

# MANSTON GARDENS

## WELCOME TO MANSTON GARDENS, RAMSGATE, WHERE YOU COULD AFFORD TO LIVE IN A STUNNING BRAND NEW HOME THROUGH INTERMEDIATE MARKET RENT

THE ONE AND TWO BEDROOM APARTMENTS HAVE A HIGH STANDARD OF FINISH, ALLOWING YOU TO PUT YOUR OWN DECORATIVE STAMP ON YOUR NEW HOME

Part of a brand new mixed tenure development, Manston Gardens is a family friendly development with roads designed to discourage speeding and traffic. There will also be landscaped areas, including plans for a children's play area.

Friendly Ramsgate is renowned for its award winning sandy beaches, gorgeous architecture, and picturesque marina lined with bars and restaurants. Ramsgate is truly an up and coming cosmopolitan seaside haven in Kent, and now benefits from a new high-speed rail link to London, and high speed ferry service to Boulogne in France.

### INTERMEDIATE MARKET RENT

This government funded scheme allows you to rent a home at a discounted rate, so you save 20% compared to what you would usually pay if renting privately.

### ELIGIBILITY

To be eligible for intermediate market rent at Manston Gardens you must meet the following criteria:

- Must be a non-homeowner, with sufficient income to support the rental costs
- Have enough savings to cover a deposit and moving costs
- You must be registered with the homebuy agent ([www.homebuyoptions.co.uk](http://www.homebuyoptions.co.uk)) and the local authority
- Priority will go to those living or working in the borough of Thanet

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MANSTON GARDENS  
37 Meridian Close, Ramsgate

### CONTACT DETAILS

For more information on Manston Gardens, please contact our sales and lettings team, on 08456 12 12 71

Email: [homeflex@shgroup.org.uk](mailto:homeflex@shgroup.org.uk)

[www.shgroup.org.uk](http://www.shgroup.org.uk)

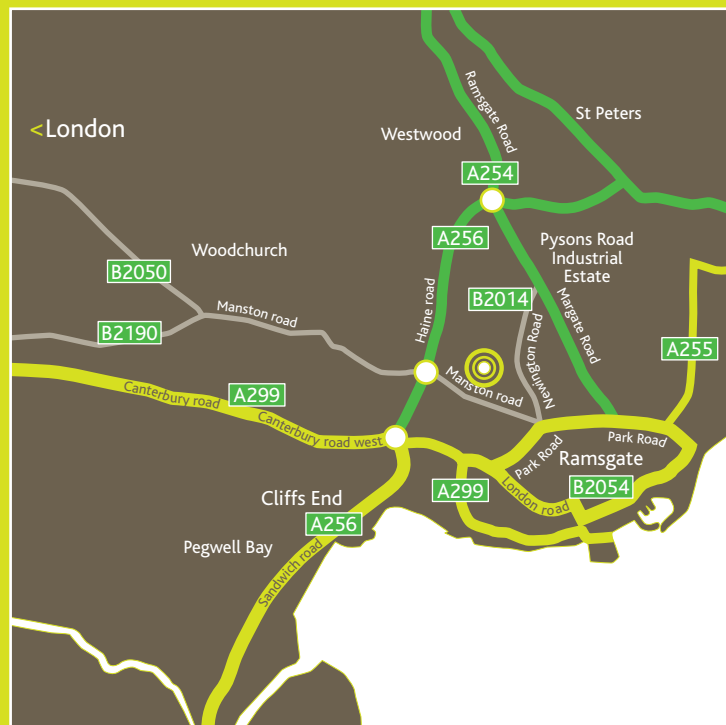
Disclaimer: These particulars are for illustration only and the photographs and images may not be representative of the development. We operate a policy of continuous product development and individual features such as windows and elevational treatments such as building materials may vary from time to time as may internal floor plan layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991, nor do they constitute a contract or a warranty. Please note that we do not allow pets, except disability aid dogs.



# MANSTON GARDENS

A SELECTION OF APARTMENTS CLOSE TO THE  
TRANQUIL ROYAL HARBOUR TOWN OF RAMSGATE, KENT  
A DEVELOPMENT BY SOUTHERN HOUSING GROUP

# LOCATION & DISTANCES



## CHECK OUT THESE DISTANCES!

- 0.1 miles Tesco Superstore<sup>1</sup> - convenience on your doorstep with 24 hour opening service during the week
- 1.2 miles Ramsgate Rail Station<sup>2</sup> - Ramsgate to London St Pancras in 1 hour and 16 minutes via the new high speed 'Javelin' Southeastern service from December 2009
- 1.2 miles Westwood Cross Shopping centre<sup>3</sup> - home to UK's biggest brands, cafes, and bars. The Local Development Framework draft proposes that over the next 20 years Westwood Cross be developed into the new principle town of Thanet
- 1.4 miles Ramsgate town centre<sup>4</sup> - every Friday and Saturday is market day
- 1.5 miles Kent International Airport<sup>5</sup> - Newmarket Holidays runs charter holiday flights from Kent International during the summer season to destinations\*\* such as Italy, Austria, Croatia, Portugal and Malta
- 2.0 miles Royal Harbour<sup>6</sup> - France has never been closer with Euroferries starting a new fast ferry service of 75 minutes to Boulogne from Ramsgate Harbour

\*All distances and travel times are courtesy of Google Maps and Southeastern \*\* Please contact airport to confirm current seasons & destinations

