

# RYARSH PARK

WEST MALLING

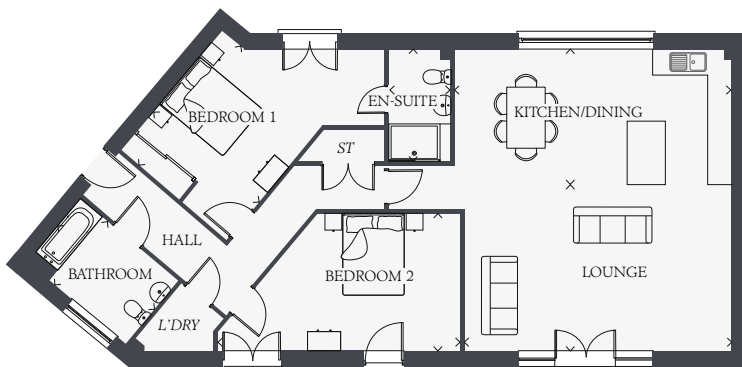


RYARSH  
APARTMENTS

 **REDROW**  
A BETTER WAY TO LIVE

## Ryarsb Apartments

The Ryarsb Apartments at Ryarsb Park are contemporary 2 bedroom homes that feature individually designed open-plan layouts. With spacious and stylish living areas, these apartments are made for entertaining friends and enjoying time with your family. With two allocated parking spaces with each apartments, Ryarsb Apartments is the perfect place to call home.

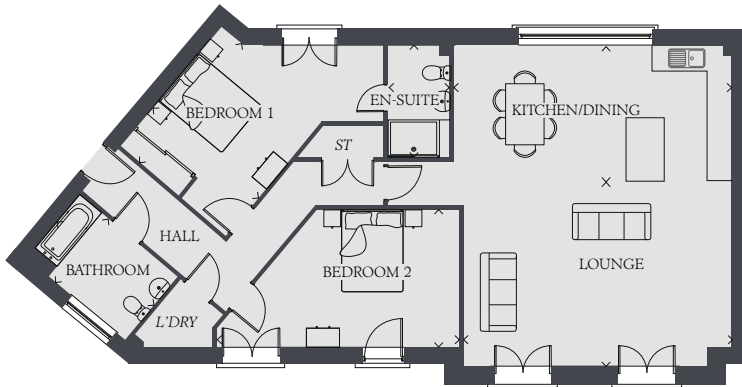


### Apartment 1 Plot 93

LOUNGE	20'9" x 12'9"	6.33 x 3.90m
KITCHEN/ DINING	21'8" x 10'6"	6.60 x 3.2m
BEDROOM 1	12'2" x 10'10"	3.72 x 3.31m
EN-SUITE	8'8" x 4'11"	2.65 x 1.50m
BEDROOM 2	18'12" x 10'8"	5.78 x 3.25m
BATHROOM	10'0" x 6'4"	3.06 x 1.92m

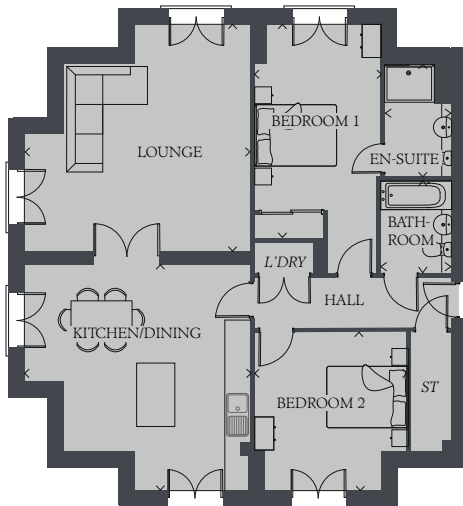
Customers should note this illustration is an example of the Ryarsb Apartments. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations. Materials used may differ from plot to plot. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

