

Tonbridge, Kent

# Enterprise House

A new selection of one & two bedroom apartments,  
available for Shared Ownership

37 homes available



**CLARION**  
HOUSING GROUP

# The perfect neighbourhood

Experience the best in modern home design – while enjoying both proximity to London and a perfect location close to the English countryside.

Enterprise House is an attractive new range of homes available for Shared Ownership, presenting you the ideal opportunity to acquire an elegant home in this beautiful part of Kent.

Enterprise House homes are designed for modern life, combining bright contemporary interiors with flexible open-plan layouts. Each apartment also has its own outdoor space to increase your enjoyment of the area and improve your quality of living. Perfect for singles, couples or young families, Enterprise House is the ideal place to make a home.

Images displayed (including computer-generated images) are for illustrative purposes only, and may not correspond exactly to the available properties described in this brochure.







Tudor Building



River Medway

## About the area

The Kent market town of Tonbridge has a long and interesting history. A castle was built here by the Normans in the 11th century, and ever since then the town has been of regional importance.

Today, Tonbridge is home to a variety of modern industries, including engineering firms, publishers, and financial services. In the heart of the South East, its picturesque scenery, rivers and country parks let you remain close to London, yet near to the beauty of the Kent countryside.

Enterprise House's convenient central location in Tonbridge – and proximity to the High Street – means that you can find a vast range of shopping opportunities and cafes nearby. Local supermarkets include Sainsbury's and Waitrose, and there is a farmer's market on the second Sunday of every month. For education, the area supports a number of excellent primary schools, such as Sussex Road Community Primary School (rated "Good") and Slade Primary School (rated "Outstanding"), as well as several grammar schools including The Judd School ("Outstanding"), Weald of Kent Grammar School ("Outstanding"), and Tonbridge Grammar School for Girls.

If you like to relax, there's always plenty to do in this part of Kent. There are a range of quality restaurants and pubs to choose from; those with a passion for fitness can work up a sweat at a range of gyms, classes and sports centres, or cool off at the indoor/outdoor Swimming Pool. For picturesque peace and quiet, the River Medway and Tonbridge Park are both nearby, and the historic Tonbridge Castle is just five minutes' walk away. No matter how you like to unwind, Tonbridge has a huge range of possibilities.



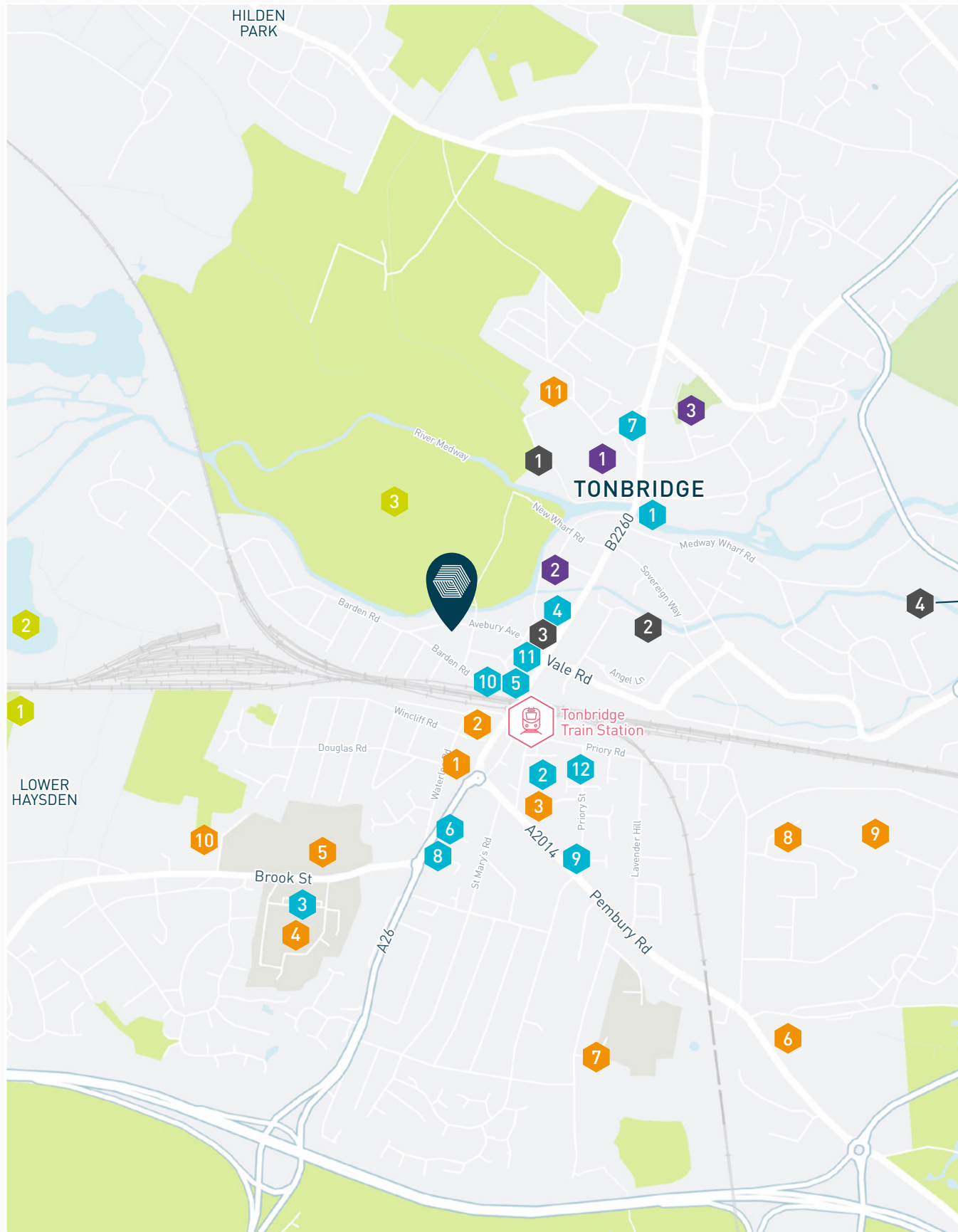
The Chequers Inn



St Stephen's Church

Information about the local area is based on a variety of external sources: while Clarion Housing Group makes every effort to reproduce correct information, we cannot guarantee its accuracy.

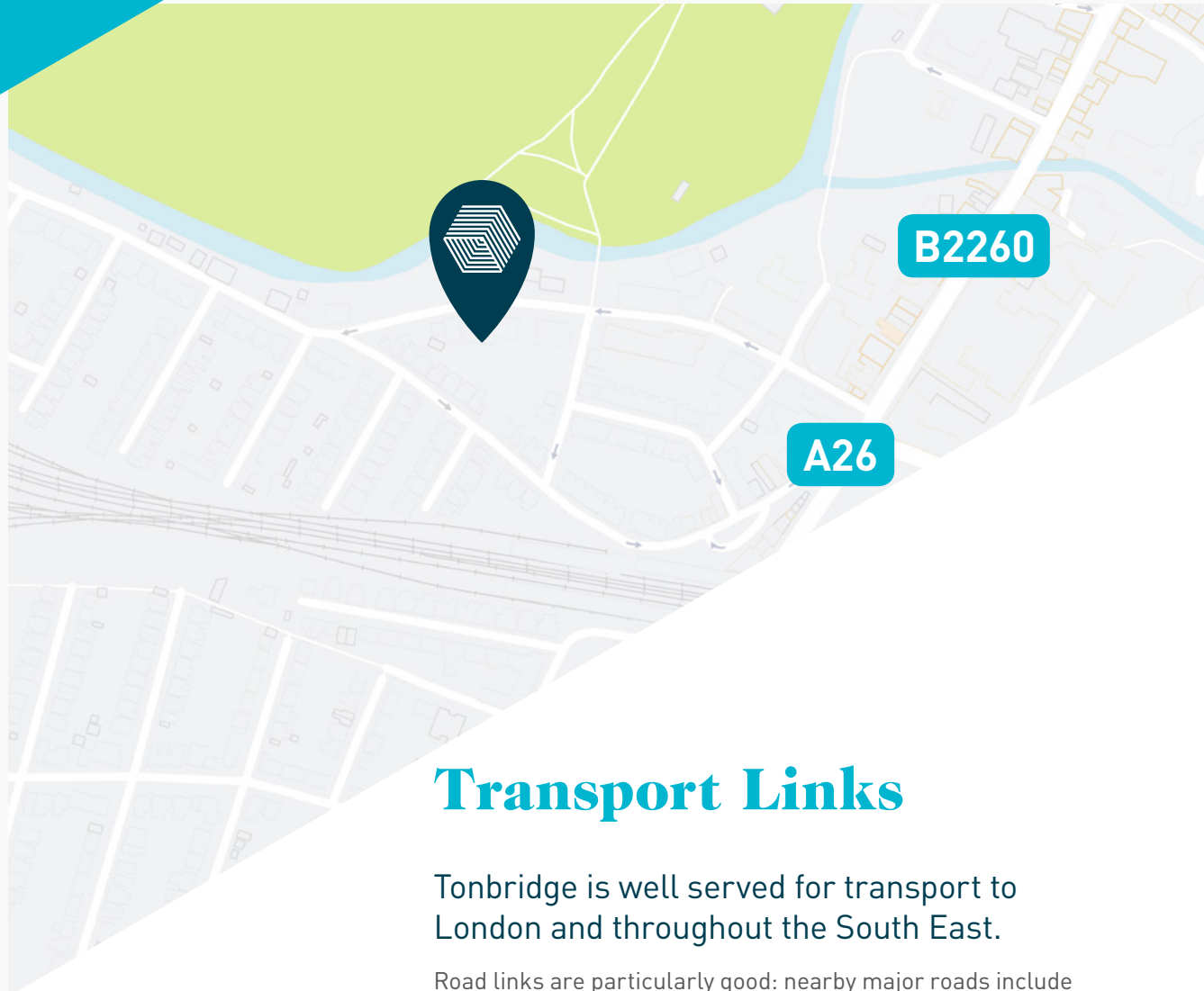




# What's Nearby?

There's always plenty to do in Tonbridge: choose from a variety of restaurants, pubs, sports and attractions – or take a relaxing walk through the town's range of beautiful parks.

