-THE-
QUARRY
ERITH

CLAST COURT

FLOOR PLANS & SPECIFICATIONS

- FIND YOUR PLACE -

WHERE QUALITY OF LIFE COMES FIRST

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SPECIFICATION

KITCHEN

- Individually designed contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, microwave and dishwasher

BATHROOM

- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated towel rail
- Made to measure mirror
- Shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

EN-SUITE

- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated towel rail
- Made to measure mirror above basin or WC
- Shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

HEATING, ELECTRICAL & LIGHTING

- Hot water provided by individual cylinder situated within hallway storage cupboard
- Individual energy efficient electric radiators with built-in thermostat with the ability to control heating via smart phone app using a hub (sold separately)
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways and open plan kitchen/dining and living room
- Pendant lighting to all bedrooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Communal integrated reception system
- All homes are fiber optic enabled (subject to subscription)

GENERAL

- Secure communal cycle storage and bin store facilities
- 10 year NHBC warranty
- Access to communal gardens
- Allocated basement or street level car parking space for the majority of homes
- Photovoltaic panels to the roof benefit the communal zones only served by landlord electric supply
- PAYC active car charging facility or passive supply for future installation to all parking bays
- Integrated washer dryer located in utility room cupboard
- Secure by design compliant

FINISHES

- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms
- Fitted wardrobe with chrome hanging rail to bedroom one only
- White emulsion to all walls and ceilings
- White switches and sockets throughout







The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Images are representative of The Quarry and other L&Q show homes. Please speak to our Sales Associates for further details.

SITE PLAN



PLOT LOCATORS



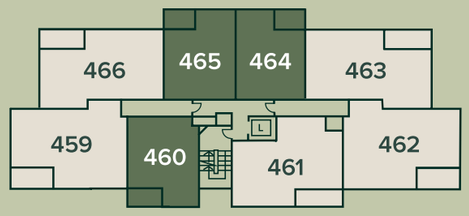
GROUND FLOOR

Rear Elevation / Ecology Area



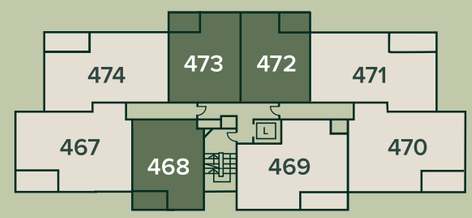
FIRST FLOOR

Rear Elevation / Ecology Area



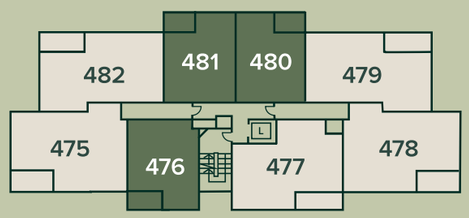
SECOND FLOOR

Rear Elevation / Ecology Area



THIRD FLOOR

Rear Elevation / Ecology Area



1 Bedroom Apartments 2 Bedroom Apartments L Lift

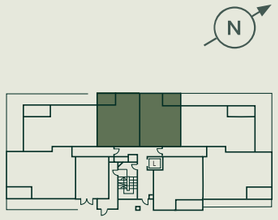
Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

1 BEDROOM APARTMENT

Type E-05

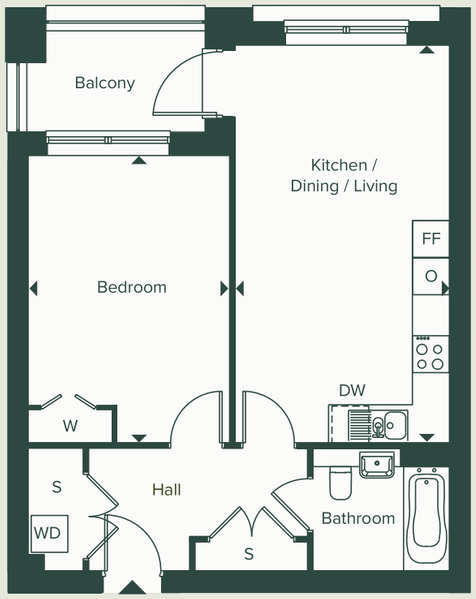
Plots 456*, 457, 464*, 465, 472*, 473, 480* & 481

*Plots are handed to the plans drawn



Ground Floor

Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	3.49m x 6.48m	11' 6" x 21' 3"
Bedroom	3.29m x 4.70m	10' 9" x 15' 5"
Total Internal Area	**50.87 m²**	**548 ft²**

