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# LANGLEY SQUARE

DARTFORD

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A boutique collection of two bedroom apartments

Weston  
Homes 





# A boutique collection of two bedroom apartments - the last phase at multi-award-winning Langley Square



# Award-winning

Langley Square redefines modern living, uncompromising in luxury and style. This collection of 11 contemporary apartments, in the popular area of Dartford, provide you the space to be yourself.

This was displayed clearly by the success of the first stage of the development which won multiple awards including Best High Volume New Housing Development at the LABC South East Awards, the Bronze Award in the Best Starter Home Scheme at the WhatHouse? Awards 2019 and the Best First-Time Buyer Home Award at the Evening Standard New Homes Awards 2019. Weston Homes was also named Private Developer of the Year at the First Time Buyers Readers' Awards 2022.

Situated in the heart of Dartford, Langley Square is the perfect place for families, young professionals and couples, with the unique surroundings of the historic Mill Pond and green open spaces.



Langley Square, Dartford



Langley Square, Dartford

## Welcome to Dartford

Dartford has it all; a rich heritage, long history of industrial and cultural importance, and a bustling arts and culture scene. Lying in a valley where the River Darent flows through to meet the Thames and within easy reach of central London itself, Dartford is the perfect blend of town and country.

Central Park and Hesketh Park offer beautiful, manicured gardens, green expanses, and sporting facilities right in the town centre.

For those looking for a lively nightlife, Dartford has a blend of traditional public houses, cosmopolitan bars and nightclubs, all within walking distance from your new home.

The Orchard Theatre is less than a 10 minute walk from Langley Square. Since opening in 1983, the theatre has built an enviable reputation for providing quality entertainment, hosting touring West End shows and accommodating some of the biggest names in the arts and entertainment arena. The close by Mick Jagger Centre provides live music in the town and showcases jazz, rock and folk acts and is named after one of the town's more famed residents. Dartford has three shopping centres offering a mix of independent and high street stores:

