



CABLE WHARF

by

love **living** homes

Welcome To Love Living Homes at Cable Wharf

A beautiful new collection of one & two-bedroom shared ownership homes in Northfleet, set alongside the Thames with its own feature quayside and river frontage.

Find your very own dream home from a range of houses and apartments ideally suited to first time buyers, couples and families, all benefitting from the Love Living Homes shared ownership scheme; designed and tailored to suit you, making new home buying just that bit easier*.

Cable Wharf is minutes from bustling Gravesend, with its ancient maritime heritage, historic buildings and brilliant commuter connections to the rest of Kent and the Capital.



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*subject to meeting LLH terms and conditions – see website for more details





A choice of new homes at whatever your life stage

The Cable Wharf vision was conceived and created as a new forward-looking community, building upon the positive associations of an area rich with history and successful commercial enterprises, perfect for those seeking outdoor lifestyles.

All of our new homes follow a contemporary design theme, featuring a range of house and apartment styles and layouts, providing lots of choice for your ideal new home. Many properties front the Thames riverside with large panoramic windows and balconies, perfect for watching marine life and nautical traffic!



Beautifully designed new homes with you in mind

Each new home at Cable Wharf is built to the highest construction standards by paying special attention to those distinctive design details which create homes as individual as you. Our objective has been to create homes with a timeless quality, keeping them looking good for years to come.

All of our new homes are built to minimise environmental impact, keeping running and maintenance costs economical and minimal, allowing you to focus on convenient day-to-day living and what's really important to you!



A brighter life awaits in your new home...

Finding the right home to settle, put down roots and call your own is one of the most exciting things that any of us can do.

Cable Wharf provides the rare opportunity of a new home set amongst a dramatic ancient backdrop with a nautical vista, ever-changing regardless of the seasons, weather or time of day.

No two days are the same when gazing across the dreamy reaches of the Lower Thames. Big ships, small boats and yachts all make their way in and out of a constantly changing seascape.





APARTMENTS LAUNCHING SPRING 2021



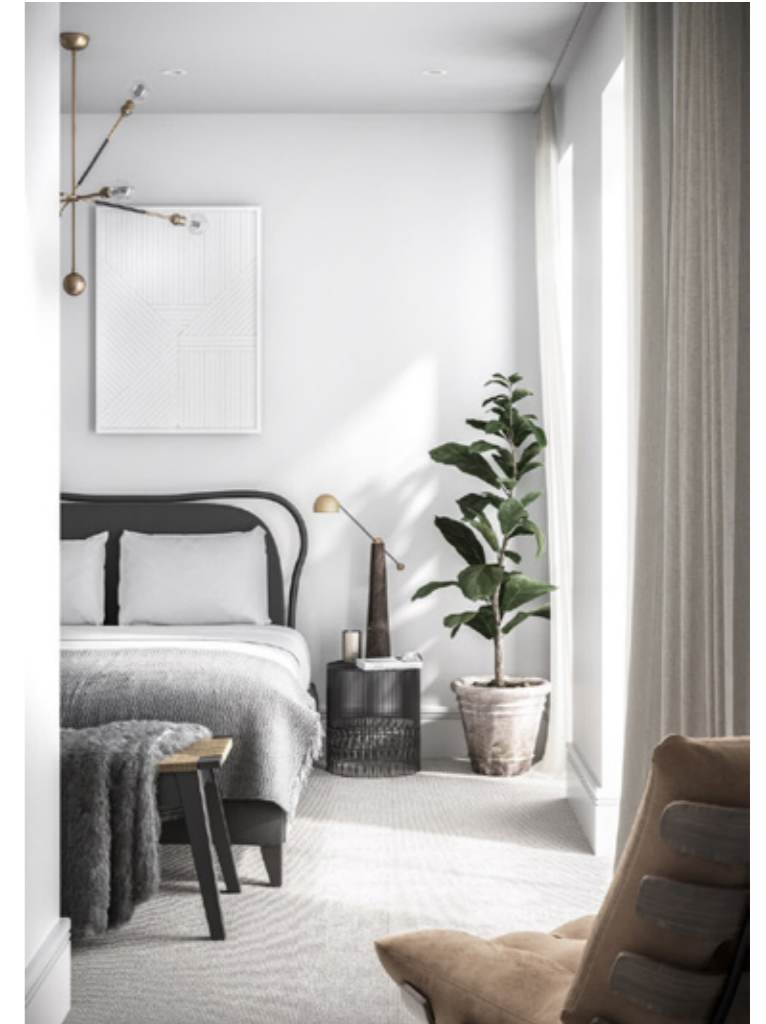
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The beauty is in the detail

From the moment that you step into a Love Living Homes property at Cable Wharf, you'll notice the individual touches that make it feel so special.

