

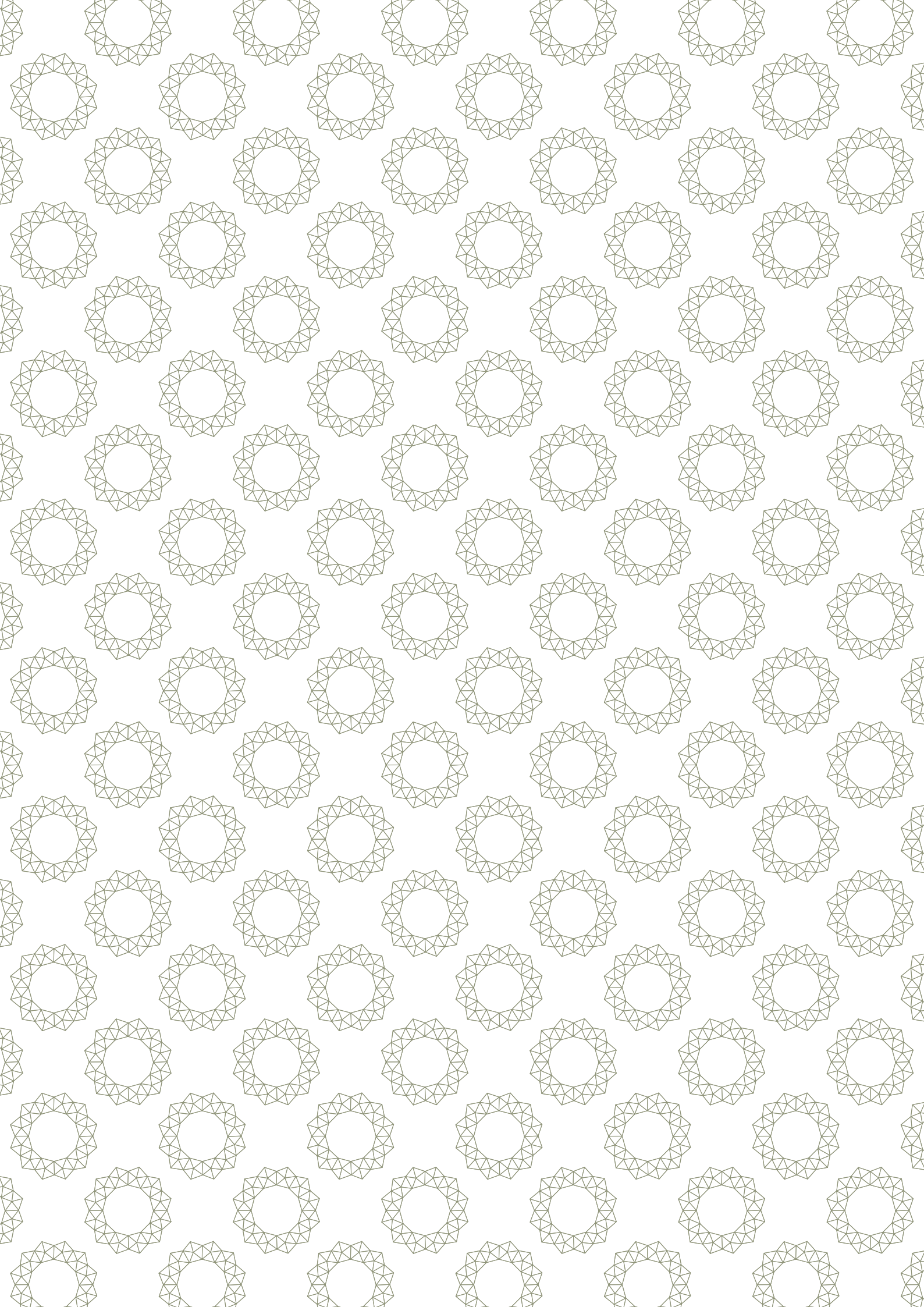
# BERENGRAVE

SHARED OWNERSHIP

*Collection*



BUILDING HOMES  
MAKING PLACES  
**ENHANCING LIVES**



BERENGRAVE

SHARED OWNERSHIP

*Collection*

## Welcome to the Berengrave Collection

The Berengrave Collection is a brand new community of modern 2- and 3-bedroom houses, along with 2-bedroom apartments, situated in the charming town of Rainham, Kent.

