



Kings Warren, Red Lodge

Let Flagship Homes open the door to your new life!

flagship
Homes

www.flagshiphomes.co.uk
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The Development

A stunning new village amidst the serenity of rural East Anglia.

Kings Warren is a brand new community in Red Lodge on the western edge of Suffolk. It's been many years since a new village like this has been developed, and is therefore proving to be a very desirable place to live.

At the heart of King Warren is a primary school and proposed village centre designed to include shops, a doctor's surgery and post office. Residential areas are generously spaced in leafy surroundings, with rows of protected Breckland Pine Trees throughout the development. Kings Warren Business Park, on the edge of the village, will provide job opportunities to local residents.

Elsewhere, the proposed playing fields will include three football pitches, a full-size cricket pitch, multi-use games area with floodlights, sports pavilion and children's play area. There are also a number of communal allotments giving residents the opportunity to grow their own fruit and vegetables.

Kings Warren is easily accessible from the A11 and minutes from the A14. With Newmarket to the south, Mildenhall to the north and Bury St Edmunds to the east, residents of Kings Warren are never too far from these major towns' facilities.

Rail users can make their way to the neighbouring village of Kennet for regular services to Cambridge and onward connections to London King's Cross.

Flagship Homes is delighted to offer a range of modern two and three bedroom houses in this charming countryside location, and encourages you to register your interest in Kings Warren early to avoid disappointment.



Your Surroundings

Minutes from Newmarket, Bury St Edmunds and Cambridge

The idyllic countryside setting of Kings Warren is within easy reach of some of the region's bigger towns and cities. Visiting these places by road is straightforward as the nearby A11 quickly feeds into the A14. Similarly, the neighbouring village of Kennet provides easy access to the national rail network.

The closest major town to Kings Warren is Newmarket, the home of horseracing. Racing at Newmarket dates back as far as the seventeenth century. Now, there are 2,800 acres of maintained grounds devoted to the sport, including two racecourses: the Rowley Mile and July Course. Meetings takes place from Spring through to Autumn, with many family events complementing the regular racing calendar.

A short journey east on the A14 brings you to the historic market town of Bury St Edmunds. Take a pleasant stroll around the Abbey Gardens, once home to one of the richest Benedictine monasteries in England, or the nearby St Edmundsbury Cathedral. Shop 'til you drop (or relax at a café or restaurant) in the vibrant new Arc centre. This, along with the charming High Street, give visitors shopping and dining that's refreshingly different.

Cambridge, home to one of the world's top universities, is the closest city to Kings Warren. The city is alive with culture: whether you're a fan of the theatre, literature, music or sport, Cambridge offers plenty of choice. It's also great for retail therapy, whether you head to the big high street names such as John Lewis or the charming daily markets.



Specification

- Stainless steel oven, hob and extractor hood (excluding Hawthorn Close)
- Integrated Hotpoint washing machine and fridge freezer (Russet and Acorn only)
- Gas central heating

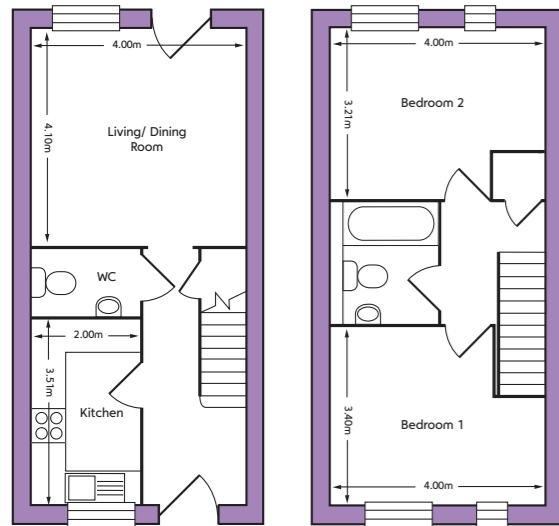
- Flooring to kitchen, cloakroom and bathroom
- White sanitaryware with shower over bath
- TV and telephone point to lounge
- UPVC double glazed

- Smooth ceilings
- Outside front light
- Wardrobes to bed 1 (Russet and Acorn only)
- Turfed rear garden and shed (excl Hawthorn Close)

- Allocated parking
- 10 year NHBC warranty
- This is a general specification for Kings Warren. Please ask the sales negotiator for exact specification at each individual scheme

