

MOAT AT
SPENCERS PARK
OFF THISTLE HILL WAY, NEAR MINSTER, ISLE OF SHEPPEY



Settle in a home of your own!

3 x two bedroom apartments and 3 x two bedroom houses available on a part buy / part rent basis.

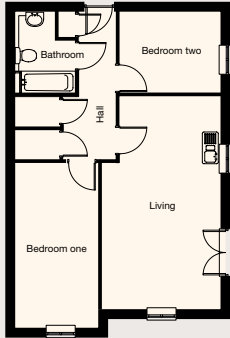
'Moat at Spencers Park' offers a selection of two bedroom houses and apartments located off Thistle Hill Way on the Isle of Sheppey. These stunning new homes are ideally located for the convenient services of Minster and the seaside town of Sheerness, the largest town on the island. With great connections to the M2, A249 and London, 'Moat at Spencers Park' offers an ideal setting for first time buyers*.

What is part buy / part rent?

Also known as New Build HomeBuy or shared ownership, this government funded initiative helps first time buyers purchase a brand new home. A subsidised rent is payable on the remaining share. At a later stage, if you wish, you can purchase more shares in your home until you own the property outright. The scheme helps first time buyers get a foot on the property ladder and work your way up to 100% ownership.

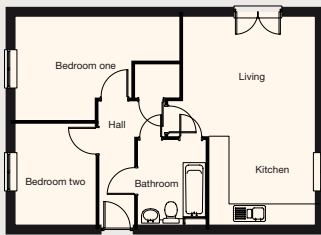


*We are also able to help current home owners unable to purchase a home suitable for their needs on the open market, for example due to a relationship breakdown.



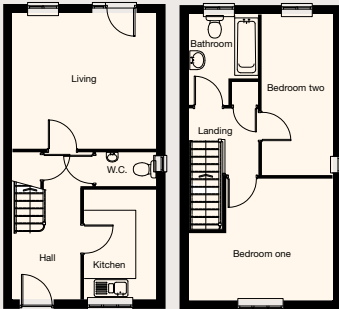
Plot 62^{^*}
 Two bedroom apartment
 Kitchen/living 6.68 x 3.76m
 Bedroom one 2.65 x 5.17m
 Bedroom two 3.2 x 2.6m

[^] Plot 62 includes balcony
 * Second floor

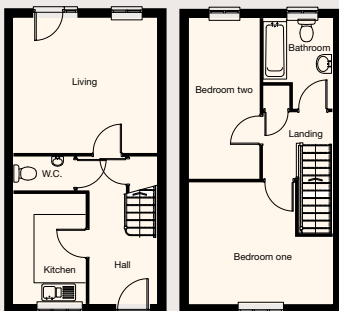


Plots 63^{*}, 64^{**^}
 Two bedroom apartment
 Kitchen/living 6.5 x 4.15m
 Bedroom one 5.14 x 3.24m
 Bedroom two 3.16 x 2.52m

[^] Plot 64 includes balcony
 * Ground floor
 ** First floor



Plot 65
 Two bedroom house
 Kitchen 2.15 x 3.13m
 Living 4.56 x 4.25m
 Bedroom one 3.5 x 4.25m
 Bedroom two 2.1 x 5.05m



Plots 66, 67
 Two bedroom house
 Kitchen 2.15 x 3.13m
 Living 4.56 x 4.25m
 Bedroom one 3.5 x 4.25m
 Bedroom two 2.1 x 5.05m

Specification

- Carpets throughout
- Fitted kitchen
- Oven, hob and hood
- Washer / dryer
- Gas central heating
- Allocated parking
- Private gardens to houses

Directions



From Sittingbourne

Take the A249 towards Isle of Sheppey. Once you have crossed the Sheppey Crossing, take the second exit (B2231) at the first round. At the next roundabout take the second exit on to Lower Road, follow the road down to the next roundabout and take the first exit on to Thistle Hill Way.

From Minster High Street

Turn from the High Street into Back Lane and then take Scocles Road south. At the roundabout, turn right into Thistle Hill Way and then turn left.

www.moat.co.uk 0845 359 6161

The information in this brochure is available in large text or on audio tape. We offer the language line service to people whose first language is not English. Please contact Moat if you require any of these services.

In accordance with the Property Misdescriptions Act these details and photographs have been prepared with due care, however the information contained therein is intended as a preliminary guide only. Your home is at risk if you do not keep up repayments on a mortgage, rent, or other loan secured on it. Please also note that the market value of properties can go down as well as up. Moat supports the development of mixed tenure communities and is proud to provide homes for affordable rent and New Build HomeBuy at 'Moat at Spencers Park'. We may change the tenure of some properties subject to demand. Moat Homes Ltd is a charitable housing association.