



Archery  
Gardens  
Queens Place



GEMSELECT

*homes for life*



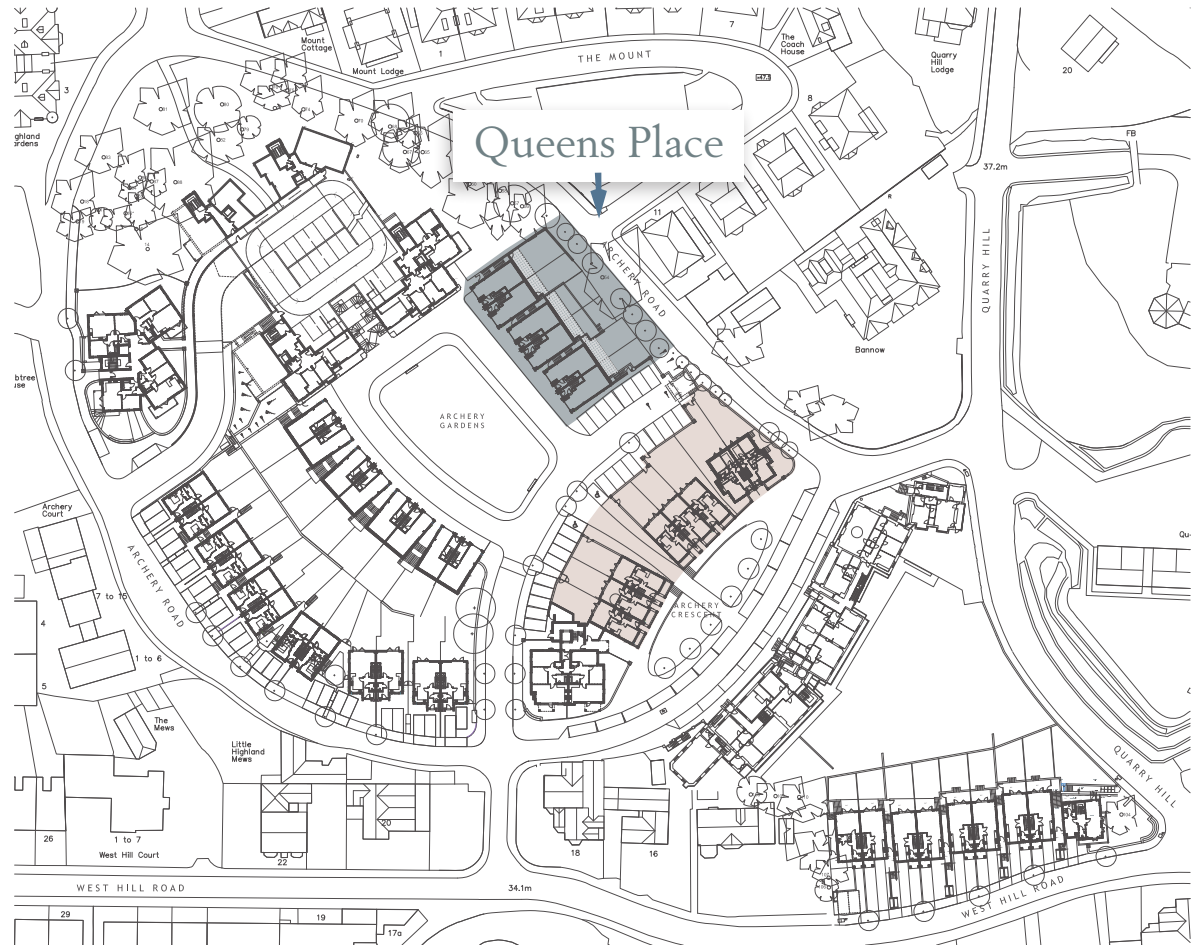
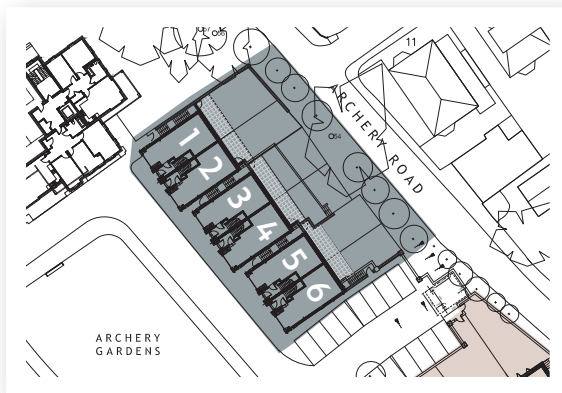


## Queens Place

Situated in the very heart of the development and directly facing Archery Gardens, these 4 bedroom, semi detached homes offer luxurious living.

