

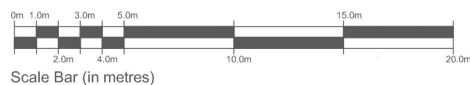
St. John's Court

Church Lane, Canterbury, CT1 2PP

Two luxury 3 bedroom houses &
Eight 1 bedroom apartments







St. John's Court

St John's Court is an exclusive development comprising 10 properties, eight 1 bedroom apartments and two 3 bedroom houses, which all benefit from a quality specification and finish.

These new homes are located within the city walls and walking distance to the city centre, which has an array of shops, bars, restaurants, nightlife and the recently renovated Marlowe Theatre.

The mainline station is approx 3/4 of a mile from the development and provides a high speed service to London St Pancras in approx 1 hour. Excellent road links are afforded via the A2/M2 which is approx 1 mile distant.

Leisure facilities include swimming pool, health clubs and golf courses whilst the cross channel ferries and channel tunnel are only 20 minutes drive.

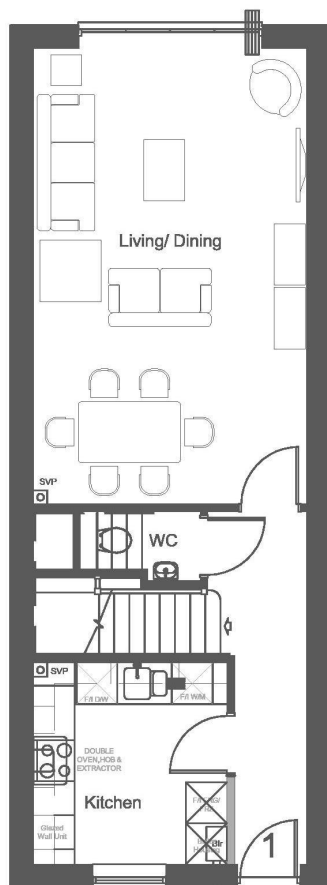
There is an excellent range of schools in the area both public and private including the famous Kings School.

The City Universities are all within close proximity.

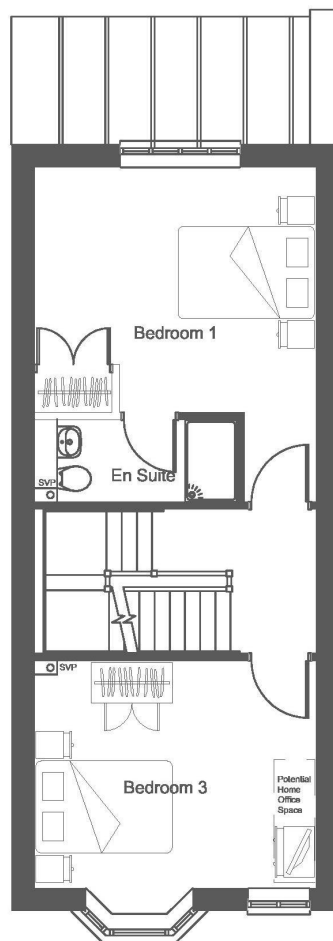




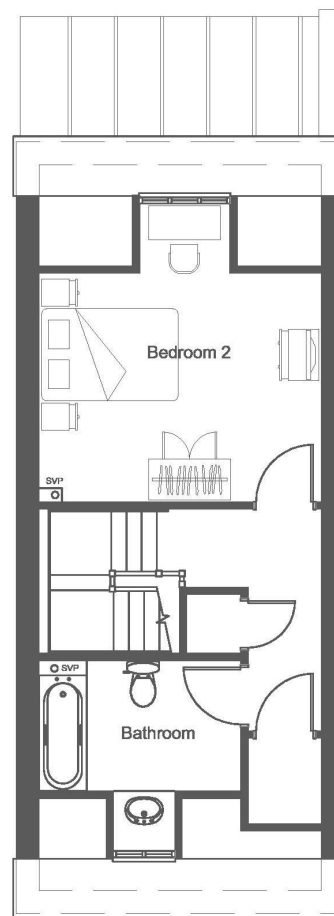
House - Plot 1



Ground Floor



First Floor



Second Floor

Plot 1 3 Bedroom House

Finished Room Sizes (Metric)

Living/Dining	4.00m x 6.68m
Kitchen	2.84m x 2.95m
Bedroom 1	4.14m x 4.91m
Bedroom 2	4.14m x 4.38m
Bedroom 3	4.14m x 3.72m

Finished Room Sizes (Imperial)

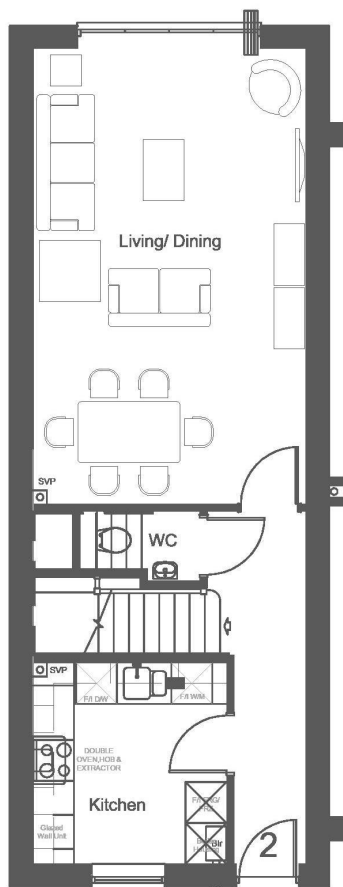
Living/Dining	13' 2" x 21' 11"
Kitchen	9' 4" x 9' 8"
Bedroom 1	13' 7" x 16' 1"
Bedroom 2	13' 7" x 14' 4"
Bedroom 3	13' 7" x 12' 2"

Ground Floor Gross Area	= 47.9m ²
First Floor Gross Area	= 44.2m ²
Second Floor Gross Area	= 34.1m ²

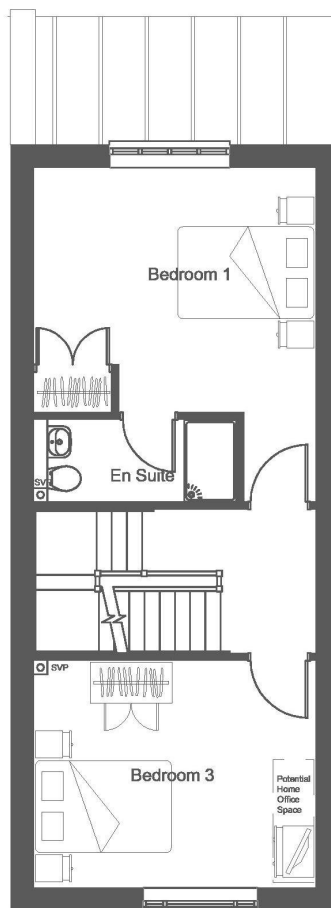
Total Gross Internal Floor Area = 126.2m²



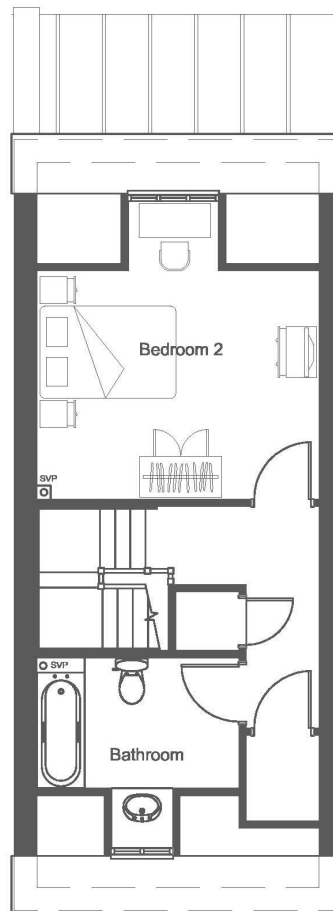
House - Plot 2



Ground Floor



First Floor



Second Floor

Plot 2 3 Bedroom House

Finished Room Sizes (Metric)