Fennel Drive

2 Bedroom Houses



Fennel Drive - 16, 18, 20, 26, 28

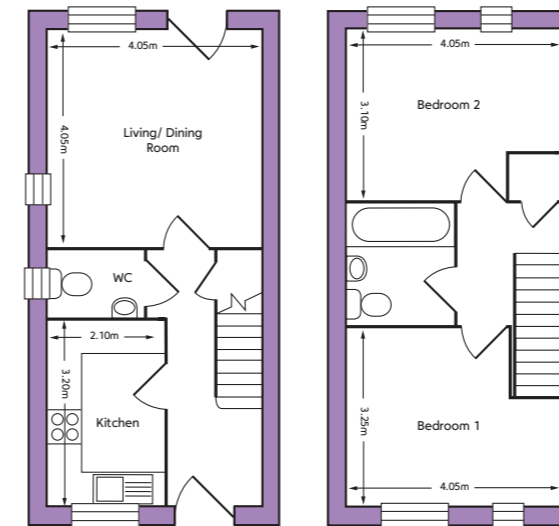
3 Bedroom Houses



Fennel Drive - 14, 22, 24, 30, 32, 34, 36, 38

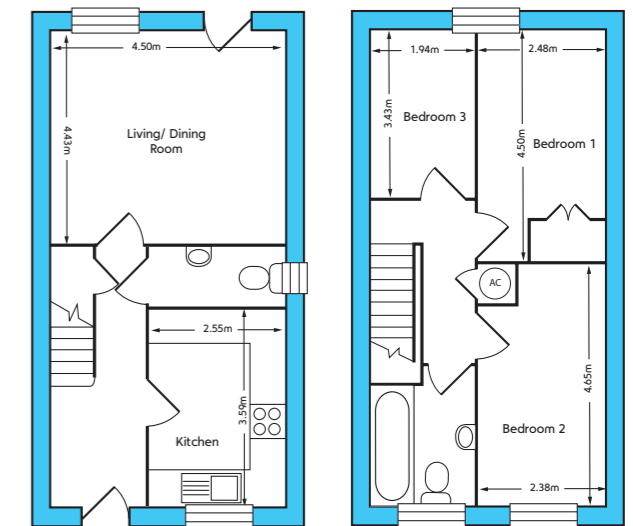
Other Developments

2 Bedroom Houses



Hawthorn Close - 19, 21, 24, 26, 36, 38, 40

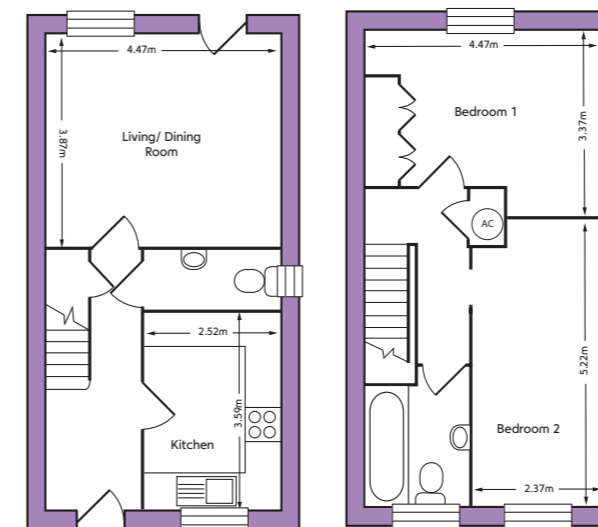
3 Bedroom Houses



Acorn Way - 43
Russet Drive - 44



Fennel Drive - 12, 40

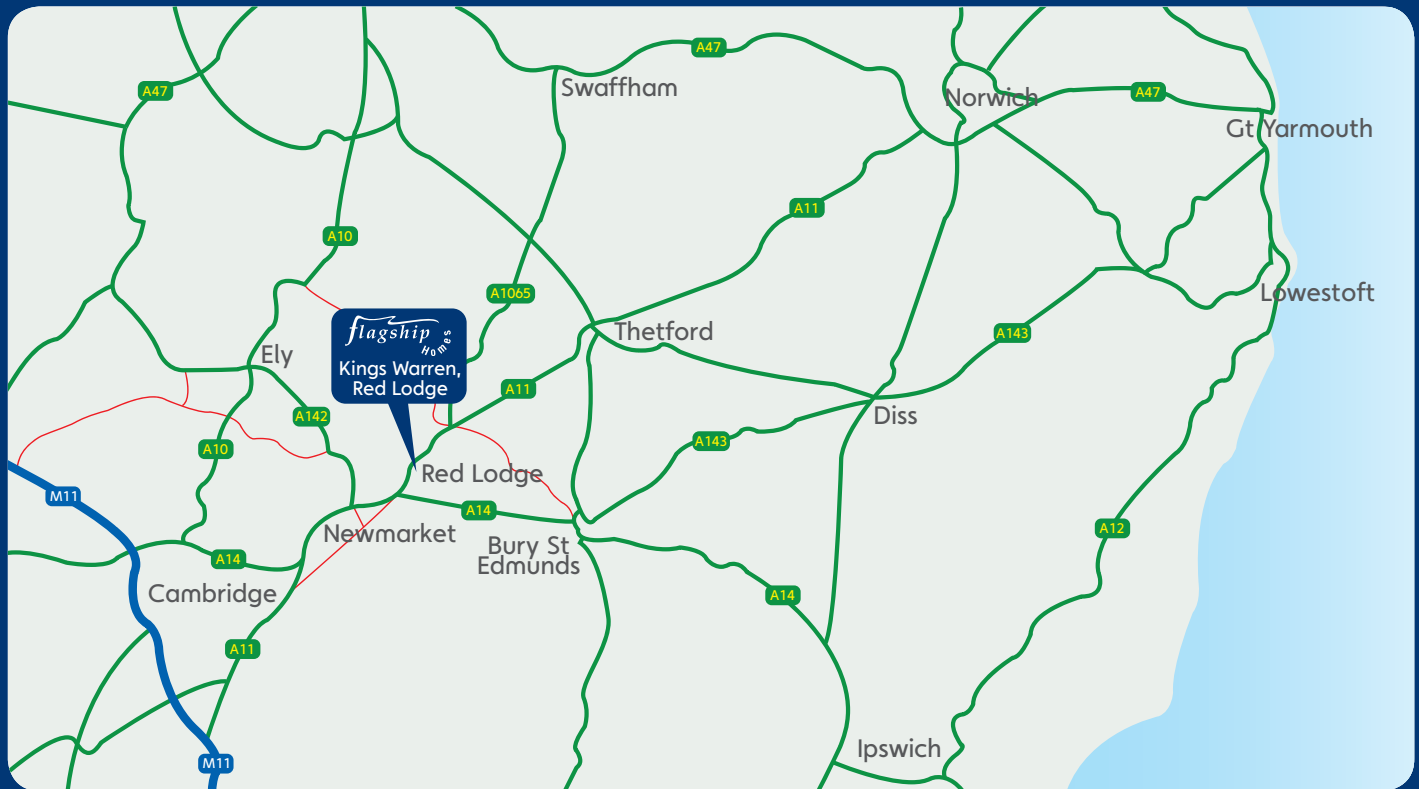


Russet Drive - 58



Hawthorn Close - 11, 22, 28
Elderberry Road - 16

How to find us...



What is Shared Ownership (New Build HomeBuy) ?

Shared Ownership is a low cost home ownership scheme which allows you to get a foot on the property ladder by part buying and part renting a new build house or apartment.

Under this scheme, applicants typically purchase a 50% share in a property (may vary between 25% to 75%) and pay a subsidised rent on the remaining share.

As personal circumstances or finances change, you may wish to purchase further shares until you own the whole property. This is known as staircasing. Please note that some properties are exempt from outright purchase.

Am I Eligible?

As long as you live or work within the Forest Heath area, and no more than 30% of your monthly household income would cover the total monthly payments, you could be eligible to buy one of these shared ownership homes.

You will also need to register with Orbit for Shared Ownership by calling 03458 502050 or registering at www.orbithomebuyagents.co.uk. Please ask them to forward us a copy of your approved application.

**Our sales team is here to help you from 9am to 5pm Mon - Fri,
contact them today on: 01603 255 444**

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Housing Corporation Reg No. L4116
Industrial & Provident Societies Act 1965 Reg. No. 28460R
National Housing Federation Member

These particulars are set out as a general outline only as guidance for intending purchasers and do not constitute a whole or partial offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the Vendor. It is the responsibility of any intending Purchaser to satisfy him/herself about the basis upon which they make an offer. Any offer made on a property will be taken as an admission by the intending Purchaser that (a) they have relied solely upon their own judgement and (b) (to the extent that they have not personally verified the information in these particulars) they have noted and accepted the qualification and disclaimer set out above and (c) upon entering a contract pursuant to any such offer, they shall have relied solely upon their own inspection and enquiries and the terms of that contract. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement.