

# THE QUARRY

ERITH

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Shared Ownership  
Floorplans & Specification  
Saddletank Court

Delivered in partnership

L&Q

**ANDERSON**



CGI image is for illustrative purposes only. Commercial tenant is not yet confirmed.

## Beautifully designed *and space for living*

This floorplan and specification guide is designed with detail to help you choose the perfect home at The Quarry.

The Quarry is a bold new vision for what urban living can look like. A one-of-a-kind urban village, where everything has been designed around the things that make people happy.

That means your home is spacious and sustainable, with a generous garden or balcony and little luxuries like underfloor heating.

Beyond your front door there are open spaces, a village green where you can get together with neighbours, and a new state-of-the-art primary school.

Just over 30 minutes from Central London, The Quarry is a multi award winning development which is already home to hundreds of homeowners. Now you can join them and become part of a neighbourhood where your quality of life comes first.

Train times taken from [tfl.gov.uk](https://tfl.gov.uk) and are approximate only.

Room to grow

*and space to relax*

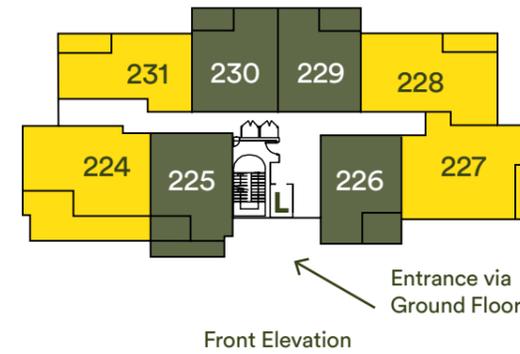


# Site Plan

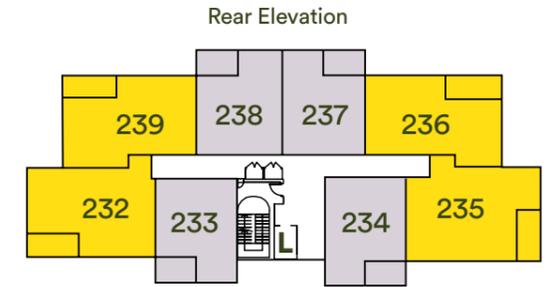


# Plot Locators

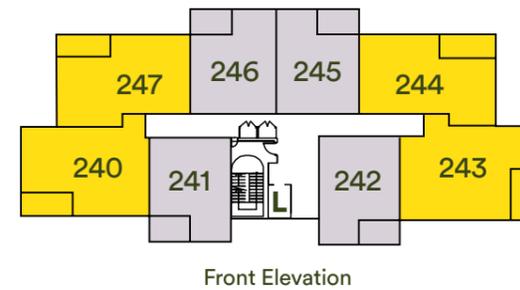
## First Floor



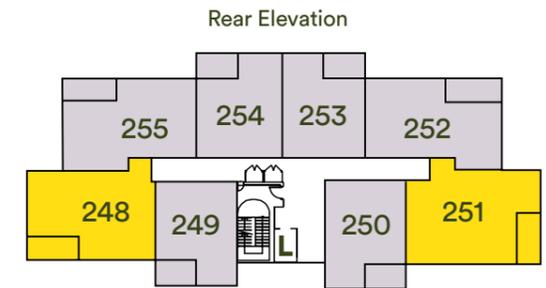
## Second Floor



## Third Floor



## Fourth Floor



### Key

- One bedroom apartments
- Two bedroom apartments
- Affordable Rent
- Shared Ownership
- Market Sale

Please note the masterplan for the development is liable to change. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of market sale, shared ownership, London Living Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds and as properties are marketed. The layout indicated (including tenure locations) is not intended to form part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details.