FLOOR	PLOTS	BALCONY/ TERRACE
Ground	456, 457	4.8 m² 52 ft²
1st	464, 465	4.2 m² 45 ft²
2nd	472, 473	4.2 m² 45 ft²
3rd	480, 481	4.2 m² 45 ft²

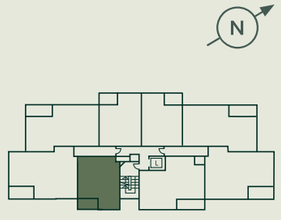
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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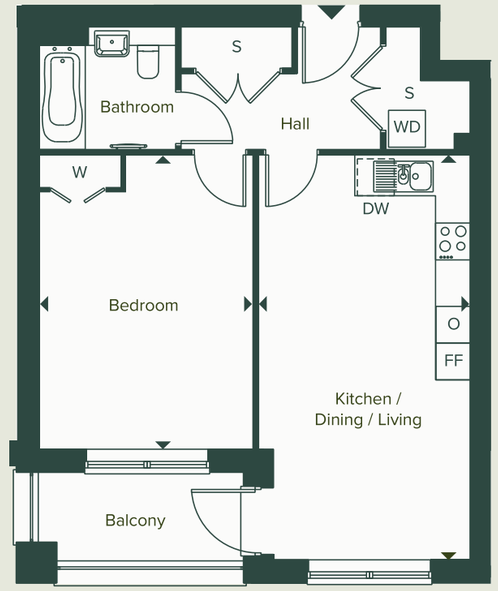
1 BEDROOM APARTMENT

Type E-08

Plots 460, 468 & 476



Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	6.59m x 3.42m	21' 6" x 11' 2"
Bedroom	4.79m x 3.45m	15' 7" x 11' 3"
Total Internal Area	**50.27 m²**	**541 ft²**

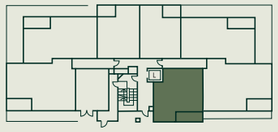
FLOOR	PLOTS	BALCONY
1st	460	4.8 m² 52 ft²
2nd	468	4.8 m² 52 ft²
3rd	476	4.8 m² 52 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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1 BEDROOM APARTMENT

Type E-02
Plot 453



Ground Floor



DIMENSIONS

Kitchen / Living / Dining	3.48m x 6.29m	11’ 5” x 20’ 8”
Bedroom	4.39m x 3.46m	14’ 5” x 11’ 4”
Total Internal Area	**51.63 m²**	**555 ft²**
Terrace	4.49m x 1.43m	14’ 8” x 4’ 7”

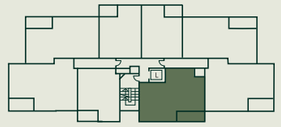
FLOOR	PLOTS	TERRACE
Ground	453	6.5 m² 70 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

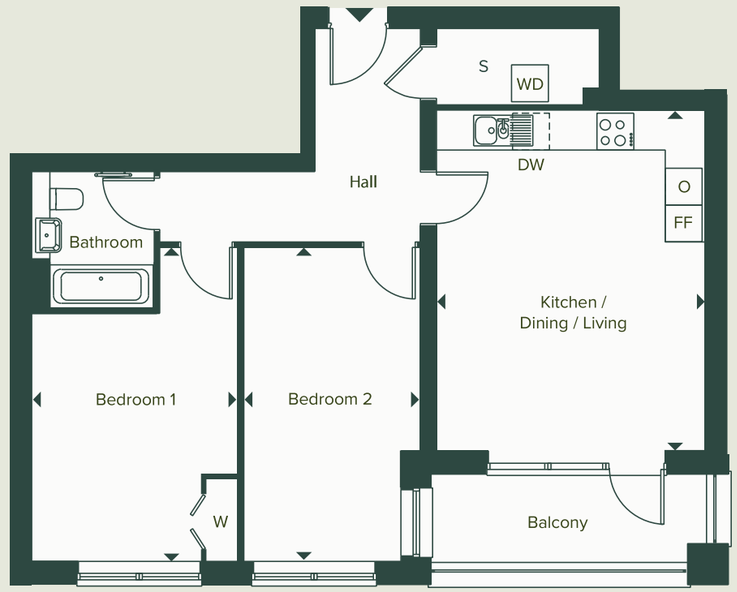
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2 BEDROOM APARTMENT

Type E-09
Plots 461, 469 & 477



Floors 1 to 3



DIMENSIONS

Kitchen / Living / Dining	5.55m x 4.49m	18’ 2” x 14’ 7”
Bedroom 1	5.11m x 3.33m	16’ 7” x 10’ 9”
Bedroom 2	5.11m x 2.85m	16’ 7” x 9’ 3”
Total Internal Area	**69.79 m²**	**751 ft²**