**KEY**  
*ST* Cupboard  
*L'DRY* Laundry Cupboard



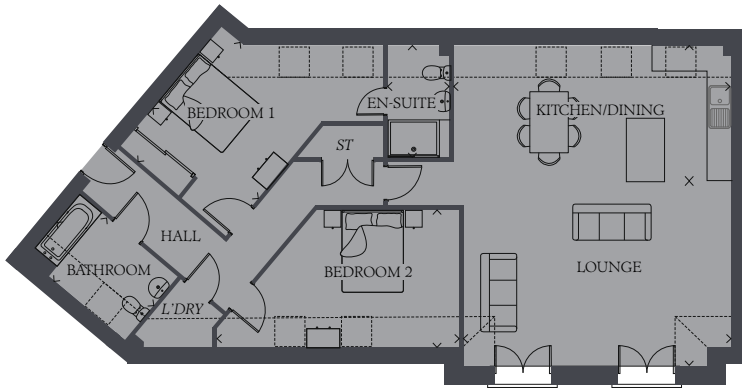
### Apartment 2 Plot 94

LOUNGE	20'9" x 14'3"	6.33 x 4.35m
KITCHEN/ DINING	21'8" x 10'6"	6.60 x 3.2m
BEDROOM 1	12'2" x 10'10"	3.72 x 3.31m
EN-SUITE	8'8" x 4'11"	2.65 x 1.50m
BEDROOM 2	18'12" x 10'8"	5.78 x 3.25m
BATHROOM	10'0" x 6'4"	3.06 x 1.92m



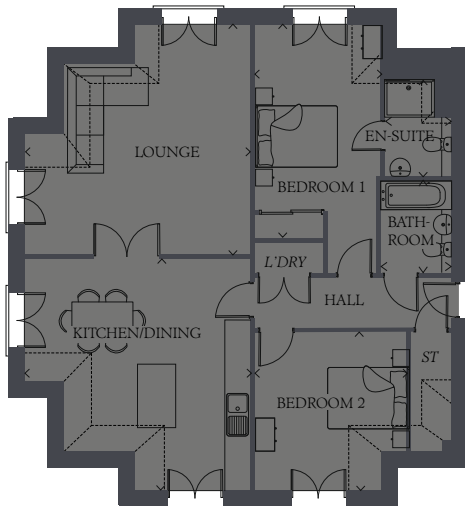
### Apartment 3 Plot 95

LOUNGE	17'5" x 17'5"	5.32 x 5.32m
KITCHEN/ DINING	17'5" x 17'4"	5.32 x 5.28m
BEDROOM 1	16'5" x 9'9"	5.01 x 2.98m
EN-SUITE	8'9" x 5'3"	2.66 x 1.61m
BEDROOM 2	12'2" x 11'12"	3.71 x 3.65m
BATHROOM	7'4" x 5'7"	2.23 x 1.7m



### Apartment 4 Plot 96

LOUNGE	20'9" x 12'09"	6.33 x 3.66m
KITCHEN/ DINING	21'8" x 12'9"	6.60 x 3.89m
BEDROOM 1	12'2" x 10'10"	3.72 x 3.31m
EN-SUITE	8'8" x 4'11"	2.65 x 1.50m
BEDROOM 2	18'12" x 10'8"	5.78 x 3.25m
BATHROOM	10'0" x 6'4"	3.06 x 1.92m



### Apartment 5 Plot 97

LOUNGE	17'10" x 17'5"	5.44 x 5.32m
KITCHEN/ DINING	17'9" x 17'5"	5.40 x 5.32m
BEDROOM 1	16'5" x 9'9"	5.01 x 2.98m
EN-SUITE	7'4" x 5'4"	2.23 x 1.61m
BEDROOM 2	12'2" x 11'12"	3.71 x 3.65m
BATHROOM	7'4" x 5'7"	2.23 x 1.7m

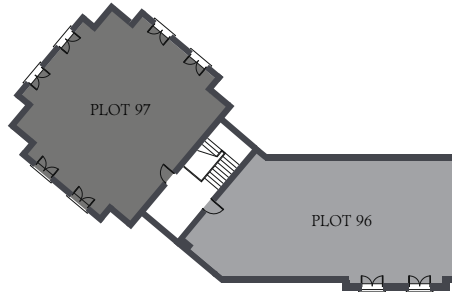


Welcome to Ryarsh Apartments, an exclusive new collection of five two-bedroom luxury apartments set within the already established Ryarsh Park development.