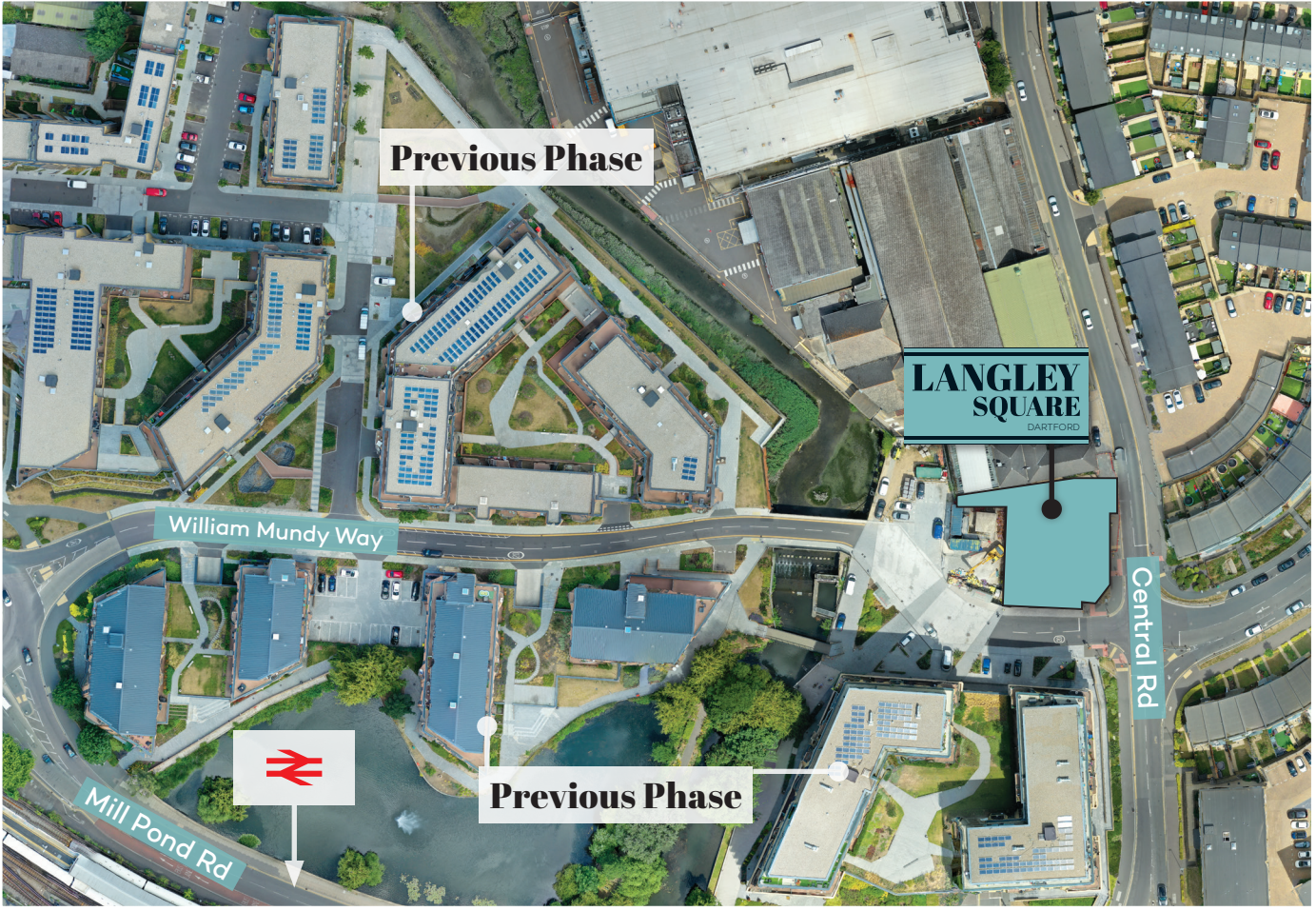
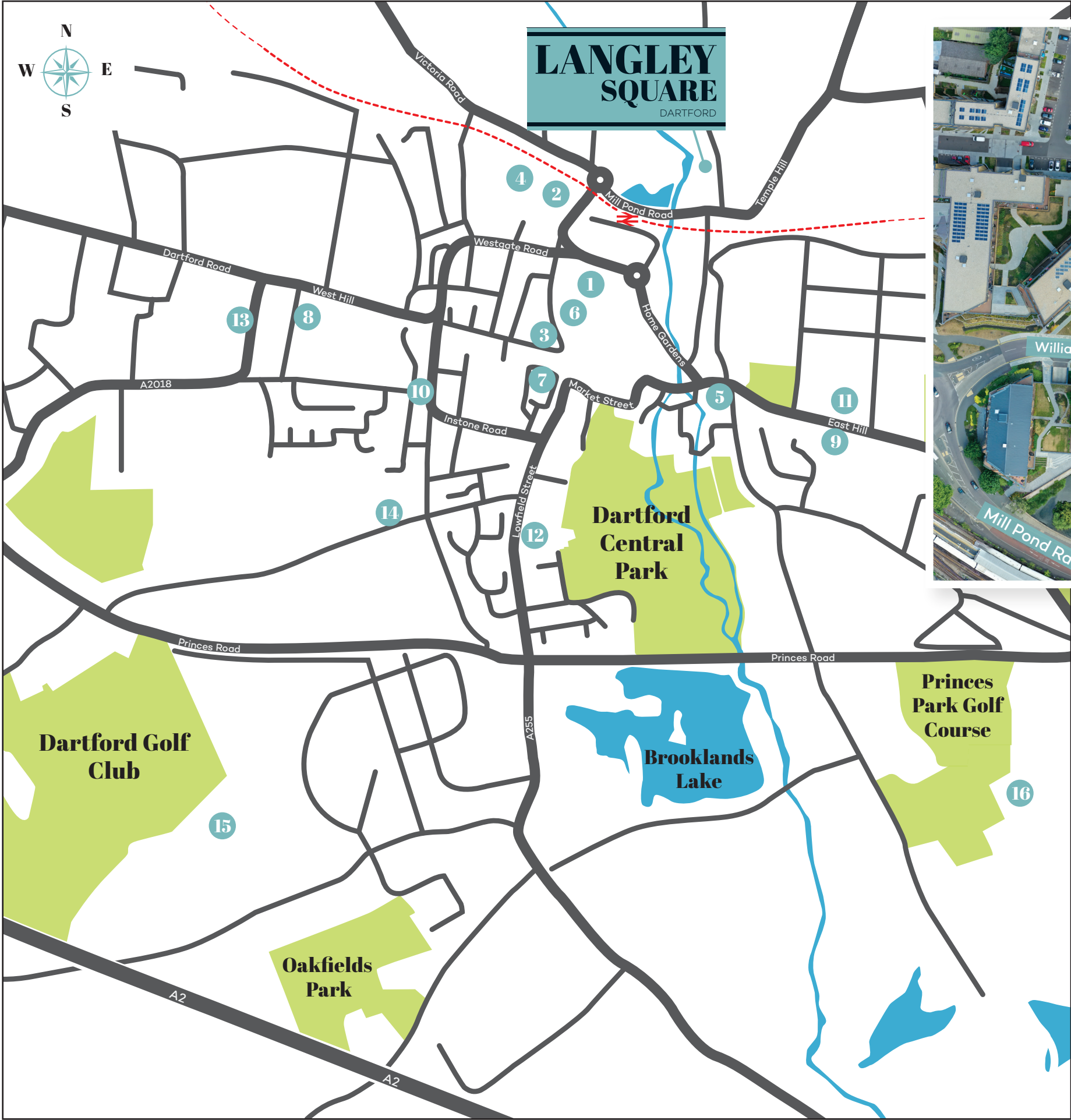
The Orchards, Prospect Place and The Priory, all within a mile away from the homes at Langley Square.

