

Room to relax, inspire and live life



WELCOME HOME

An enviable way of living awaits at a tranquil lakeside location, which offers elements of privacy and sought-after peace and quiet yet is just moments from the amenities and opportunities of Faversham. Combine this with a charming, elevated style and the familiar comforts of home, and you have somewhere so unique to call your own home.

A collection of two, three, four and five bedroom homes that benefit from an excellent build and finish. Showcasing our passion and expertise, together with subtle nods to our distinct attention to detail, you'll have the confidence knowing your new home will stand the test of time.

We strive to bring out the full potential of every development, finding solutions to complex challenges that ensure we deliver homes and streetscapes in tune with the natural features - and habitats - of the existing landscape. Most of all we open up its possibilities, something we have done for over 30 years. At Faversham Lakes you will find this ethos beautifully expressed, and a wonderful new home in an exceptional place.

2 ANDERSON

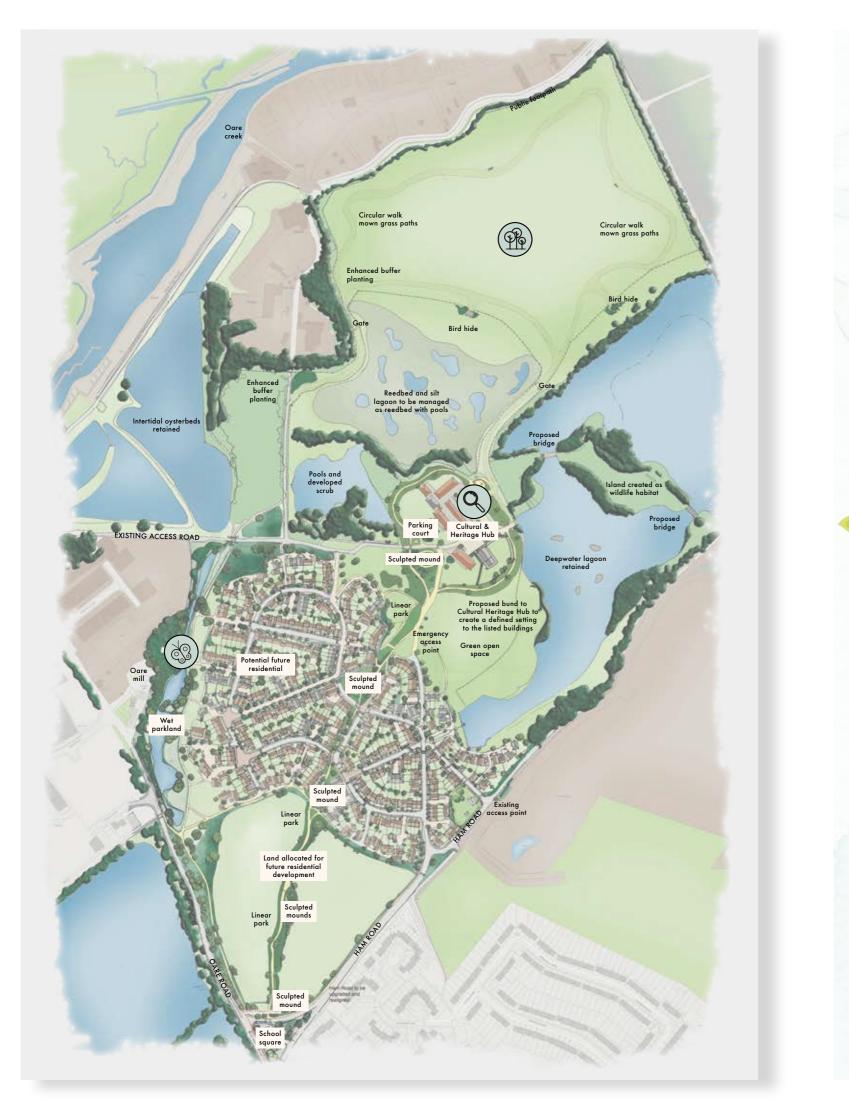
Faversham

Lakes

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DISCOVER YOUR NATURAL HABITAT

At Faversham Lakes you are not just close to nature, you are part of it, in a tapestry of wonderful green and blue open spaces. What is more, Faversham Lakes has been designed from the start not just to protect its wildlife and habitats but to enhance its biodiversity now and for the future.