### KITCHEN

- Wood effect vinyl flooring
- Symphony\* tulsu 'Romana' cherry units with starburst melange worktop
- Electrolux\* stainless steel oven, hob, and hood
- Hotpoint\* Fridge/freezer
- Hotpoint\* Washer dryer

### LIVING AREA

- Neutral coloured carpet
- TV and telephone points<sup>^</sup>

### BATHROOM

- Wood effect vinyl flooring
- White bathroom suite
- Electric Mira shower over bath
- White wall tiles to bath

### BEDROOM

- Neutral coloured carpet
- TV and telephone points to all bedrooms<sup>^</sup>

### GENERAL

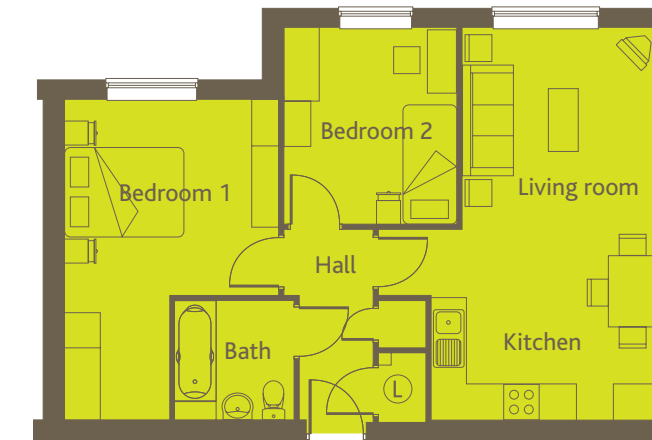
- NHBC building warranty
- Electric panel heating with hot water cylinder
- Communal TV & SKY dish<sup>^</sup>
- Entry phone system
- Landscaped areas and children's playground on site (subject to completion by Explore)
- Cycle Store



<sup>^</sup> Purchasers must arrange own connection to TV and telephone services. \* An equivalent item may be substituted.

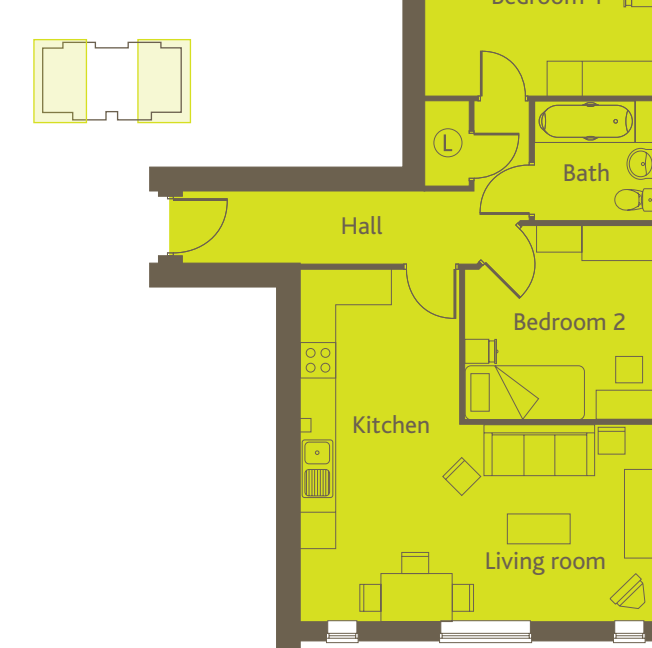
### TYPE A - APARTMENTS 14\*, 15

**Internal Size 61m<sup>2</sup>**  
Living/Kitchen - 6.53 x 3.76m  
Bed 1 - 5.33 x 3.56m  
Bed 2 - 3.23 x 2.90m



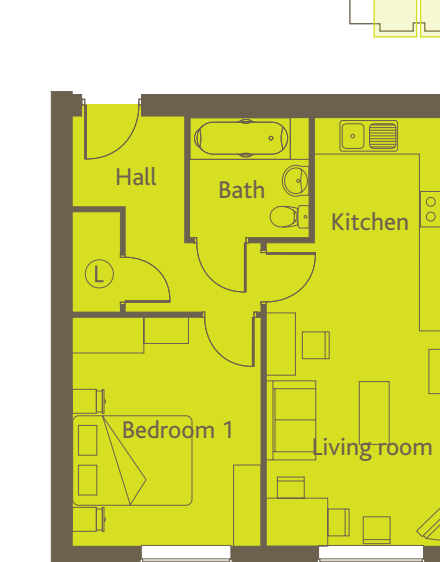
### TYPE C - APARTMENTS 10, 13\*, 16

**Internal Size 61m<sup>2</sup>**  
Living/Kitchen - 5.93 x 5.87m  
Bed 1 - 4.18 x 3.78m  
Bed 2 - 3.24m x 3.13m



### TYPE B - APARTMENTS 5, 6\*, 11, 12\*, 17, 18\*, 19, 20\*

**Internal Size 46m<sup>2</sup>**  
Living/Kitchen - 7.13 x 3.17m  
Bed 1 - 3.81 x 3.12m



### TYPE D - APARTMENTS 21\*, 22

**Internal Size 61m<sup>2</sup>**  
Living/Kitchen - 6.95 x 4.69m  
Bed 1 - 3.54 x 3.28m  
Bed 2 - 3.07 x 2.90m



# APARTMENT PLANS

Dimensions supplied are maximum and for guidance only. You should satisfy yourself for final measurements. \*Mirror image of plan shown. ⊕ Linen Cupboard