A short drive and you will be immersed in over 50 restaurants and over 300 stores offering luxury and high street fashion at the celebrated shopping centre, Bluewater. With brands such as Tommy Hilfiger, Zara and Diesel all calling Bluewater home, the latest trends and styles are just waiting for you to discover them.

Just next door to Bluewater, you will find the brand new Hangloose adventure, an exciting day out for thrill-seekers with England's longest zip line. The park is looking to expand with more adrenaline activities being added in the next few years, including a giant swing and skydive aerodrome.

Dartford is well connected, access to some of the major London stations, including London Bridge, Charing Cross and Victoria, is made simple. A short train or car journey and you will find yourself in the iconic City of London with its famous tourist attractions such as the London Dungeons, The London Eye or Buckingham Palace to cultural sights at The Tate Modern, The V&A Museum and The British Museum.





# Local amenities

Dartford is compact in size with the majority of its amenities and services all within walking distance or a short drive away. Langley Square is ideally placed just minutes from the centre of the town, and with Dartford Railway Station opposite, further destinations have never felt as close.

1. The Orchard Theatre	0.3m	10. Highfield Dentist Centre	0.6m
2. Marks & Spencer	0.3m	11. Tesco Express	0.6m
3. Le Tre Sorelle Italian Restaurant	0.3m	12. Fairfield Leisure Centre	0.7m
4. Prospect Place	0.4m	13. The Mick Jagger Centre	0.8m
5. The Malt Shovel Pub	0.4m	14. Dartford Science & Technology College	0.9m
6. Dartford Post Office	0.4m	15. North Kent College	0.9m
7. The Priory Shopping Centre	0.6m	16. The Leigh Academy	1.2m
8. Reflexions Gym	0.6m		
9. Livingstone Community Hospital	0.6m		

Map not to scale. All travel times are approximate and are courtesy of googlemaps.com





## First floor Plot 3

### Plot 3

Overall Area: 81.5m<sup>2</sup> | 877.6ft<sup>2</sup>

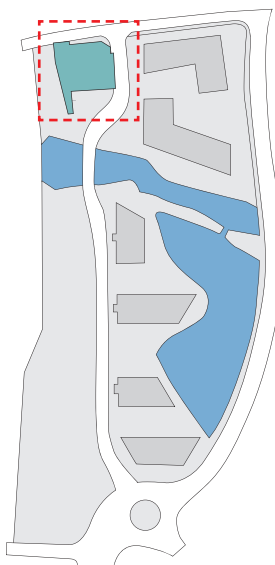
Kitchen/Living/Dining Area  
9.76m x 4.11m  
32'0" x 13'6"

Bedroom 1  
5.61m x 2.75m  
18'5" x 9'0"

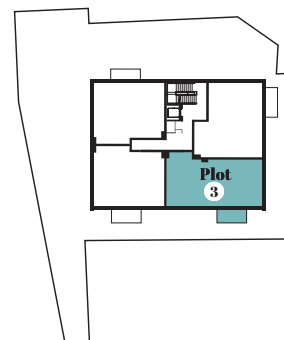
Bedroom 2  
4.77m x 2.83m  
15'8" x 9'3"



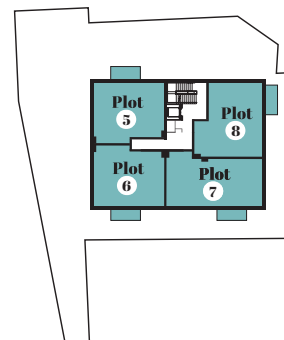
### Site Plan



### First floor



### Second floor



## Second floor Plots 5, 6, 7 & 8

### Plot 5

Overall Area: 70.1m<sup>2</sup> | 754.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
7.99m x 4.22m  
26'3" x 13'10"

Bedroom 1  
5.57m x 2.75m  
18'3" x 9'0"

Bedroom 2  
4.77m x 2.86m  
15'8" x 9'5"

### Plot 6

Overall Area: 70.1m<sup>2</sup> | 754.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
7.99m x 4.22m  
26'3" x 13'10"

Bedroom 1  
5.57m x 2.75m  
18'3" x 9'0"

Bedroom 2  
4.77m x 2.86m  
15'8" x 9'5"

### Plot 7

Overall Area: 81.5m<sup>2</sup> | 877.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
9.76m x 4.11m  
32'0" x 13'6"

Bedroom 1  
5.61m x 2.75m  
18'5" x 9'0"

Bedroom 2  
4.77m x 2.83m  
15'8" x 9'3"

