLOTS 104, 108, 113 & 118

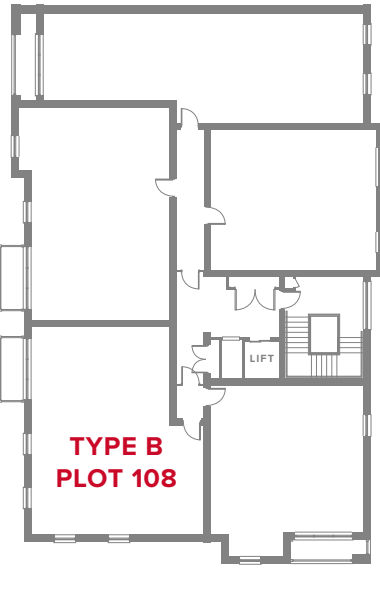


YORK HOUSE APARTMENTS

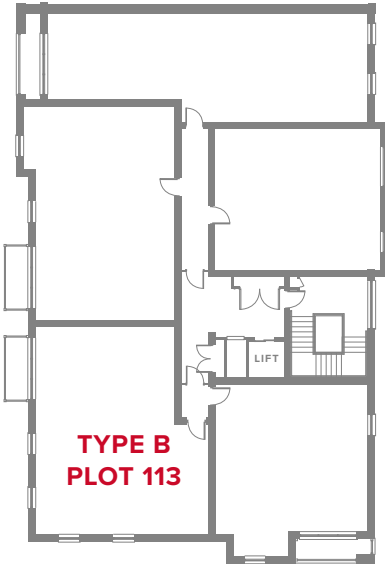
1	Kitchen/Living/Dining	22'4" x 15'0"	6.80 x 4.57 m
2	Bedroom 1	18'2" x 8'11"	5.54 x 2.71 m
3	En-suite	6'9" x 5'3"	2.05 x 1.56 m
4	Bedroom 2	11'8" x 10'5"	3.56 x 3.17 m
5	Bathroom	6'11" x 6'4"	2.10 x 1.94 m



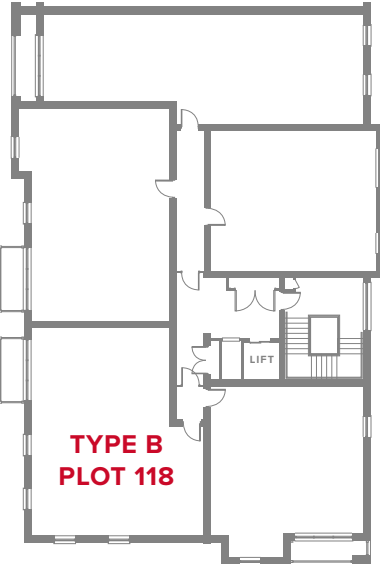
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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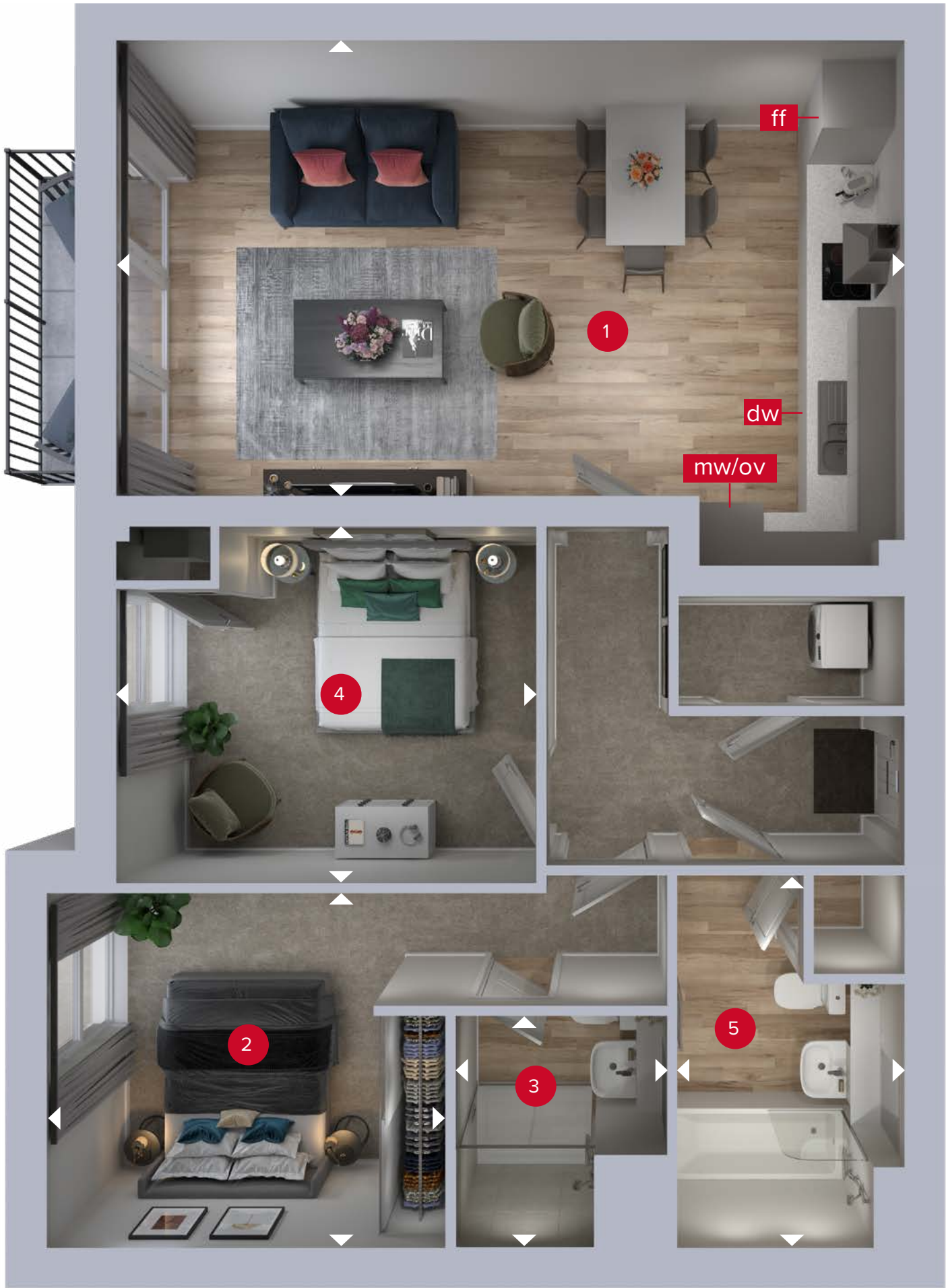
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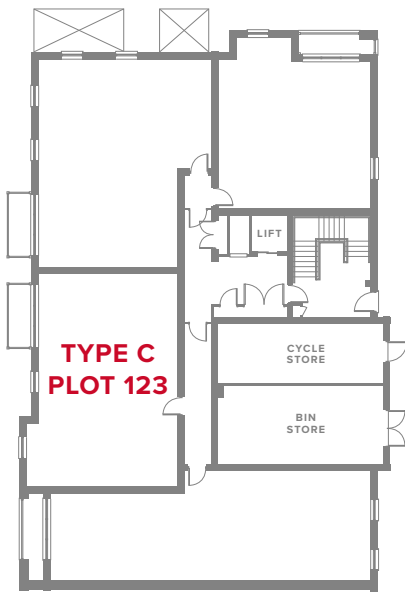
APARTMENT TYPE C

PLOTS 123, 128, 133 & 138

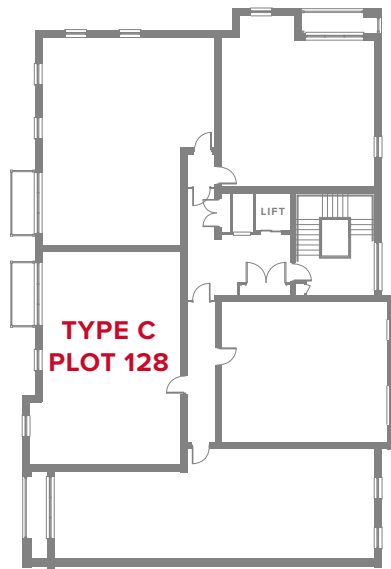


YORK HOUSE APARTMENTS

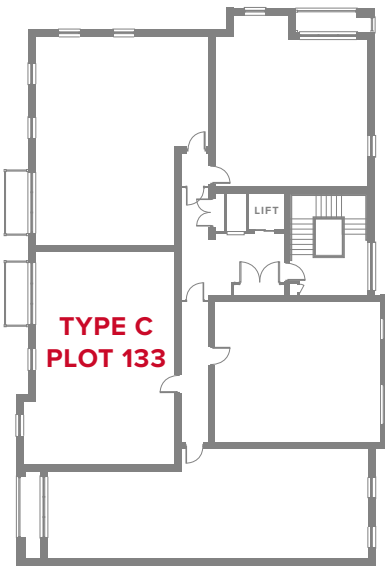
1	Kitchen/Living/Dining	22'4" x 13'0"	6.80 x 3.96 m
2	Bedroom 1	11'3" x 10'0"	3.44 x 3.06 m
3	En-suite	11'3" x 10'0"	3.44 x 3.06 m
4	Bedroom 2	11'11" x 10'1"	3.63 x 3.07 m
5	Bathroom	6'11" x 6'4"	3.22 x 1.96 m



