

HERITAGE

- REDROW -

KENSINGTON GATE

WORCESTER, WORCESTERSHIRE





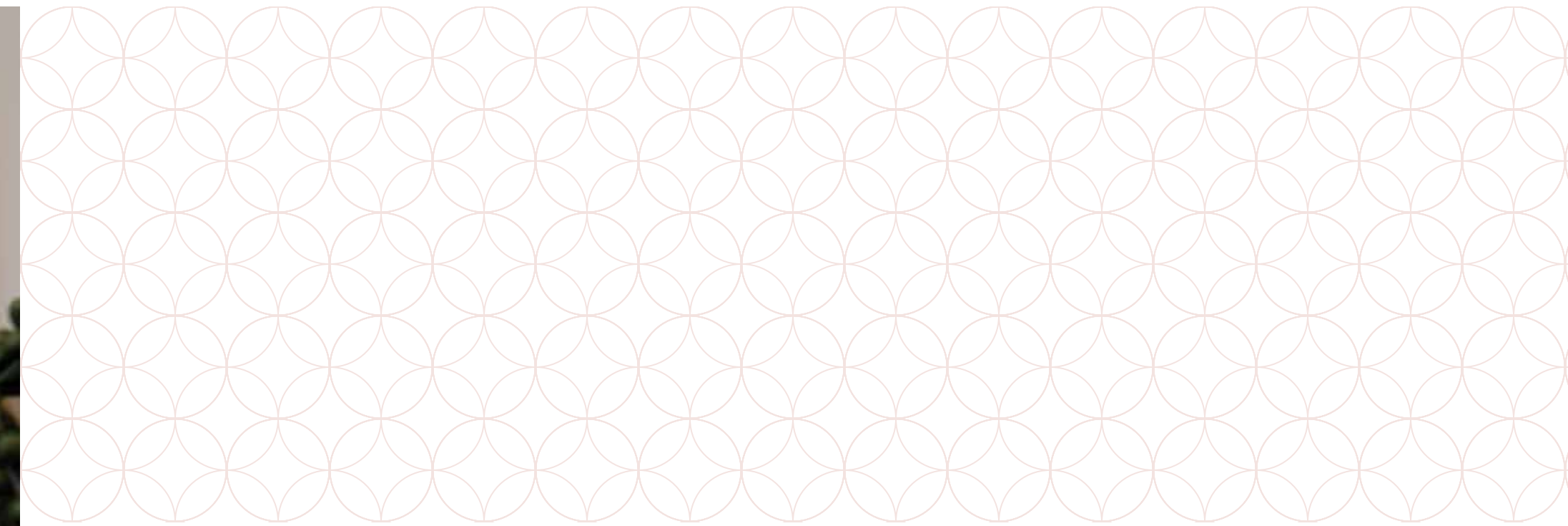
WELCOME TO KENSINGTON GATE



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE BEAUTIFUL CITY OF WORCESTER

Located in a peaceful, residential area in the historic cathedral city of Worcester, just minutes from the city centre yet surrounded by open green spaces and with a distinct and charming character of its own, Kensington Gate will appeal to buyers of all kinds. Set in a tranquil area but with amenities aplenty, these elegant Heritage Collection homes offer contemporary flair but with a definite nod to the finery of the past. With a good selection of schools and superb transport links too, Kensington Gate offers living of a very special kind.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE **AREA**

With a good choice of amenities within easy reach, shopping will always be straightforward at Kensington Gate. The Crowngate Shopping Centre is within a 10 minute drive of home and offers a wide array of household name retailers, including House of Fraser, Phase Eight and Warren James. There are also a number of markets held regularly in the city centre.

For eating and drinking out, there is a diverse and varied scene. There is a good selection of pubs within walking distance of home, including the popular Portobello Inn, offering a hearty and diverse menu of traditional pub grub. Or if you're looking to dine out, Spice Cuisine, the Incredible India Restaurant and Bar and the Himalayan Restaurant offer delicious flavours from India and Nepal, while Ruby is a good option for traditional Cantonese dishes.