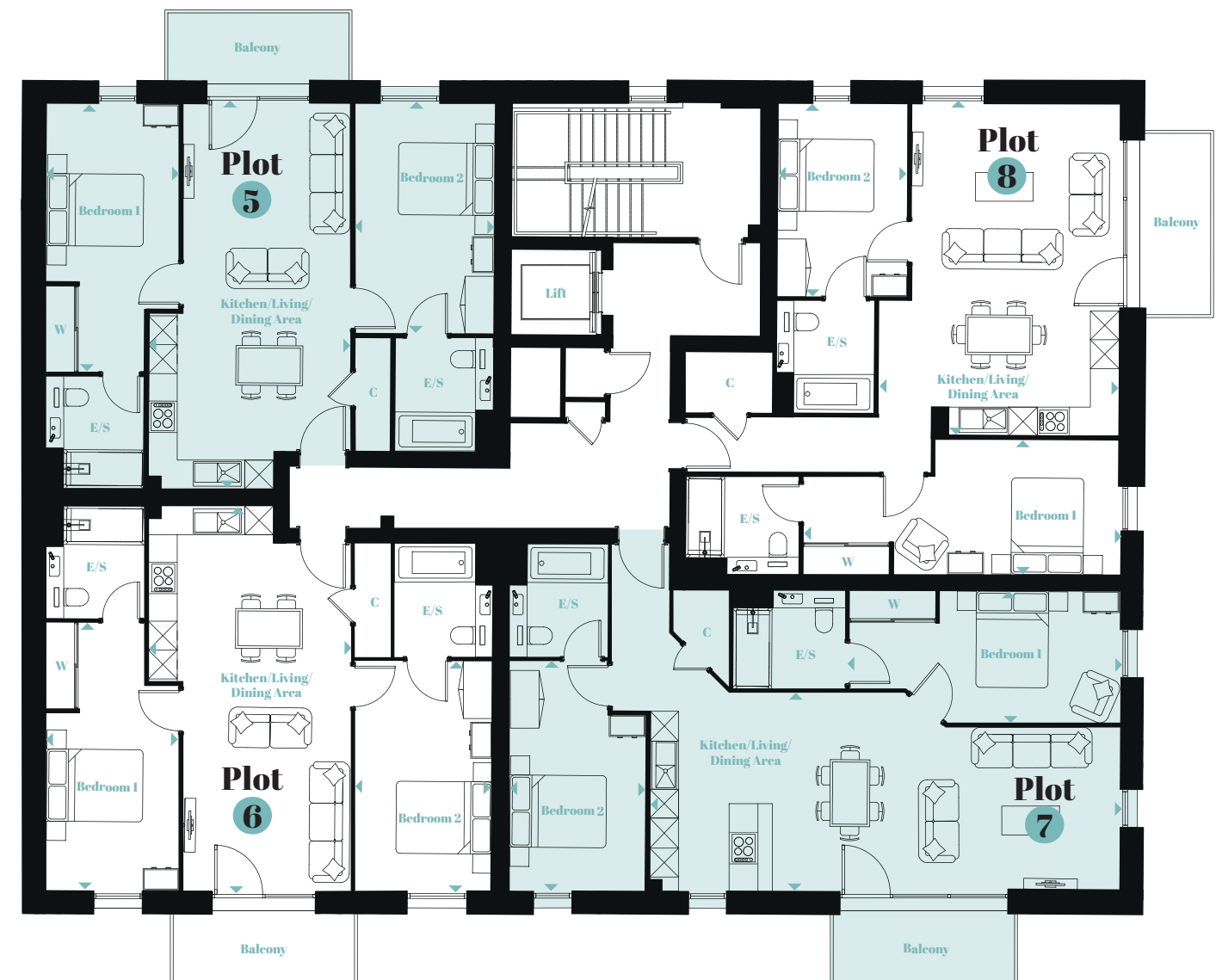
### Plot 8

Overall Area: 78.4m<sup>2</sup> | 843.9ft<sup>2</sup>

Kitchen/Living/Dining Area  
6.89m x 5.01m  
22'7" x 16'5"

Bedroom 1  
6.58m x 2.80m  
21'7" x 9'2"

Bedroom 2  
4.00m x 2.72m  
13'1" x 8'11"



### Dartford

Floorplans, dimensions and configurations are included for guidance only, and may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.  
C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

### Langley Square

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C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



## Third floor Plots 9, 10, 11 & 12

### Plot 9

Overall Area: 70.1m<sup>2</sup> | 754.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
7.99m x 4.22m  
26'3" x 13'10"

Bedroom 1  
5.57m x 2.75m  
18'3" x 9'0"

Bedroom 2  
4.77m x 2.86m  
15'8" x 9'5"

### Plot 10

Overall Area: 81.5m<sup>2</sup> | 877.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
7.99m x 4.22m  
26'3" x 13'10"

Bedroom 1  
5.57m x 2.75m  
18'3" x 9'0"

Bedroom 2  
4.77m x 2.86m  
15'8" x 9'5"

### Plot 11

Overall Area: 78.4m<sup>2</sup> | 843.9ft<sup>2</sup>

Kitchen/Living/Dining Area  
9.76m x 4.11m  
32'0" x 13'6"

Bedroom 1  
5.61m x 2.75m  
18'5" x 9'0"

Bedroom 2  
4.77m x 2.83m  
15'8" x 9'3"

