

# EDEN COURT



**premier**  
guarantee®  
10 Year Warranty

A stunning new build development of seven 2 bed spacious apartments  
in Kennedy Crescent, Lower Gornal

 **EDEN**  
HOMES

**LexAllan**  
**Grove**  
LAND & NEW HOMES

01562 270072    [lnh@lexallangrove.com](mailto:lnh@lexallangrove.com)



 LAND & NEW HOMES  
NETWORK



A stunning development of seven 2 bedroom apartments situated in an elevated position, in a quiet residential road, with the upper floors having fantastic views. Built by Eden Homes, these luxury apartments will have a spacious open-plan living area, allocated parking and electric car charging points for every property.

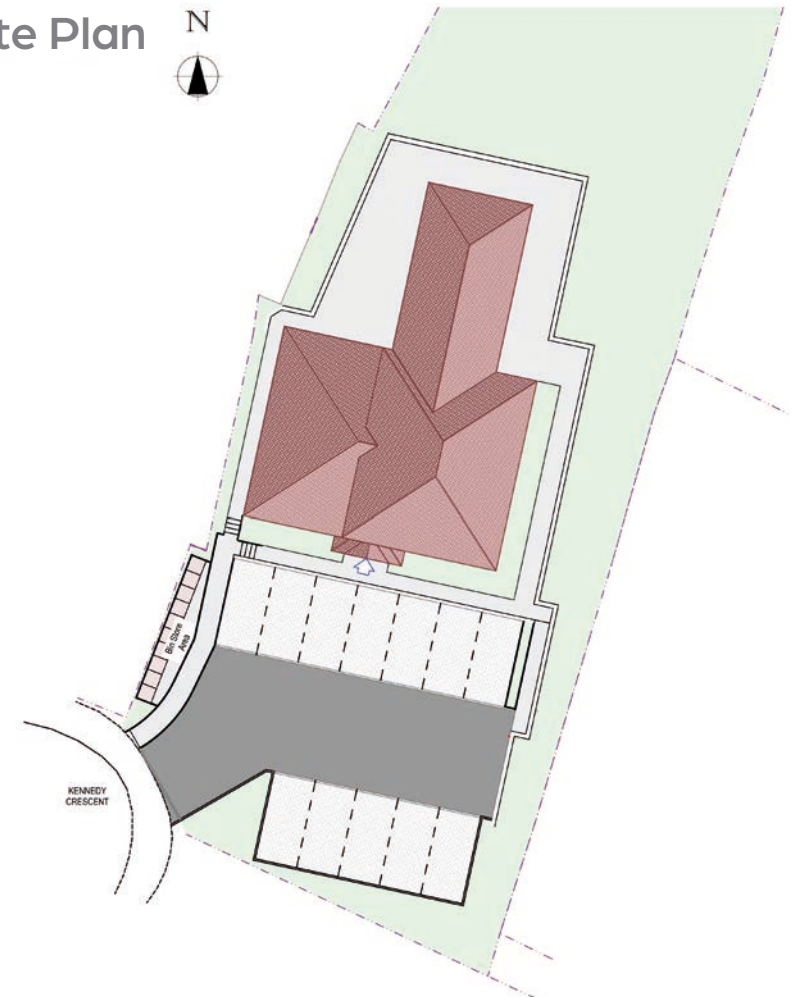
## Prices from £125,000

Apartments 1-7, Eden Court, 31A Kennedy Crescent, Lower Gornal DY3 2JG.

W3W: [///solar.bounty.buddy](https://solar.bounty.buddy)



## Site Plan



# Specification

## Externals

- uPVC double glazed 'A' rated windows
- Individual post boxes for each apartment housed in tiled porch area
- Bike store
- Communal drying area with rotary washing lines
- Each apartment has clearly numbered car parking space for one vehicle. Four additional visitor spaces are also provided.
- Electric vehicle charging point provided for each apartment.
- Front and rear external lighting.