> The creation of a new 'Nature Park' means you can step out of your home to enjoy all the benefits that being in the countryside brings.

Creation of a heritage hub which will include the restoration of several on-site listed historic buildings ensures they are part of this new chapter, with a new role and purpose for the new community.

From spotting different species of birds to watching colourful butterflies flutter by, the wildlife zone lets everyone get up-close to Faversham Lakes' other important residents.

ROOM TO EXPLORE

LAKESIDE LIVING

We may live on the blue planet, but we are only just beginning to understand just how much living near water brings to our quality of life.



A lake is a rich habitat with species from the damselflies skittering across the surface to birds who gather to breed or rest during migration. Then there are the lakeshore reeds and rushes, often home to scurrying water voles. It's easy to forget, but when we walk or sit near water our senses are stimulated - the metallic glint of a flying insect, the bright yellow of ducklings, sunlight bouncing off water, the jewel flash of blue from a kingfisher.

Then there's the soundscape - the ripples, splashes, the squawks of geese. In short, we engage with that very special type of nature that comes with blue space, and, say researchers, it is precisely being amongst this sort of space that is one of the best ways of reducing stress and improving our mood. Whether it's a family bike ride or a morning run around the lake. At Faversham Lakes you have your own piece of this unique natural environment to enjoy all-year-round.

THE MEDIEVAL GEM OF KENT

It is its many layers of history that give Faversham the character and charm that make it such an incredibly appealing place to live today. There are the footprints of its magnificent Abbey and even further back, of Roman villas, all long gone. But its history also makes for a wonderful backdrop, whether shopping for artisan produce in Kent's oldest market square - complete with Elizabethan wooden painted pillars - or finding a convivial atmosphere in one of several old medieval inns.

You'll be in good company as Queen Elizabeth and Shakespeare are reputed to have been welcomed here. Catch a scent of the past as you walk through the plants and herbs of the old Abbey medicinal physic garden, and stroll along the streets of half-timbered buildings with studded oak beams in a town that is a beautifully faceted medieval gem.

SHEPHERD NEAME BREWERY

The brewery is the oldest brewer in the country and offers an award-winning guided tour around the brewery site to learn about the ancient art of brewing and fermentation, try the natural mineral water from the brewery's own well, and relive the old days of the brewing craft in the coopers' workshop before calling in at the shop. Naturally many local hostelries serve up Shepherd Neame ale, places like the nearby Three Tuns, built in 1605 and the very first pub owed by Shepherd Neame brewery. You'll also find the Castle Inn as well as the Three Mariners half a mile up the road in Oare - try a Romney Marsh lamb and mash washed down by Faversham's finest brew.



THE BEST OF FAVERSHAM **ARTS, CRAFTS AND FOOD MARKET**

Faversham hosts markets every Tuesday, Friday and Saturday, while each first and third Saturday of each month the special 'Best of' Market brings the hand-made, locally crafted, grown, and produced to Faversham. It's the perfect way to buy great quality regional produce from fresh fish to smoked cheese, artisan chocolate and more. You'll also find convenient shopping close to home every day with a 7-day, open-late Sainsbury's Superstore - and petrol station - on Bysing Road, close to home.

ROOM To DISCOVE





YOUR GOOD HEALTH

Faversham is well-served for medical amenities, with GP surgeries that include Newton Place and Faversham Medical Centre offering a breadth of general and specialised services. The town also has several dental practices providing both NHS and private care. Faversham Cottage Hospital is a 25 bed in-patient unit that provides intermediate and rehabilitation care services, with larger centres providing more extensive hospital services, such as the Kent and Canterbury Hospital managed by the East Kent Hospitals University NHS Foundation Trust.