With a stylish kitchen and flooring included throughout, it's a perfect blank canvas to create your new home just as you intended.





The development



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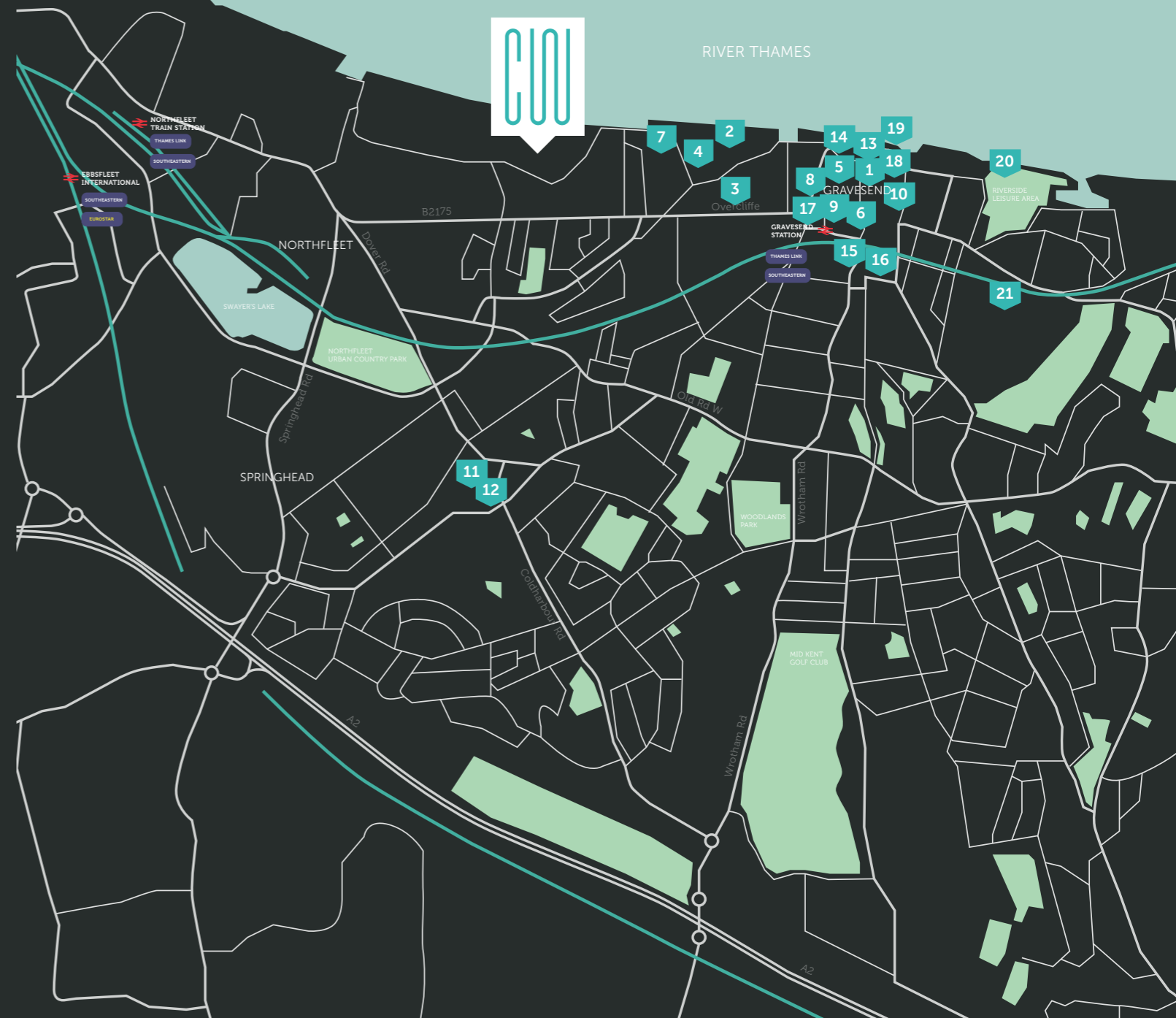
The area

The perfect location for those that love the call of the sea, yet only 40 minutes from Central London

Cable Wharf is located just to the west of Gravesend Town Centre, and under a mile (15-minute walk) to the main railway station with its high-speed connections to London, Greater Kent and the continent.

Rich in architectural, cultural and natural diversity, Northfleet has been an attractive location to the earliest settlers from the Iron Age, Romans and European Traders through to the boom years of the mid-19th century and beyond.

Set at the end of the North Downs, the area flourished as an ideal landing stage on the broader stages of the Thames to the open sea, perfect for those that love adventure and discovery...