-  **Schools**
  - 1 Steps Pre-School
  - 2 Junior's Day Nursery
  - 3 Tonbridge Day Nursery
  - 4 West Kent College
  - 5 The Judd School
  - 6 Weald of Kent Grammar School
  - 7 Tonbridge Grammar School for Girls
  - 8 St Stephen's Primary School
  - 9 Hillview School for girls
  - 10 The Hayesbrook School
  - 11 Slade Primary School
-  **Parks**
  - 1 Haysden Country Park
  - 2 Barden Lake
  - 3 Tonbridge Park
-  **Entertainment & attractions**
  - 1 Tonbridge Castle
  - 2 Tonbridge Memorial Garden
  - 3 St Peter and St Paul's Church
-  **Food & drink**
  - 1 Pizza Express
  - 2 The Punch and Judy
  - 3 The View Restaurant
  - 4 Kathmandu Valley
  - 5 Pepper Lounge
  - 6 May Mai Garden
  - 7 Havet
  - 8 The Forester's Arms
  - 9 The Somerhill
  - 10 The Clock House Tapas and Bar
  - 11 Mojo's
  - 12 The Cask and Glass
-  **Fitness & leisure**
  - 1 Tonbridge Swimming Pool
  - 2 The Angel Centre
  - 3 PureGym Tonbridge
  - 4 Dive Machine Scuba Centre



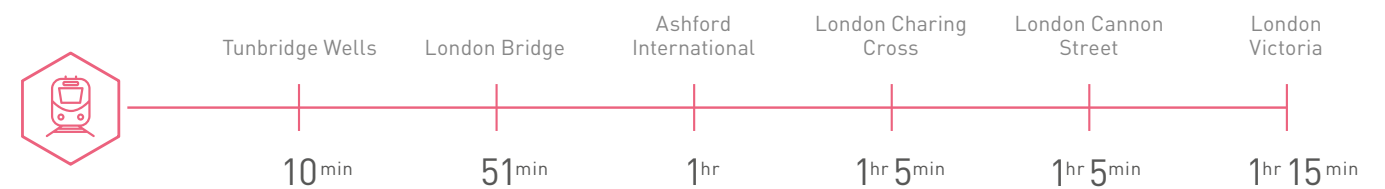
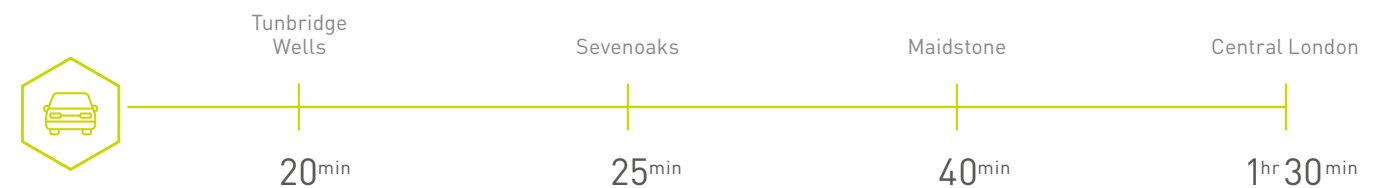
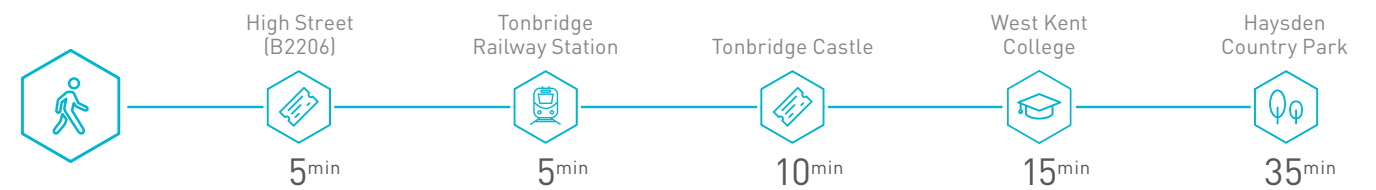
## Transport Links

Tonbridge is well served for transport to London and throughout the South East.

Road links are particularly good: nearby major roads include the A21 for Sevenoaks and the M25/London, and the A26 for Royal Tunbridge Wells, Maidstone, Rochester and Brighton.

Regular trains run from Tonbridge Station, one of Kent's busiest train stations. Destinations include London Bridge and London Charing Cross, with a train to one of these termini every 5-10 minutes at peak times, and around every 10 minutes off-peak (journeys take around 45-50 minutes). There are trains every 30 minutes to Victoria, taking around 1 hour 15 minutes, and every 25 minutes at peak times to Cannon Street (taking around 45 minutes). Other destinations at peak times include Sevenoaks (every 5 minutes); Lewisham (every 15 minutes); Tunbridge Wells (every 20 minutes); and Ashford International (every 30 minutes, with a journey time of 40 minutes).

Local bus services are excellent: a range of buses stop on the High Street (5 minutes' walk away) that take you to all parts of Tonbridge. The 222 travels out to Springwood Park and Borough Green, the 208 to Higham Wood, and the 210 to Hilden Park and Hildenborough; the 7 goes to Maidstone. The 211 bus also stops near Enterprise House and travels to Tonbridge's Cottage Hospital around once an hour.



\* Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps, TfL, and train company averages. While Clarion Housing Group makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy.



# Explore Enterprise House

The entrance to Enterprise House is on Avebury Avenue, close to central Tonbridge and the High Street.





This boutique development is made up of three buildings. All apartments have their own parking spaces, which are positioned around the site and at the bottom of the apartment buildings.



51.193027, 0.268832



## Key to Site Plan

-  **Block A** (G.01, G.02, 1.01, 1.02, 1.03, 2.01, 2.02, 2.03, 3.01, 3.02, 3.03)
-  **Block B** (G.03, G.04, 1.04, 1.05, 1.06, 2.04, 2.05, 2.06, 3.04, 3.05, 3.06)
-  **Block C** (G.05, G.06, G.07, G.08, 1.07, 1.08, 1.09, 1.10, 2.07, 2.08, 2.09, 2.10, 3.07, 3.08, 3.09)
-  **Block D** Affordable rented homes



# Two Bedroom Apartment

## Block A

### Apartments G.01, 1.01, 2.01 – 69.2 sq m

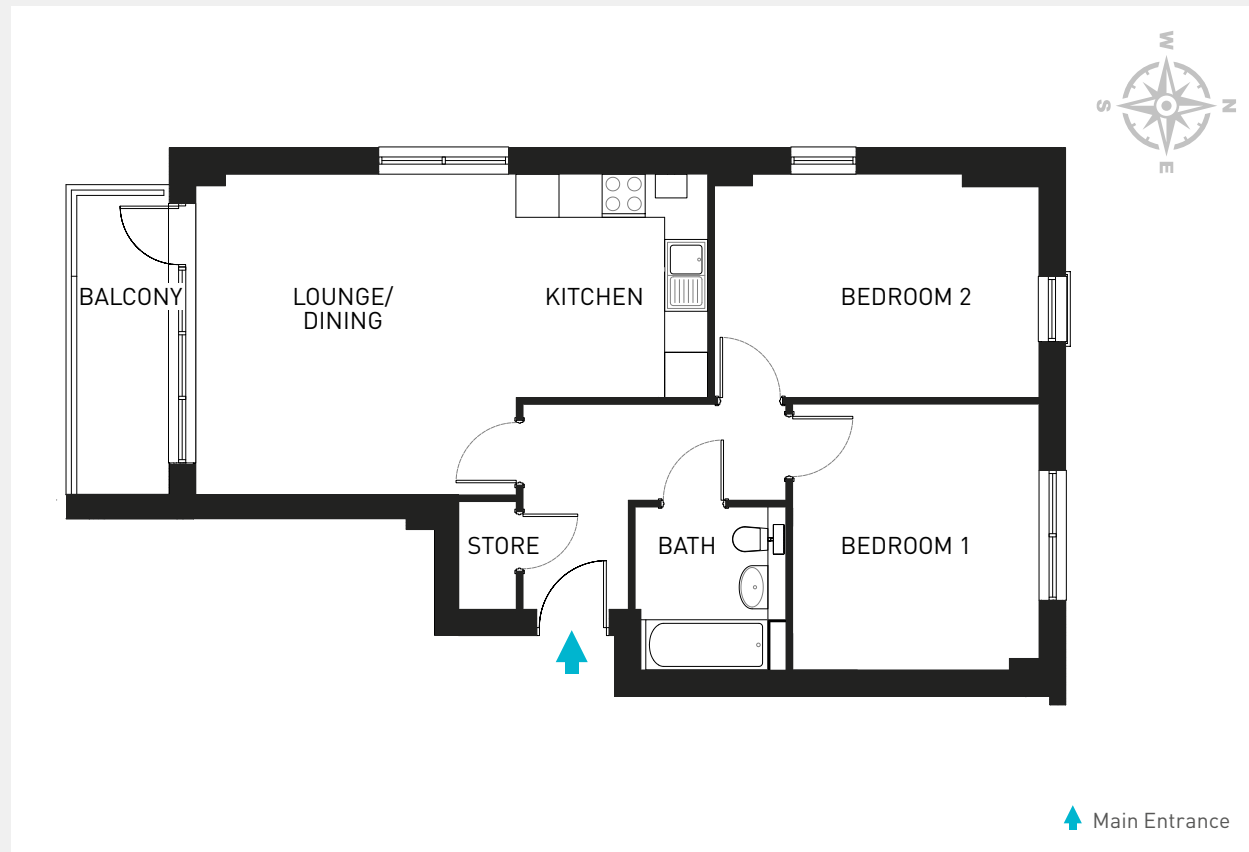
The focal point of these attractive two-bedroom apartments is the large L-shaped living/dining room/kitchen with access to the balcony. The two comfortable double bedrooms are both bright and spacious – with two windows in the second bedroom – and in the hallway, a built-in cupboard provides ample storage space.