Available through Shared Ownership, these homes give you the opportunity to enjoy contemporary living in the vibrant Medway region, while being only a short distance from nature reserves, woodland parks and acres of unspoilt countryside.

Designed and built to high standards, Berengrave is perfect for families and commuters alike. Your new home will be less than an hour from London, on the doorstep of 'Good' and 'Outstanding' Ofsted-rated schools and a short distance from excellent local facilities.

If you've set your sights on a newly-built property in the 'Garden of England', come and explore what Berengrave has to offer. You could be about to discover your dream home.





## Feel at home in the garden of England

With its hop fields, vineyards and spectacular coastline, it's little wonder that Kent has been known as the 'Garden of England' for hundreds of years. When you live in Rainham, it's easy to enjoy all the glories of this countryside whilst living in a popular town with a strong sense of community.

Rainham itself boasts lots of excellent shops, cafés and restaurants, as well as some impressive pubs – including the quirky Prince of Ales micropub. You'll also be a short distance from bustling Chatham and Gillingham, both with busy town centres that are packed with history and a joy to explore.

Just four miles from Rainham you'll find the Hempstead Valley Shopping Centre. Home to over 50 stores, ranging from M&S and Sainsbury's to Wallis and Boots, it's also a great place to relax over coffee or a meal at outlets that include Costa, Frankie & Benny's, The Broadwick and more.



Rainham Nature Reserve



Rochester

Living at Berengrave offers you the perfect blend of town and country living – once you experience it, you'll never look back.



Rochester



Kent Downs

Your new home will be only a stone's throw from delightful green spaces. You'll be moments from Berengrave Nature Reserve, where you can enjoy woodland walks and keep a look out for abundant wildlife. Rainham Marshes is a haven for birds, water voles, dragonflies and more – and is home to a RSPB visitor centre and café. Riverside Country Park is also nearby, offering some 250 acres of coastal scenery along the Medway Estuary, while the Kent Downs Area of Outstanding Natural Beauty is only a short distance away, offering enchanting landscapes that stretch down to the south coast.

Rainham is particularly popular with families, many of which are attracted by the area's schools. You'll be near a number of primary schools and two single-sex secondaries that are rated 'Good' by Ofsted, as well as the 'Outstanding' Rainham Mark Grammar School.





## All within reach

At Berengrave, you'll be well-connected by car, rail and foot. You can commute to London in less than an hour and will be within easy reach of major airports and Dover ferry services – as well as having the Medway Towns on your doorstep. You'll also be a short walk from excellent local amenities and green spaces – so there's always plenty to explore.



### By foot

Berengrave Nature Reserve	4 mins	Rainham Rec	13 mins
Rainham Station	12 mins	Rainham High Street	16 mins
Splashes Leisure Pool	13 mins	Riverside Country Park	28 mins



### By car

Gillingham	10 mins	Ashford International	40 mins
Chatham	10 mins	Heathrow Airport	50 mins
Ebbsfleet International	24 mins	London City Airport	50 mins
Canterbury	35 mins	Gatwick Airport	55 mins
		London Southend Airport	60 mins



### From Rainham Station

Gillingham	4 mins	Dover Priory	46 mins
Chatham	9 mins	St Pancras International	50 mins
Margate	44 mins	London Victoria	59 mins

Maps not to scale





Stainless steel sink



Indesit gas hob

If you love to spend time in the kitchen, you'll appreciate the elegant ceramic floor tiling by Porcelanosa. LED downlights combine functionality and class, while quality appliances are fully integrated in the kitchen design – from a spacious fridge/freezer to a discreet dishwasher.