# 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, dishwasher and washer dryer

## 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
- Chrome 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 tail rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

## Heating, Electrical & Lighting



- Underfloor heating and hot water provided by a Heat Interface Unit served by a communal Air Source Heat Pump and electric boiler
- Individual thermostats in each room with the ability to also control heating via smart phone app
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Communal IRS 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 to every home
- Photovoltaic panels to the apartment roofs 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
- 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
- White emulsion to all walls and ceilings
- White switches and sockets throughout

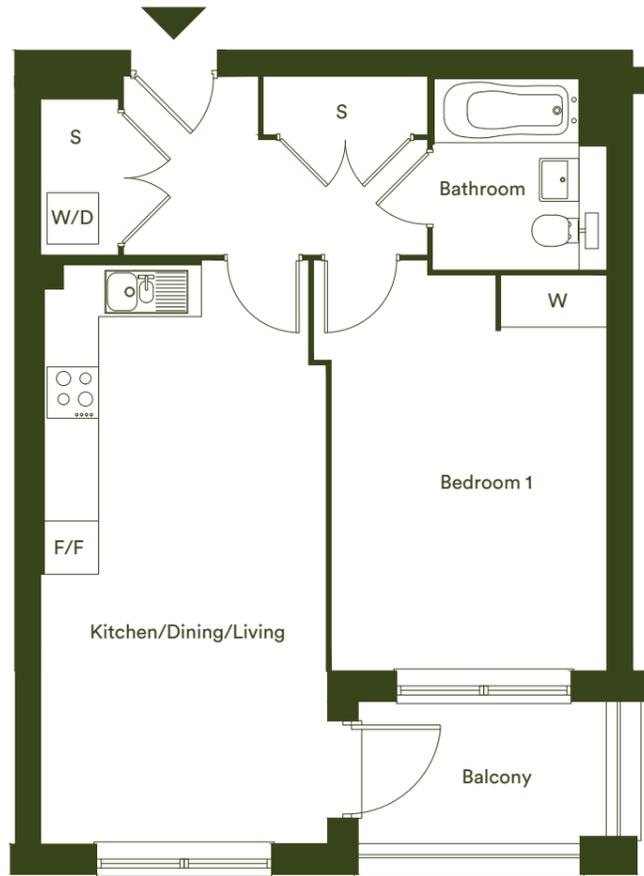
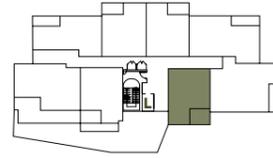
The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically 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. CGI images are for illustrative purposes only. Please speak to our Sales Associates for further details.

# One bedroom apartment

Type A02v  
Plot 226



Floor 1



## Dimensions

Kitchen/Dining/Living	6.76m x 3.29m	22'2" x 10'9"
Bedroom 1	4.75m x 3.17m	15'0" x 10'5"
<b>Total Internal Area</b>	<b>50.23m<sup>2</sup></b>	<b>541ft<sup>2</sup></b>
Balcony	5.10m <sup>2</sup>	54.90ft <sup>2</sup>