# Two Bedroom Apartment

## Block A

### Apartments G.02, 1.02, 2.02 – 70 sq m

These elegant apartments feature two sizeable double bedrooms, as well as a spacious living/ kitchen/dining area with door access to an outside balcony. The hallway space gives easy access to all rooms and also provides extensive storage space in the form of a built-in cupboard.



	A	x	B
Lounge/Dining	4.4m (14'5")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.3m (7'7")
Storage	1.5m (4'11")	x	0.7m (2'4")
Kitchen	3.1m (10'2")	x	2.7m (8'10")

*Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.*



	A	x	B
Lounge/Dining	4.4m (14'5")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.3m (7'7")
Storage	1.5m (4'11")	x	0.7m (2'4")
Kitchen	3.1m (10'2")	x	2.7m (8'10")

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# Two Bedroom Apartment

## Blocks A & B

### Apartments G.03, 1.04, 2.04 – 69.2 sq m

These outstanding two-bedroom apartments have a spacious, comfortable living/kitchen/dining room, with a balcony. Two sizeable double bedrooms provide all the space you need, as well as a hallway cupboard for storage.



	A	x	B
Kitchen/Lounge/Dining	4.3m (14'1")	x	4.4m (14'5")
Bedroom 1	3.7m (12'2")	x	3.4m (11'2")
Bedroom 2	3.1m (10'2")	x	4.5m (14'9")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	1.5m (4'11")	x	0.7m (2'4")

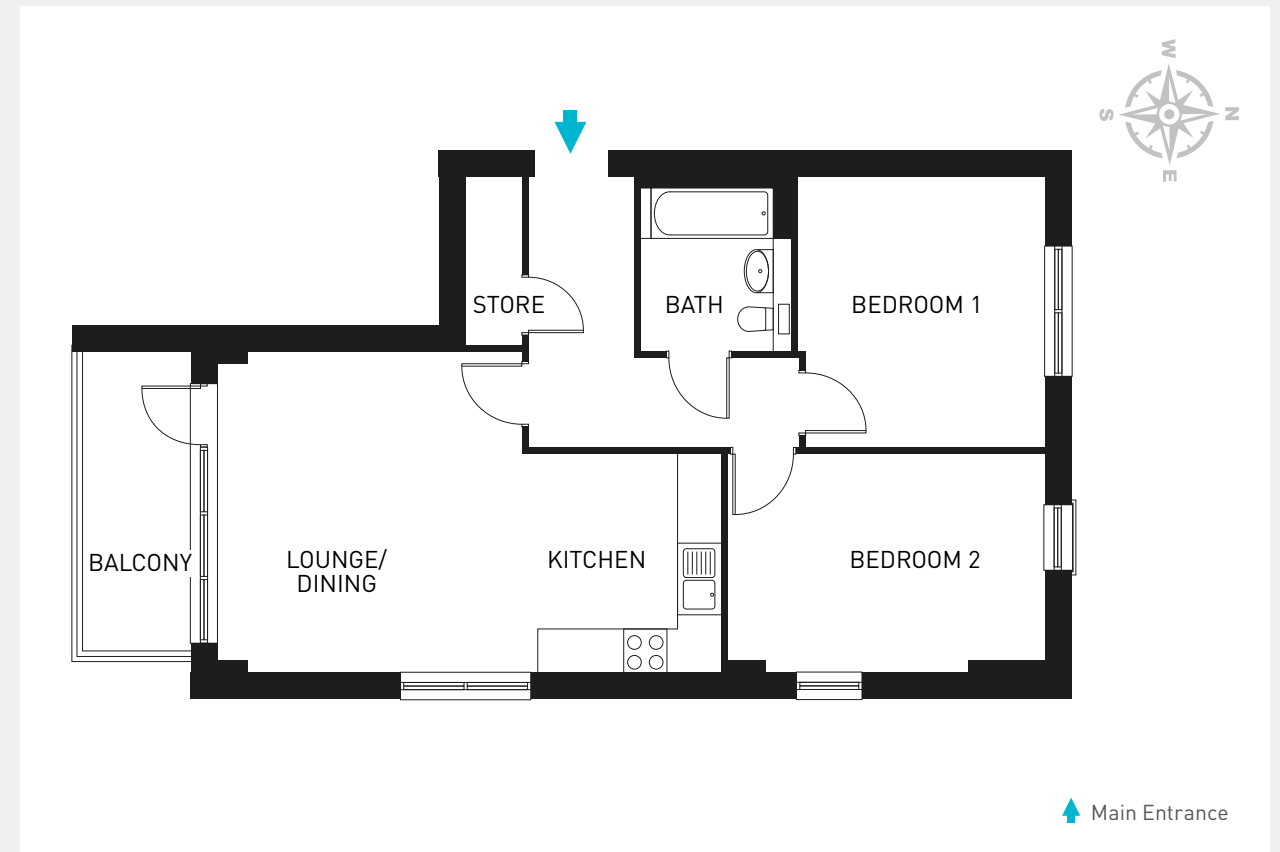
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# Two Bedroom Apartment

## Block B

### Apartments G.04, 1.05, 2.05 – 70 sq m

The spacious living room with kitchen and dining is the main feature of these attractive modern apartments. There are two double bedrooms and storage space in the hallway.



	A	x	B
Kitchen/Lounge/Dining	4.5m (14'9")	x	7.0m (22'12")
Bedroom 1	3.8m (12'6")	x	3.4m (11'2")
Bedroom 2	3.0m (9'10")	x	4.4m (14'5")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	2.3m (7'7")	x	0.8m (2'11")

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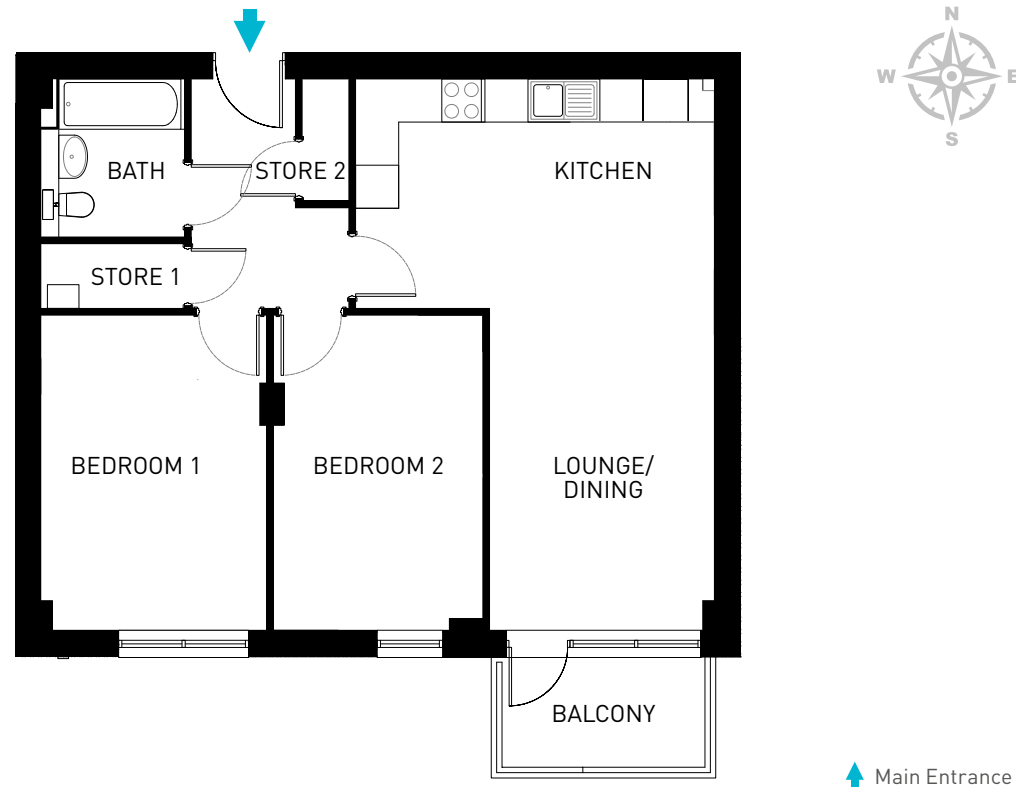


# Two Bedroom Apartment

## Blocks A & B

Apartments 1.03, 1.06, 2.03, 2.06 – 70.5 sq m

These spacious apartments have ample storage facilities with two hallway cupboards. There are two sizeable double bedrooms for added space, and a comfortable living/kitchen/dining room with spacious kitchen area and balcony.