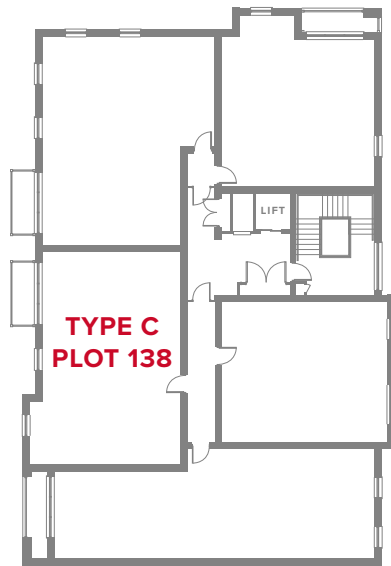
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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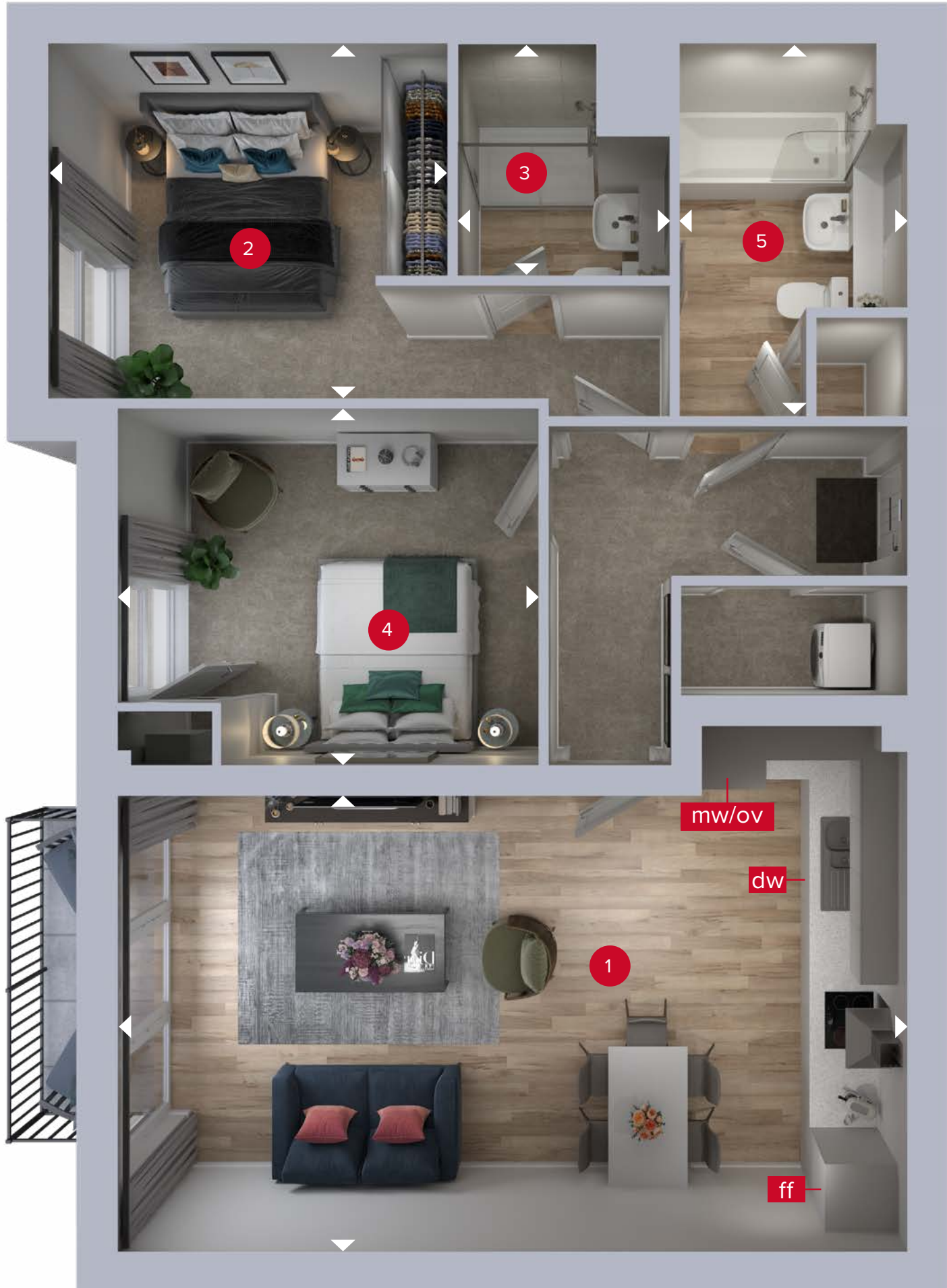
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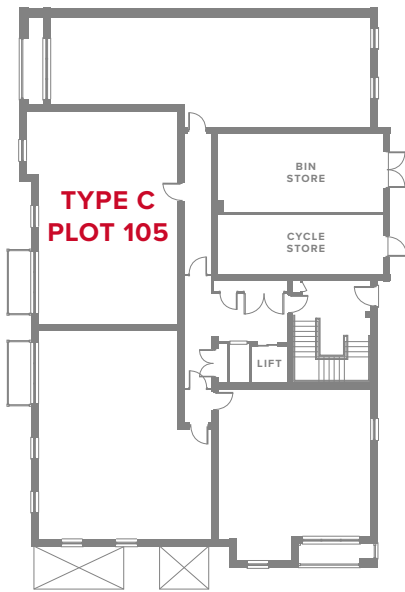
APARTMENT TYPE C

PLOTS 105, 109, 114 & 119

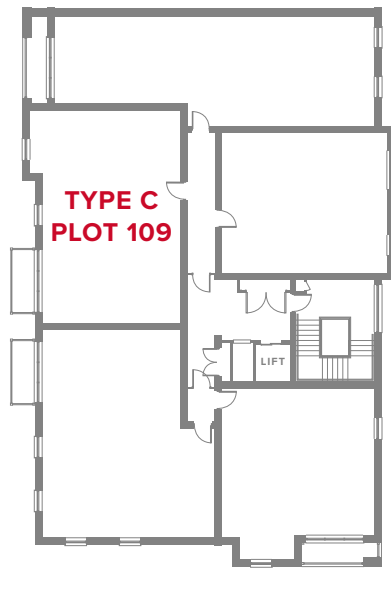


YORK HOUSE APARTMENTS

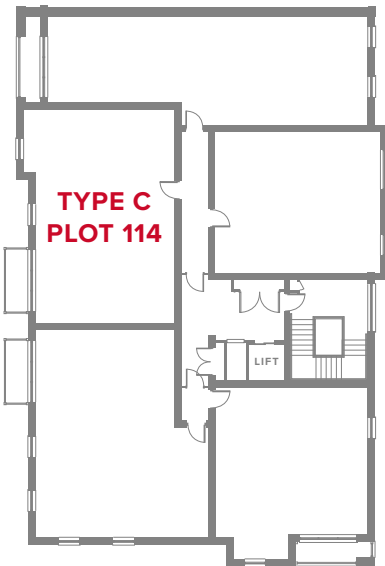
1	Kitchen/Living/Dining	22'4" x 13'0"	6.80 x 3.96 m
2	Bedroom 1	11'3" x 10'0"	3.44 x 3.06 m
3	En-suite	11'3" x 10'0"	3.44 x 3.06 m
4	Bedroom 2	11'11" x 10'1"	3.63 x 3.07 m
5	Bathroom	6'11" x 6'4"	3.22 x 1.96 m



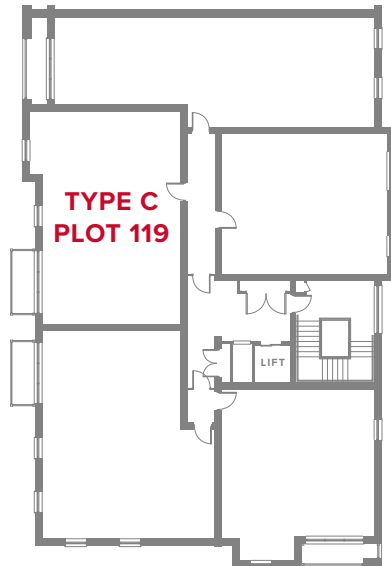
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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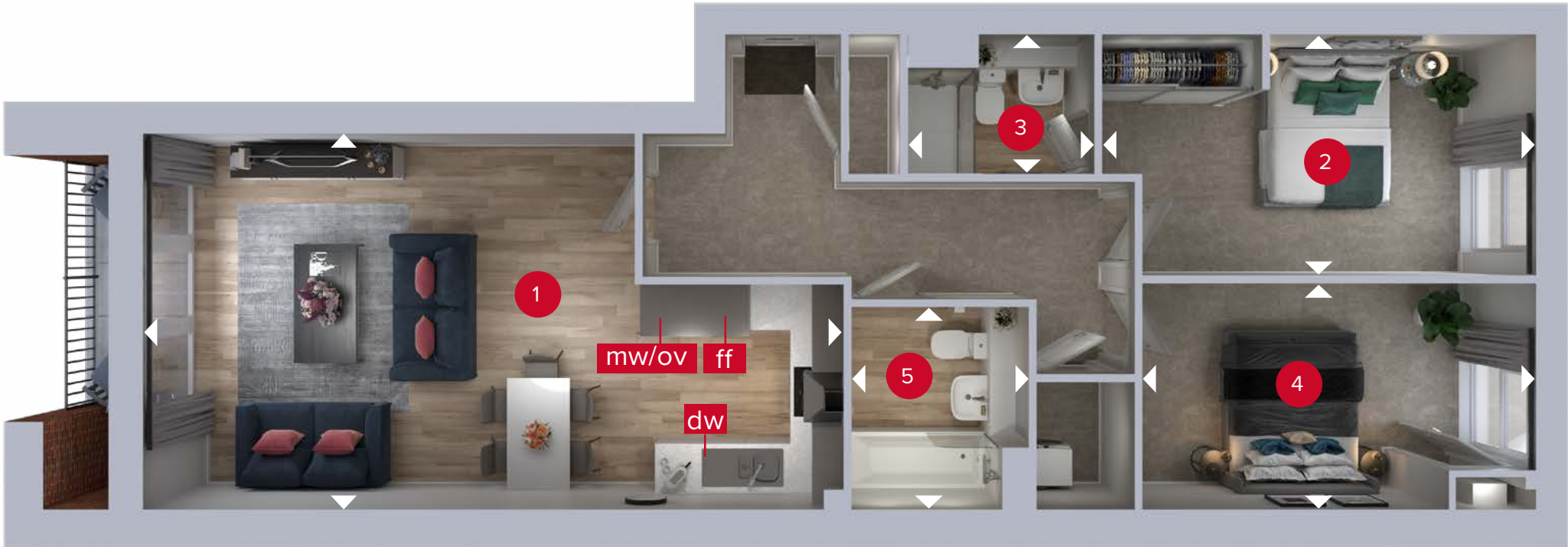
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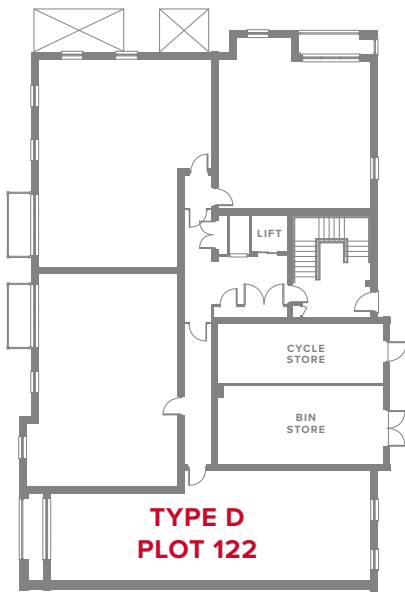
APARTMENT TYPE D

PLOTS 122, 127, 132 & 137

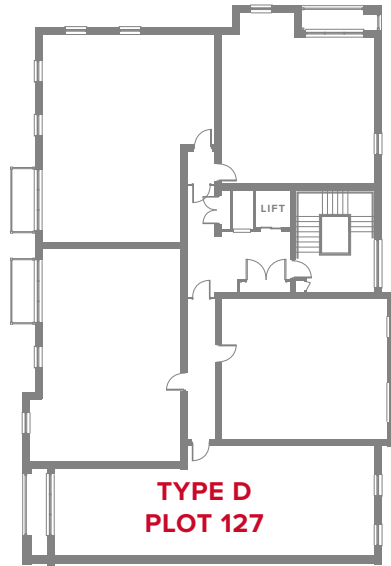


YORK HOUSE APARTMENTS

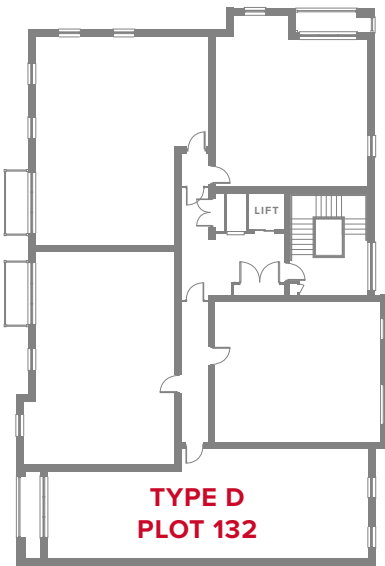
1	Kitchen/Living/Dining	25'10" x 13'10"	7.88 x 4.23 m
2	Bedroom 1	16'0" x 8'11"	4.88 x 2.71 m
3	En-suite	6'11" x 5'2"	2.10 x 1.57 m
4	Bedroom 2	14'6" x 8'4"	4.43 x 2.54 m
5	Bathroom	7'6" x 6'6"	2.28 x 1.99 m



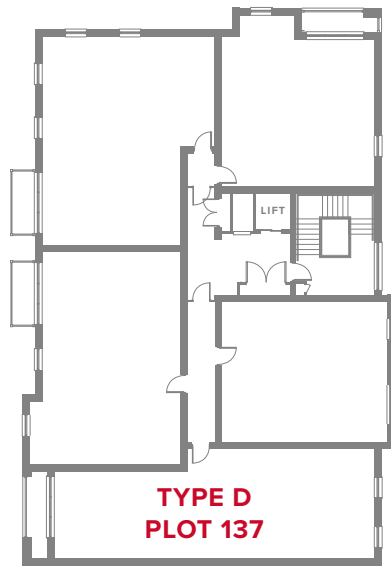
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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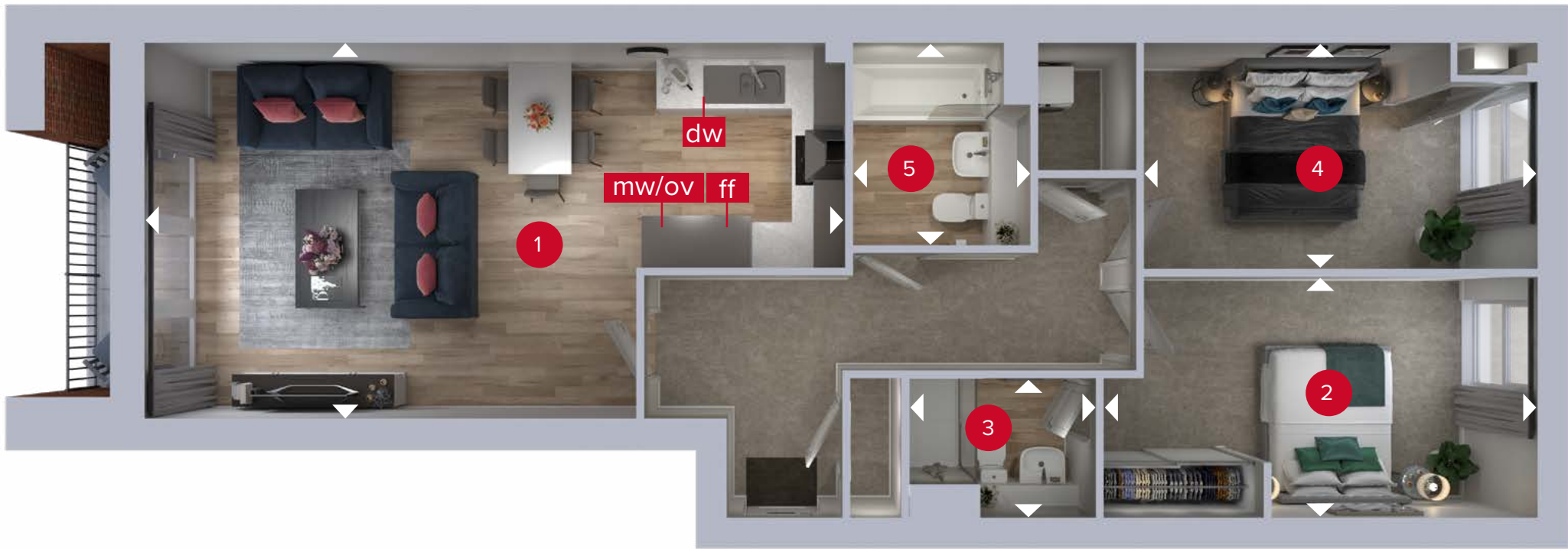
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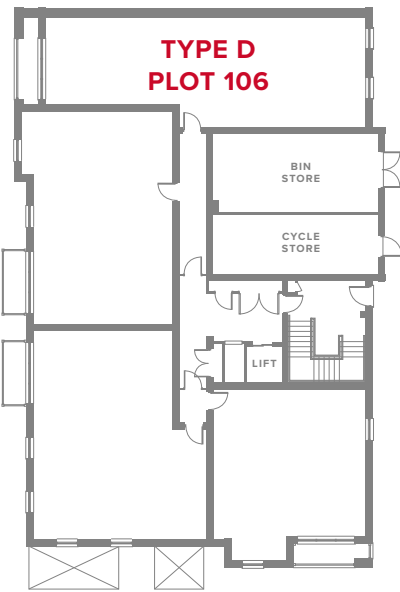
APARTMENT TYPE D

PLOTS 106, 110, 115 & 120

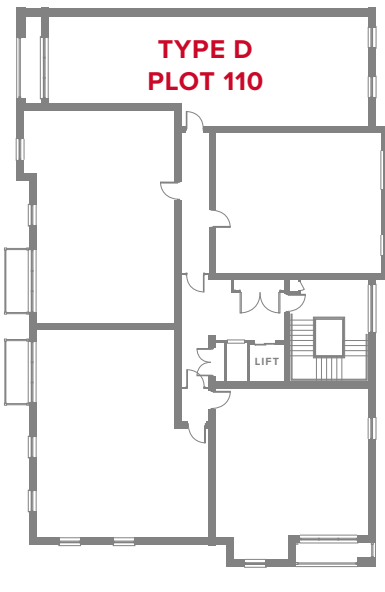


YORK HOUSE APARTMENTS

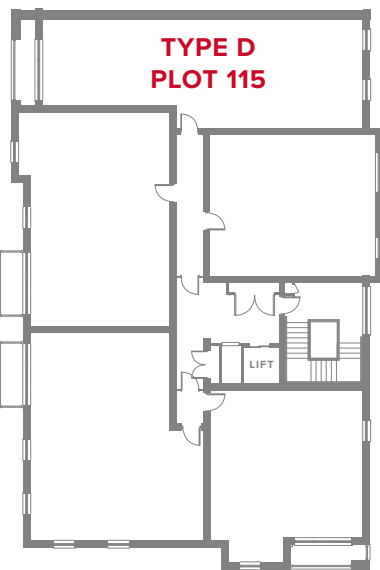
1	Kitchen/Living/Dining	25'10" x 13'10"	7.88 x 4.23 m
2	Bedroom 1	16'0" x 8'11"	4.88 x 2.71 m
3	En Suite	6'11" x 5'2"	2.10 x 1.57 m
4	Bedroom 2	14'6" x 8'4"	4.43 x 2.54 m
5	Bathroom	7'6" x 6'6"	2.28 x 1.99 m



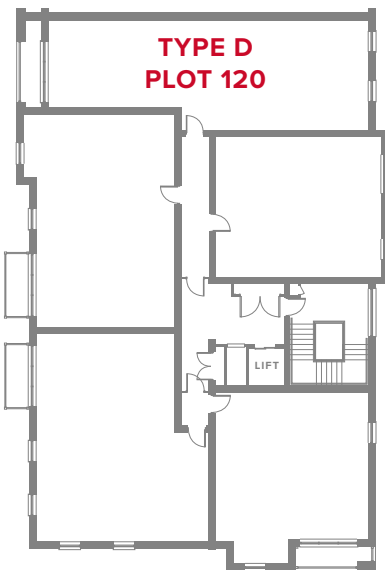
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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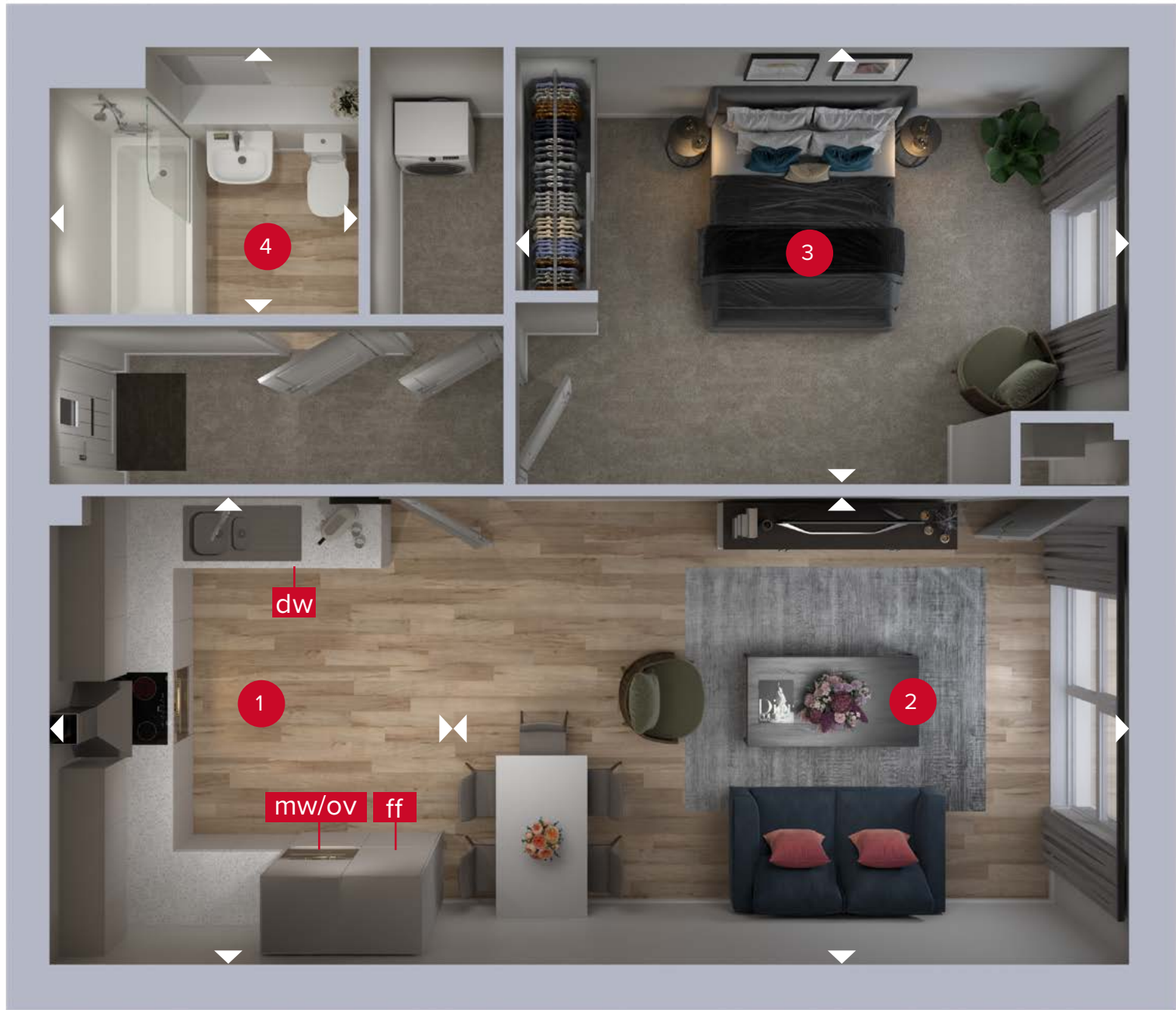
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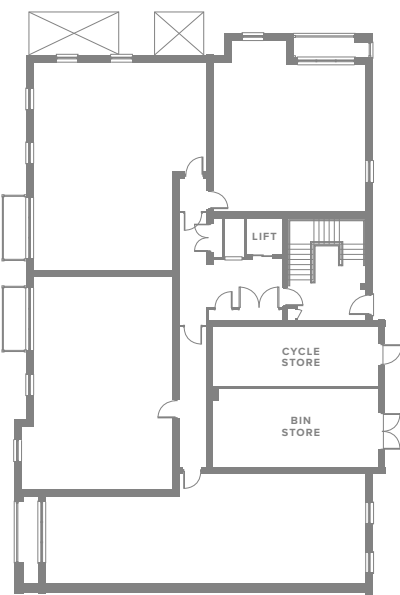
APARTMENT TYPE E