## Floor Plot

1	226
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

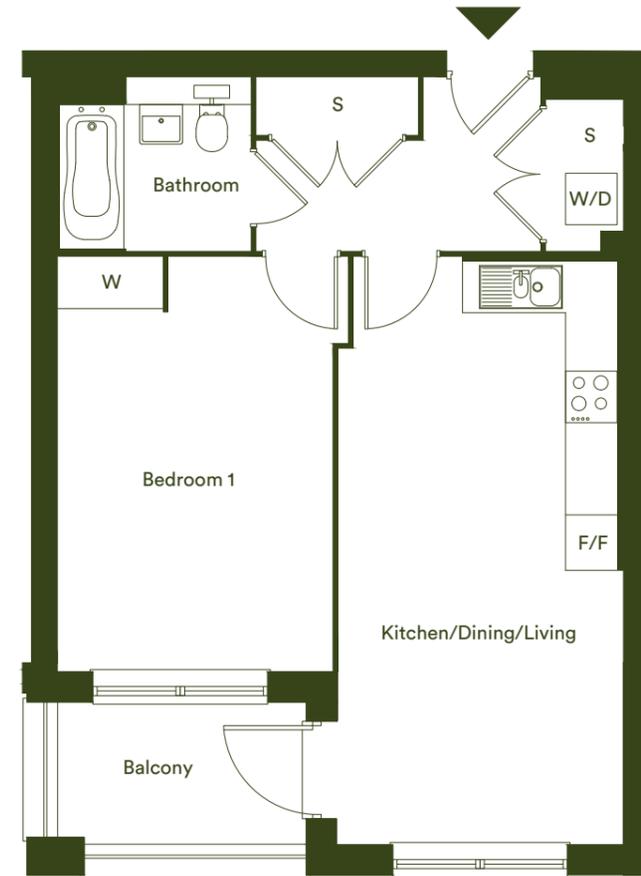
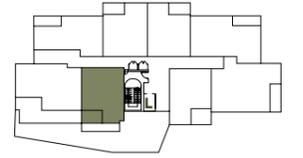
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# One bedroom apartment

Type A02  
Plot 225



Floor 1



## Dimensions

Kitchen/Dining/Living	6.82m x 3.29m	22'4" x 10'9"
Bedroom 1	4.80m x 3.17m	15'9" x 10'5"
<b>Total Internal Area</b>	<b>50.31m<sup>2</sup></b>	<b>542ft<sup>2</sup></b>
Balcony	5.10m <sup>2</sup>	54.90ft <sup>2</sup>

## Floor Plot

1	225
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

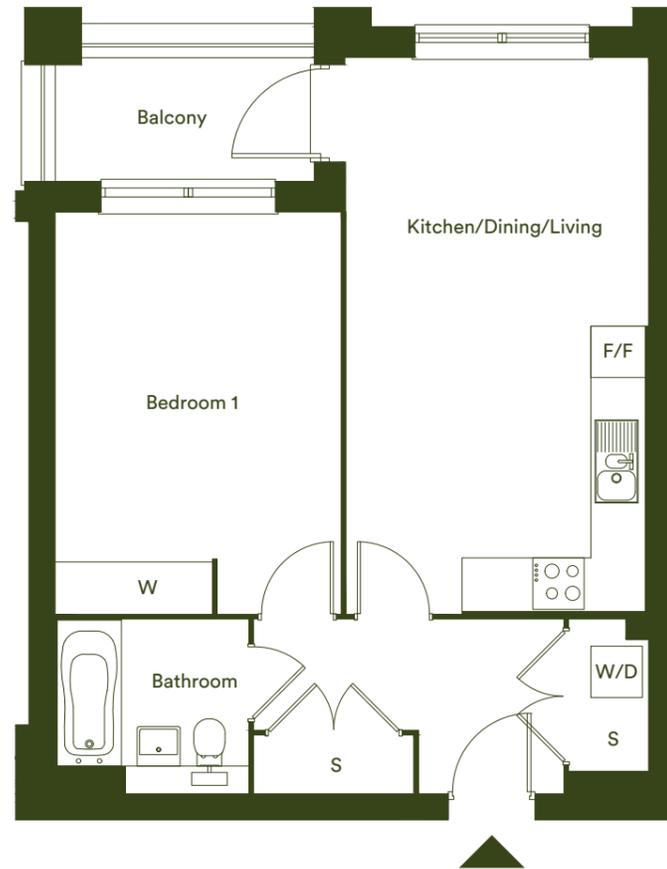
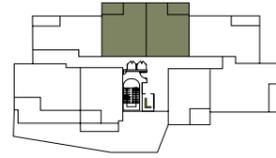
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# One bedroom apartment

Type A05  
Plots 229\*, 230



Floor 1



## Dimensions

Kitchen/Dining/Living	6.45m x 3.49m	21'2" x 11'5"
Bedroom 1	4.65m x 3.30m	15'3" x 10'9"
<b>Total Internal Area</b>	<b>51.15m<sup>2</sup></b>	<b>551ft<sup>2</sup></b>
Balcony	5.28m <sup>2</sup>	56.83ft <sup>2</sup>

## Floor Plot

1	229*, 230
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

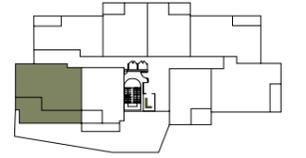
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# Two bedroom apartment

Type A01  
Plot 224



Floor 1



## Dimensions

Kitchen/Dining/Living	5.64m x 4.69m	18'6" x 15'4"
Bedroom 1	4.36m x 3.60m	14'4" x 11'9"
Bedroom 2	4.47m x 2.83m	14'8" x 9'3"
<b>Total Internal Area</b>	<b>73.00m<sup>2</sup></b>	<b>785ft<sup>2</sup></b>
Balcony	7.00m <sup>2</sup>	75.34ft <sup>2</sup>

## Floor Plot

1	224
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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# Two bedroom apartment

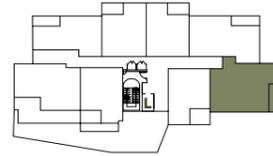
Type A03

Plots 227, 235, 243, 251

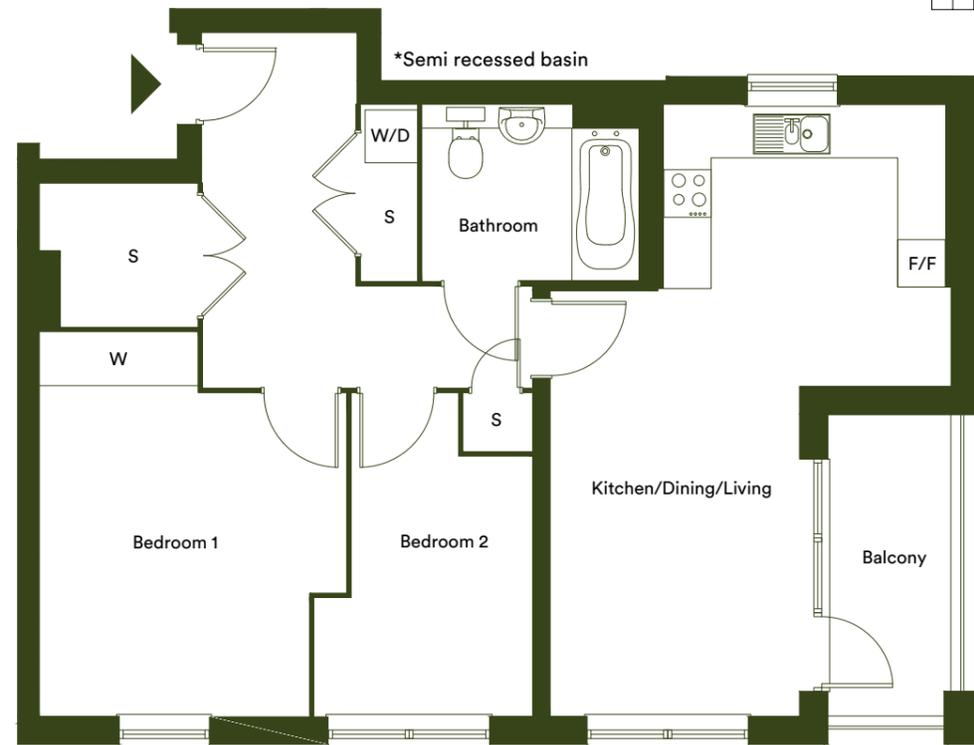
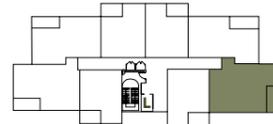
Part M4(3)(a) unit WCH Adaptable