	A	B
Kitchen/Lounge/Dining	7.7m (25'3")	x 5.8m (19'0")
Bedroom 1	4.4m (14'5")	x 3.1m (10'2")
Bedroom 2	4.4m (14'5")	x 2.9m (9'6")
Bathroom	2.2m (7'3")	x 2.0m (6'7")
Storage 1	0.9m (2'11")	x 2.0m (6'7")
Storage 2	1.7m (5'7")	x 0.6m (1'12")

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# One Bedroom Apartment

## Block A

Apartment 3.01 – 48.2 sq m

This 1-bedroom home has a spacious living/kitchen/dining area. The property has a balcony and a distinctive L-shaped master bedroom, as well as storage space.



	A	B
Kitchen/Lounge/Dining	3.9m (12'10")	x 8.3m (27'3")
Bedroom	4.1m (13'5")	x 2.6m (8'6")
Bathroom	2.3m (7'7")	x 2.1m (6'11")
Storage 1	1.5m (4'11")	x 0.7m (2'4")

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# One Bedroom Apartment

## Block A

### Apartment 3.02 – 53.9 sq m

This distinctive apartment has a living/kitchen area spanning the length of the apartment and features an outside balcony. Other features include a comfortable L-shaped main bedroom, and hallway storage space.



↑ Main Entrance

A ↔ B ↔

Kitchen/Lounge/Dining	4.4m (14'5")	x	8.3m (27'3")
Bedroom	4.4m (14'5")	x	3.3m (10'10")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	2.3m (7'7")	x	0.8m (2'7")

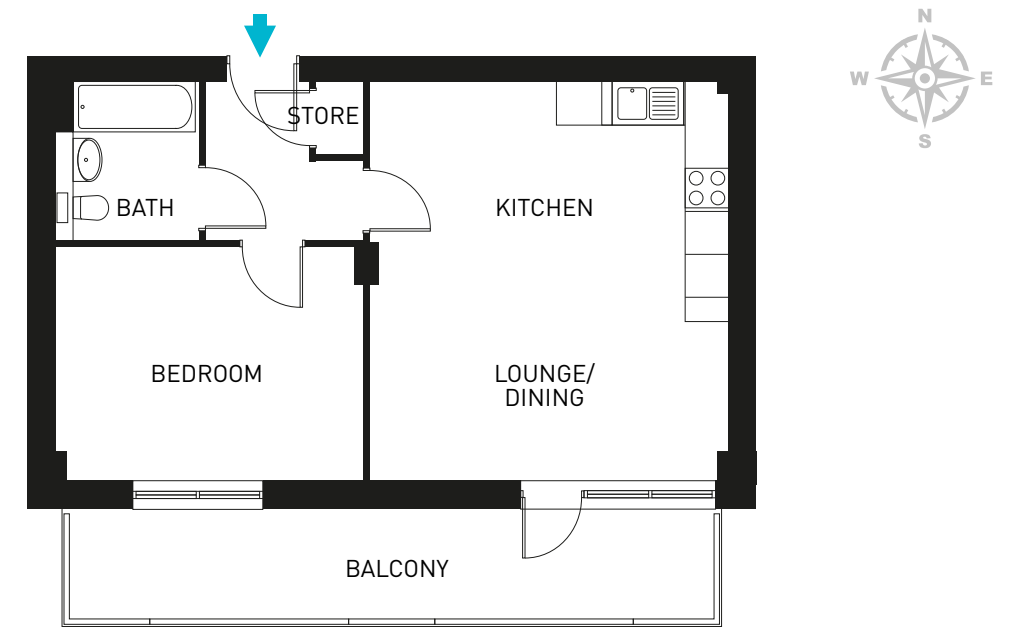
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# One Bedroom Apartment

## Blocks A & B

### Apartments 3.03, 3.06 – 51 sq m

These large 1-bedroom apartments have a sizeable living/kitchen/dining area designed in a square configuration, with a balcony spanning the property. Hallway storage is also provided.



↑ Main Entrance

A ↔ B ↔

Kitchen/Lounge/Dining	5.6m (18'4")	x	5.0m (16'5")
Bedroom	3.3m (10'10")	x	4.2m (13'9")
Bathroom	2.2m (7'3")	x	2.0m (6'7")
Storage	1.0m (3'3")	x	0.7m (2'4")

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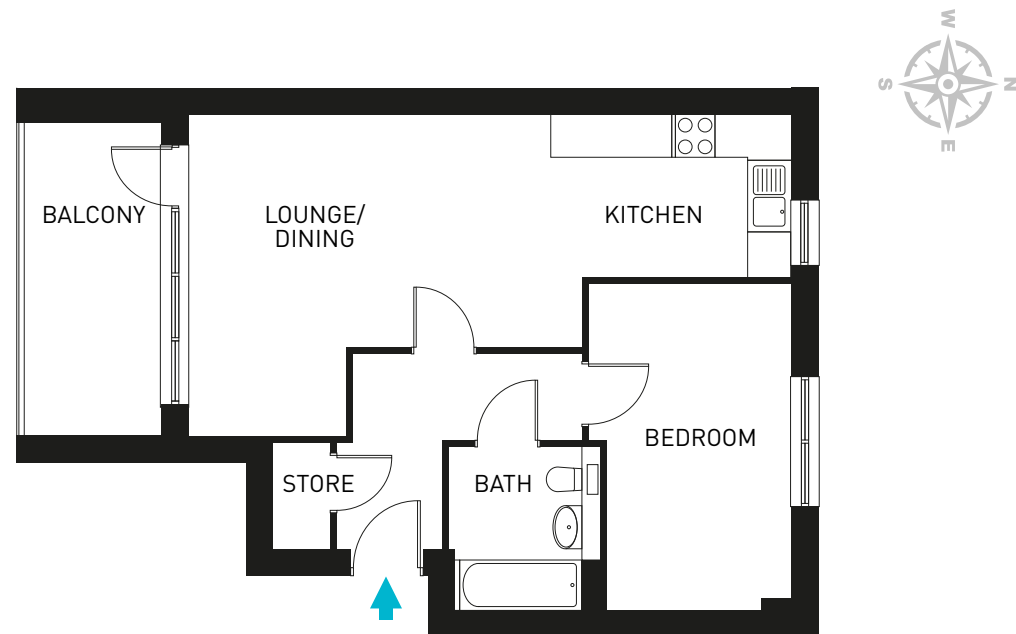


# One Bedroom Apartment

## Block B

### Apartment 3.04 – 51.9 sq m

This unique 1-bedroom home features a sizeable living/kitchen/dining area spanning the width of the apartment. The property also has a balcony.



↑ Main Entrance

A ⇄ B ⇄

Kitchen/Lounge/Dining	4.3m (14'1")	x	8.3m (27'3")
Bedroom	4.5m (14'9")	x	2.8m (9'2")
Bathroom	2.1m (6'11")	x	2.3m (7'7")
Storage	1.3m (4'3")	x	0.7m (2'4")

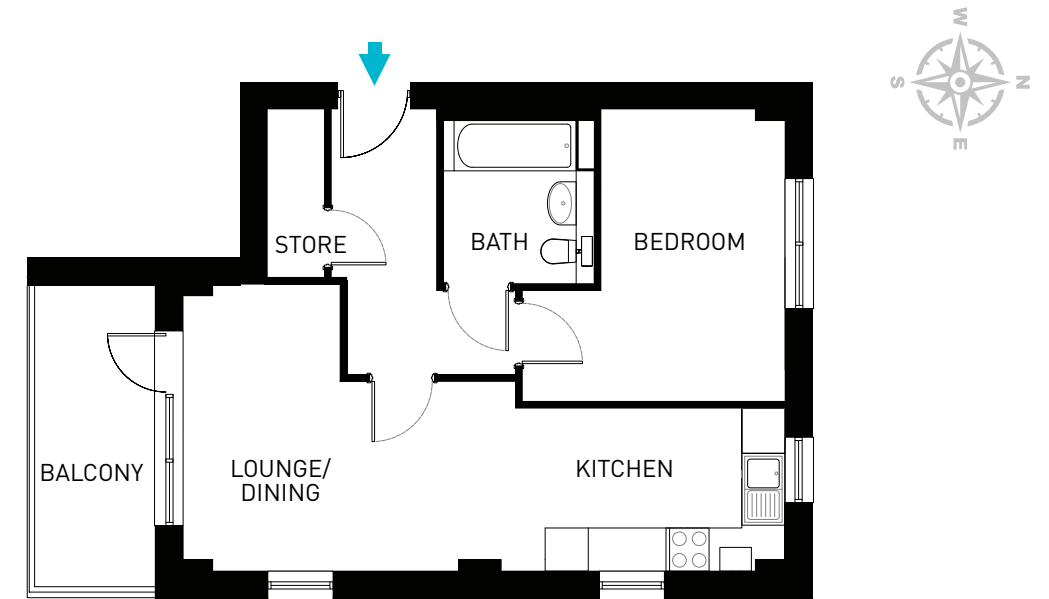
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# One Bedroom Apartment

## Block B

### Apartment 3.05 – 50.2 sq m

This home has a living/kitchen area spanning the length of the apartment with access to an outside balcony. Other features include a comfortable main bedroom and hallway storage space.