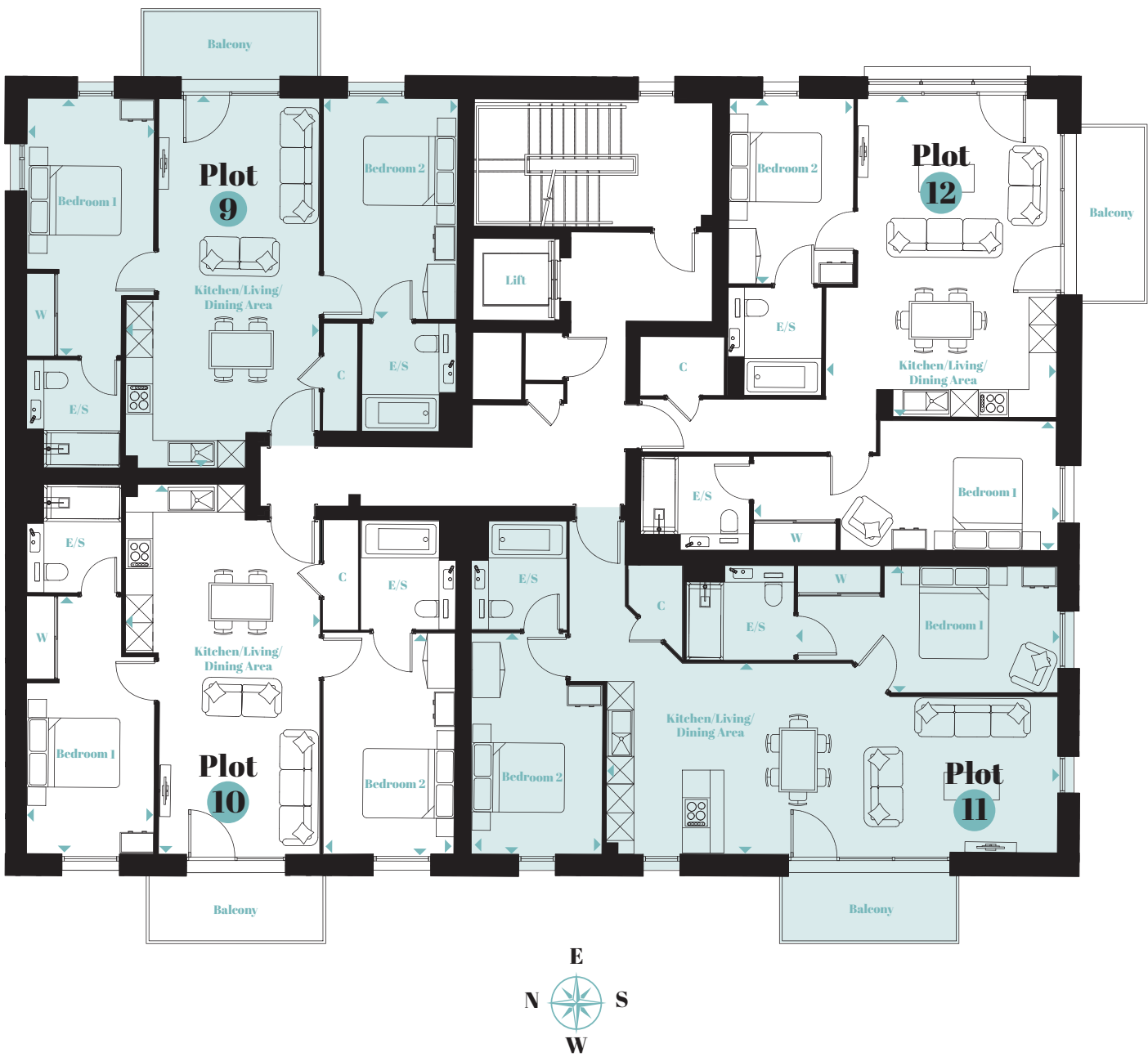
### Plot 12

Overall Area: 78.4m<sup>2</sup> | 843.9ft<sup>2</sup>

Kitchen/Living/Dining Area  
6.89m x 5.01m  
22'7" x 16'5"

Bedroom 1  
6.58m x 2.80m  
21'7" x 9'2"

Bedroom 2  
4.00m x 2.72m  
13'1" x 8'11"



## Fourth floor Plots 13 & 14

### Plot 13

Overall Area: 81.5m<sup>2</sup> | 877.6ft<sup>2</sup>

Kitchen/Living/Dining Area  
9.76m x 4.11m  
32'0" x 13'6"

Bedroom 1  
5.61m x 2.75m  
18'5" x 9'0"

Bedroom 2  
4.77m x 2.83m  
15'8" x 9'3"

### Plot 14

Overall Area: 78.4m<sup>2</sup> | 843.9ft<sup>2</sup>

Kitchen/Living/Dining Area  
6.89m x 5.01m  
22'7" x 16'5"