Living/Dining	4.00m x 6.68m
Kitchen	2.84m x 2.95m
Bedroom 1	4.14m x 4.91m
Bedroom 2	4.14m x 4.38m
Bedroom 3	4.14m x 3.34m

Finished Room Sizes (Imperial)

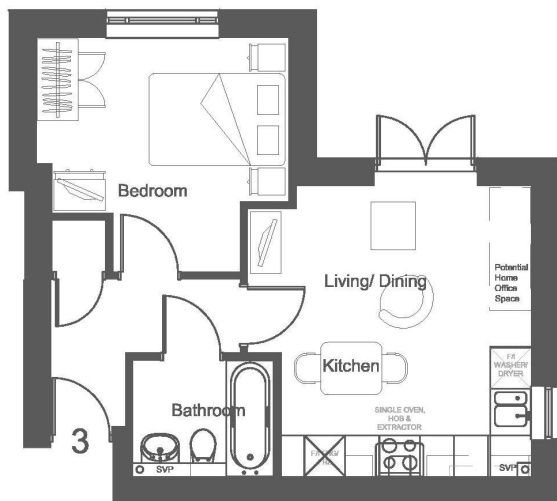
Living/Dining	13' 2" x 21' 11"
Kitchen	9' 4" x 9' 8"
Bedroom 1	13' 7" x 16' 1"
Bedroom 2	13' 7" x 14' 4"
Bedroom 3	13' 7" x 10' 11"

Ground Floor Gross Area	= 47.9m ²
First Floor Gross Area	= 43.8m ²
Second Floor Gross Area	= 34.1m ²

Total Gross Internal Floor Area = 125.8m²



Ground Floor Apartments



Plot 3

Plot 3
1 Bed Flat - Ground Floor

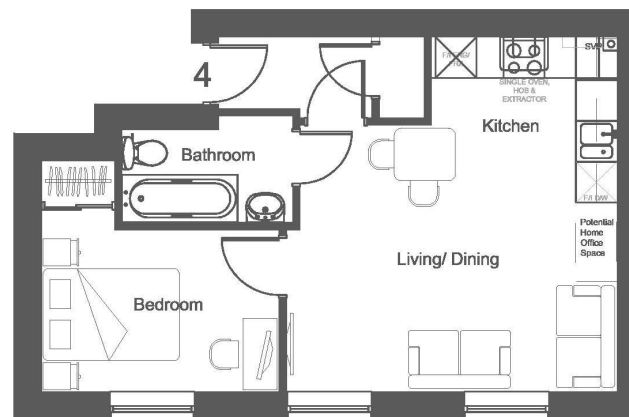
Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.16m x 4.26m
Bedroom 1	3.71m x 3.43m

Finished Room Sizes (Imperial)

Living/Dining	13' 8" x 14'
Bedroom 1	12' 2" x 11' 3"

Total Gross Internal Floor Area = 37.2m²



Plot 4

Plot 4
1 Bed Flat - Ground Floor

Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.85m x 5.20m
Bedroom 1	3.48m x 3.38m

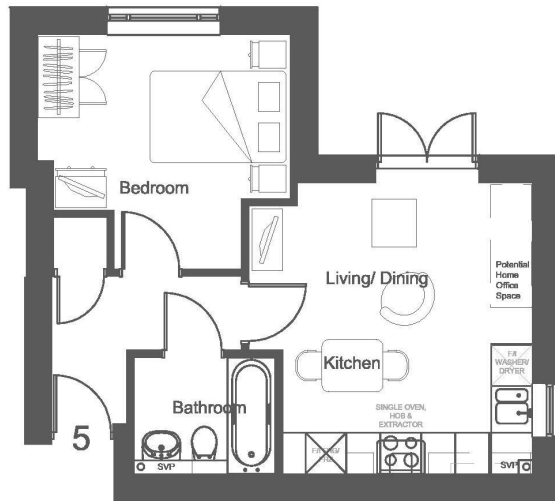
Finished Room Sizes (Imperial)