↑ Main Entrance

A ⇄ B ⇄

Kitchen/Lounge/Dining	3.9m (12'10")	x	8.3m (27'3")
Bedroom	4.1m (13'5")	x	2.6m (8'6")
Bathroom	2.3m (7'7")	x	2.1m (6'11")
Storage	2.3m (7'7")	x	8.4m (27'7")

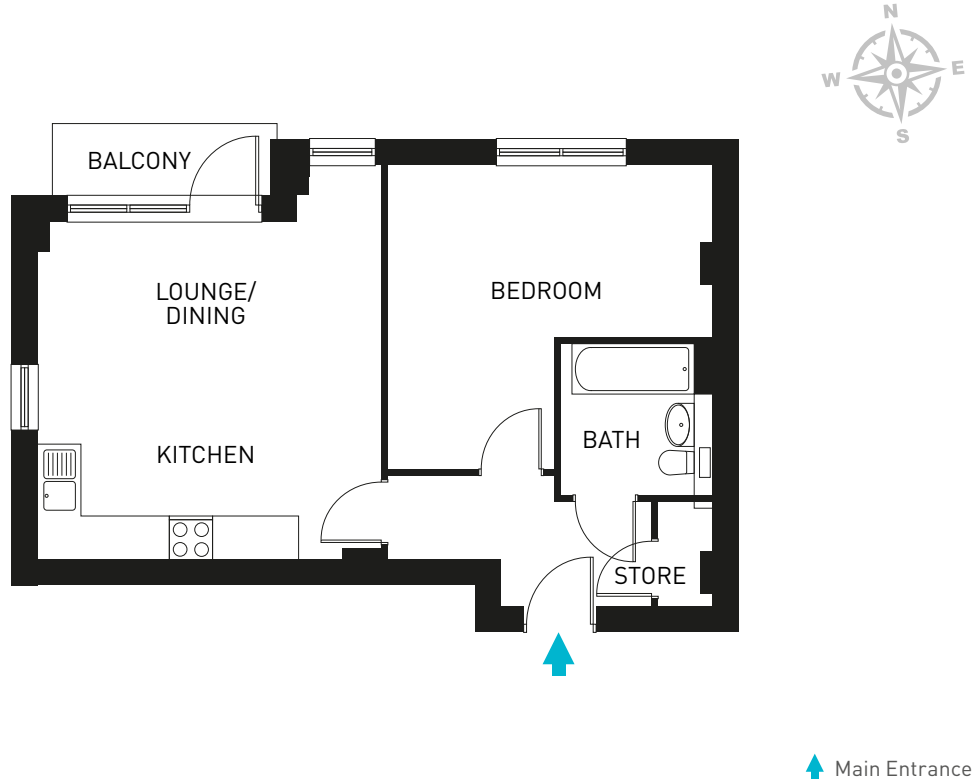
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# One Bedroom Apartment

## Block C

Apartments G.05, 1.07, 2.07 – 49.8 sq m

These modern 1-bedroom homes feature a large living/dining/kitchen area with balcony access. The distinctive L-shaped bedroom is bright and spacious, and there is also storage space in the hallway.



↑ Main Entrance

	A	x	B
Kitchen/Lounge/Dining	4.7m (15'5")	x	4.8m (15'9")
Bedroom	4.2m (13'9")	x	4.5m (14'9")
Bathroom	2.1m (6'11")	x	2.1m (6'11")

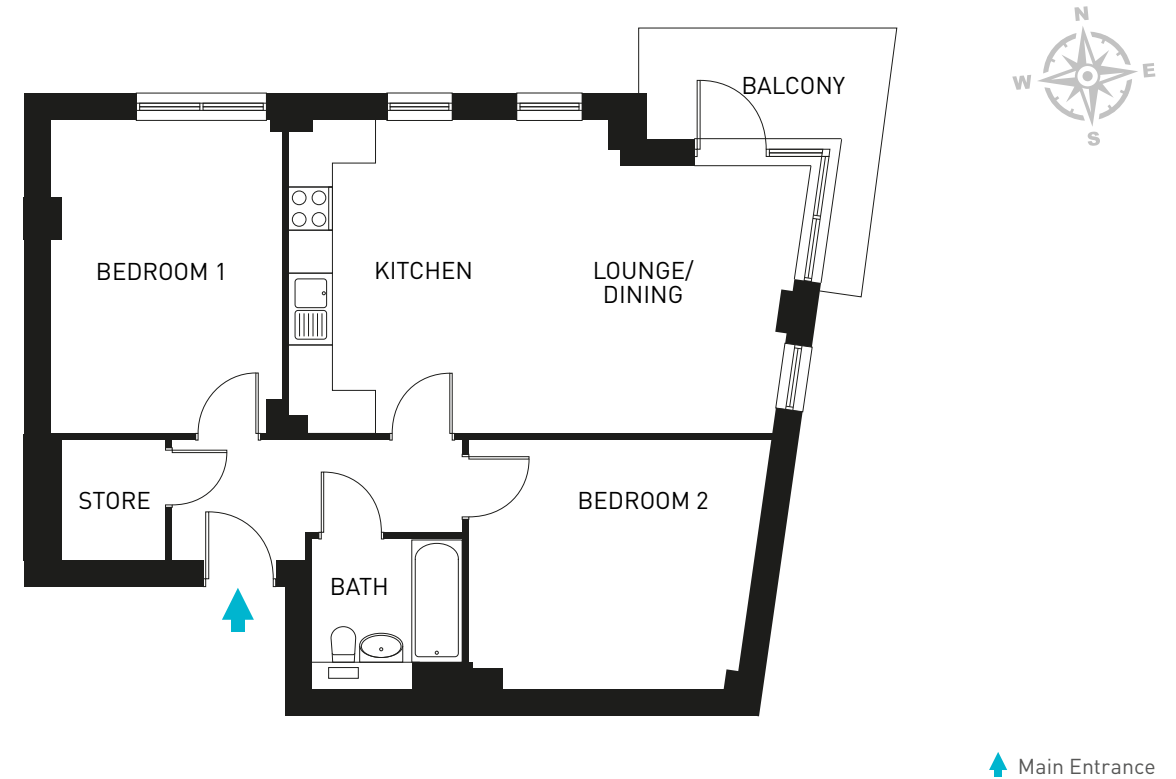
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# Two Bedroom Apartment

## Block C

Apartments G.07, 1.09, 2.09 – 71.2 sq m

These 2-bedroom homes combine great use of space with an imaginative layout. The focal point of the home is the large living/kitchen/dining room with angled walls and a corner balcony. The hallway houses a cupboard, and the two spacious double bedrooms complete a wonderful apartment.



↑ Main Entrance

	A	x	B
Kitchen/Lounge/Dining	4.4m (14'5")	x	6.7m (21'12")
Bedroom 1	4.1m (13'5")	x	3.2m (10'6")
Bedroom 2	3.5m (11'6")	x	4.2m (13'9")
Bathroom	2.1m (6'11")	x	2.1m (6'11")

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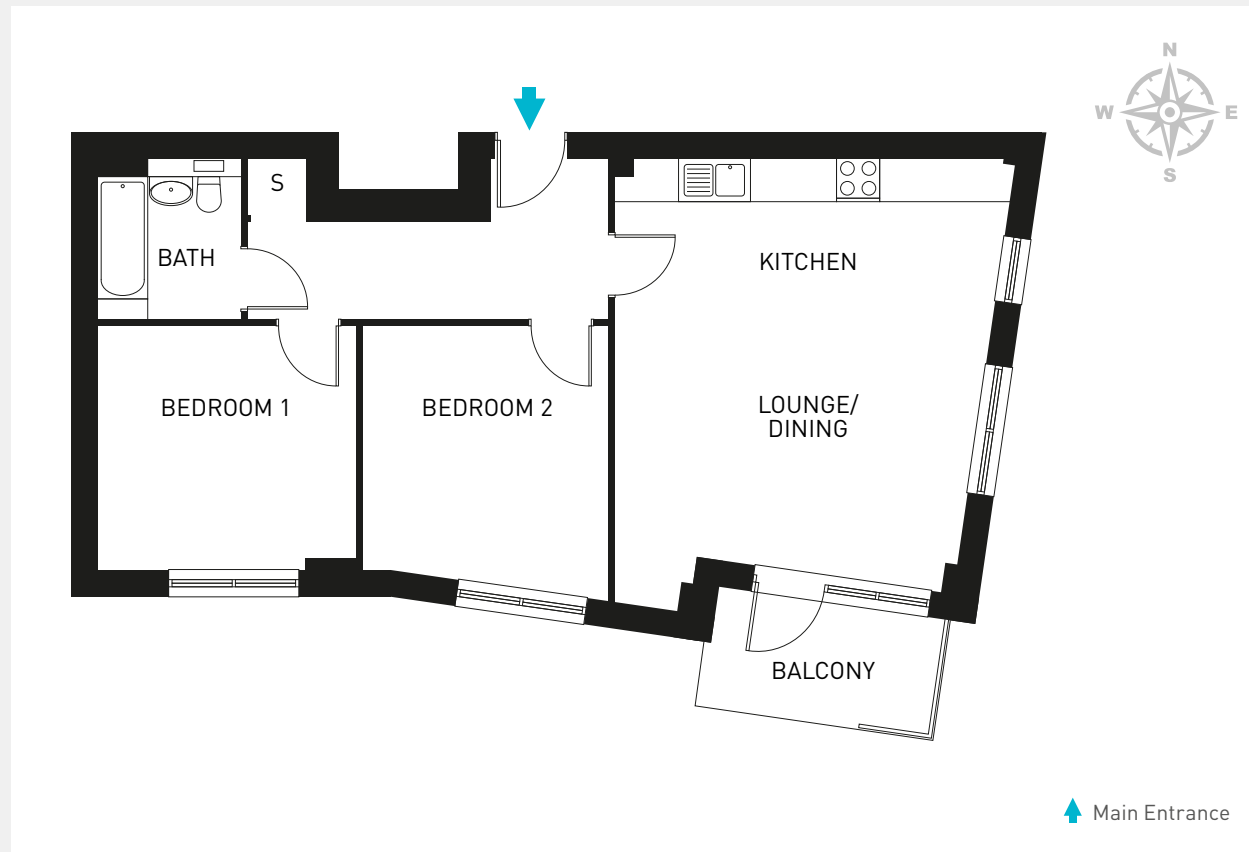