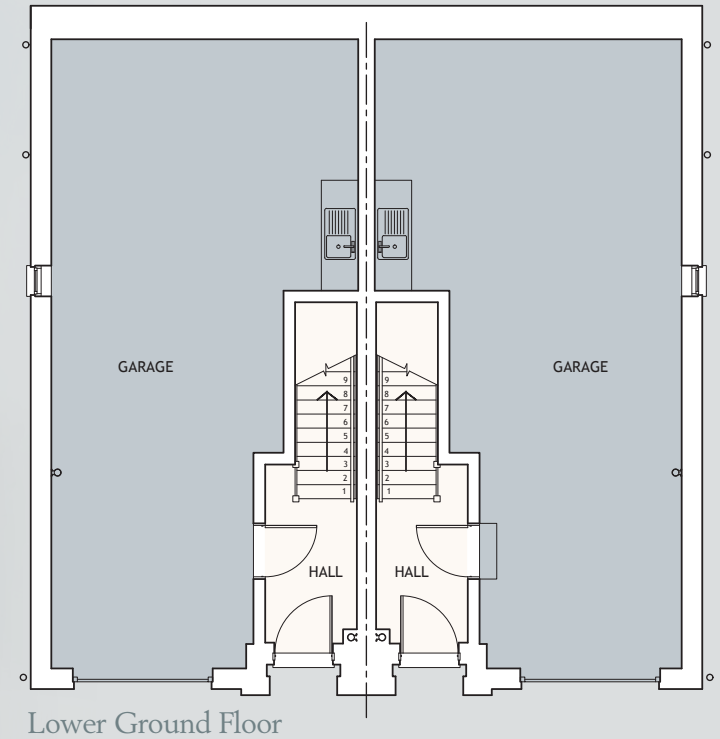
Designed to impress, these beautiful properties boast private gardens to the rear, parking and a garage, and all just a few minutes walk from St Leonards sea front.

Careful attention to detail includes bay windows to the upper ground floor layouts affording views across the gardens.



Archery Crescent - the next phase of the development.