Bedroom 1  
6.58m x 2.80m  
21'7" x 9'2"

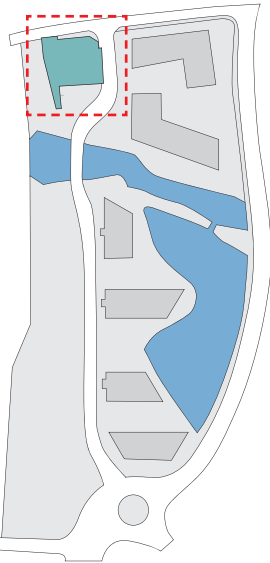
Bedroom 2  
4.00m x 2.72m  
13'1" x 8'11"

Floorplans, dimensions and configurations are included for guidance only, and may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.  
C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

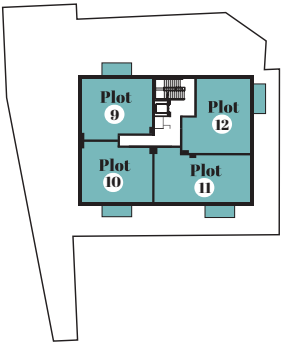
Langley Square



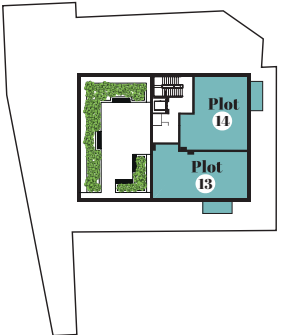
### Site Plan



### Third floor



### Fourth floor



Floorplans, dimensions and configurations are included for guidance only, and may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.  
C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

Dartford



# It's all in the detail

The elegant homes at Langley Square include an all-inclusive comprehensive specification enabling you to start enjoying your home from the moment you move in. With a wide range of luxurious options to choose from, you can personalise your home and truly make it your own.

Benefits include energy saving appliances, efficient heating systems and double glazed windows helping to lower utility bills. EV charging points are provided to parking spaces at Langley Square.<sup>^</sup>

Hyperoptic superfast broadband to each home ensures Langley Square is perfectly placed to remain fully connected, both inside and out.

Every home at Langley Square has been designed with you in mind. Buying a new home is a big investment and with a 10-year NHBC warranty giving you peace of mind, you can be confident it has been constructed to the highest of standards.

To give you extra security, we will provide you with a professional and comprehensive after-sales service by our dedicated Customer Care team for the first two-year warranty period.