Floor 1



Floors 2 - 4



## Dimensions

Kitchen/Dining/Living	7.67m x 3.10m	25'2" x 10'2"
Bedroom 1	4.82m x 3.37m	15'9" x 11'1"
Bedroom 2	4.05m x 2.72m	13'3" x 8'11"
<b>Total Internal Area</b>	<b>75.85m<sup>2</sup></b>	<b>816ft<sup>2</sup></b>
Balcony	6.30m <sup>2</sup>	67.81ft <sup>2</sup>

## Floor Plot

1	227
2	235
3	243
4	251

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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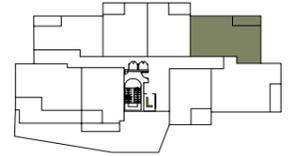
# Two bedroom apartment

Type A04

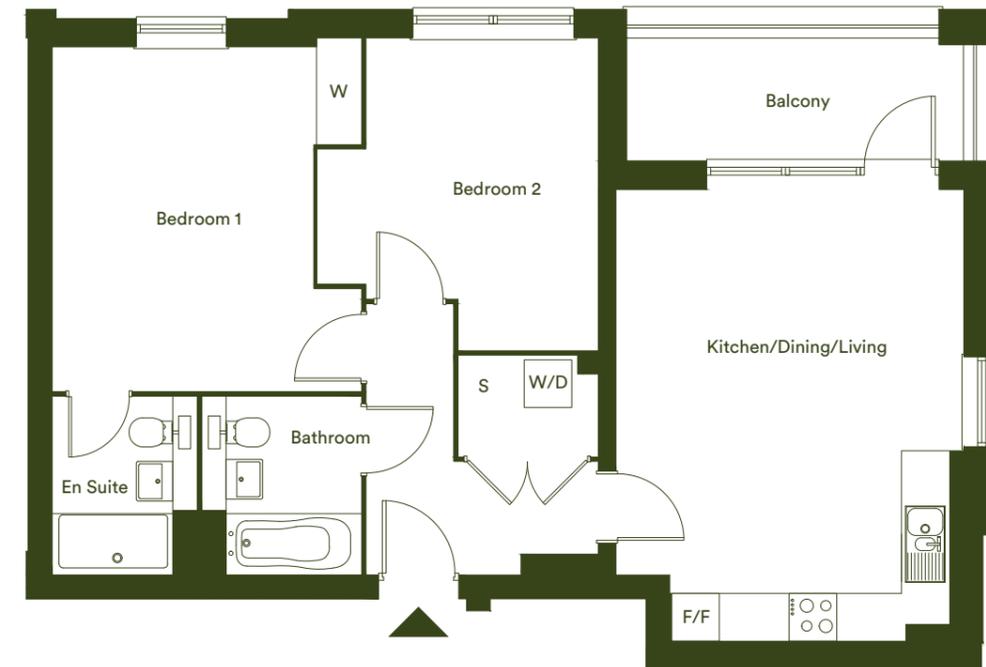
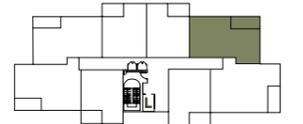
Plots 228, 236, 244



Floor 1



Floors 2 - 3



## Dimensions

Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.31m x 3.87m	14'2" x 12'8"
Bedroom 2	3.91m x 2.90m	12'10" x 9'6"
<b>Total Internal Area</b>	<b>68.13m<sup>2</sup></b>	<b>733ft<sup>2</sup></b>
Balcony	7.00m <sup>2</sup>	75.35ft <sup>2</sup>

## Floor Plot

1	228
2	236
3	244

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

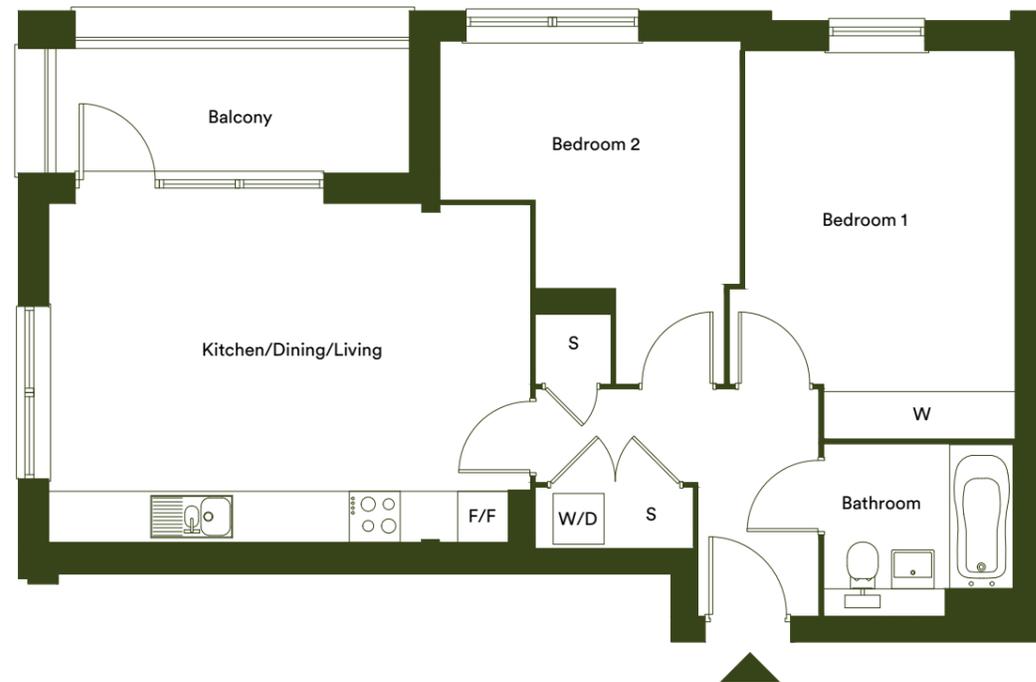
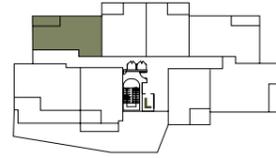
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# Two bedroom apartment

Type A06  
Plot 231



Floor 1



## Dimensions

Kitchen/Dining/Living	5.65m x 4.01m	18'6" x 13'2"
Bedroom 1	4.54m x 3.15m	14'10" x 10'4"
Bedroom 2	4.01m x 3.51m	13'1" x 11'6"
<b>Total Internal Area</b>	<b>59.45m<sup>2</sup></b>	<b>640ft<sup>2</sup></b>
Balcony	7.00m <sup>2</sup>	75.35ft <sup>2</sup>

## Floor Plot

1	231
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

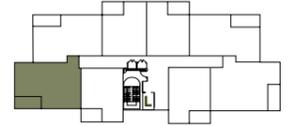
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# Two bedroom apartment

Type A07  
Plots 232, 240, 248



Floors 2 - 4



## Dimensions

Kitchen/Dining/Living	5.64m x 4.69m	18'6" x 15'4"
Bedroom 1	4.36m x 3.60m	14'4" x 11'9"
Bedroom 2	4.47m x 2.83m	14'8" x 9'3"
<b>Total Internal Area</b>	<b>72.17m<sup>2</sup></b>	<b>777ft<sup>2</sup></b>
Balcony	7.10m <sup>2</sup>	76.42ft <sup>2</sup>