Out and about, shops, bars and places to go

Amenities

1. Gravesend Borough Market
historical market since 1268
2. Imperial retail park
3. Asda
4. Lidl
5. St George's Shopping Centre
6. Thamesgate Shopping Centre

Wellbeing

7. Fleet Boxing A.B.C
8. PureGym
9. Anytime Fitness
10. Aurora Spa
Beauty clinic
11. Gravesend & Northfleet Swimming Club
12. Gravesend Community Leisure Centre

Eating out

13. Clarendon Royal Hotel
14. The Three Daws
waterside pub
15. Il Pardino
Italian Restaurant
16. The Invicta
Café Bar/Restaurant
17. Sultan Sofrasi
Turkish, Middle Eastern

Attractions

18. St George's Church
Pocahontas statue
19. LV 21 – Lightship
Arts centre
20. New Tavern Fort
18-19th century fort
21. Guru Nanak Darbar Gurdwara
Sikh Temple

The local area and further afield







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Specification

There's nothing more exciting than taking that first step onto the home ownership ladder, especially when you know your new Love Living Homes at Cable Wharf includes generous specifications to make life as comfortable and convenient as can be.

KITCHEN

- Fitted kitchen with complimentary work surface
- Zanussi oven, ceramic hob and cooker hood
- 1.5 bowl stainless steel sink and drainer

HEATING, COMFORT AND INTERIOR

- Combi boiler
- TV points to lounge and master bedroom
- Telephone points to lounge and master bedroom
- Allocated parking space to selected plots
- Carpet and laminate flooring throughout

BATHROOM

- Contemporary white bathroom suite with chrome fittings by Bristan
- Heated towel rail (apartments)

EXTERIOR

- Garden (houses), balcony or terrace (apartments)
- Allocated parking space to selected plots
- Warranty and after care
- All Love Living Homes are backed by a full 10-year NHBC warranty to provide peace of mind, and help you relax knowing that there's help if you need it!

Specifications are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Please consult the sales advisor for more details



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Who is LoveLivingHomes

Ethos

Based in the heart of Kent, with strong foundations in property construction and management, Love Living Homes offer a unique combination of homes and services allowing our customers to buy, rent and invest happy.

Providing quality and well-designed homes throughout Kent allows us to use our local knowledge to provide a completely tailored service. We guide and support our customers from renting and buying their own home to building a property portfolio with all the ongoing services that they require.

Our customers know they can rely on us to provide a high level of service with flexible solutions to make their property journey a happy experience.

A name you can trust

Love Living Homes is backed by Town & Country Housing, which is regulated by the Homes & Communities Agency (HCA) and part of the Housing Ombudsman Scheme.

Successful and financially secure, Love Living Homes is a provider of market rental, intermediate market and leasehold management to a portfolio of around 500 rental and nearly 800 leasehold properties in Kent and Sussex.



Don't miss!

STAMP DUTY SAVINGS: TEMPORARY REDUCED RATES

Take advantage of the Government's 'Stamp Duty Holiday' for properties in England and Northern Ireland, [until 31 March 2021](#). To see how much money can you save when buying a home please visit: gov.uk/guidance/stamp-duty-land-tax-temporary-reduced-rates

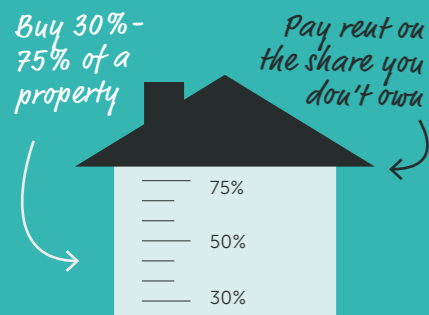


shared ownership

Putting your new home within reach!

Shared Ownership (also known as the part-buy, part-rent scheme) is an incentive scheme that allows you to buy a share of a new home between 30% and 75% of the home's value and pay a subsidised rent on the remaining part directly to us. The combined monthly cost of the mortgage and rent will normally be less than if you were purchasing the property outright.

This scheme is a great way to help get your foot on the property ladder, enabling you to make your dream home a reality.



In the future you can purchase further shares in your home, eventually able to own the property outright. Alternatively, you can simply sell your share of your home for its value at the time.



YOU ARE ELIGIBLE FOR THE SHARED OWNERSHIP SCHEME IF:

- Your household earns £80,000 a year or less (or £90,000 a year or less in London)
- You are a first-time buyer
- You used to own a home, but can't afford to buy one outright now
- You are an existing shared owner

How to Apply

You will need to register at www.helptobuyagent3.org.uk

When you have done this you will have an account with the scheme and a unique approval number. We will then be able to show you the properties that we have available at Cable Wharf.

How much does it cost?

When you find a property that you want to buy, you will need to pay a £250 shared ownership reservation fee. When you complete this fee is returned to you. However, if you pull out or the sale falls through this is non-refundable.

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