ALL-ROUND GOOD EDUCATION

Good schooling is conveniently close to Faversham Lakes, with Davington Primary School as well as Bysing Wood Primary, both rated Good by Ofsted. For the early years there is Westside Pre-school as well as Bertie's Nursery too. The local area retains the Grammar school system, with Faversham's grammar origins dating to the medieval period and the first documentary evidence dating from 1420. Today, Queen Elizabeth's Grammar School offers a co-educational selective education to almost 1,000 pupils in a supportive, stimulating environment, promoting the values of respect and co-operation.

STANDARD QUAY

A hidden gem alongside the Creek, expect the unexpected like several classic ships and boats including barges, traditional fishing boats, and classic tugs. There are ancient classic barn buildings dating back to the 8th Century and boat-menders as well as a chic champagne bar and the Secret Garden café for some fresh-from-the-oven carrot cake.

An elegant Georgian Manor house set amongst grounds and lawns, Read's has a renowned reputation for its seasonal menu and talented chef. Whether it is fish from nearby quays or Iberico ham, they are served with vegetables and herbs fresh from the walled kitchen garden, and complemented by the extensive wine list.



Great food from rustic pasta dishes to gourmet pizzas cooked in a handmade Neapolitan pizza oven, Italian wine and Italian artisan beers - and a love for good company, Posillipo brings the Italian dolce vita to Faversham. Reserve a spot in the conservatory or dine outdoors for the views of Faversham Creek.

Provender Mill, Belvedere Road, Faversham ME13 7LD 01795 590580 posillipo.squarespace.com



ALBION TAVERNA

Set in a candlelit boathouse, whether you dine inside or outdoors on the patio, this beautiful old weatherboarded pub on the banks of Faversham creek brings the colour and distinctive tastes of the Mexican cookhouse to the table. Expect everything from Habanero glazed chicken wings to smashed avocado and chimichurri vine tomatoes.

> 29 Front Brents, Faversham ME13 7DH 01795 591411 albiontaverna.com



THE THREE MARINERS @ OARE

An 18th Century hostelry with log fires in winter and creek views of the atmospheric Kentish marshes all-yearround, the Modern European menu

focuses on local seafood and specialities like Romney Marsh lamb. The terrace is the perfect spot to dine or sup a Whitstable Bay pale watching yachters hoist their sails.

> 2 Church Road, Oare, Faversham ME13 0QA 01795 533633 thethreemarinersoare.co.uk

ROOM TO ENJOY



FAVERSHAM

Local provenance meets cosmopolitan outlook in Faversham's restaurants and watering holes - and the result is a delicious choice of dining experience.

READ'S

Macknade Manor, Canterbury Road, Faversham ME13 8XE 01795 535344 reads.com

POSILLIPO





SPICE LOUNGE

Award-winning and offering a fresh twist on classic dishes, Spice Lounge is not your average Friday night takeaway, although the restaurant does offer home delivery too. House specials include aromatic Dum Pukht Biriani and Nadan Kursi curry with chicken cooked in the clay oven, or Kadai made with corn-fed chicken breast.

> 76 Preston Street, Faversham ME13 8NU 01795 533322 spiceloungefaversham.co.uk



SPORTSMAN AT SEASALTER

Michelin Star Gastropub serving good food in relaxed and informal surroundings with a variety of á la Carte foods including meat, fish and vegetarian options.

> Faversham Road, Seasalter, Whitstable CT5 4BP 01227 273370 thesportsmanseasalter.co.uk

FIRST-CLASS CONNECTIONS



From the Kentish countryside to the heart of the City, feel perfectly placed.

Faversham Train Station offers direct links to London Victoria and London St Pancras as well as links to Cannon Street and Fenchurch Street, while Ashford International for Paris and Disneyland is 15 miles away and Junction 6 of M2/ A2 Dover to London route, is just two miles away from home.

13 mins 8 mins 28 mins Whitstable Canterbury





BY TRAIN



BLUEWATER SHOPPING CENTRE



ASHFORD DESIGNER OUTLET



Shopping centre details correct at time of print. Travel times and distances are approximate and are courtesy of nationalrail.co.uk and theaa.com

14 ANDERSON





WHITEFRIARS

Built on a long-gone monastic site of Whitefriars, later a home for Sir Henry Finch which was noted for its fine gardens and orchards, Whitefriars is now the go-to place for the most up-to-date brands in one of the largest malls in East Kent, with names from Fenwick to contemporary design concept Danish store Flying Tiger, M&S to Monsoon.