PLOTS 126, 131 & 136

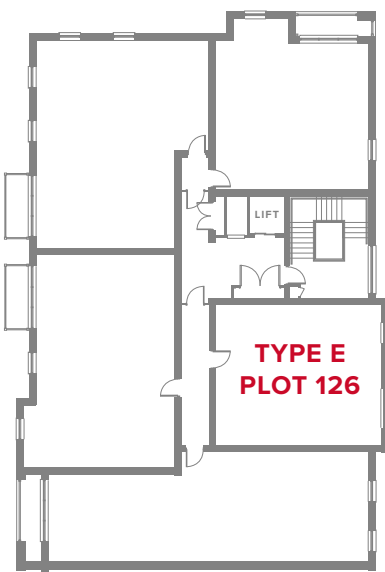


YORK HOUSE APARTMENTS

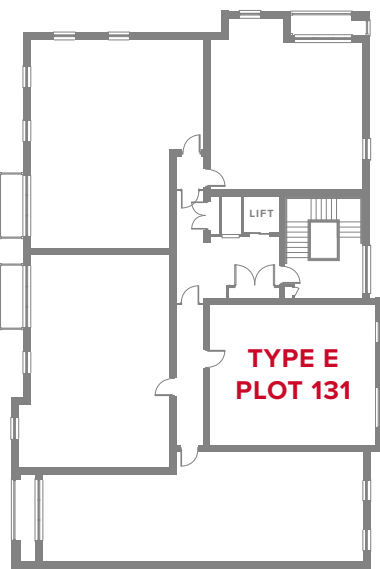
1 Kitchen	11'7" x 8'11"	3.52 x 2.73 m
2 Living/Dining Area	17'6" x 11'6"	5.34 x 3.51 m
3 Bedroom	15'1" x 10'8"	4.60 x 3.25 m
4 Bathroom	7'6" x 6'6"	2.29 x 1.99 m



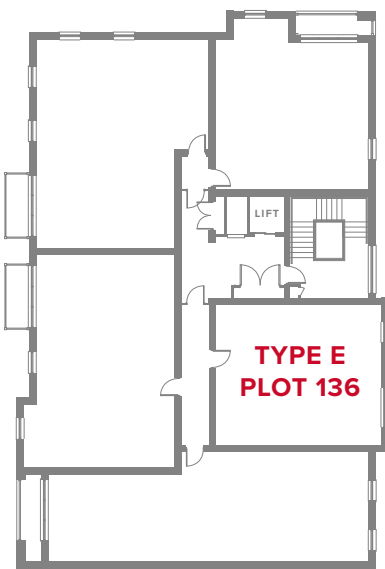
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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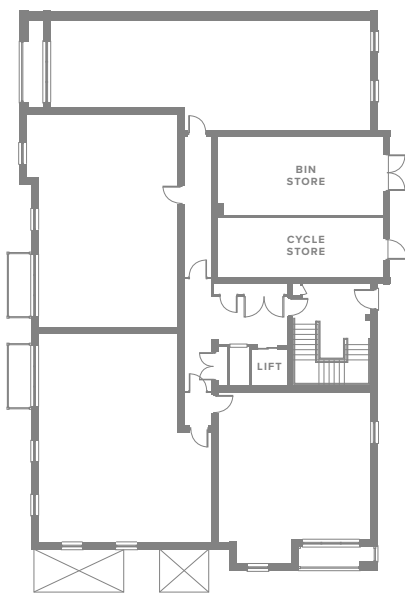
APARTMENT TYPE E

PLOTS 111, 116 & 121

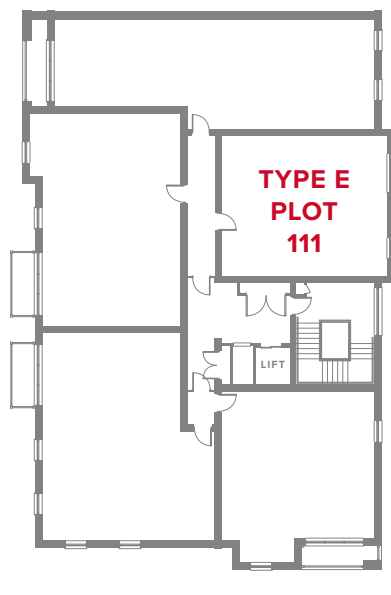


YORK HOUSE APARTMENTS

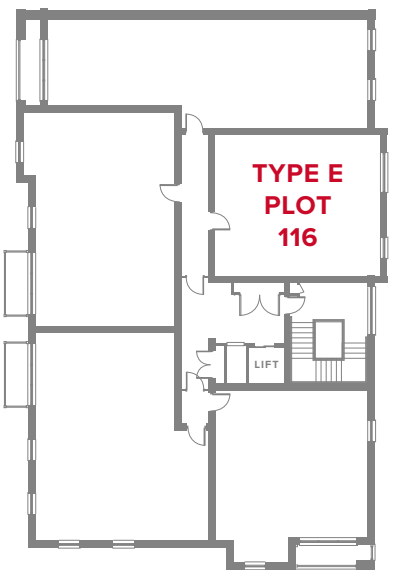
1	Kitchen	11'7" x 8'11"	3.52 x 2.73 m
2	Living/Dining Area	17'6" x 11'6"	5.34 x 3.51 m
3	Bedroom	15'1" x 10'8"	4.60 x 3.25 m
4	Bathroom	7'6" x 6'6"	2.29 x 1.99 m



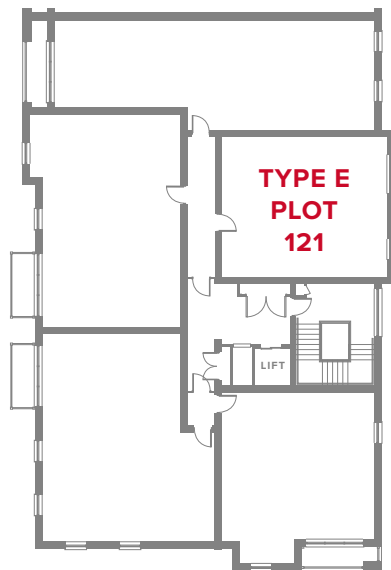
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