Living/Dining	15' 11" x 17' 1"
Bedroom 1	11' 5" x 11' 1"

Total Gross Internal Floor Area = 39.9m²



First Floor Apartments



Plot 5

Plot 5
1 Bed Flat - First Floor

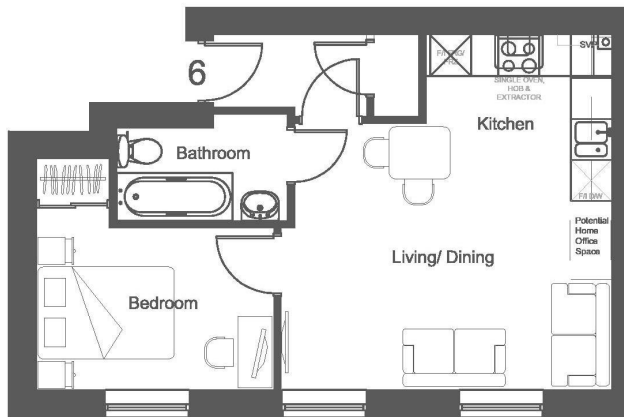
Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.16m x 4.26m
Bedroom 1	3.71m x 3.43m

Finished Room Sizes (Imperial)

Living/Dining	13' 8" x 14'
Bedroom 1	12' 2" x 11' 3"

Total Gross Internal Floor Area = 37.2m²



Plot 6

Plot 6
1 Bed Flat - First Floor

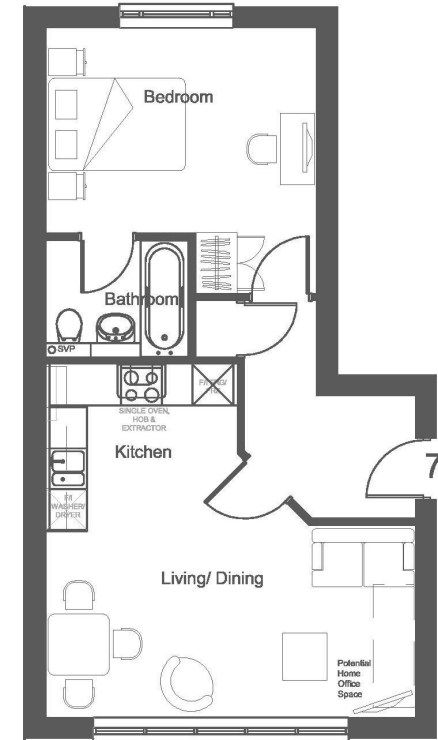
Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.85m x 5.20m
Bedroom 1	3.48m x 3.38m

Finished Room Sizes (Imperial)

Living/Dining	15' 11" x 17' 1"
Bedroom 1	11' 5" x 11' 1"

Total Gross Internal Floor Area = 39.9m²



Plot 7

Plot 7
1 Bed Flat - First Floor

Finished Room Sizes (Metric)

Living/Dining/Kitchen	5.42m x 5.18m
Bedroom 1	3.97m x 3.90m

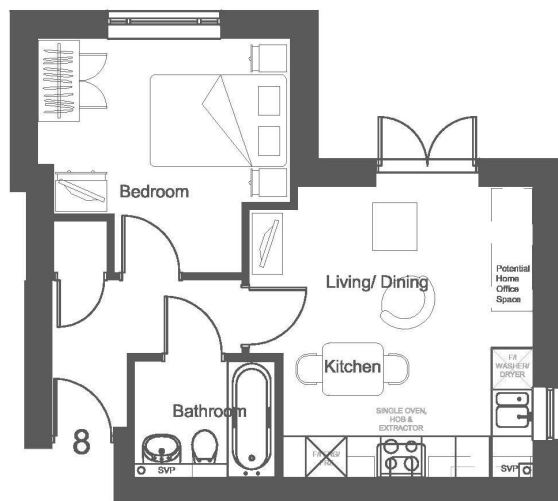
Finished Room Sizes (Imperial)