> Distance: 10 miles, 20 minutes' drive. 14 Gravel Walk, Canterbury CT1 2TF www.whitefriars.co.uk

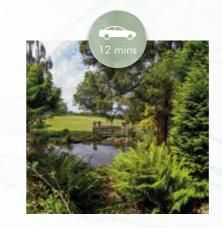
FREMLIN WALK

A stylish open air shopping centre in Kent's county town of Maidstone, you will find department stores like House of Fraser and a wealth of brands from Pandora to Zara, Laura Ashley to Superdry. Check out the regular events like the Jurassic Trail, with life size Raptors and friendly palaeontologists on hand.

> Distance: 20 miles, 30 minutes' drive. 62 Earl Street, Maidstone, Kent ME14 1PS www.fremlinwalk.co.uk

ROOM ΤO PLAY

Kent celebrates the heritage of its historic dockyards and iconic seaside towns, and with a raft of festivals throughout the year there are new experiences to discover all-year-round, and all at the most in half an hour.



MOUNT EPHRAIM GARDENS

Set in 800 acres, from the scented roses to tantalising medieval design Maze or Apple Sunday there is something for everyone. Sit under the stars at the outdoor theatre, feel zen in the Japanese Water Garden and Rock Garden with its bridge and pools, or rock out to legendary bands at August's New Day Festival.

Open April to end September.

Staple Street, Faversham ME13 9TX mountephraimgardens.co.uk



CANTERBURY

Visitors once made long pilgrimages to Canterbury, now you can enjoy days out amongst Canterbury's cobbled streets and world-famous Cathedral with a 12 mile drive. There is the Canterbury Tales attraction as well as ultra-modern events like the Boing! International Family Festival -Kent's magical weekend bringing imaginative and exciting performances from across the world.

Boing Festival, held in August, boingfestival.com



CHATHAM

At the heart of Medway, Chatham has a maritime history going back 400 years. The Historic Dockyard Chatham is birthplace to famous ships including Nelson's HMS Victory. Explore a fascinating past on historic naval vessels, in a real submarine, in the state-of-the-art digital theatre, and at special exhibitions like A Pirate's Life, 24 miles from home.

Main Gate Road, Chatham ME4 4TZ thedockyard.co.uk



WHITSTABLE'S ARTS SCENE

Art centres, pop-up spaces and galleries galore - Whitstable's arts scene is thriving, with local and international artists. The Horsebridge Centre hosts new exhibitions each month, the chic Chappell Contemporary Gallery specialises in signed limited edition prints and originals, while the Fishslab Gallery's motto is 'fresh art weekly' so there's always something new to see.

horsebridge-centre.org.uk chappellcontemporary.com fishslabgallery.co.uk



TANKERTON BEACH

With Whitstable just 10 miles from home, head to the sloping grassy banks with its quintessential wooden beach huts, get out the bats and balls, sit and enjoy the views, or at low tide walk along the natural causeway called 'The Street' seeing rock pools and their marine life on the way for a paddle.

explorekent.org/activities/ tankerton/



ROCHESTER

Chatham's neighbour has an impressive Castle, while Charles Dickens loved the town so much it features in several of his novels. See his most famous characters come to life as the High Street is transformed into a Dickensian scene in June and again at the atmospheric Dickensian Christmas Festival

Visitkent.co.uk/destinations/ rochester-chatham-andgillingham

Faversham Lakes

Faversham Lakes brings a collection of homes that are indisputably inspired by the heritage of Kentish styles but are also unmistakably contemporary homes. With some homes built in the rich red brick and others of the warm flecked gold brick seen in Kent, with red or grey traditional tiling, and exquisite details like weatherboarding, the homes at Faversham Lakes reflect the finish, materials and textures of their surroundings with a fresh interpretation for today.