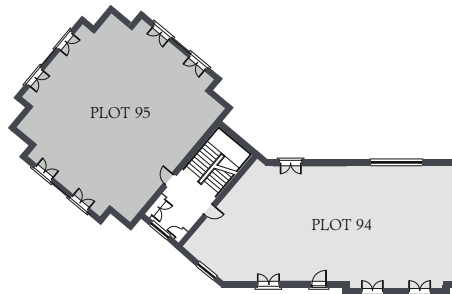
These contemporary apartments have been designed and finished to an exceptional standard, with a high specification to suit the needs of modern living.

*Welcome to Ryarsh Apartments*

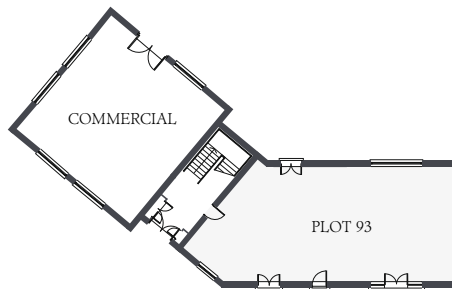
---



*Second Floor*



*First Floor*



*Ground Floor*

**RYARSH APARTMENTS**

Brooks Drive, West Malling, Kent ME19 5GS

Telephone: 01732 622327



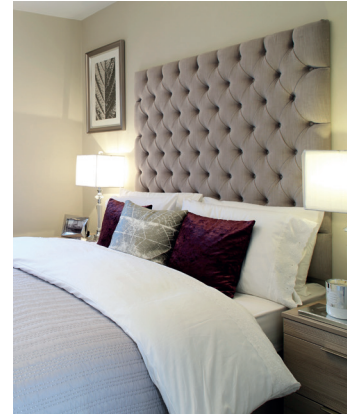
EMS 667178



CGI's of apartment blocks and the overall development are indicative only. Customers should note this illustration is an example of the apartment type. Please refer to your sales consultant for details of any elevational differences. All dimensions indicated are approximate. The specifications will vary from site to site and plot to plot. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

# Ryarsh Park

## APARTMENT SPECIFICATION



## Beautifully designed and generously sized two bedroom apartments

### Kitchen

---

- Exclusive linear handleless accent kitchen designs, including island unit  
Subject to build stage. See Sales Consultant for details
- Matching upstand above worktop
- LED under cupboard downlights provided where shown on kitchen layout drawings.  
Refer to drawings for details
- Stainless steel bowl and a half sink with mixer tap
- Appliances AEG / Electrolux / Zanussi
- 60cm gas hob with 4 ring burner to plots 93 and 94
- 60cm AEG ceramic hob to plots 95, 96 and 97
- Single oven with microwave. See kitchen layout or Sales Consultant for details
- 60cm Extractor Hood
- Integrated fridge/freezer 50/50 split
- Free standing washer/dryer located in cupboard

### Bathroom & En-suite

---

- Choice of wall tiles to bathroom and en-suite where applicable. See Sales Consultant for details.  
Subject to build stage
- Full height tiling around bath including shower valve and screen
- Full height tiling to shower enclosure in en-suite
- Contemporary white Ideal Standard cube sanitaryware
- Shaver socket in bathroom and en-suite.  
See Sales Consultant for details
- Towel warmer in chrome effect finish to bathroom and en-suite where applicable
- Mirror to be fitted to bathroom and en-suite above basin where applicable. See Sales Consultant for details

### Internal

---

- Dulux White Emulsion
- Ceilings, flat finish with Dulux White Emulsion
- Phone point to living area. Please refer to drawing for details
- TV points located in lounge and bedroom 1 where applicable. See drawings or Sales Consultant for details
- Low profile white electrical sockets and plates
- Polished chrome downlights to kitchen, bathroom and en-suites. Refer to drawings for details
- Full gas central heating
- Combi boiler. See drawings for location details
- Myson Radiators
- Wardrobes to bedroom 1 only.  
See Sales Consultant for details
- 5 panel internal moulded door in satin white
- Polished satin combination chrome effect lever handle on square rose plate
- Contemporary oak entrance door

### Communal area

---

- GRP Steel door to main entrance
- Audio telephone entry system
- PIR lighting control sensors
- External bank of post boxes
- Flooring to communal areas
- Juliett balconies to apartments. See plans for details
- Allocated parking
- Bin and cycle store
- Landscaping to communal areas

\*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.