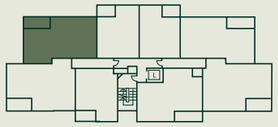
FLOOR	PLOTS	BALCONY
1st	461	6.5 m² 70 ft²
2nd	469	6.5 m² 70 ft²
3rd	477	6.5 m² 70 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

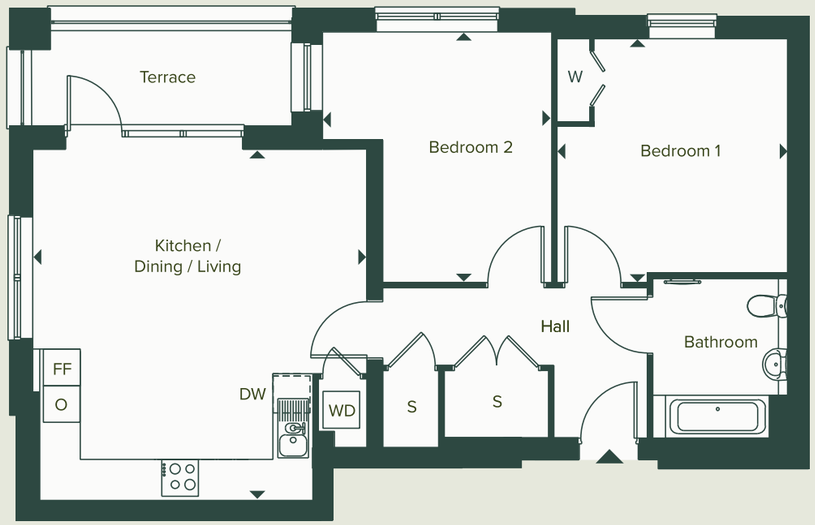
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2 BEDROOM APARTMENT

Type E-06
Plot 482



3rd Floor



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17' 10" x 8' 9"
Bedroom 1	3.76m x 3.97m	12' 4" x 13' 0"
Bedroom 2	3.73m x 4.08m	12' 3" x 13' 5"
Total Internal Area	**73.27 m²**	**788 ft²**
Terrace	4.25m x 1.56m	13' 9" x 5' 1"

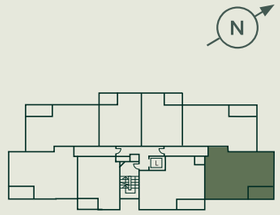
FLOOR	PLOTS	TERRACE
3rd	482	6.5 m² 70 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

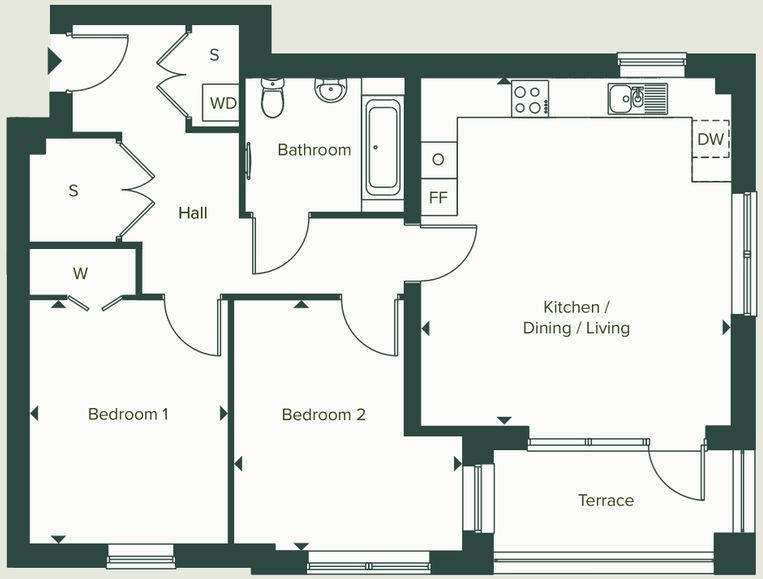
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2 BEDROOM APARTMENT

Type E-03
Plot 478



3rd Floor



DIMENSIONS

Kitchen / Living / Dining	5.07m x 5.68m	16' 6" x 18' 6"
Bedroom 1	3.25m x 4.17m	13' 8" x 10' 8"
Bedroom 2	3.73m x 4.09m	12' 2" x 15' 10"
Total Internal Area	**78.41 m²**	**844 ft²**

FLOOR	PLOTS	TERRACE
3rd	478	6.5 m² 70 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

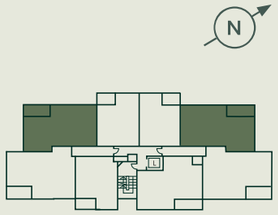
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2 BEDROOM APARTMENT