WELCOME TO YOUR NEW HOM



The Bay **2 BEDROOM HOME** Plots 24(h), 53, 59, 62(h), 99(h), 107, 108(h) & 109(h)

The Hawthorn I 2 BEDROOM HOME Plot 56

> The Hawthorn II **2 BEDROOM HOME** Plots 111, 112 & 113

The Birch **2 BEDROOM HOME** Plots 2(h), 3, 23, 25(h), 26(h), 30,

Overall development plan, floorplans and CGIs are given as a generic indication of Faversham Lakes. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. (h) Denotes handed plot. BCP denotes bin collection point. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office.



DEVELOPMENT LAYOUT

37(h), 48, 49, 50(h), 51(h), 54(h), 55(h), 58, 60(h), 61, 65, 79(h), 80, 81(h), 82, 92, 98, 100, 103(h), 104 & 105(h)

The Rowan

3 BEDROOM HOME Plots 4(h), 27, 38, 45, 46, 47, 52, 57(h), 63, 64(h), 83(h), 94, 95(h), 101, 102(h), 106(h) & 110

The Sycamore

4 BEDROOM HOME Plots 1, 29(h), 39, 41(h), 44(h), 78(h) & 93(h)

The Willow

4 BEDROOM HOME Plots 28, 43, 84, 85, 86, 88(h), 89 & 97(h)

The Oak

5 BEDROOM HOME Plots 40, 42, 76, 77, 87, 90, 91 & 96

Affordable Housing

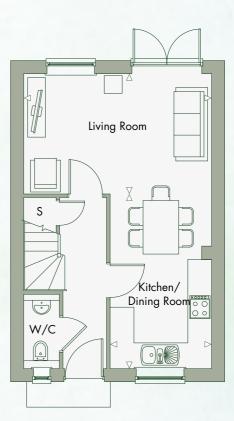


Plots: 24(h), 53, 59, 62(h), 99(h), 107, 108(h) & 109(h)



Total Area	70.11 sq m	754 sq ft
Bedroom 2	4.73m x 2.50m	15'7" x 8'3"
Master Bedroom	4.73m x 2.61m	15'7" x 8'7"
Living Room	4.73m x 3.03m	15'7" x 9'11"
Kitchen/Dining Room	4.40m x 2.56m	14'5" x 8'5"







Ground Floor

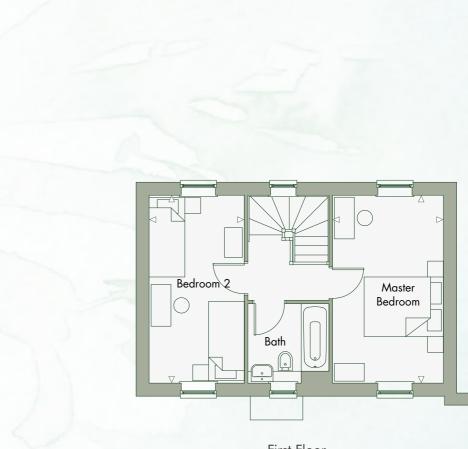
Indicates where measurements have been taken from. (h) Denotes handed plot. Computer generated images are a generic indication of a finished house type. External and internal finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

The Hawthorn I **2 BEDROOM HOME**

Plot 56



Total Area	69.97 sq m	753 sq ft
Bedroom 2	4.73m x 2.40m	15'7" x 7'11"
Master Bedroom	4.73m x 2.80m	15'7" x 9'3"
Living Room	4.73m x 2.80m	15'7" x 9'3"
Kitchen/Dining Room	4.73m x 2.40m	15'7" x 7'11"





Ground Floor

Indicates where measurements have been taken from. Computer generated images are a generic indication of a finished house type. External and internal finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

First Floor

The Hawthorn II **2 BEDROOM HOME**

Plots: 111, 112 & 113



Total Area	69.97 sq m	753 sq ft
Bedroom 2	4.73m x 2.40m	15'7" x 7'11"
Master Bedroom	4.73m x 2.80m	15'7" x 9'3"
Living Room	4.73m x 2.80m	15'7" x 9'3"
Kitchen/Dining Room	4.73m x 2.40m	15'7" x 7'11"





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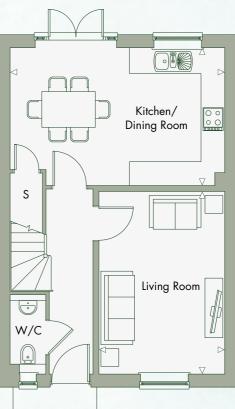
Ground Floor