Living/Dining	17' 9" x 17'
Bedroom 1	13' x 12' 9"

Total Gross Internal Floor Area = 47m²



Second Floor Apartments



Plot 8

Plot 8
1 Bed Flat - Second Floor

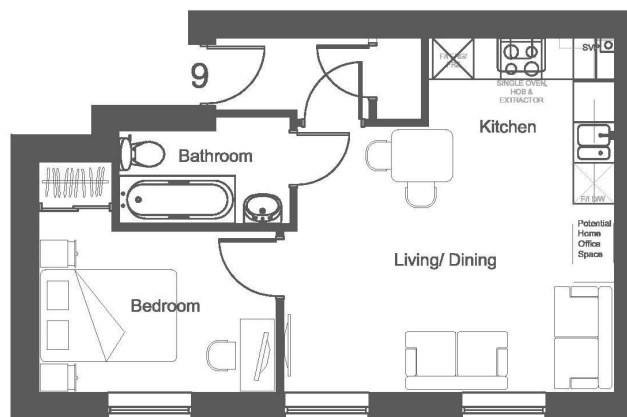
Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.16m x 4.26m
Bedroom 1	3.71m x 3.43m

Finished Room Sizes (Imperial)

Living/Dining	13' 8" x 14'
Bedroom 1	12' 2" x 11' 3"

Total Gross Internal Floor Area = 37.2m²



Plot 9

Plot 9
1 Bed Flat - Second Floor

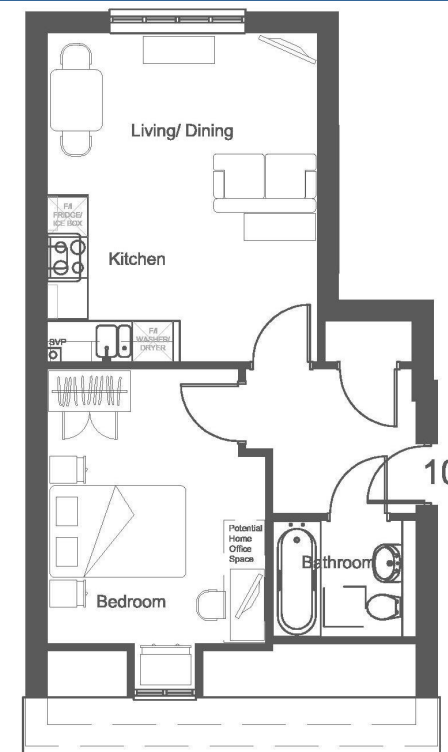
Finished Room Sizes (Metric)

Living/Dining/Kitchen	4.85m x 5.20m
Bedroom 1	3.48m x 3.38m

Finished Room Sizes (Imperial)

Living/Dining	15' 11" x 17' 1"
Bedroom 1	11' 5" x 11' 1"

Total Gross Internal Floor Area = 39.9m²



Plot 10

Plot 10
1 Bed Flat - First Floor

Finished Room Sizes (Metric)

Living/Dining/Kitchen	3.97m x 4.83m
Bedroom 1	3.20m x 4.70m

Finished Room Sizes (Imperial)

Living/Dining	13' x 15' 10"
Bedroom 1	10' 6" x 15' 5"