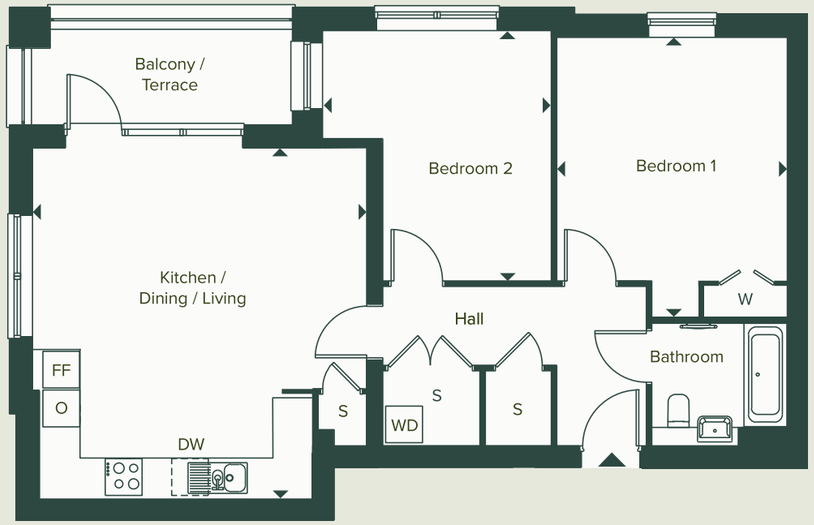
Type E-10

Plots 455*, 458, 463*, 466, 471* & 474

*Plots are handed to the plans drawn



Ground to 2nd



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17’ 10” x 18’ 9”
Bedroom 1	3.76m x 4.58m	12’ 4” x 15’ 0”
Bedroom 2	3.73m x 4.08m	12’ 3” x 13’ 5”
Total Internal Area	**74.11 m²**	**797 ft²**

FLOOR	PLOTS	TERRACE
Ground	455*, 458	6.5 m² 70 ft²
1st	463, 466	6.5 m² 70 ft²
2nd	471, 474	6.5 m² 70 ft²

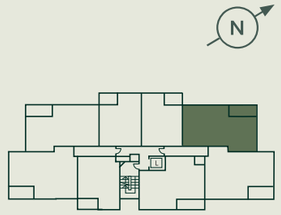
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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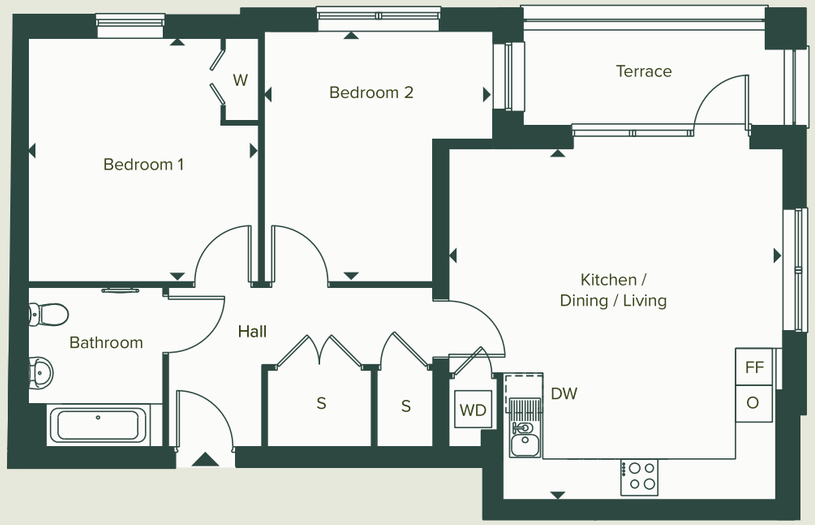
2 BEDROOM APARTMENT

Type E-04

Plots 479



3rd Floor



DIMENSIONS

Kitchen / Living / Dining	5.45m x 5.72m	17’ 9” x 18’ 8”
Bedroom 1	3.76m x 3.97m	12’ 3” x 13’ 0”
Bedroom 2	3.73m x 4.08m	12’ 2” x 13’ 4”
Total Internal Area	**74.09 m²**	**797 ft²**

FLOOR	PLOTS	TERRACE
3rd	479	6.7 m² 72 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

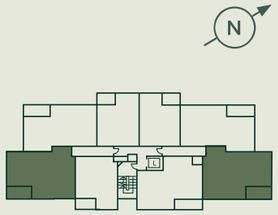
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2 BEDROOM APARTMENT