Plots: 2(h), 3, 23, 25(h), 26(h), 30, 37(h), 48, 49, 50(h), 51(h), 54(h), 55(h), 58, 60(h), 61, 65, 79(h), 80, 81(h), 82, 92, 98, 100, 103(h), 104 & 105(h)







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Ground Floor

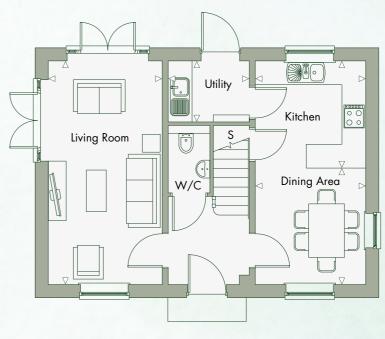


Plots: 4(h), 27, 38, 45, 46, 47, 52, 57(h), 63, 64(h), 83(h), 94, 95(h), 101, 102(h), 106(h) & 110



2.92m x 2.39m	9′7″ x 7′10″
3.15m x 2.92m	10'4" × 9'7"
4.04m x 2.84m	13'3" × 9'4"
2.04m x 1.53m	6'8" x 5'1"
5.63m x 2.87m	18'6" x 9'5"
2.85m x 2.78m	9'4" x 9'2"
2.78m x 2.78m	9'2" x 9'2"
	2.85m x 2.78m 5.63m x 2.87m 2.04m x 1.53m 4.04m x 2.84m 3.15m x 2.92m





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Ground Floor



Plots: 1, 29(h), 39, 41(h), 44(h), 78(h) & 93(h)



Total Area	142.98 sq m	1539 sq ft
Bedroom 4	3.20m x 2.49m	10'6" x 8'2"
Bedroom 3	4.09m x 2.49m	13'5" x 8'2"
Bedroom 2	3.61m x 3.39m	11'10" x 11'2"
Master Bedroom	5.00m x 3.72m	16'5" x 12'3"
Study	2.82m x 2.49m	9'3" x 8'2"
Boot Room	2.02m x 1.39m	6'8" x 4'1"
Utility	1.97m x 1.80m	6′5″ x 5′11″
Living Room	4.94m x 3.72m	16'3" x 12'3"
Kitchen/Dining Room	5.97m x 3.70m	19'7" x 12'2"



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Ground Floor



Plots: 28, 43, 84, 85, 86, 88(h), 89 & 97(h)



Total Area	128.62 sq m	1385 sq ft
Bedroom 4	3.23m x 2.32m	10'8" x 7'8"
Bedroom 3	3.85m x 2.66m	12'8" x 8'9"
Bedroom 2	4.31m x 3.72m	14'2" x 12'3"
Master Bedroom	4.38m x 3.72m	14'5" x 12'3"
Study	2.27m x 2.66m	7′5″ x 8′9″
Boot Room	1.84m x 1.28m	6'0" x 4'2"
Utility	1.84m x 1.80m	6'0" x 5'11"
Living Room	5.04m x 3.72m	16'7" x 12'3"
Kitchen/Dining Room	5.73m x 3.59m	18'10" x 11'10



