



**OVER £20,000
EXTRAS
INCLUDED
IN THE PRICE**



MORE FOR YOUR MONEY

We include over £20,000 of fixtures and fittings within every new Park Lane Group home to save you money and create a home that's ready to move into.

GREAT LIVING SPACES

Step into our new homes and you'll find great, light and airy interiors packed full of extras designed to save you time and money.

INCLUDED IN THE PRICE	GUIDE PRICE TO BUY & FIT
Luxury flooring	£250
Energy efficient downlighters to the ground floor and cloakroom	£1100
BT & TV points	£150
Upgraded brushed chrome door furniture	£150
Vanity unit in cloakroom	£350
Fitted mirror in cloakroom	£200
Luxury flooring in cloakroom	£350
Porcelain tiled splashback & chrome trim in cloakroom	£150
Upgraded interior paint colours	£400

CONTEMPORARY KITCHEN

We have also specified gorgeous kitchens with designer cabinets, coordinated worktops and high quality integrated appliances.

INCLUDED IN THE PRICE	GUIDE PRICE TO BUY & FIT
Upgraded kitchen range	£1100
Corner carousel storage unit	£350
Integrated electric oven	£320
Contemporary glass gas hob & splashback	£570
Glass & brushed chrome extractor	£290
Integrated fridge & freezer	£680
Integrated dishwasher	£350
Integrated washer-dryer	£450
Stainless steel sink & chrome mixer tap	£250
High level brushed chrome sockets - not inc. concealed sockets	£250
Boiler housing	£300
Luxury flooring	£900
Under-unit lighting	£270



MORE FOR YOUR MONEY

*You'll find so much more for your money.
We have taken great care to specify a high-end luxury finish
that also delivers huge savings for you.*

FABULOUS BEDROOMS

INCLUDED IN THE PRICE

BT & TV points in living rm, master & 2 nd bed	£200
Built-in wardrobes with shelves/rail	£200

GUIDE PRICE TO BUY & FIT

Full height bathroom mirror	£400
Fitted vanity unit & integral basin	£750
Energy efficient downlighters	£350

BEAUTIFUL BATHROOMS

INCLUDED IN THE PRICE

Chrome heated towel rail	£350
Brushed chrome shaver point	£150
L-shaped contemporary bath / glass shower screen	£420
Contemporary shower	£750
Chrome mixer taps & thermostatic shower control	£600
Upgraded square chrome shower head	£200
Glass & chrome shower screen	£300
Tiled splashback & brushed chrome trim	£150
Porcelain wall tiles	£1000
Porcelain tiled flooring & skirting	£1200

GUIDE PRICE TO BUY & FIT

EXTERIOR FEATURES

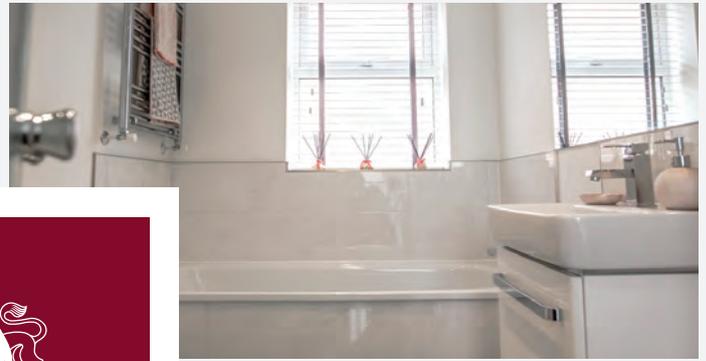
INCLUDED IN THE PRICE

Contemporary entrance door	£900
Full-width glazed sliding or bi-fold doors	£1600
Exterior lighting to front & rear	£450
Hard-wired chrome doorbell	£100
Garden shed with apex roof	£500
Upgraded close-boarded fencing	£450
Full-height outside gate for privacy	£200
Wiring for Sky (terminating in the roof)	£150
Outside tap	£200
Landscaped garden with patio & lawn	£750

GUIDE PRICE TO BUY & FIT

Please note, not all homes feature every item listed. Prices are estimated and based upon supply and fitting.

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. Photographs are purely indicative and may not be wholly representative. We therefore advise the interior and exterior specifications are verified with our representative or selling agent. Please also note that this information does not constitute a contract, part of a contract, or a warranty.



Buying New Versus Old

Budget is one of the biggest factors when it comes to buying property so it's good to know that buying a new home is a great way to make your money go further.

But that's not all. There's other benefits too.

Improved Energy Efficiency - according to the NHBC Foundation and Zero Carbon Hub, new homes built to current regulations could cost up to 55% less to run than typical 'upgraded' Victorian homes.

Warranty Protection - our homes have a 10 year structural warranty for added peace of mind which is fully transferrable should you decide to sell your home before your warranty expires.

Low Maintenance - existing, older properties tend to require ongoing maintenance. In contrast, a newly built home means you can relax without the worry or hassle of potential repairs.

Low Deposit Option - the Help to Buy Equity loan scheme means the Government can lend you up to 20% of the cost of one of our new homes, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

No Chain - with no onward chain, buying a new home can be really quick and straightforward.

Over £20,000 Package Included - our unique package of fittings and fixtures included in the price of every Park Lane Group home means you'll benefit from a wide range of extras designed to save you money and create a home that's virtually ready to move straight into. See our separate 'More for Your Money' brochure for full details.

Buying Off-Plan - a new build home offers the chance to buy off-plan which can mean it's possible to see an increase in value by the time you move in.

Integrated Appliances - the kitchen is the heart of the home so in addition to upgraded kitchen units you'll also find a range of quality built-in appliances creating a sleek, designer look that saves you money too.

Early Bird Choices - we offer a choice of kitchen units, worktops and handles, plus wardrobes and dividing doors for early reservations.

Private Off-Road Parking - no struggling to find a space on the street, our new homes have private off-road parking and we have incorporated visitor spaces too.

Private Ownership - the homes at our current developments are being sold for private ownership.

Great Design - our new homes are designed for modern lifestyles with light, airy interior spaces and contemporary fittings that provide the perfect canvas for you to style and personalise.

Kerb Appeal - character isn't the sole preserve of period properties. We take care to get the look and feel of each of our developments just right, from the landscaping to details such as dated stone plaques. New Park Lane Group homes are designed to stand the test of time.

Added Peace Of Mind - every new Park Lane Group home brings together expertise gained from over 30 years in housebuilding in East Sussex and Kent. We remain an independent, locally-based developer and, as such, are committed to the local communities we live and work in.



Annual Household Energy Spend

The modern construction methods and building materials we use mean our new homes can be more energy efficient than older properties, helping to reduce your bills and running costs considerably.

Features such as cavity wall and loft insulation, low energy lighting and double-glazing all contribute to make a real difference financially and create a comfortable living space.

	VICTORIAN with modern day improvements	NEW BUILD built to 2010 regulations	POTENTIAL SAVINGS Newly built home
4 bedroom detached house	£2,379	£1,067	£1,312
3 bedroom semi-detached house	£1,621	£781	£840
3 bedroom terraced house	£1,388	£746	£642

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Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent. Please also note that this information does not constitute a contract, part of a contract, or a warranty.

SALES ENQUIRIES

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