# Two Bedroom Apartment

## Block C

### Apartments 1.10, 2.10 – 70 sq m

These beautiful 2-bedroom apartments feature a large living/kitchen/dining room with angled walls and a balcony. Two bright double bedrooms provide excellent space, while the hallway houses a storage cupboard.



↑ Main Entrance

A ↔ B ↔

Kitchen/Lounge/Dining	6.2m [20'4"]	x	5.6m [18'4"]
Bedroom 1	3.4m [11'2"]	x	3.6m [11'10"]
Bedroom 2	3.8m [12'6"]	x	3.4m [11'2"]
Bathroom	2.2m [7'3"]	x	2.0m [6'7"]
Storage	0.8m [2'7"]	x	0.8m [2'7"]

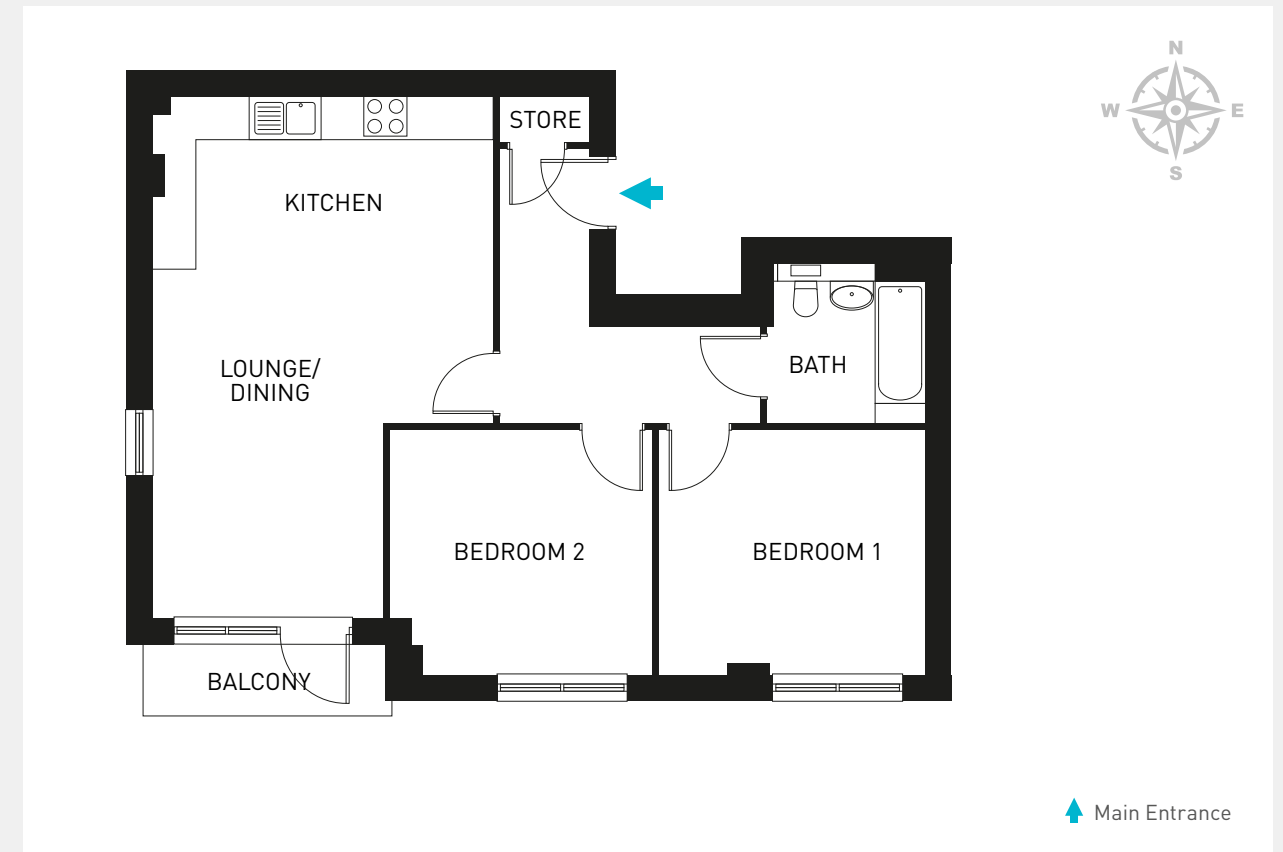
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# Two Bedroom Apartment

## Block C

### Apartments 1.08, 2.08 – 70.1 sq m

On entering your apartment, you will find a long hallway leading to a comfortable L-shaped living/kitchen/dining area with access to a balcony. There are two double bedrooms and storage space provided in the hallway.



↑ Main Entrance

A ↔ B ↔

Kitchen/Lounge/Dining	8.1m [26'7"]	x	4.7m [15'5"]
Bedroom 1	3.4m [11'2"]	x	3.7m [12'2"]
Bedroom 2	3.4m [11'2"]	x	3.6m [11'10"]
Bathroom	2.2m [7'3"]	x	2.1m [6'11"]
Storage	0.6m [1'12"]	x	1.2m [3'11"]

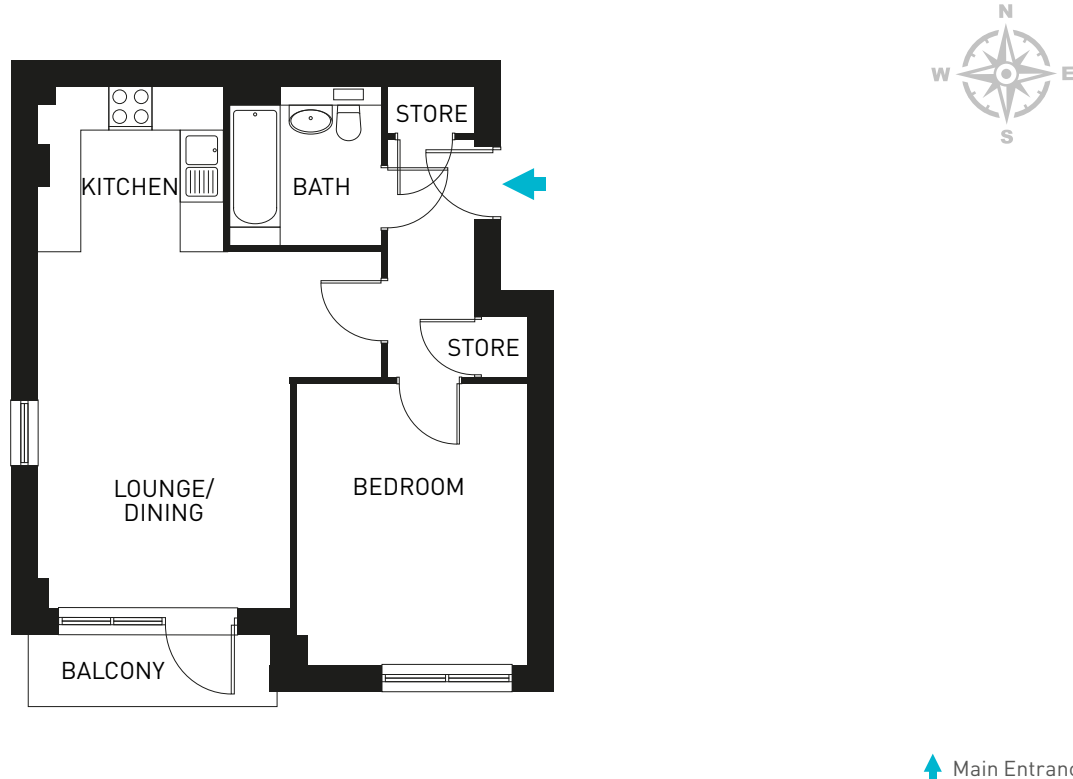
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# One Bedroom Apartment

## Block C

### Apartment G.06 – 50.1 sq m

The focal point of this desirable 1-bedroom apartment is the large, distinctive living/dining/kitchen room with a balcony. The main bedroom is large and comfortable, with ample room for furniture, and there are two further storage units in the hallway.