## Floor Plot

2	232
3	240
4	248

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

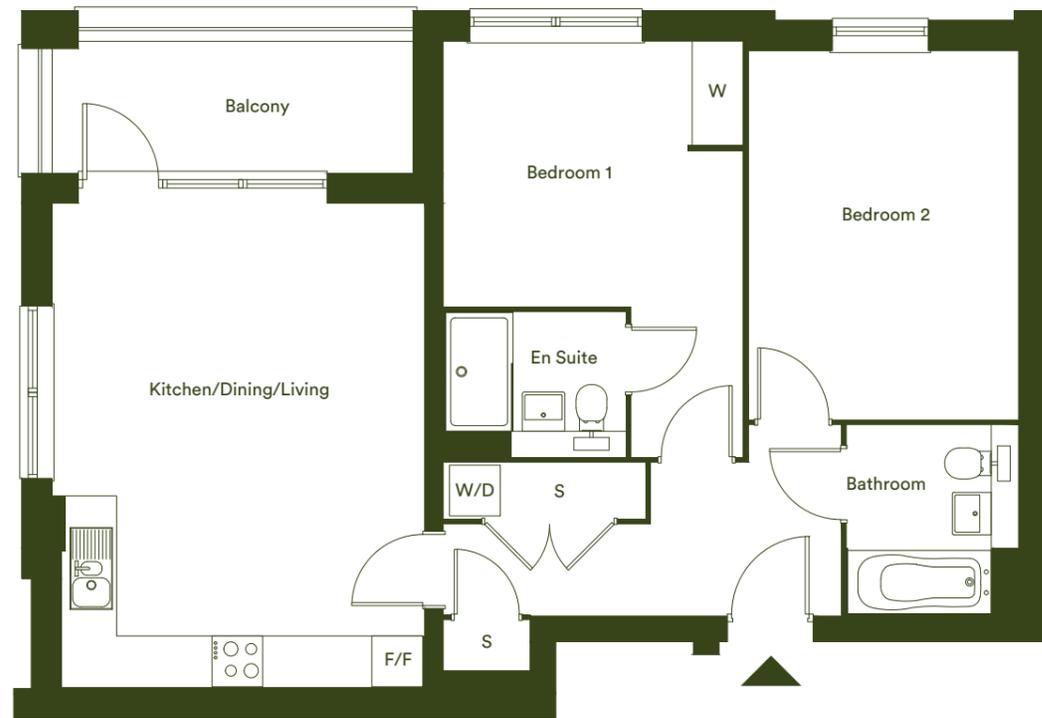
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# Two bedroom apartment