In the living room and bedrooms, thick 50% wool carpets feel delightful underfoot. Every bedroom benefits from a TV socket, perfect for night-time entertainment.

Bathrooms also have a real 'wow' factor, with thermostatic shower mixers, modern glass screens and a heated towel radiator. Soft lighting adds to the ambience, making these perfect spaces in which to relax and pamper yourself.

## Specification

Whether you've set your heart on a Berengrave house or apartment, you'll be delighted by the high specification of its design and fittings. Everywhere you look, you'll see attention to detail and more than a touch of luxury.



UPVC window with security lock



### Kitchens

- Modern kitchen units from Symphony in Medford White with soft chrome handles
- Copper Slate coloured laminate worktops with matching upstand and stainless steel splashback behind hob
- One and a half bowl stainless steel sink with Leisure chrome mixer tap
- Indesit integrated appliances including:
  - gas hob
  - multifunction oven
  - concealed extractor hood
  - fridge/freezer
  - dishwasher
  - washing machine (washer/dryer in apartments)
- LED pelmet lighting under kitchen wall units
- Large format ceramic tiles in park blanco to floor in houses

### Cloakroom (houses only)

- Ceramic wall tiles in park gris above basin
- Ideal Standard pedestal basin with Sandringham chrome taps
- Sandringham close-coupled WC

### Bedroom

- New Elford Twist stone 80/20 wool mix carpet

### Bathrooms

- Ceramic wall tiles in shine platino full height behind bath and half height behind basin and WC
- Contemporary Ideal Standard bath in white with square glass shower screen and Sandringham bath-mounted taps
- Ideal Standard chrome thermostatic wall-mounted shower mixer tap with matching shower attachment, slider and rail with soap dish
- Ideal Standard pedestal basin with Sandringham chrome taps
- Sandringham close-coupled WC
- White heated towel rail

### Electrical

- Downlights in white to kitchen and bathroom, and cloakroom in houses
- Pendant lights to living area, bedroom and hallway
- White switches and sockets throughout
- Phone and data points to hallway, and landing in houses\*
- TV connection point to living room and master bedroom
- Electricity smart meter in hall cupboard

### Heating

- Heating and hot water provided by an individual boiler

### Interior finishes

- Karndean wood-effect vinyl to living area and bathroom
- Karndean wood-effect vinyl to kitchen in apartments
- Karndean wood-effect vinyl to cloakroom and ground floor hallway in houses
- New Elford Twist stone 80/20 wool mix carpet to stairs and landing in houses
- Chrome ironmongery throughout
- White satin paint finish to woodwork
- White matt emulsion paint finish to walls and ceilings throughout

### Security and peace of mind

- Chrome door viewer to front door
- Phone entry system
- Mains operated smoke and carbon monoxide detectors with battery backup
- 11 year Premier Warranty cover

### Energy efficiency

- Predicted Energy Assessment (PEA) rating between 81 and 87 (B)
- Built to latest building regulations
- Double glazed windows