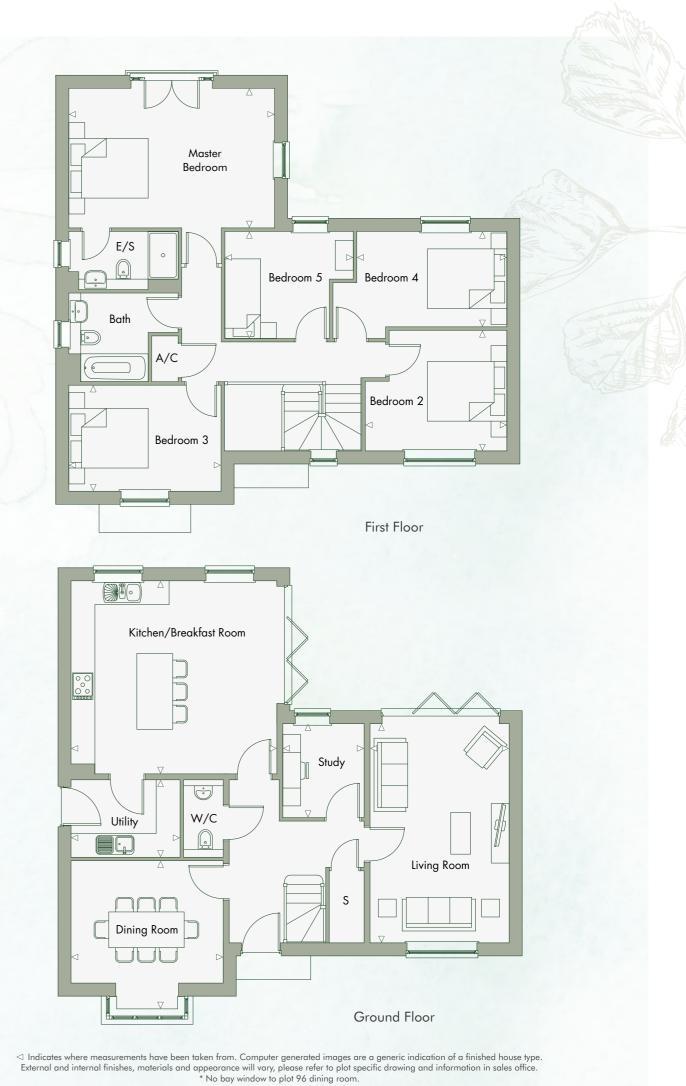
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Plots: 40, 42, 76, 77, 87, 90, 91 & 96



droom 5	3.23m x 2.69m	10'7" x 8'10"
droom 4	4.38m x 2.40m	14'5" x 7'11"
droom 3	3.83m x 2.66m	12'7" x 8'9"
droom 2	3.56m x 3.03m	11'8" x 10'0"
aster Bedroom	5.18m x 3.51m	17'0" x 11'6"
ıdy	2.36m x 2.04m	7'9" x 6'9"
ility	2.74m x 1.95m	9′0″ x 6′5″
ning Room*	3.83m x 3.08m	12'7" x 10'1"
ring Room	5.52m x 3.50m	18'2" x 11'6"
chen/Breakfast Room	5.18m x 4.86m	17'0" x 16'0"
	ing Room ning Room* ility udy aster Bedroom droom 2 droom 3 droom 4	ning Room* 3.83m x 3.08m ility 2.74m x 1.95m udy 2.36m x 2.04m aster Bedroom 5.18m x 3.51m droom 2 3.56m x 3.03m droom 3 3.83m x 2.66m droom 4 4.38m x 2.40m



S P E C I F I C A T I O N



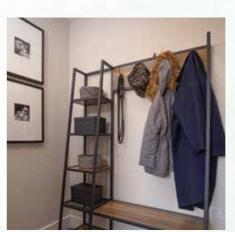
CEPTOLS CLEAN

KITCHEN

- Contemporary fitted kitchens together with glass splashback and 22mm laminate worktop
- Bosch ceramic black gloss four ring gas burner (five ring to 4 and 5 bedroom houses)
- Bosch integrated single oven (double oven to 4 and 5 bedroom houses)
- Telescopic integrated extractor fan
- Bosch integrated washing machine, fridge freezer and dishwasher (2 bedroom houses to receive slimline integrated dishwasher)
- Space for tumble dryer (4 and 5 bedroom houses only)
- LED strip lighting to underside of wall units
- Soft close cupboards and drawers
- Freestanding washing machine in utility









BATHROOMS & EN-SUITES

- Contemporary white Roca Gap sanitaryware
 Mira digital shower and bath controls
 Chrome heated towel rail to bathrooms and en-suites
 Full height tiling around shower and bath
 Half height tiling to basin and w/c
 - 0 0

CLOAKROOM

• Half height tiling to basin and w/c

ELECTRICAL

- Low energy downlights to kitchen, bathroom and en-suite
 TV points to all bedrooms
- USB double sockets to kitchen, lounge and master bedroom