ENJOY AN ACTIVE **LIFESTYLE**

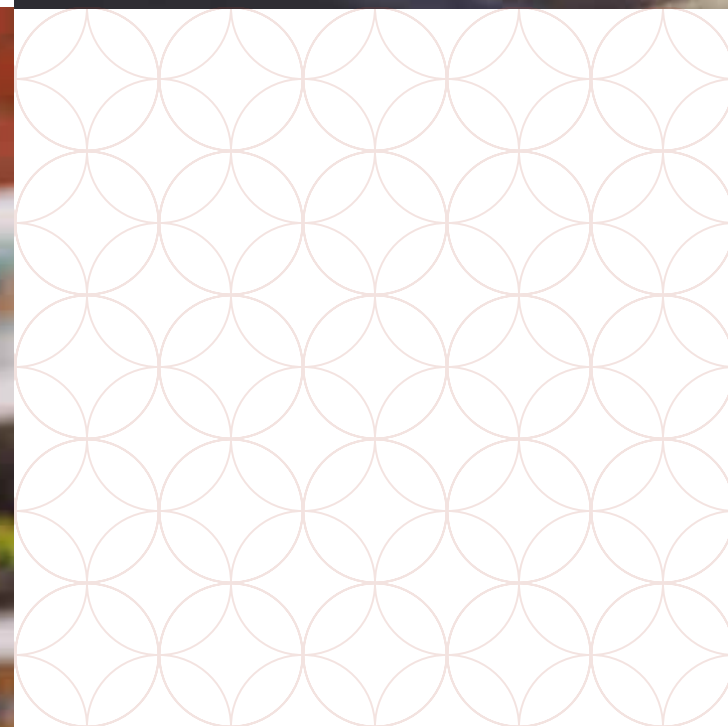
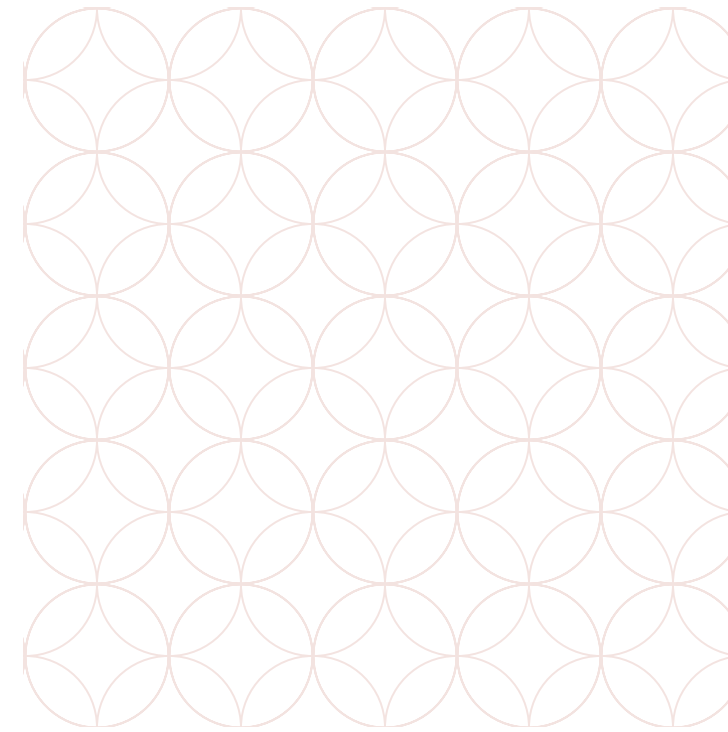
Anyone looking for fun, fitness and activity will be well catered for at Kensington Gate. Perdiswell Leisure Centre and St Johns Sports Centre are both within a 15 minute drive of home and offer a wide range of sport and leisure facilities between them, including gyms, swimming pools and indoor and outdoor courts and pitches.

There are also plenty of local attractions which are well worth a visit, and ideal for family days out. From fine art at Worcester City Art Gallery and Museum to history and heritage at the Commandery and Tudor House Museum, to the magnificent sights of Worcester Cathedral and walks in beautiful woodland at Witley Court and Gardens, there is much to explore and enjoy.

OPPORTUNITIES FOR LEARNING

Parents with growing families will be pleased to find a good range of schools catering for youngsters at all stages of their educational journeys. Local primary schools include Pitmaston, Oldbury Park, St George's and St Clement's.

For older students, Riverside Senior School, Regency High School, Nunnery Wood High School and Tudor Grange Academy are all also within easy reach of home.