Type A08  
Plots 239, 247



Floors 2 - 3



## Dimensions

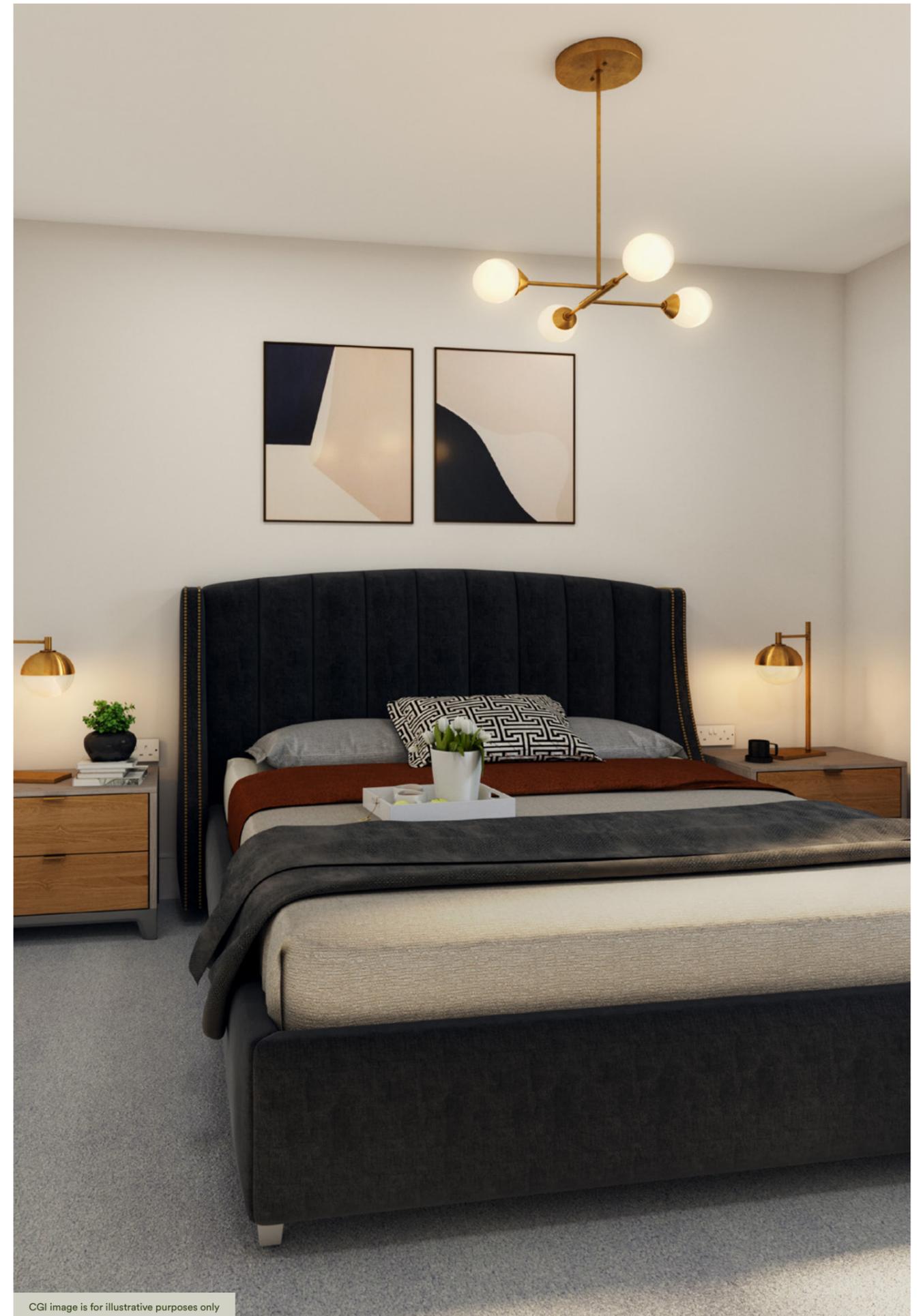
Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.87m x 3.51m	15'11" x 11'6"
Bedroom 2	4.31m x 3.15m	14'2" x 10'4"
<b>Total Internal Area</b>	<b>65.33m<sup>2</sup></b>	<b>703ft<sup>2</sup></b>
Balcony	7.00m <sup>2</sup>	75.35ft <sup>2</sup>

## Floor Plot

2	239
3	247

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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CGI image is for illustrative purposes only



## Investing in homes *and neighbourhoods*

**At L&Q we believe passionately that people's health, security and happiness depend on where they live.**

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



**Invest for the future**  
*and down your home*

**L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.**

Shared Ownership makes it possible to own your home - even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

**To find out more visit**  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm

You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](http://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](http://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

## The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



L&Q at Elephants Park  
Southwark  
[lqhomes.com/elephantpark](http://lqhomes.com/elephantpark)



L&Q at Kidbrooke Village  
Greenwich  
[lqhomes.com/kidbrookevillage](http://lqhomes.com/kidbrookevillage)



L&Q at Queens Quarter  
Croydon  
[lqhomes.com/queensquarter](http://lqhomes.com/queensquarter)

The Quarry  
Chalk Road, Erith, DA8 1FU

✉ [sales@thequarryerith.co.uk](mailto:sales@thequarryerith.co.uk)

☎ 0333 003 3737

🌐 [thequarryerith.co.uk](http://thequarryerith.co.uk)

### Disclaimer

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