## Internals – General

- Walls and ceilings painted in white emulsion
- Skirting and architraves painted white
- Internal doors are white Dordogne style with contemporary chrome ironmongery
- Coir matting at front door through to stairs. Thereafter hard-wearing carpet throughout on stairs and every floor
- Pendant light fittings throughout. Spotlight upgrade available subject to build stage.
- Light switches and power sockets in white. Chrome upgrades are available subject to build stage.
- BT media telephone point provided in lounge
- Energy efficient combination boiler

## Kitchen

- Choice of kitchen units and work tops with upstands are available (subject to build stage)
- Laminate flooring in kitchen – a choice of colours is available subject to build stage
- USB point
- Stainless steel single electric oven and built in induction hob, with glass splashback.
- Stainless steel chimney extractor fan
- Integrated 70/30 fridge freezer
- Stainless steel sink with chrome mixer tap
- Space for a washing machine. Integrated washing machine available as an extra

## Bathroom

- Mixer shower in bath with glass shower screen
- Quick Step luxury vinyl flooring
- A choice of wall tiles. Full height tiling around the bath dropping to half height tiling on wall with sink and toilet.
- Chrome towel rail
- Shaver/toothbrush point

## Guarantee

Every Eden home comes with a 10 year warranty with Premier Guarantee.



## Service Charge & Ground Rent

Service charge is £1365.71 p/a  
Ground Rent is £1 p/a on a 999 year lease

## Dimensions

Plot	Total	Lounge	Main Bedroom
1	61m <sup>2</sup>	14m <sup>2</sup>	13m <sup>2</sup>
2	61m <sup>2</sup>	14m <sup>2</sup>	13m <sup>2</sup>
3	61m <sup>2</sup>	14m <sup>2</sup>	13m <sup>2</sup>
4	61m <sup>2</sup>	14m <sup>2</sup>	13m <sup>2</sup>
5	55m <sup>2</sup>	13m <sup>2</sup>	11m <sup>2</sup>
6	61m <sup>2</sup>	14m <sup>2</sup>	13m <sup>2</sup>
7	55m <sup>2</sup>	13m <sup>2</sup>	11m <sup>2</sup>

## Extras

Why not add that personal touch and choose to upgrade with our range of fabulous extras. All are dependent on where your home is in the building process but please do contact us and we will be delighted to discuss this further with you.

Whilst every care has been taken to ensure the accuracy of the information set out in this specification, Eden Properties (Midlands) Ltd reserves the right to alter, vary and amend it at any time. We therefore recommend that it should only be considered as a guide.



# Floor Plans



**premier**  
guarantee®  
10 Year Warranty

*Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.*



## The Developers

A commitment to quality and a dedication to detail is the simple rule that has seen Eden Homes grow from strength to strength since being founded in 2001. They are a family owned business specialising in providing bespoke housing projects.

**Eden Homes** are not bulk builders; always wanting to remain a niche developer of quality homes, with tailored designs and superior construction, so that every home they build has its own stamp of individuality to suit its location. From site finding and land assembly, through the planning and construction stages and on to the sale of finished homes, the expertise within the Eden Homes team enables them to carry out the full range of property development functions. This makes Eden Homes unique and allows them to outshine their competitors.



## The Agents

**Lex Allan Grove Land & New Homes** is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the house-builder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.

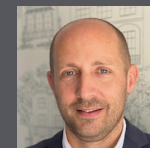
**LexAllan**  
**Grove**  
LAND & NEW HOMES



**Helen Cooksey**  
New Home Sales  
01562 270072  
helen.cooksey@lexallangrove.com



**Louise Hogarth**  
Land & New Homes Co-ordinator  
01562 270072  
louise.hogarth@lexallangrove.com



**James Skelding**  
Land & New Home Manager  
07722 005056  
james.skelding@lexallangrove.com



**Dean Grove**  
Land & New Homes Director  
07950 608 002  
dean.grove@lexallangrove.com

01562 270072

Inh@lexallangrove.com

lexallangrove.com



LAND & NEW HOMES  
NETWORK