GETTING AROUND

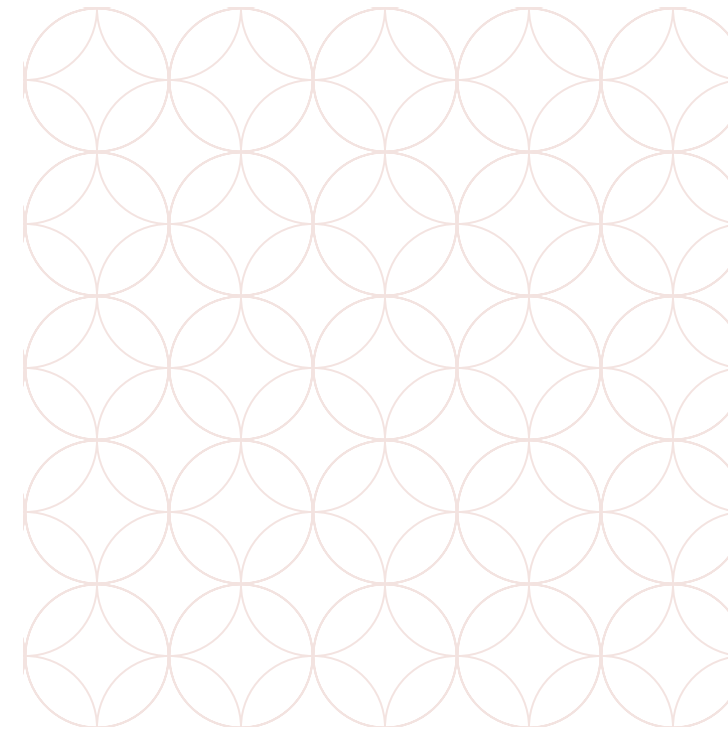
Kensington Gate has excellent transport connections, whether you're travelling by road or rail. The M5 motorway is just minutes away for onward travel to Birmingham (59 minutes), Cheltenham (43 minutes) and Gloucester (47 minutes).

For rail travel, Worcester Foregate Street train station is around 7 minutes in the car and offers services to Birmingham New Street (45 minutes), Bristol Temple Meads (1 hour and 35 minutes) and London Paddington (2 hours and 6 minutes).

For air travel, Birmingham Airport is around 51 minutes away by road and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Kensington Gate**.






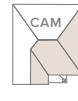








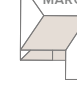


SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways & Footpaths
- Affordable Housing
- Local Equipped Area of Play

EXPLORE KENSINGTON GATE



KEY

	MAISONETTE 1 BEDROOM END TERRACED HOME		OXFORD 4 BEDROOM DETACHED HOME
	BUXTON 2 BEDROOM TERRACED / SEMI-DETACHED HOME		CAMBRIDGE 4 BEDROOM DETACHED HOME
	WARWICK 3 BEDROOM DETACHED HOME		SHAFTESBURY 4 BEDROOM DETACHED HOME
	AMBERLEY 3 BEDROOM DETACHED HOME		HARROGATE 4 BEDROOM DETACHED HOME
	ASHBY 3 BEDROOM DETACHED HOME		HAMPSTEAD 4 BEDROOM DETACHED HOME
	STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME		RICHMOND 4 BEDROOM DETACHED HOME
	MARLOW 4 BEDROOM DETACHED HOME		AFFORDABLE HOUSING
	LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME		

Affordable Housing:
Tavy - 512, 513, 530, 531, 532, 540, 541, 542, 543, 552, 553, 554 & 555
Dart - 509, 510, 511, 547, 548 & 548
Maisonettes - 533 & 534, 538, 539, 550 & 551
Tweed - 552
Bungalow - 521

V - Visitor Parking
BCP - Bin Collection Point
G/G - Gas Governor

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high intention to detail It represents
the wise choice of many alternatives



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

Bowl & Tap

Stainless steel with Prinz mixer tap.

Utility Room (if applicable)

Stainless steel single bowl with Prinz mixer tap.

Appliances

- Ceramic Hob
- Free upgrade - Gas Hob
- Double Oven
- Chimney Hood
- Integrated fridge/freezer



INTERIOR

Walls
Crown Pale Cashew emulsion paint finish.

Internal Doors
7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

Internal Door Furniture
Polished chrome effect door furniture from Carlisle Brass. Chrome floor mounted door stops to be fitted where required.

Architrave
Taurus' profile mdf. All to be satin white paint finish.

Skirting Boards
Torus profile MDF with satin white paint finish.

Staircase
Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings
Flat skim finish with crown covermatt white finish.

Central Heating
Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators
Myson round top radiators.

Electrical Sockets & Switch Plates
BG Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting
Pendant and batten lighting points.

Consumer Unit
Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors
Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles
Tempo by Ideal Standard.

Shower to En-suite (where applicable)
Shower Valve Aqualisa bar valve.
Shower Tray Acrylic capped low profile shower tray.
Shower Screen Polished chrome effect finish shower door.

Brassware
Sottini Tesino 1 tap hole bath filler.

Bath
Tempo Arc bath with Uniline panel.

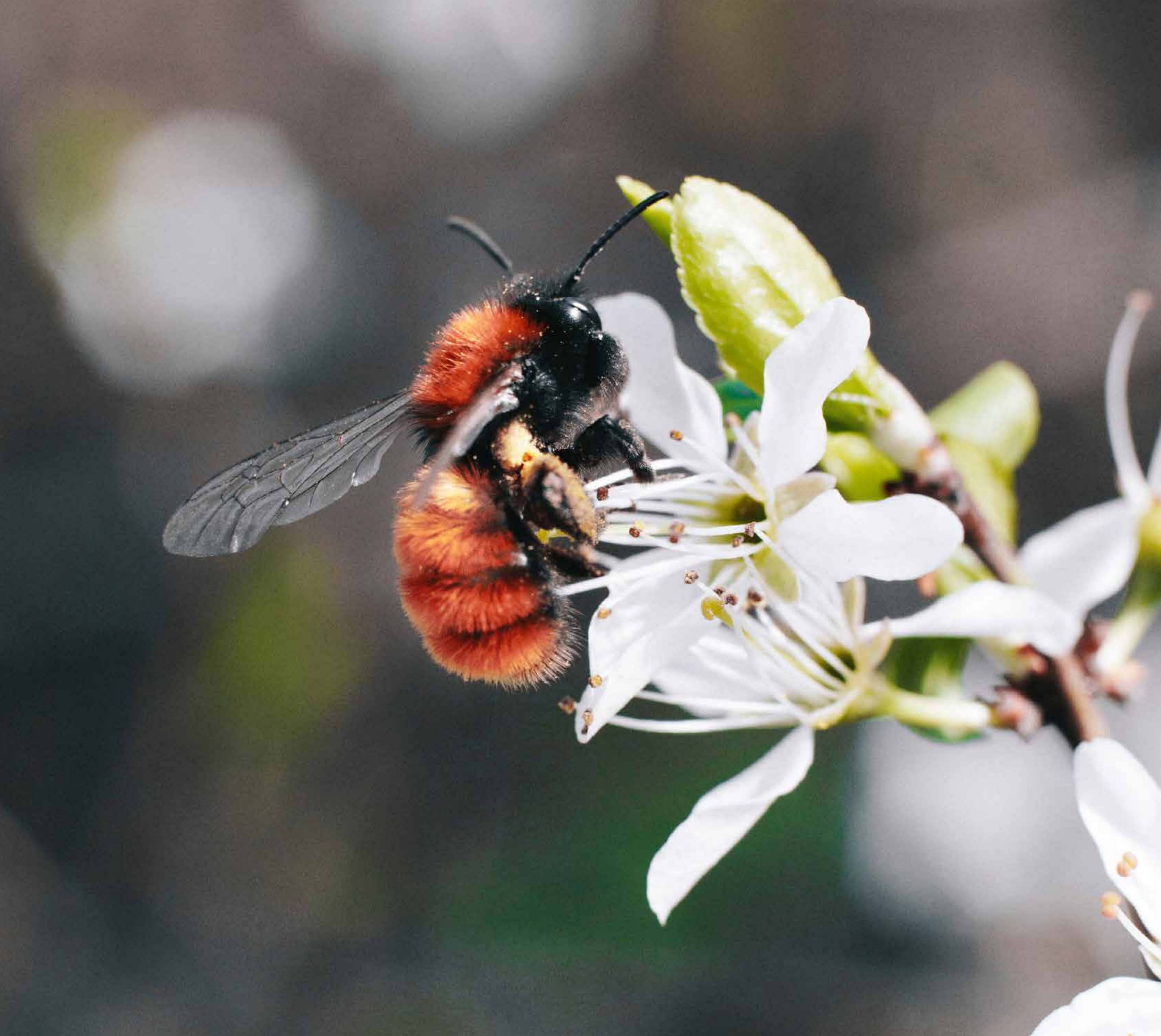
Wall Tiles to Cloakroom, Bathroom & En-suite
Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

Shaver Socket to En-suite
(where applicable)
White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit PVCue square fascia & vented soffit board in white profile.	House Numeral Colour to match front door.	Driveway Tarmac drive (or as shown on external works layout).
Rainwater System Rainwater gutters and down pipes in black finish.	Door Bell Chrome effect bell push with transformer.	Patio/Paving Buff riven.
Windows Sealed double glazed uPVC windows in white finish.	External Lights Modern stainless steel downlight or Lantern (house type dependant).	External Fencing Close board fencing.
Patio Doors uPVC French patio doors as indicated on the drawings.	Garage Door Novoferm ‘Thornby’ style or Hörmann steel up and over door. Door finish to be painted to match front colour. Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.	Garden Front Good standard turfing. Rear Topsoil laid across the garden. Refer to layout for landscaping details.



WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit beekind.bumblebeeconservation.org

Working in close
partnership with  **Bumblebee
Conservation
Trust**





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



KENSINGTON GATE

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Bromyard Road, Worcester, Worcestershire WR2 5TT

Discover a better way to live
redrow.co.uk