	A	B
Kitchen/Lounge/Dining	7.3m (23'11")	3.5m (11'6")
Bedroom	3.9m (12'10")	3.2m (10'6")
Bathroom	2.2m (7'3")	2.1m (6'11")

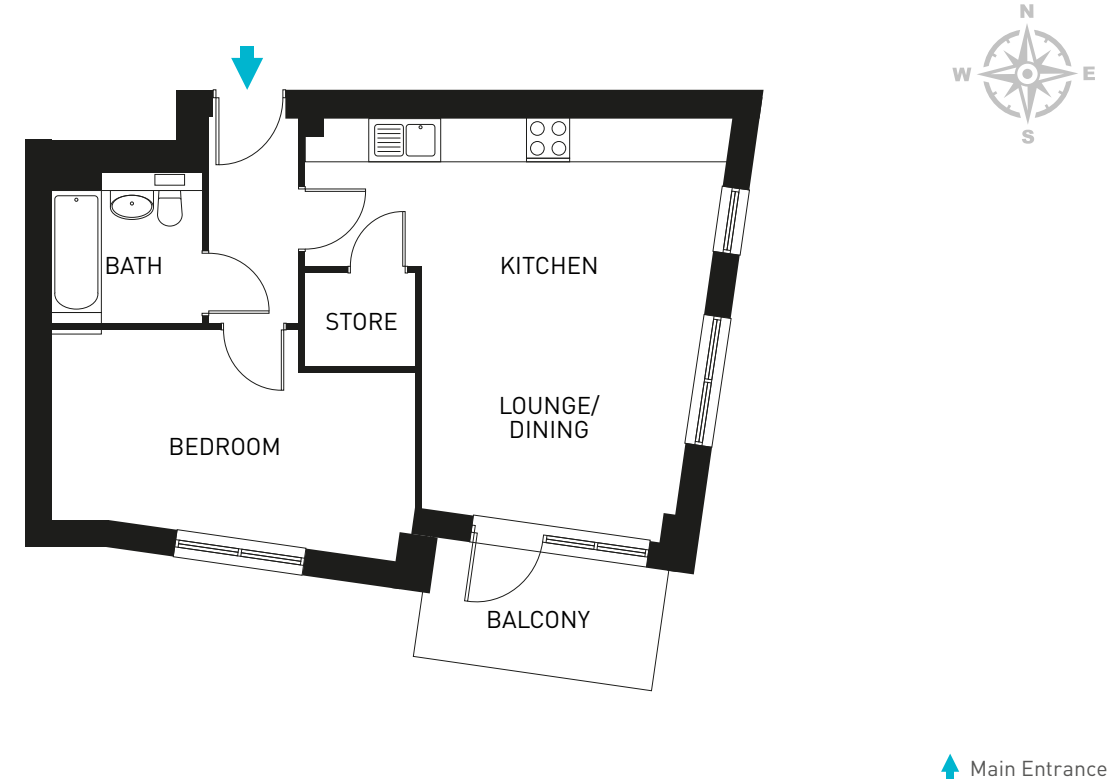
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# One Bedroom Apartment

## Block C

### Apartment G.08 – 50.6 sq m

This apartment features a wonderful modern living/kitchen/dining space with angled walls, an attractive kitchen configuration to create maximum space, and a balcony. The main bedroom is bright and large, and there is also storage space in the hallway.



	A	B
Kitchen/Lounge/Dining	5.4m (17'9")	6.0m (19'8")
Bedroom	2.6m (8'6")	5.1m (16'9")
Bathroom	2.1m (6'11")	2.1m (6'11")

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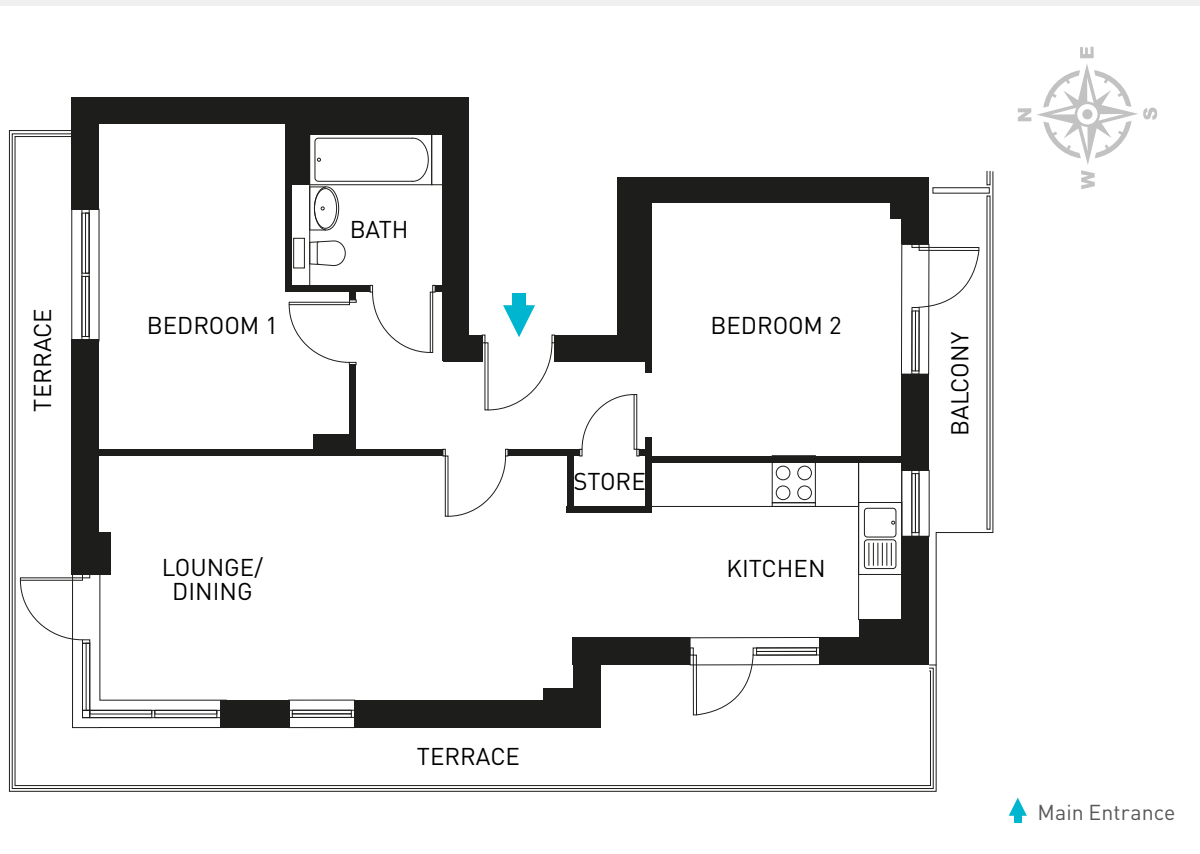


# Two Bedroom Apartment

## Block C

### Apartment 3.07 – 71.7 sq m

This apartment is notable for its sense of space, featuring a large open-plan kitchen/living/dining area that spans the building. This main room offers two access points to a large terrace that extends to three sides of the building. The apartment also has hallway storage and two large bedrooms – one of which also has terrace access.



	A	x	B
Lounge/Dining	6.6m [21'8"]	x	3.4m [11'2"]
Bedroom 1	2.6m [8'6"]	x	4.5m [14'9"]
Bedroom 2	3.5m [11'6"]	x	3.5m [11'6"]
Bathroom	2.1m [6'11"]	x	2.2m [7'3"]
Storage	1.0m [3'3"]	x	0.7m [2'4"]
Kitchen	4.6m [15'1"]	x	2.4m [7'10"]

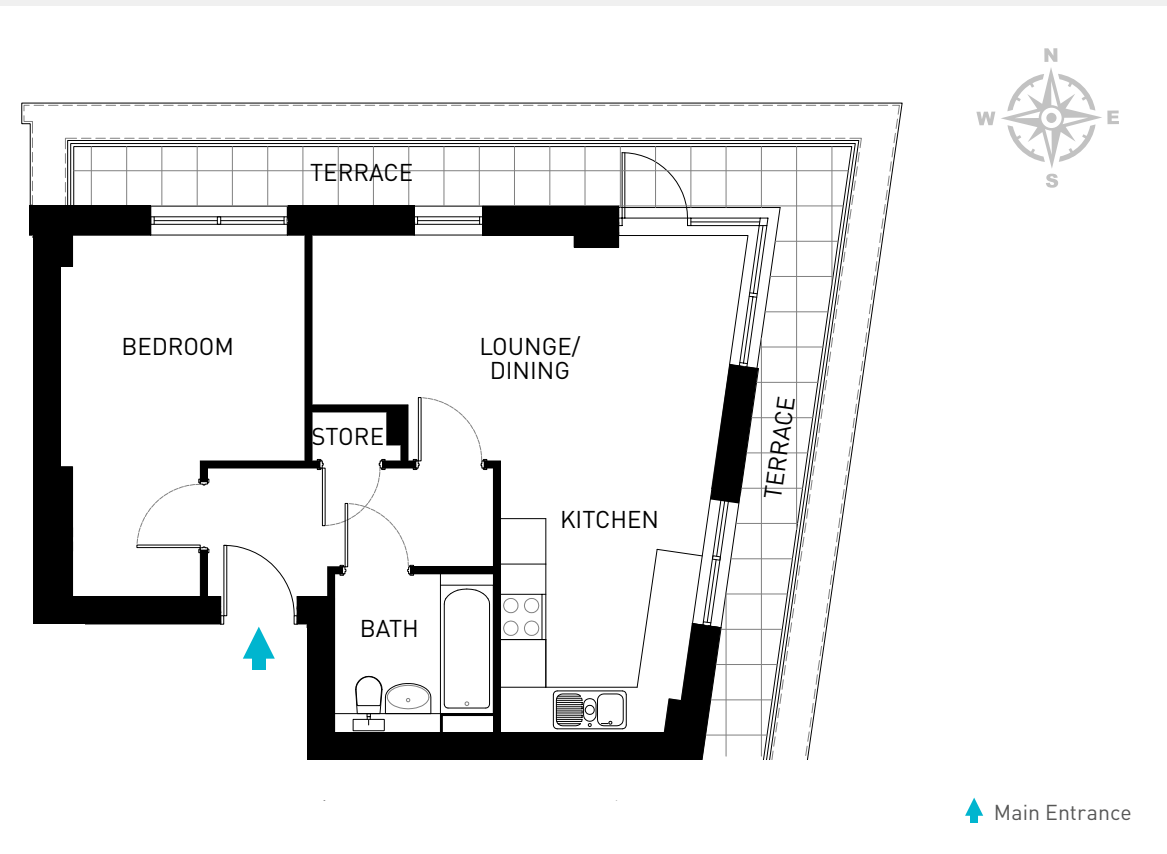
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# One Bedroom Apartment