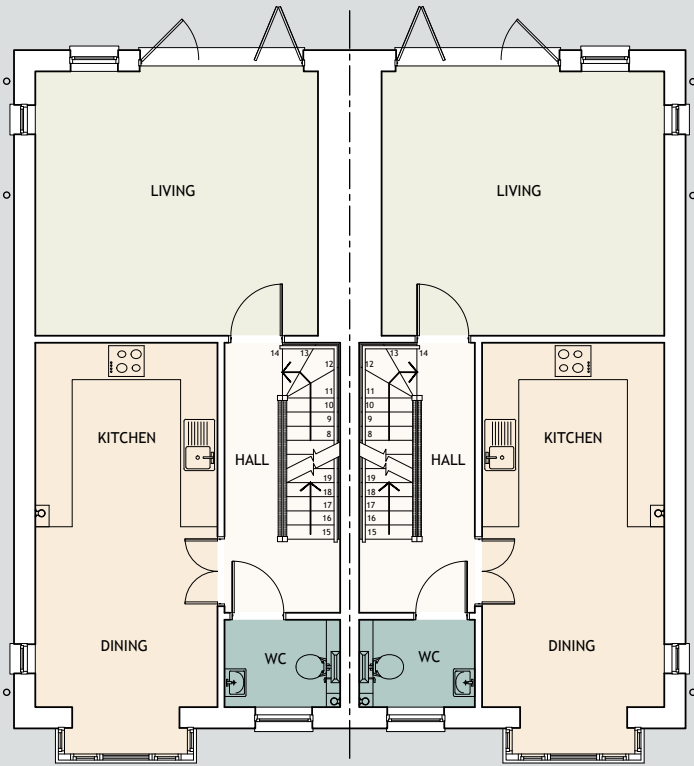
# Plots 1 to 6



**Room Dimensions** ↑

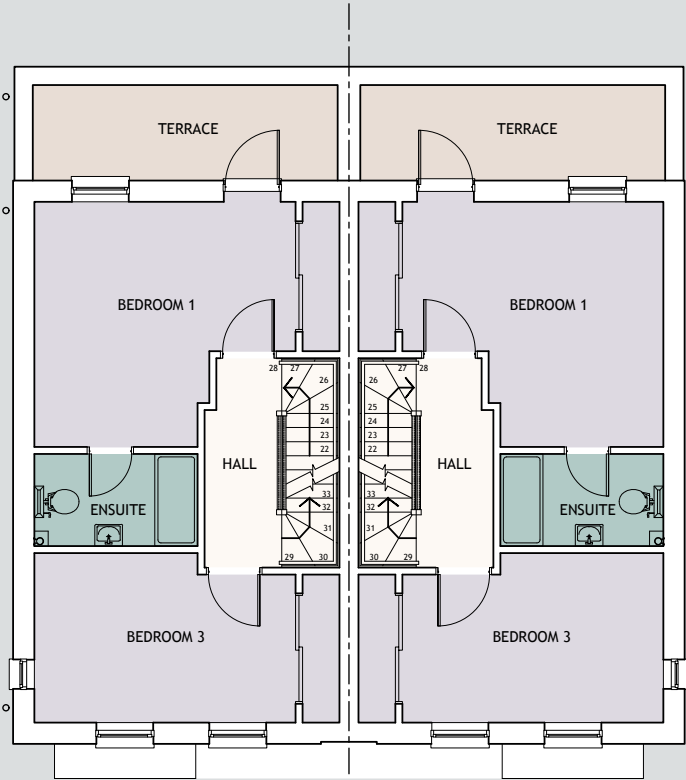
**Lower Ground Floor**

Garage 10255 x 3295mm  
widening to 5000mm  
with utility area



Ground Floor

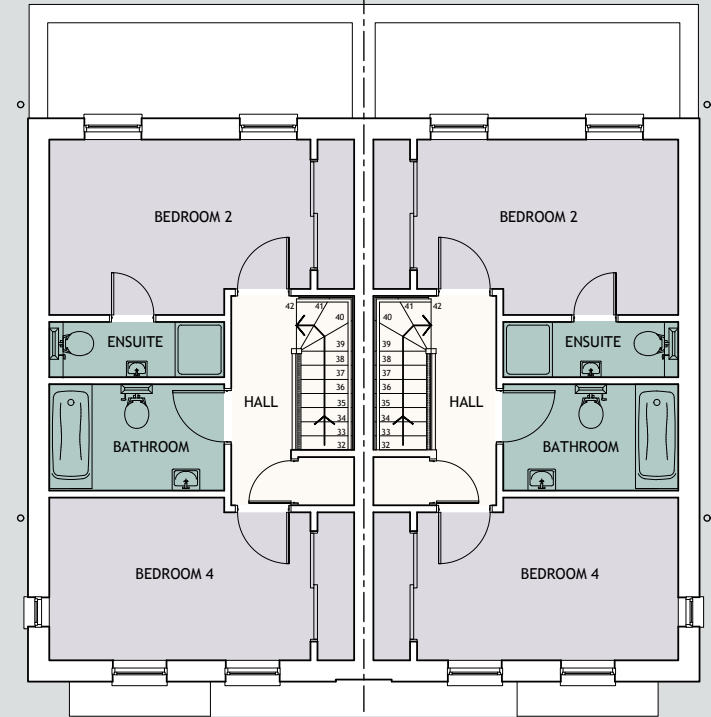
Ground Floor	
Living Room	4605 x 4310mm
Kitchen	3160 x 2970mm
Dining Room	3535 x 2970mm
WC	XXX x XXXmm



First Floor

First Floor	
Bedroom 1	4970 x 3995mm
Ensuite	XXX x XXXmm
Bedroom 3	4970 x 2765mm

Second Floor	
Bedroom 2	4970 x 2860mm
Ensuite	XXX x XXXmm
Bedroom 4	4970 x 2650mm



Second Floor

# Specifications

## Kitchen

Our stunning kitchens feature high gloss units with integrated handles in a selection of contemporary colours.