JOINERY

• Sliding wardrobes to master bedroom

DECORATION

- White emulsion to walls
- White satin finish to woodwork

FLOORING

Amtico to wet rooms, hall and kitchen/dining room
Carpet to study (if applicable), lounge, stairs, landing and bedrooms

EXTERNAL FINISHES

- Rear gardens laid to lawn
- External tap
- External double socket

SECURITY AND PEACE OF MIND

- Mains operated smoke, heat and battery powered carbon monoxide detectors
 2 Year Anderson Warranty and Aftercare
- 10 Year NHBC Warranty



The Help to Buy scheme has been introduced in an effort to help both struggling first-time buyers and existing homeowners looking to move up the property ladder. Eligible for new build-homes worth up to £600,000 in England (or £300,000 in Wales).

With the Help to Buy Equity Loan, it's now possible to buy a home with just a 5% deposit.

GOVERNMENT LOAN

The Government will lend you up to 20% of the cost of your new home. Interest-free for the first five years.



The remaining percentage is covered by a lender, who may provide you access to more competitive mortgage rates.



HELP TO BUY

HOW IT WORKS



BUYERS INVESTMENT



MORTGAGE OFFER

FOR YOUR PEACE OF MIND





Your New Home Warranty ensures that when you purchase a home fron Anderson, you can be confident it has been constructed to the highest of standards.

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. The standards provide guidance on every part of the building process, from foundations to decoration, and include tolerances, performance and technical standards To find out more visit Technical Standards on the NHBC website.

On legal completion of your new home, the first two years of the warranty are covered by Anderson Group and supported by the Customer Service Team who can assist and provide advice on any issues or queries that may arise within this timeframe.

Protection for the Future

Your home is covered by the NHBC Warranty (Buildmark) against structural defects for a 10-year period and 2 year warranty on the fixtures and fittings, following the date of legal completion. Should anything happen to your new home that is a result of a build failure – such as a leak, crack or infrastructure problem – it will be taken care of. Further information can be found on the 'What Does Buildmark Cover?'section on the NHBC website. Your interests are additionally covered by the Consumer Code for Home Builders, which we adhere to. The Consumer Code applies to all home buyers who reserve to buy a new or newly converted home built by a home







builder, under the protection of one of the supporting Home Warranty bodies. Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.

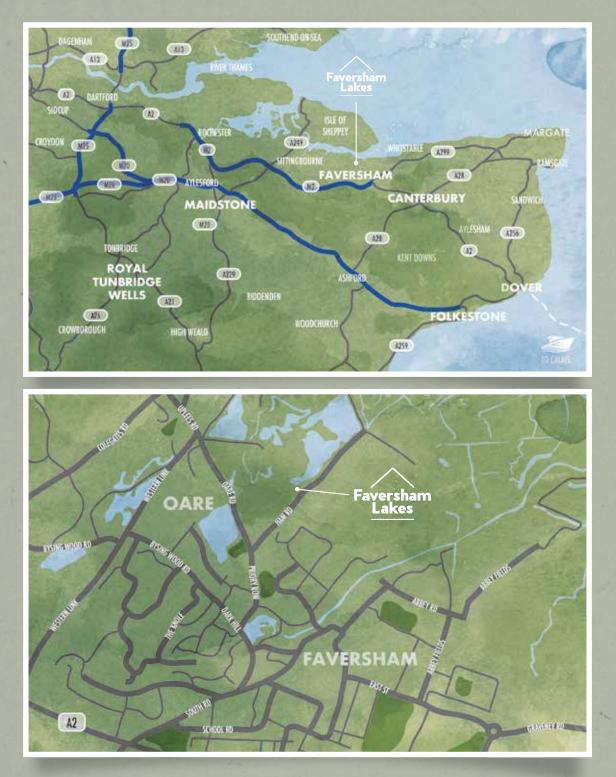








HOW TO FIND US



Faversham Lakes, Ham Road, Faversham ME13 7TW favershamlakes.co.uk | 0845 390 0000





Anderson Group, Springfield Lodge, Colchester Road, Chelmsford CM2 5PW CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 01/20 208938. Designed and produced by thinkBDW 01206 546965.