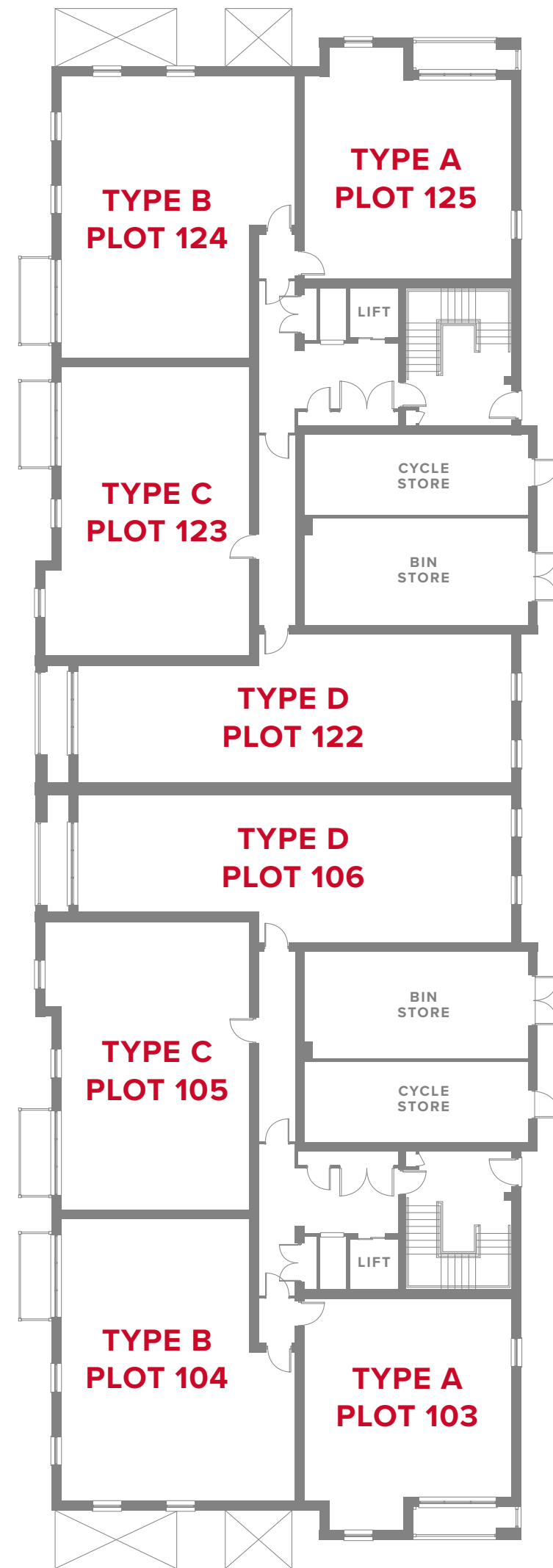
THIRD FLOOR

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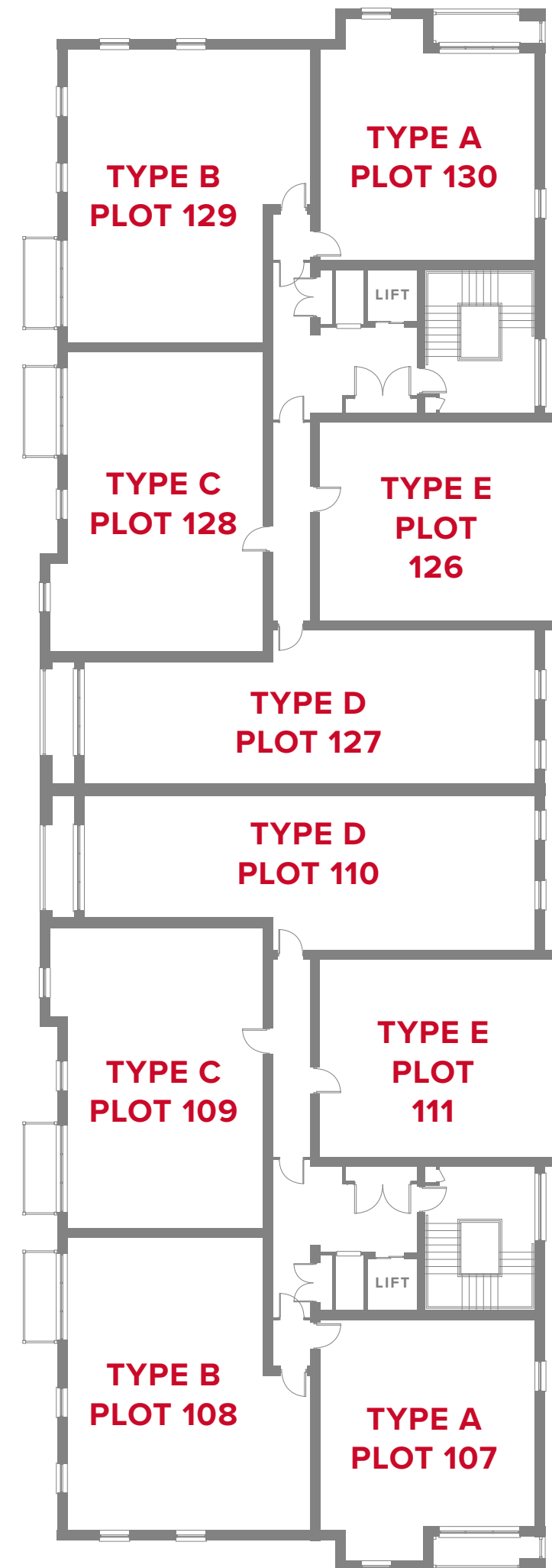
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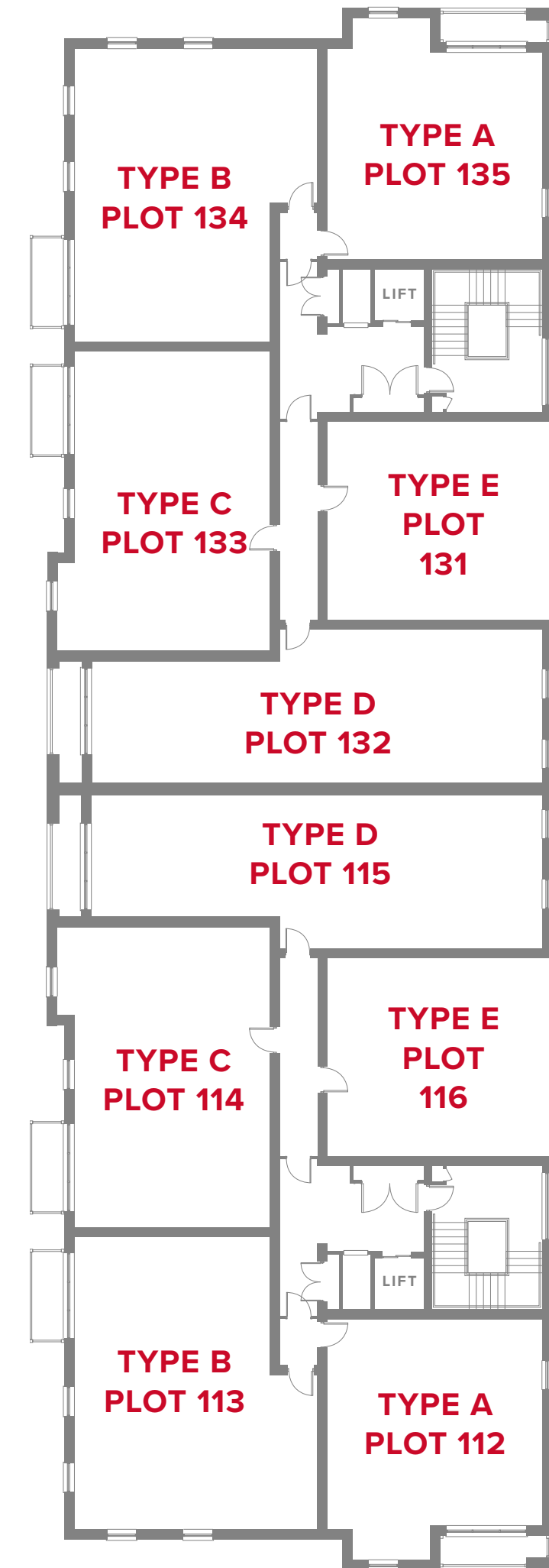




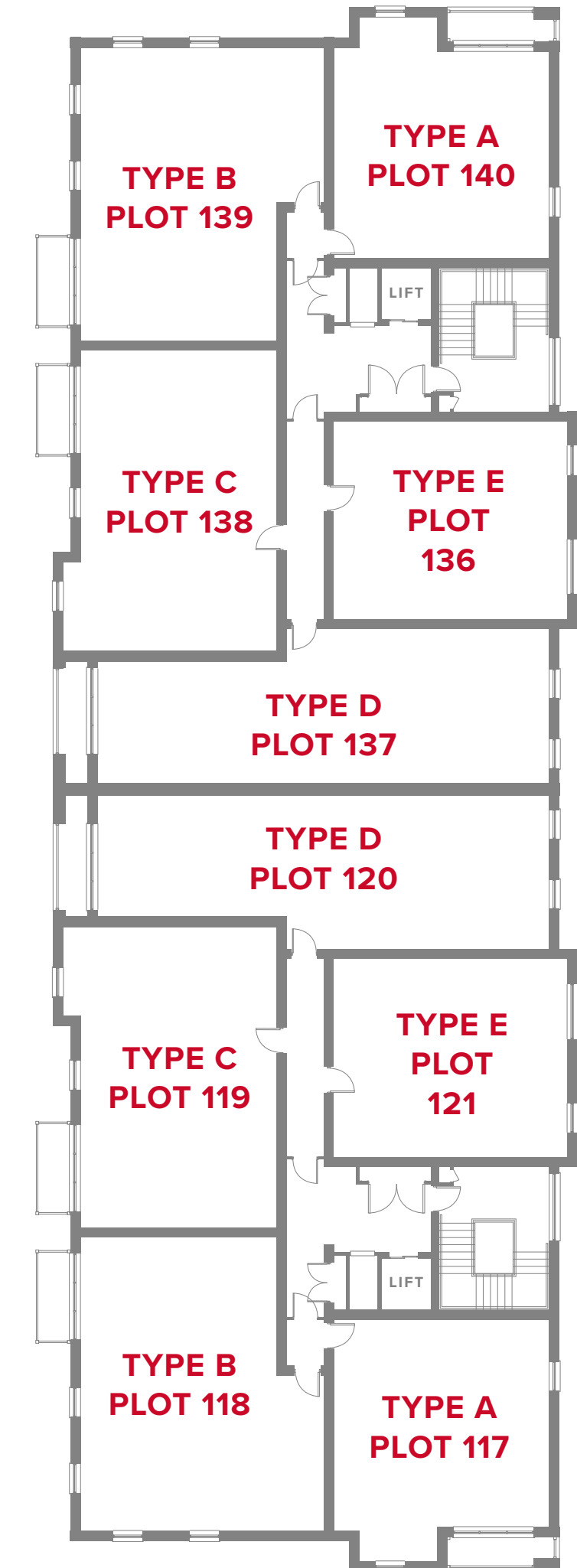
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TAILORED

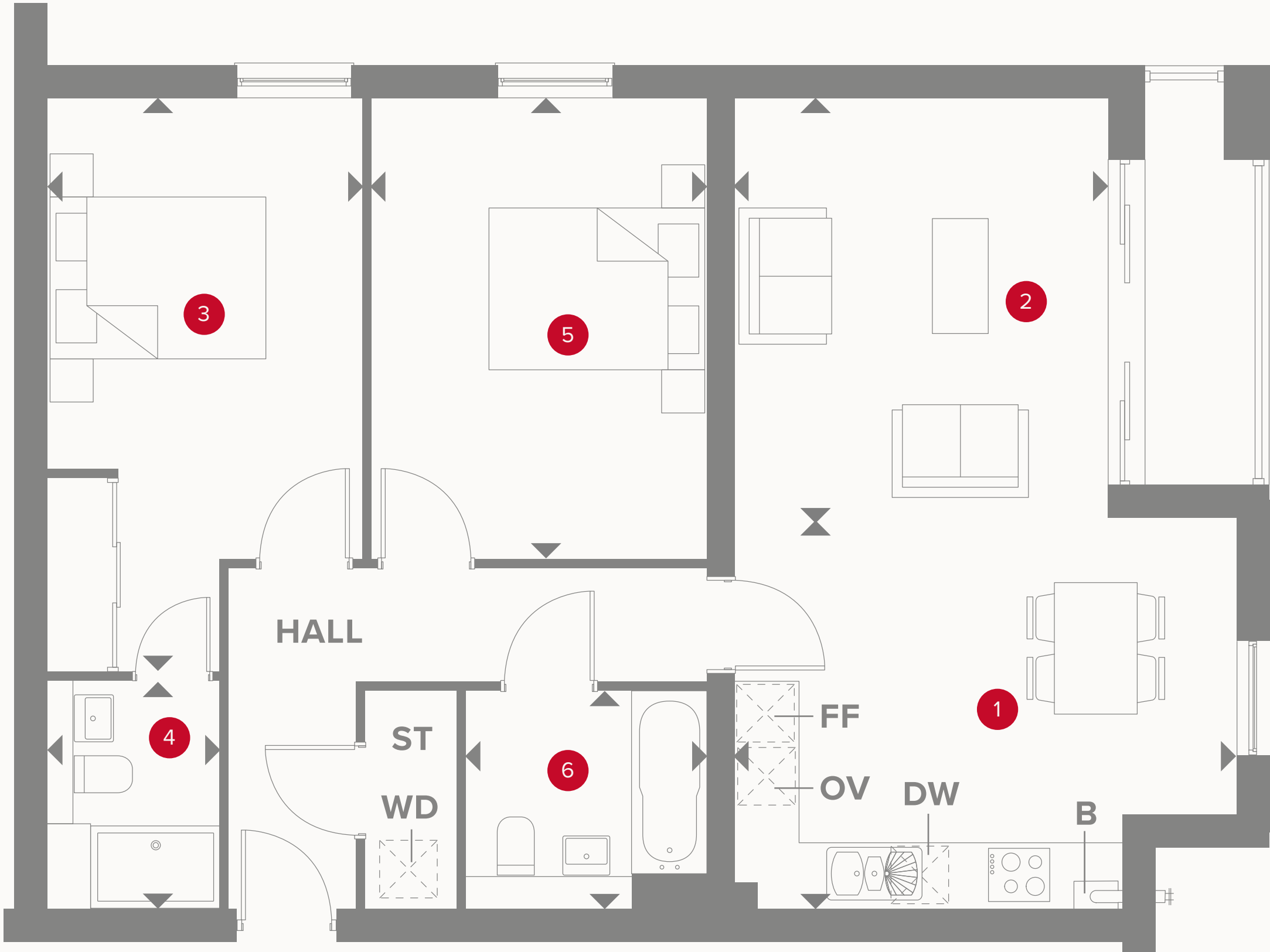
- REDROW -

BALSTON HOUSE

ONE & TWO BEDROOM APARTMENTS



APARTMENT TYPE B



BALSTON HOUSE GROUND FLOOR

1	Kitchen/ Dining	15'2" x 11'7"	4.62 x 3.56 m
2	Lounge	11'3" x 12'8"	3.42 x 3.90 m
3	Bedroom 1	9'6" x 17'4"	2.89 x 5.28 m
4	En-Suite	5'2" x 6'11"	1.57 x 2.10 m
5	Bedroom 2	10'3" x 13'11"	3.11 x 4.24 m
6	Bathroom	7'4" x 6'7"	2.32 x 2.00 m