Total Gross Internal Floor Area = 42.7m²



Specification



Luxury kitchens

- individually designed kitchens
- quality oven, hob & extractor canopy
- integrated fridge/freezer
- integrated washer/dryer
- integrated dishwasher (houses only)
- ceramic tiled floor
- laminate worktops (apartments)
- composite worktop (houses)

Quality bathrooms

- luxury sanitary ware
- quality chrome taps
- contemporary wall tiling to part walls and floors

Heating & insulation

- gas fired central heating
- centrally heated radiators with thermostatic controls
- insulation to premier guarantee standards
- quality timber double glazing

Entertainment & communication

- communal satellite dish and digital aerial installed (usual subscriptions/licences required)
- telephone point to living room and bedrooms
- cat 6 cabling to main living rooms

Lighting

- low voltage downlights to kitchens and bathrooms
- pelmet and canopy lighting to kitchen

Finishing touches

- walls and ceilings painted white throughout
- all internal woodwork painted white

Warranty

- 10 year warranty by Premier Guarantee



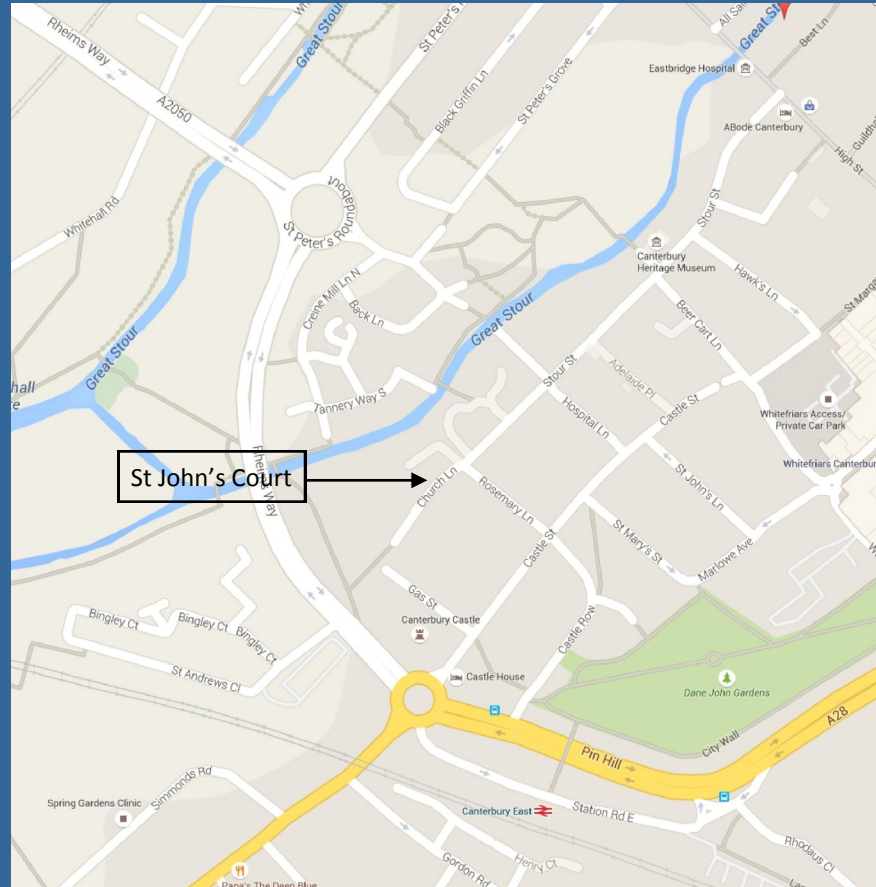
About Astindale

Astindale was established in 2002 and has built a reputation for high quality houses and apartments set in carefully chosen locations. The company's aim is to provide individually designed housing for the modern lifestyle.

Over the past decade Astindale has built a range of properties, both traditional and modern in Kent, Surrey and South London. The company has won awards for both its modern and contemporary schemes.

All our new homes come with an NHBC or Premier guarantee and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required by these organisations and carry their 10 year guarantee.





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