- Streamlined design with integrated extractor
- Quartz worktops
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Two integrated Bosch ovens (high and low level)
- Integrated Bosch microwave oven
- Stainless steel Bosch gas hob
- Stainless Steel sink 1.5 bowl with chrome mixer tap
- Glass splash back
- LED lighting below wall units

## Ensuites and bathrooms

The clean lines of our stylish ensuites and bathrooms are fitted with high quality white sanitary ware and vanity units.

- Mirrors with integral lighting
- Tiled in crisp modern lines

## Electrical

- Cat 5 wiring to living room and master bedroom
- Down lighters and pendants thoughtfully fitted throughout
- Combined TV, BT/Satellite to living room
- BT sockets and TV points to bedrooms
- Hardwired smoke and heat detectors
- External lighting to front and rear of property

## Heating

- Gas central heating
- Thermostatically controlled radiator valves to all rooms

## Decorative finish

- White satin painted skirting and architraves
- Walls painted in neutral almond white emulsion
- Ceiling painted in white emulsion
- Oak handrails with glass balustrades
- Oak internal doors (some with glazing)

## Floor finishes

- Ceramic floor tiles to bathrooms
- with Moduleo flooring to ensuites, cloakroom and kitchens
- Carpet to bedrooms, stairs, landing and living room

## Garage / Utility

- Automated door
- Utility area fitted with plumbing to rear of garage
- Tarmac parking space to front

## Doors and windows

- High efficiency double glazed windows
- Composite front door with multi-point locking system, secure by design
- Contemporary white internal doors with chrome lever handles
- Fitted wardrobes with sliding mirrored finish doors
- Bifold doors to master bedroom balcony and from living room into garden

## External finishes

- Turfed/landscaped front and rear gardens subject to approved landscape plan
- External tap

## Warranty

- LABC 10 year new homes warranty

*All specification details subject to product availability and plot variations at developers discretion.*



# All the benefits of buying a new home

Time to enjoy...

Buying a new home isn't only a great investment - it's also ready made living, enabling you to have time to yourself rather than time to maintain!

## Cost efficiency

Improved energy efficiency in modern homes means they cost considerably less to maintain than older properties.

Double glazed windows and doors, modern central heating systems, water meters, smart meters for your electricity and superior insulation, all combining to keep running costs to a minimum and within your control.

## Warranty

New home warranties with LABC enable peace of mind in your home. In the unfortunate situation of any structural issues they offer cover for 10 years. New appliances are covered with individual warranties from new.



## Help to Buy

In today's economic climate there is the opportunity of Government funded Help to Buy schemes, giving a hand onto the property ladder with up to 20% loan. You will need a 5% deposit and a mortgage for the remaining 75%.

As an approved developer offering this scheme, we are happy to offer further advice on this.



## Personal service

Buying and selling property can be a gamble with gazumping and chain breaking being a real issue on second hand properties but with Gemselect a reservation deposit secures your home, and the price. We can also in some circumstances consider part exchange options. Every purchase is considered individually and we will advise on the options available at the time of reservation.

Gemselect pride themselves on the personal care taken on their sales, their attention to their customers individual needs and their after sales service which is provided with a dedicated team, available 24/7.

## Space optimisation

Kitchens fully fitted with integrated appliances, built in wardrobes and optimised spaces all help to create a sleek finish, helping to house today's busy lifestyles.

## Parking

Garages and/or off road parking are always provided with modern new build homes so parking restrictions are not a problem.

## Green space

At Gemselect we plant trees and shrubs for each home we build across our developments, retain green open space or gardens for our residents and provide ample parking to ease congestion in roads around our developments.