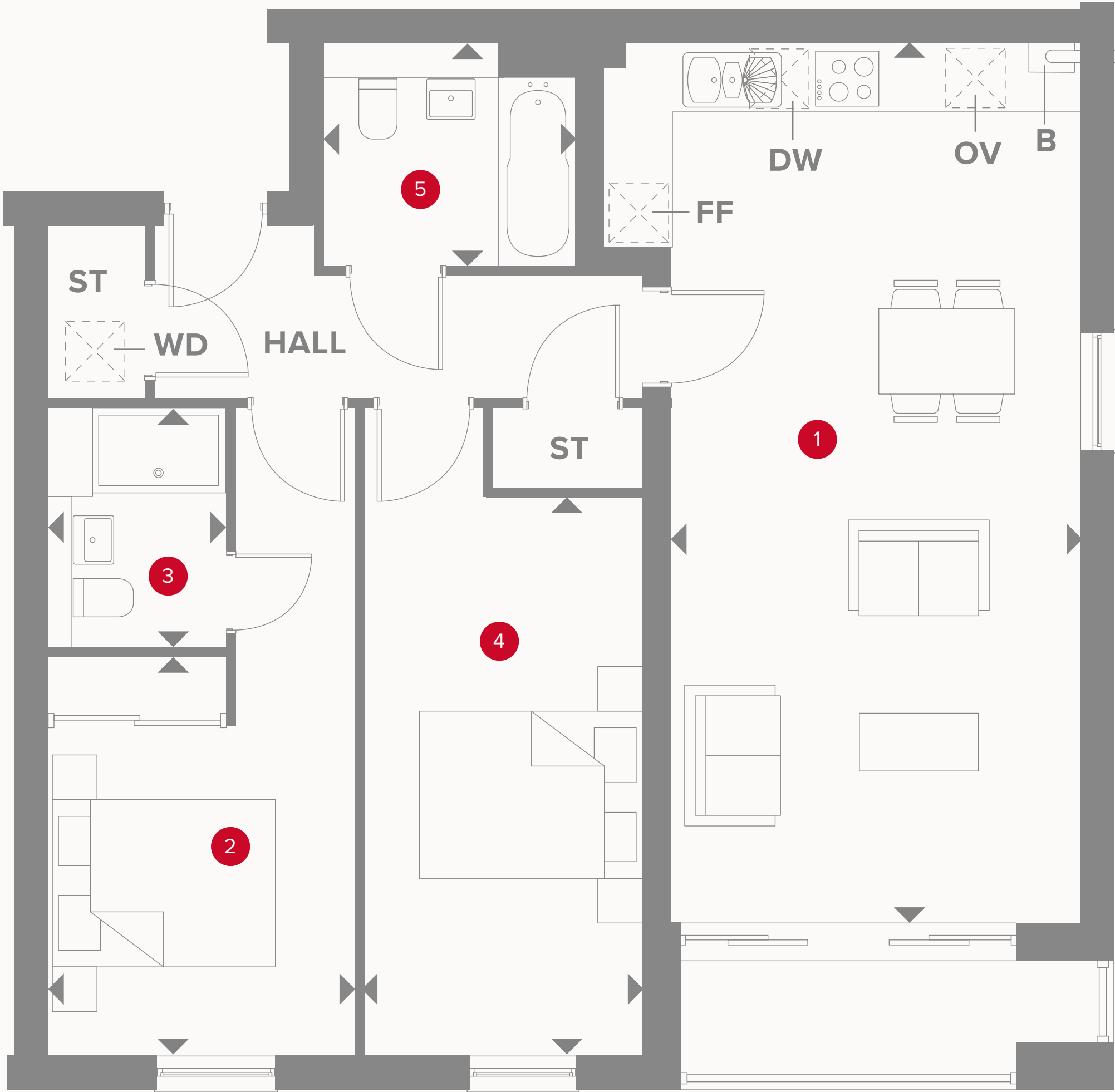
- KEY**
- Hob
 - OV Oven
 - FF Fridge/freezer
 - ST Storage cupboard

- Dimensions start
- WD Washing Dryer
- DW Dishwasher
- B Boiler

Customers should note this illustration is an example of the Balston House apartments. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



APARTMENT TYPE C



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BALSTON HOUSE GROUND FLOOR

1	Kitchen/ Lounge/Dining	11'11" x 25'9"	3.63 x 7.85 m
2	Bedroom 1	9'0" x 11'8"	2.73 x 3.54 m
3	En-Suite	5'2" x 7'1"	1.58 x 2.15 m
4	Bedroom 2	8'2" x 16'4"	2.48 x 4.97 m
5	Bathroom	7'4" x 6'7"	2.24 x 2.00 m

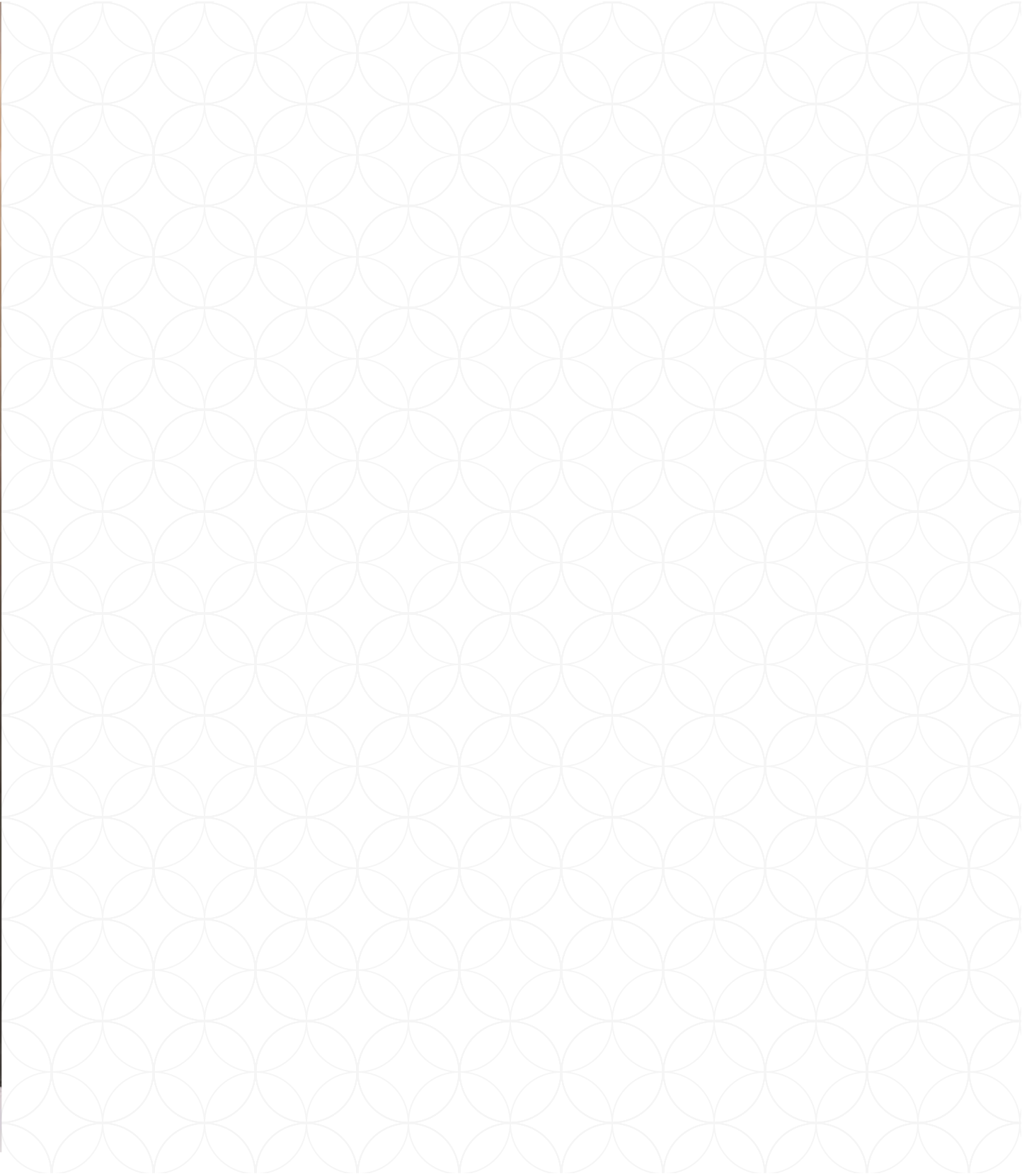


KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- ST** Storage cupboard

- Dimensions start
- WD** Washing Dryer
- DW** Dishwasher
- B** Boiler





INTERIOR

Walls

White emulsion paint finish.
Refer to Sales Consultant for details.

Ceilings

White emulsion paint finish.
Refer to Sales Consultant for details.

External Doors

Contemporary oak entrance door.

Internal Doors

5 panel internal moulded door in satin white.

Internal Door Furniture

Polished Satin combination chrome effect lever handle
on square rose plate.

TV Point

TV points located in lounge and bedroom 1
where applicable. Refer to drawings or
Sales Consultant for details.

Phone Point

Phone point to living area. Refer to drawing for details.

Central Heating

Full gas central heating with combi boiler to all
apartments. See drawing for details.

Radiators

Myson radiators.

Wardrobes

Wardrobes to bedroom 1 only.
Refer to Sales Consultant for details.

Lighting

Polished chrome downlights to kitchen, bathroom
and ensuite. Refer to drawings for details.

Electrical Sockets / Switch plates

Low profile white electrical sockets and plates.



PLAN YOUR DREAM HOME



KITCHEN

Kitchen Styles

Exclusive linear handleless accent kitchen designs. Subject to build stage. See Sales Consultant for details.

Worktop and Upstand

Granite worktop and matching upstand with stainless steel splashback behind hob.

Sink

Stainless steel bowl and a half sink with mixer tap.

Kitchen & Dining Lighting

LED under cupboard downlights provided where shown on kitchen layout drawings. Refer to drawings for details.

Bosch Appliances

60cm ceramic hob with 4 Heat zones.

Single oven with microwave.