### Exterior

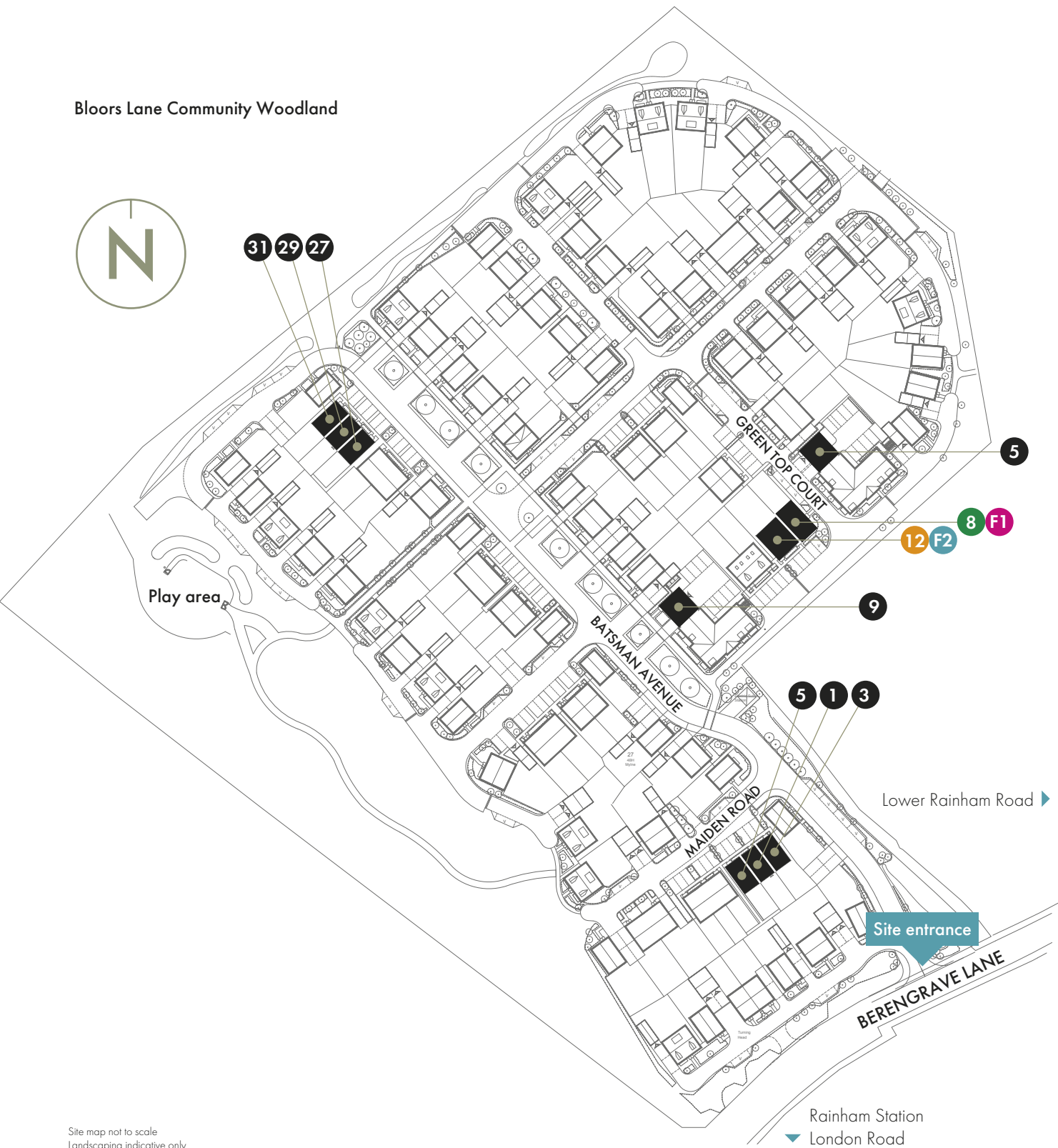
- Private garden and shed to houses
- Secure residents' cycle store
- Off-street parking available for all properties\*\*