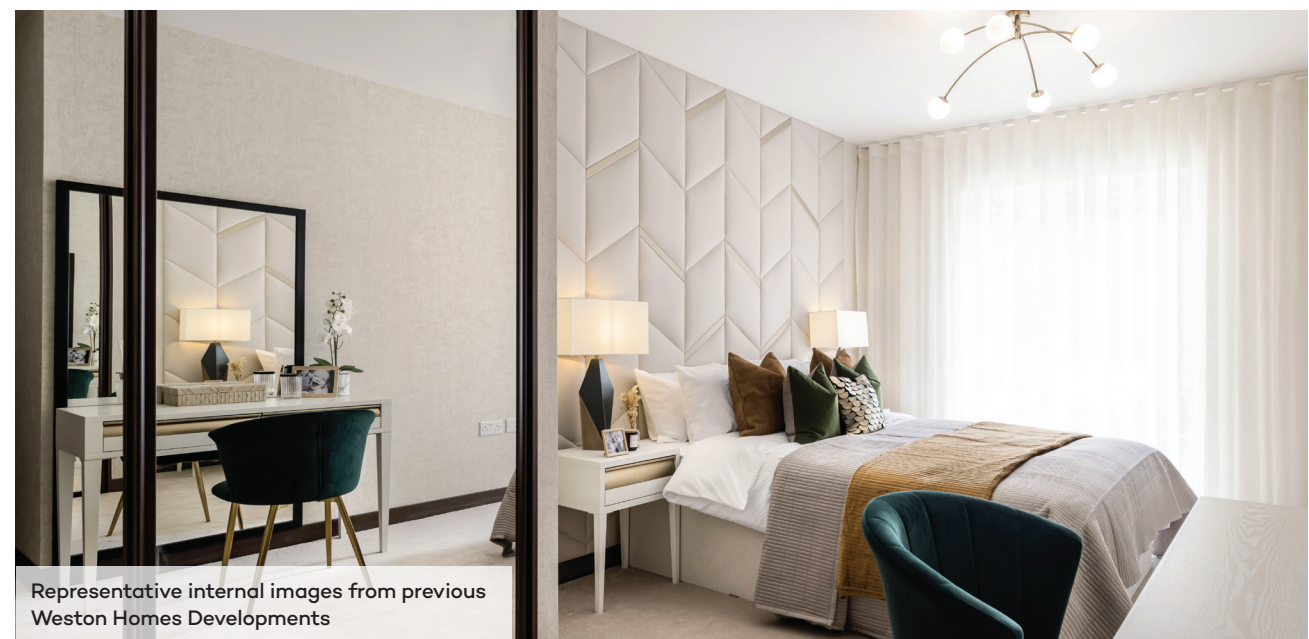
## General finishes

- Sprinkler system installed to all plots
- Forest oak doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards\*\*
- Choice of carpets with underlay to bedrooms\*\*
- Fitted mirrored wardrobes to bedroom 1
- Television and telephone points to living area and bedroom 1
- USB double power sockets to kitchen and bedroom 1
- Smoke alarm and CO<sup>2</sup> detectors
- UPVC double-glazed windows and external doors
- Audio/visual entry system to apartments accessed via communal entrance doors
- Electric space heating via panel heaters
- Air-source heat pump hot water cylinder for hot water

<sup>^</sup>Please ask a Sales Consultant for plot specific details.

\*\*Choices from Weston Homes' range and subject to stage of construction.

<sup>†</sup> Terms and conditions apply, visit [hyperoptic.com](https://hyperoptic.com) for details.



Representative internal images from previous Weston Homes Developments

# Homes with a difference

## Connectivity

- Hyperoptic superfast broadband enabled with speeds of up to 1Gbps, subject to contract<sup>†</sup>

## Designer kitchens

- Wide choice of designer units by Oakwood Kitchens\*\*
- Choice of quartz stone worktops and upstands\*\*
- Stainless steel splashback to hob
- Full range of integrated appliances:
  - Stainless steel electric fan oven
  - Ceramic hob
  - Fridge/freezer
  - Washer/dryer
  - Dishwasher
- Caple stainless steel chimney extractor
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose spray extension
- Fascino instant boiling and cold filtered water tap
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

## Luxurious bathrooms & ensuites

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Bespoke vanity units with integrated storage space in a choice of three finishes\*\*
- Sleek arctic white sinks, beautifully finished with a silky matt feel
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower and smart bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour in matt finish\*\*



## Built with Passion, Delivered with Pride

Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England.

Weston Homes has established a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually re-assessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology. The company has taken a revolutionary approach to property development - many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction for fixtures such as kitchen worktops, wardrobes and bathroom vanity units which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.

Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes with many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.

## Commitment to our customers

The entire Weston Homes' team is committed to providing you, our customers, with quality homes.

We are working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our customer charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Negotiators who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent mortgage brokers.

Your home will come with a 10-year NHBC Buildmark policy which includes:

- Deposit protection from exchange of contracts.
- A two-year builder warranty from legal completion directly with Weston Homes, backed by NHBC's resolution service.
- Eight years of structural defects insurance cover.

For more details, please visit [www.NHBC.co.uk/homeowners](http://www.NHBC.co.uk/homeowners).

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner.

Weston Homes was awarded the 2022 In-house Gold Award for Customer Satisfaction.



Designed by Trident Marketing Anglia Ltd, [tridentmarketinguk.com](http://tridentmarketinguk.com)



Fletton Quays, Peterborough



Springfield Park, Maidstone



The Laundry Works, Watford



Gun Hill Park, Aldershot



# LANGLEY SQUARE

DARTFORD

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Website: [weston-homes.com](https://www.weston-homes.com)



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