## Block C

### Apartment 3.08 – 48.9 sq m

This inviting apartment features a large, unique open-plan living/kitchen/dining room with angled walls and door access to a terrace that spans both the length and breadth of the apartment. While the bright and spacious main bedroom has plenty of room for furniture.



	A	x	B
Lounge/Dining/Kitchen	7.3m [23'11"]	x	5.7m [18'8"]
Bedroom	4.8m [15'9"]	x	3.2m [10'6"]
Bathroom	2.1m [6'11"]	x	2.1m [6'11"]
Storage	0.6m [1'12"]	x	1.2m [3'11"]

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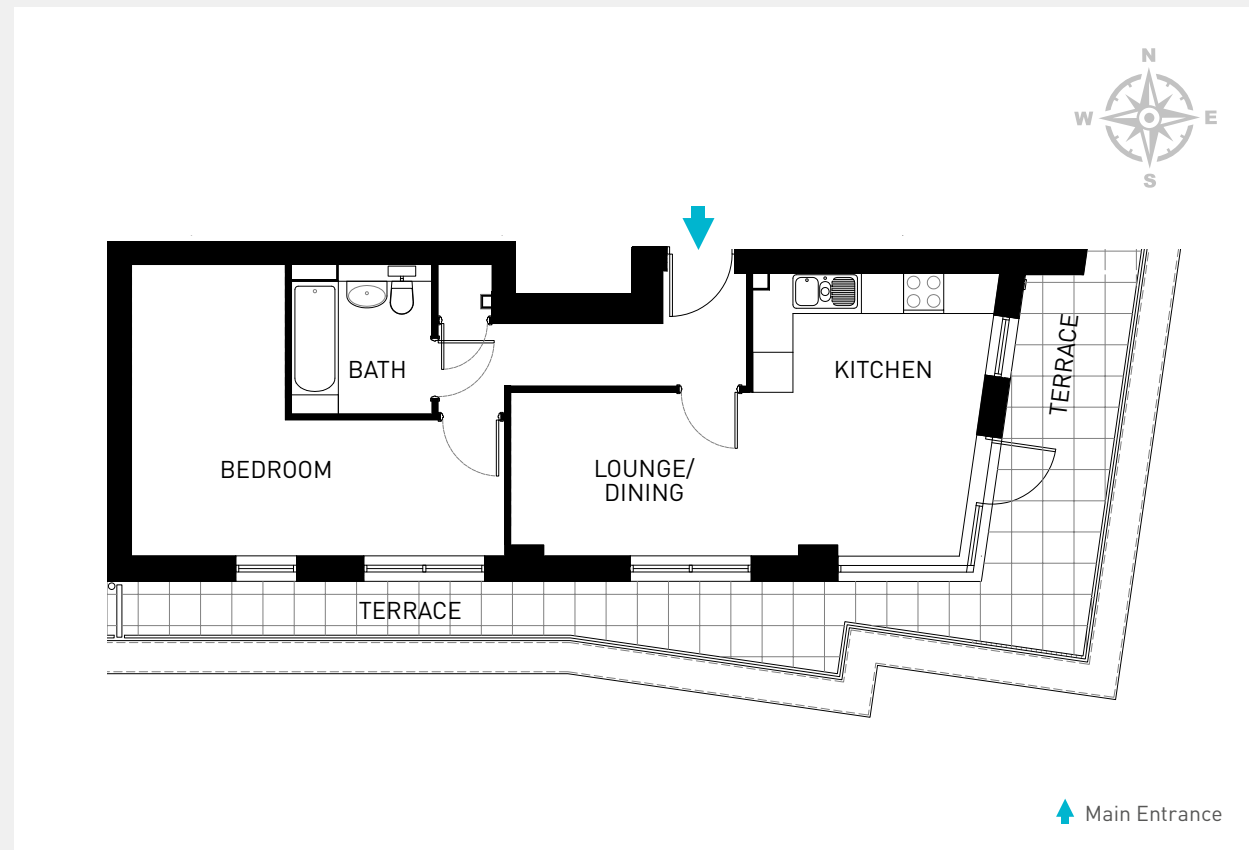
# One Bedroom Apartment

## Block C

### Apartment 3.09 – 52.7 sq m

The comfortable living/kitchen/dining room has three windows and access to a large outdoor terrace running along both sides of the apartment. The bright L-shaped main bedroom is specially designed to provide ample bed space while leaving a large entrance floor area for other items of furniture and décor.

# Specification



	A	B
Kitchen/Lounge/Dining	4.2m [13'9"]	x 7.3m [23'11"]
Bedroom	4.4m [14'5"]	x 5.6m [18'4"]
Bathroom	2.2m [7'3"]	x 2.1m [6'11"]
Storage	1.1m [3'7"]	x 0.8m [2'7"]

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Enterprise House comes with a selection of quality modern appliances, fittings and finishes.

Each of our homes is designed to be energy-efficient. There are fully fitted kitchen units, selected appliances, and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.


Each property is tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.

### Apartment Specification

- Fully fitted kitchen units
- Grey Oak Block wood-effect worktops
- Oven, hood, and hob with splashback
- White tiling in bathroom
- Novilon Aquagrip flooring in kitchen and bathroom
- Carpets in lounge, bedrooms, and hallway
- BT and Sky+ points
- Parking to all units
- Predicted energy efficiency rating B

\* All images shown are for illustration only and are from previous Clarion developments.





We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion has over 100 years' experience of development with a strong focus on innovation and quality. The result is superbly designed, award-winning homes that improve quality of living and encourage real community.



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

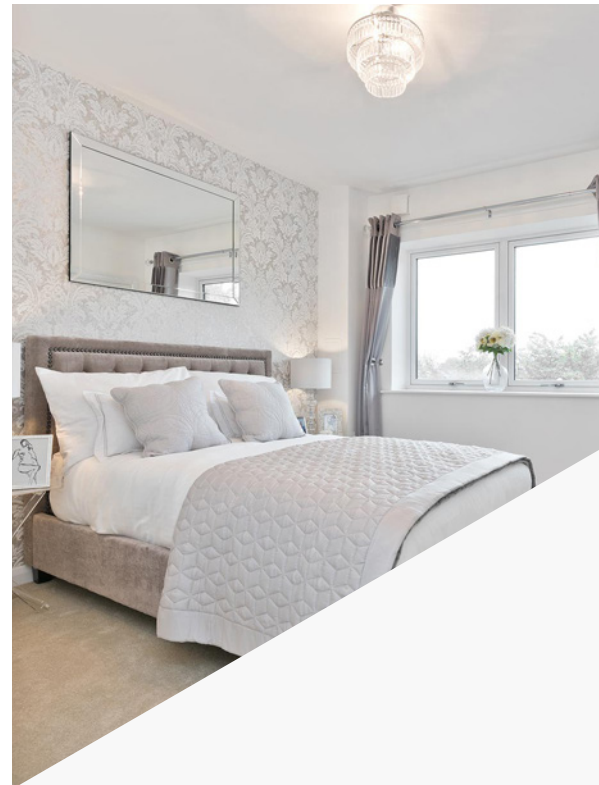
You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

## Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more £80,000.
- You must be unable to purchase a home suitable for your needs on the open market without assistance.
- In many cases, you must be able to demonstrate a live or work connection.
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

You will be asked to have a free financial assessment with a mortgage specialist to find out what share you can afford to buy. You will also be asked to complete an application form with the local Help to Buy agent. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.



## Building Homes. Developing Futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group is a charitable housing association, and the largest in the UK - owning and managing 125,000 homes across 176 local authorities.

All images displayed throughout are of example Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



**CLARION**  
HOUSING GROUP



## Opening Times

**9am to 5pm**

Monday, Tuesday, Thursday and Friday

**10am to 5pm**

Wednesday



## All Enquiries

**0300 100 0309**

[sharedownership@clarionhg.com](mailto:sharedownership@clarionhg.com)

[www.clarionhg.com/sharedownership](http://www.clarionhg.com/sharedownership)

**Disclaimer:** All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Enterprise House. We may change the tenure of some homes subject to demand.