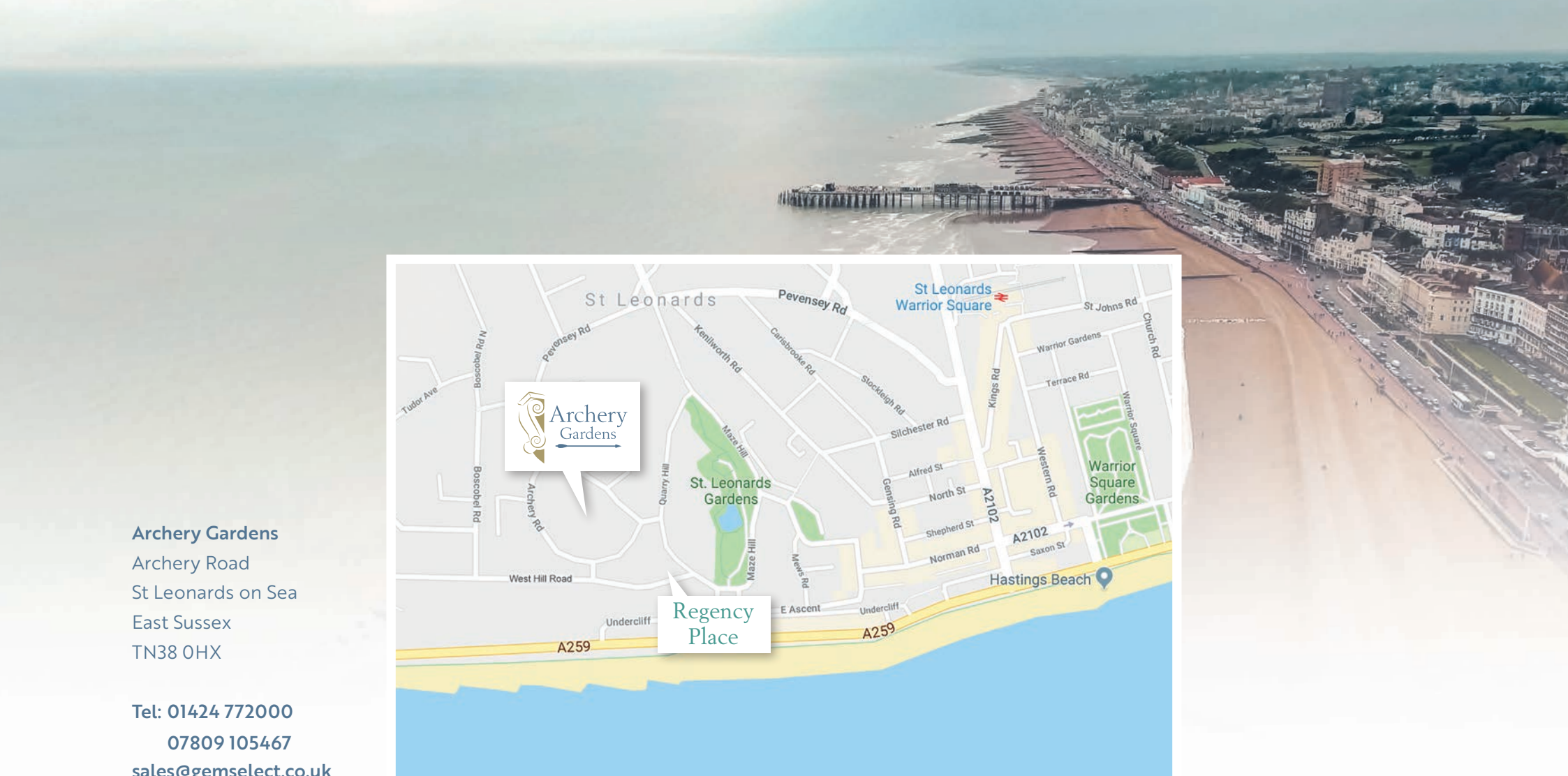
Well planted landscaped gardens are offered with all our homes with particular attention to the correct planting for the locality, scheduled with the local arboriculturist with approved planting schemes.

## Smile!

These small changes, can have a positive effect on your wellbeing as psychological studies claim that fresh air and open green spaces can reduce blood pressure and stress. It is also suggested that green spaces boost levels of physical activity, resulting in a happier and healthier lifestyle.

## Good for you and the environment too.





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