See kitchen layout or Sales Consultant for details.

60cm extractor hood.

Dishwasher.

Integrated fridge/freezer 50/50 split.

Free standing washer/dryer to laundry cupboard.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & EN-SUITE

Sanitaryware

Ideal Standard wall hung sanitaryware.

Wall Tiles

A choice of Porcelanosa wall tiles to bathroom and en suite where applicable.

Full height tiling to shower where applicable.

Full height tiling around bath with shower and screen.

Half height tiling to all other walls.

See Sales Consultant for details..

Vanity Unit

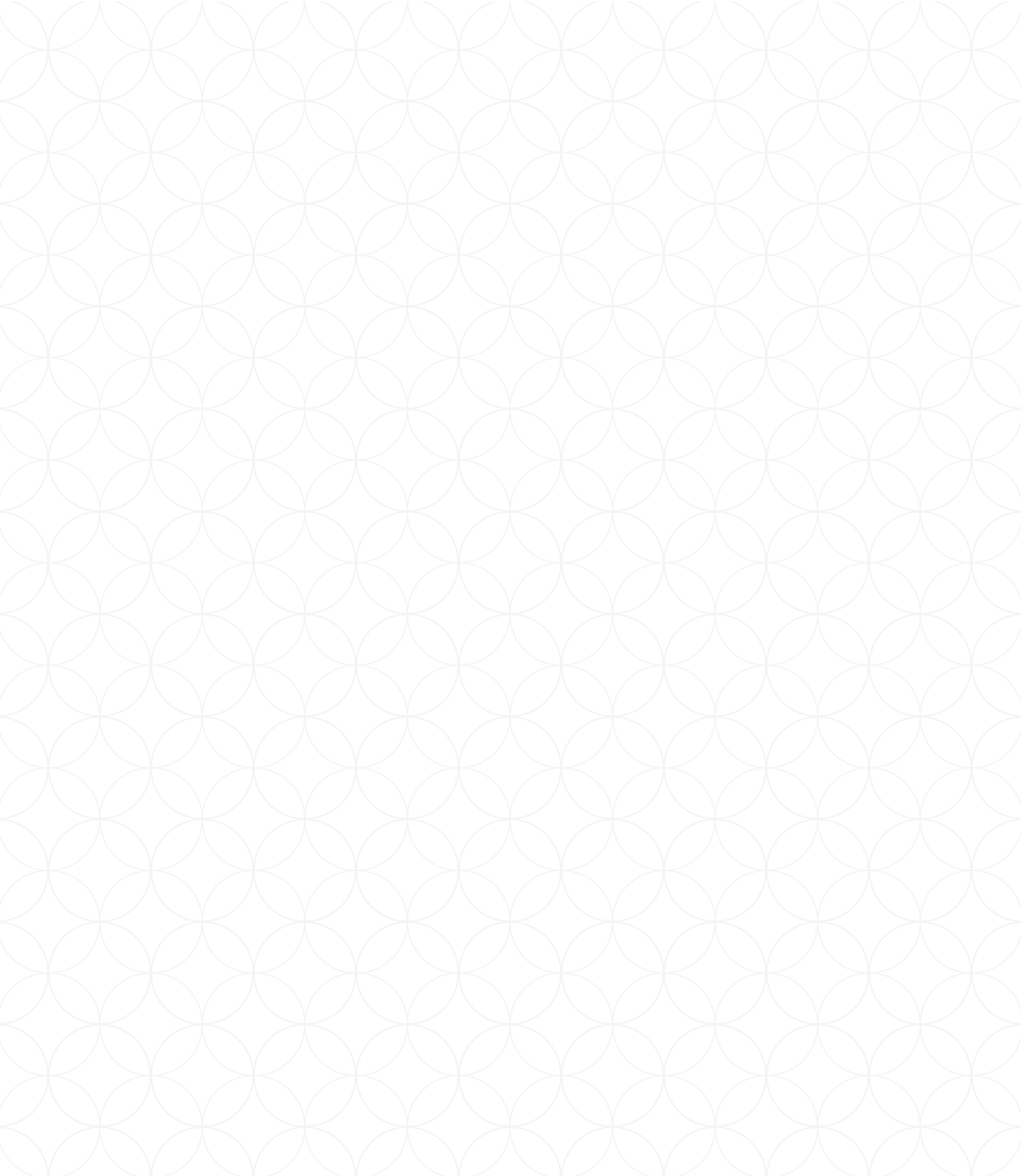
Full Wall Oak coloured built-in wooden vanity unit including mirror and shelves where applicable, bath panel to match. See Sales Consultant for details.

Towel Warmer

Dual fuel towel rail.

Shaver Socket

Shaver socket in bathroom and en-suite where applicable. See Sales Consultant for details.



COMMUNAL AREA

Main Entrance GRP/Steel to main entrance and rear door.	Light to Front PIR lighting control sensors. External balcony light.
Entry System Video entry system.	Parking 1x allocated car parking space per apartment. Undercroft parking to selected aptments. See Sales Consultant for details.
Mail System External bank of post boxes.	Balconies Balconies with railings to selected plots.
Flooring Flooring to communal areas.	Lifts Lift to all floors. One per apartment block.
Storage Bin and cycle stores.	
Landscaping Landscaping to communal areas.	

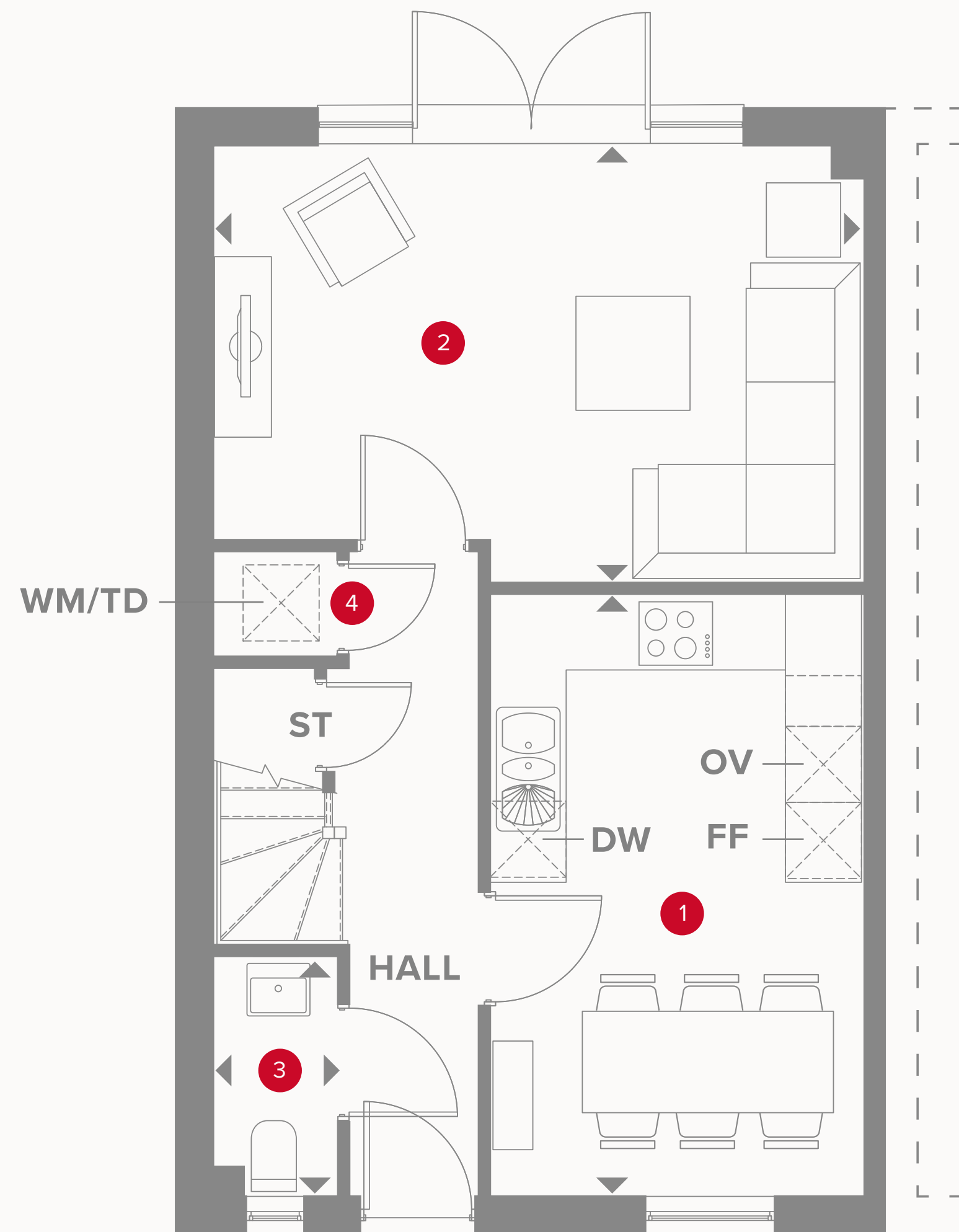


INSPIRED
- REDROW -

THE WILMINGTON SEMI

FOUR BEDROOM HOME





THE WILMINGTON SEMI GROUND FLOOR

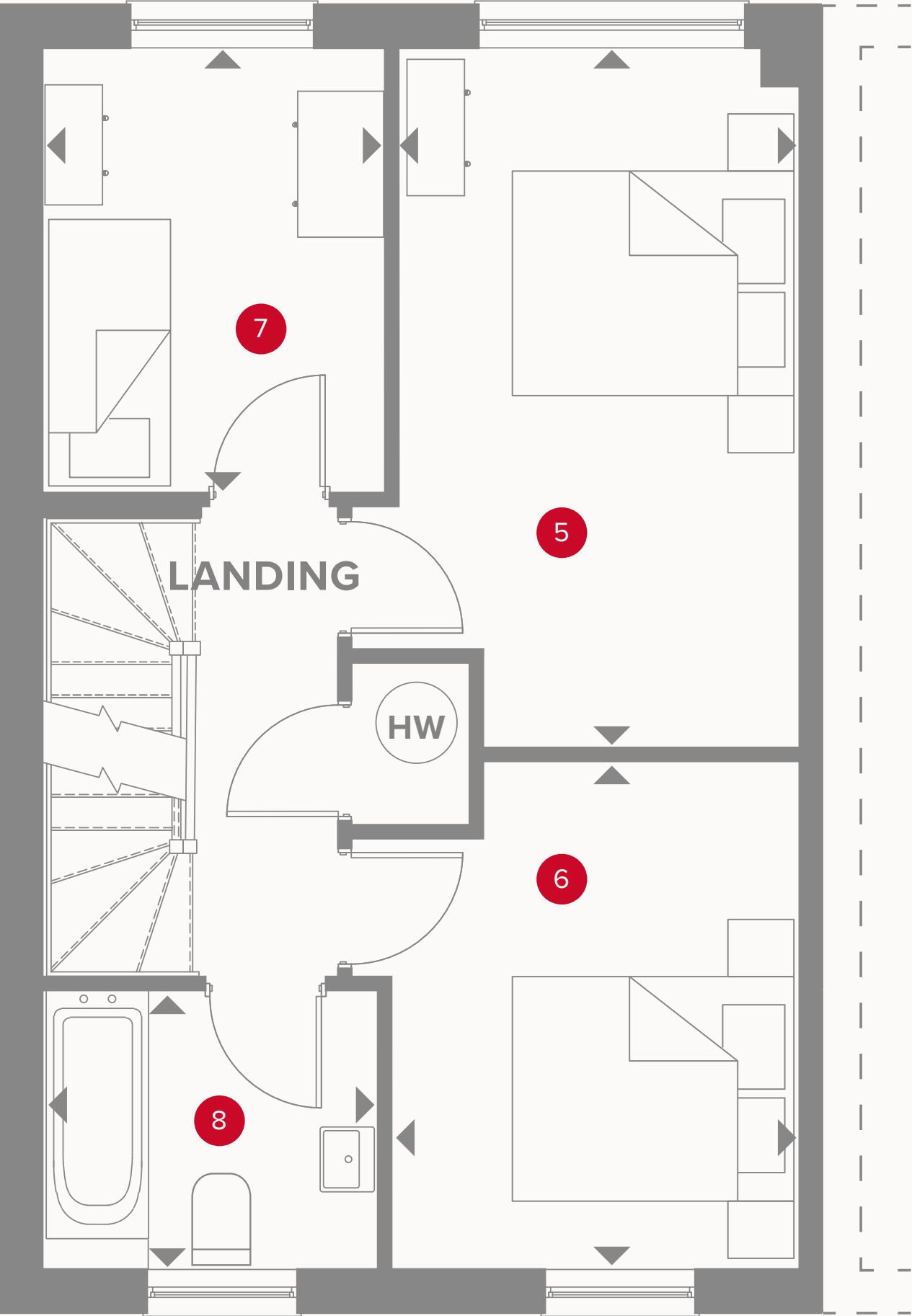
1	Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
2	Lounge	16'8" x 11'3"	5.09 x 3.43 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.83 m



KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



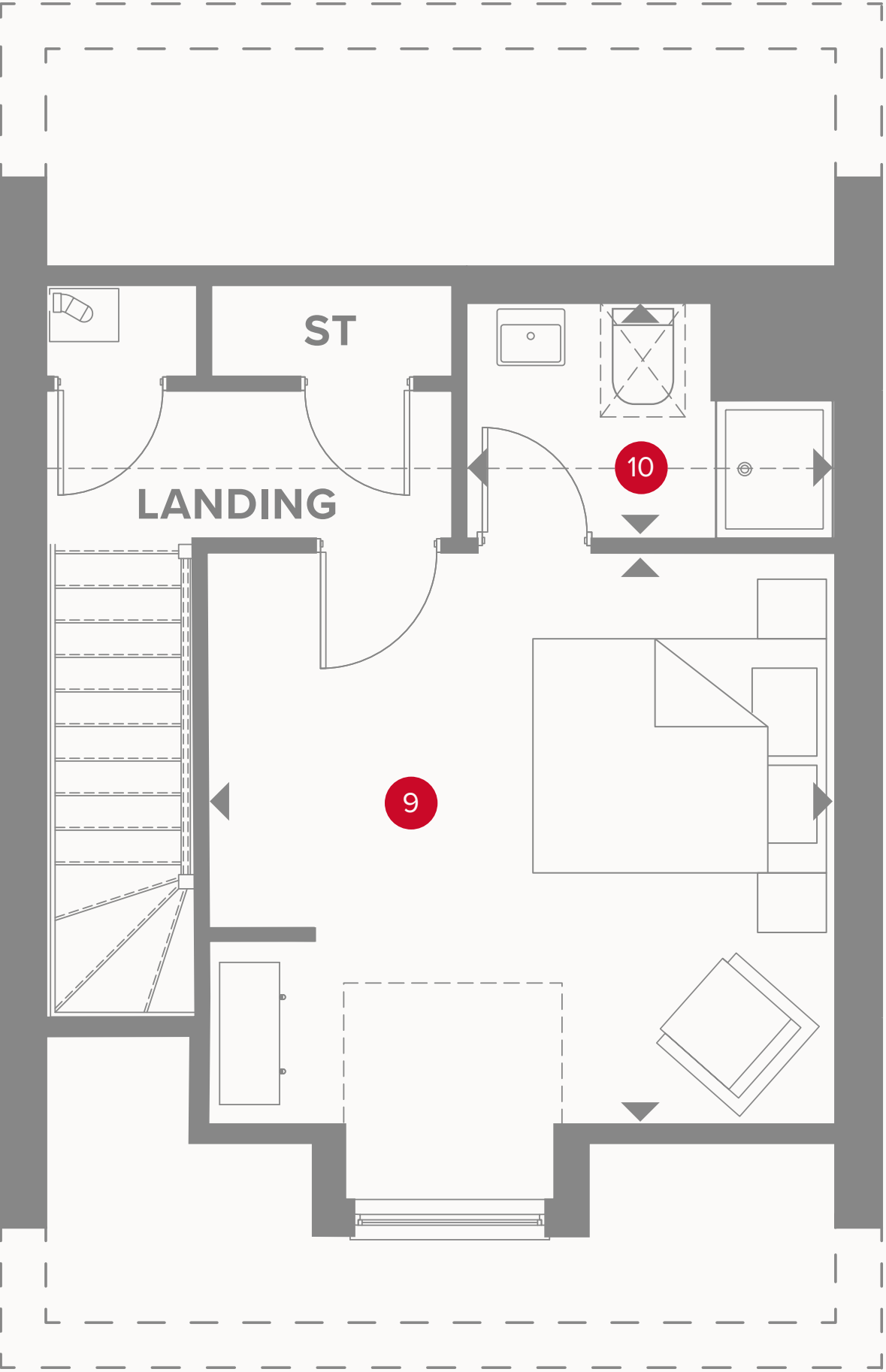
THE WILMINGTON SEMI FIRST FLOOR

5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'10" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



KEY

- ◀ Dimensions start
- HW Hot Water



THE WILMINGTON SEMI SECOND FLOOR

9	Bedroom 1	13'9" x 13'1"	4.18 x 4.00 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



KEY

◀ Dimensions start

ST Storage



Customers should note this illustration is an example of the Wilmington Semi house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite during working hours and customers must check their individual specifications prior to making a reservation.



INTERIOR

Walls

White emulsion paint finish.
Refer to Sales Consultant for details.

Ceilings

White emulsion paint finish.
Refer to Sales Consultant for details.

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.

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.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive Symphony 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. Please refer to
drawing for details.

Appliances AEG / Electrolux / Bosch

Hob 60cm ceramic with 4 heat zones.
Double oven.
60cm chimney extract.
Integrated 50/50 fridge/freezer.

OUR LUXURY
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BATHROOM, EN-SUITE
& CLOAKROOM

Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.
Please refer to drawings to confirm basin design.

WC

Ideal Standard close coupled back-to-wall pan
with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tiles to bathroom, en-suite
and cloakroom. Refer to Sales Consultant 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 in the bathroom.

Shower Valve

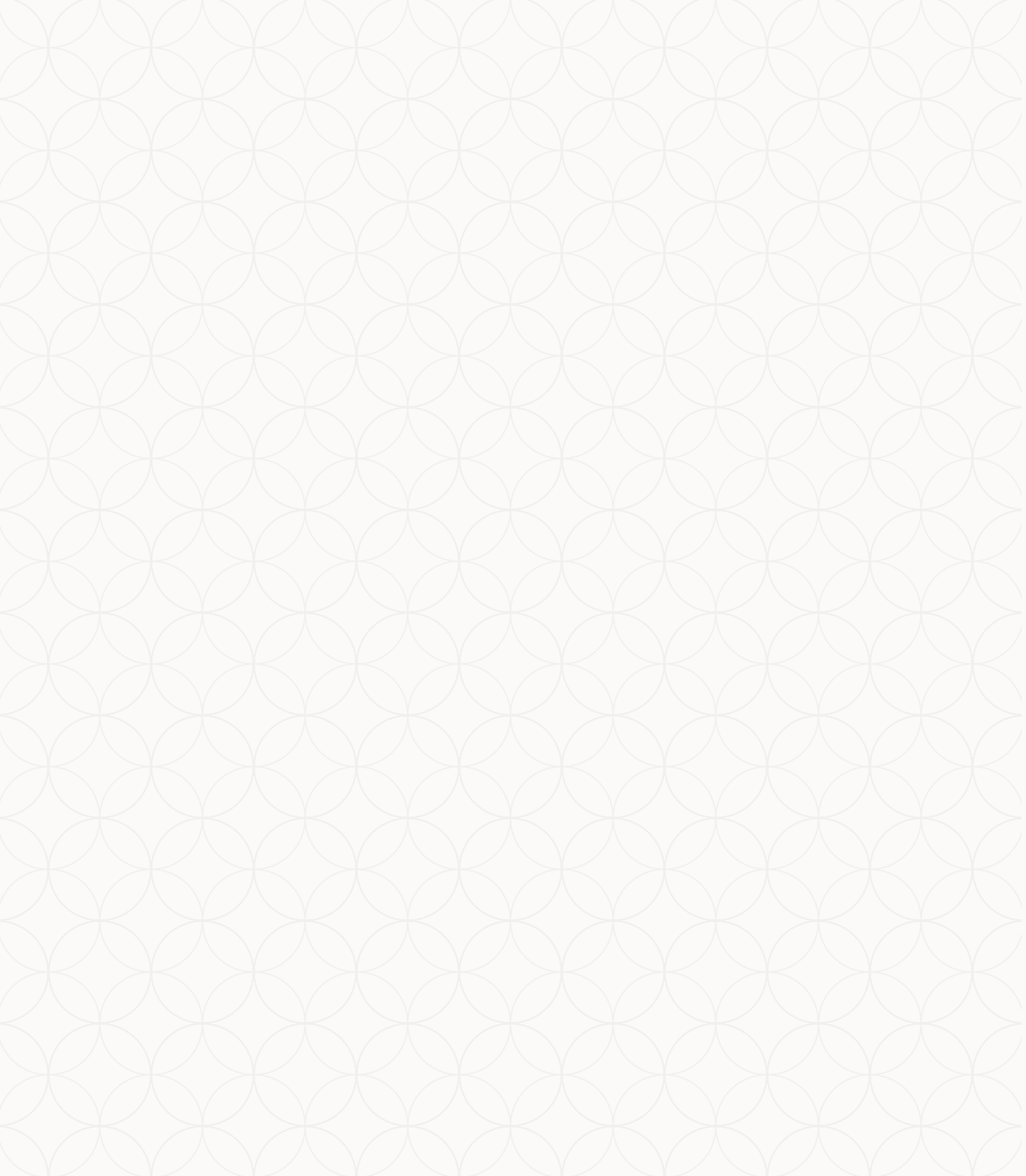
Aqualisa shower valve.

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.



EXTERIOR

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 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.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and rear – Vertical boarding 1.8m high.
Gate – 1.8 High timber gate.

Paving – Buff Riven faced flags as indicated on drawing.

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

Top soil – To rear gardens.

Outside Tap – Refer to drawing for location.



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.