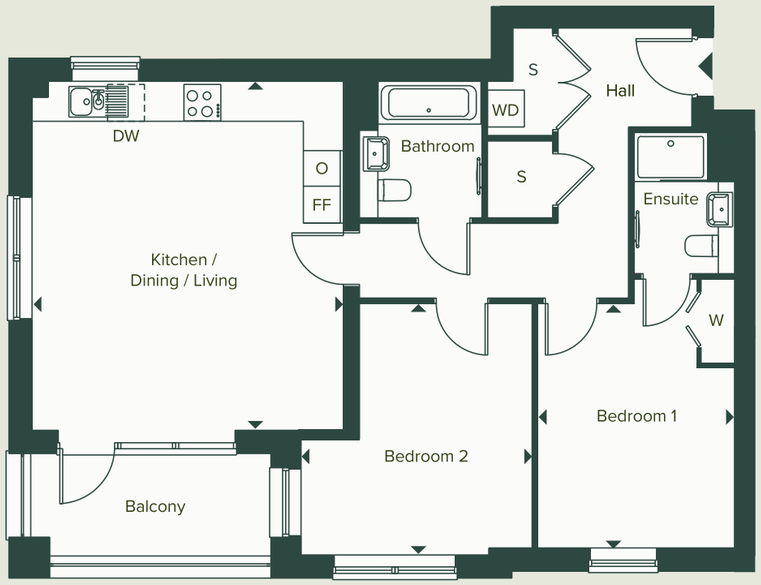
Type E-07

Plots 452, 454*, 459, 462*, 467 & 470*

*Plots are handed to the plans drawn



Ground to 2nd



DIMENSIONS

Kitchen / Living / Dining	5.08m x 5.69m	16’ 8” x 18’ 8”
Bedroom 1	3.21m x 3.98m	10’ 2” x 13’ 0”
Bedroom 2	3.77m x 4.09m	12’ 4” x 13’ 5
Total Internal Area	**76.32 m²**	**821 ft²**

FLOOR	PLOTS	BALCONY
Ground	452, 454	6.6 m² 70 ft²
1st	459, 462	6.6 m² 70 ft²
2nd	467, 470	6.6 m² 70 ft²

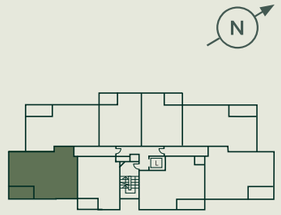
WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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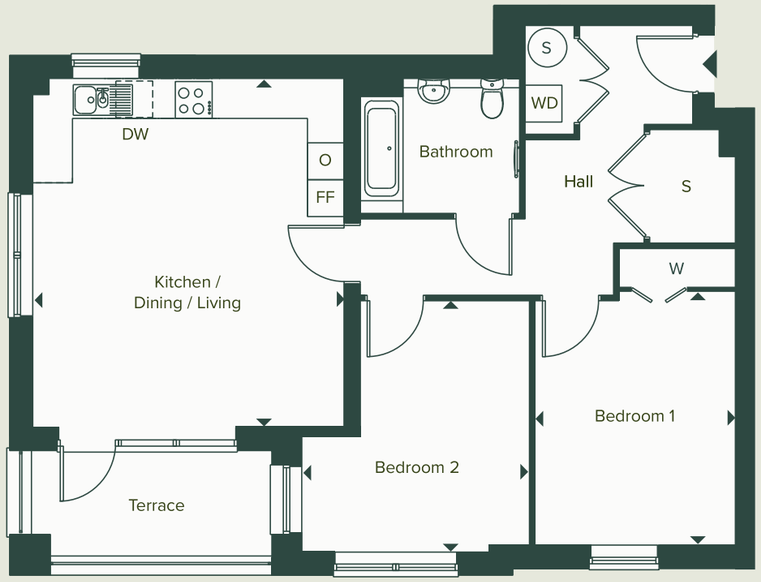
2 BEDROOM APARTMENT

Type E-01

Plot 475



3rd Floor



DIMENSIONS

Kitchen / Living / Dining	5.08m x 5.69m	16’ 8” x 18’ 8”
Bedroom 1	3.27m x 4.17m	10’ 9” x 13’ 8”
Bedroom 2	3.71m x 4.10m	12’ 2” x 13’ 5”
Total Internal Area	**76.99 m²**	**828 ft²**

FLOOR	PLOTS	TERRACE
3rd	475	6.5 m² 70 ft²

WD – Washer / Dryer | DW – Dishwasher | O – Oven | F/F – Fridge/Freezer | S – Storage** | W – Wardrobe

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Delivered in partnership

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