\*Subject to a separate subscription

\*\*Separate purchase



Development Site Map



Site map not to scale  
Landscaping indicative only

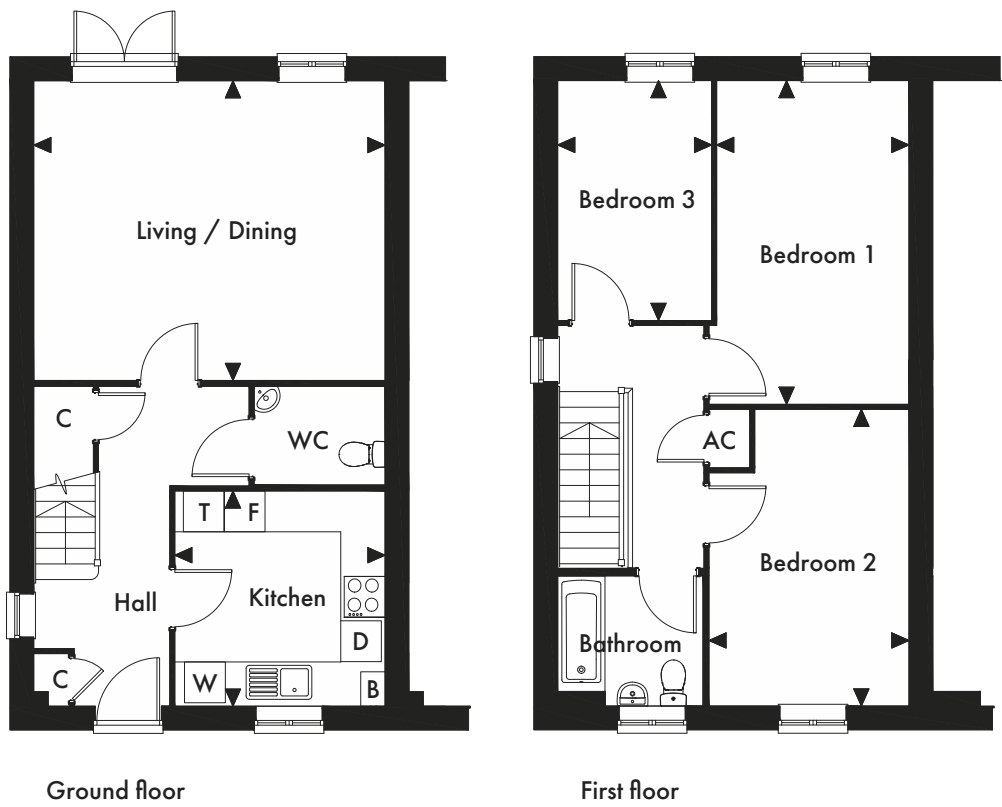
Disclaimer: House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select houses, please speak to the sales team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Three Bedroom Houses

Gross Internal Area 94.89m<sup>2</sup> / 1021.39ft<sup>2</sup>  
1, 3 & 5 Maiden Road and 27, 29 & 31 Batsman Avenue

Living / Dining	5.2m x 4.4m	16'11" x 14'5"
Kitchen	3.1m x 3.2m	10'2" x 10'4"
Bedroom 1	2.8m x 4.8m	9'3" x 15'7"
Bedroom 2	2.9m x 4.4m	9'8" x 14'3"
Bedroom 3	2.3m x 3.5m	7'5" x 11'7"

C Cupboard AC Airing Cupboard B Boiler D Dishwasher  
W Washing Machine F Fridge Freezer T Tall Cupboard



No. 5 & No. 31 have  
opposite handing to  
the illustration left.



27, 29 & 31  
Batsman Avenue



1, 3 & 5  
Maiden Road

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# Two Bedroom Apartment over Carport

Gross Internal Area 67.75m<sup>2</sup> / 729.25ft<sup>2</sup>

Flat 9, 2A Batsman Avenue

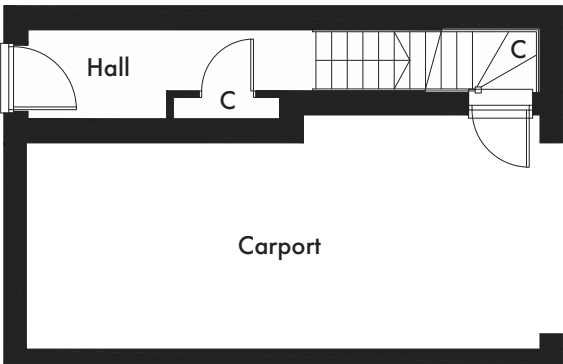
Living / Kitchen / Dining  
7.5m x 4.7m    24'7" x 15'3"

Bedroom 1  
3.9m x 3.5m    12'10" x 11'7"

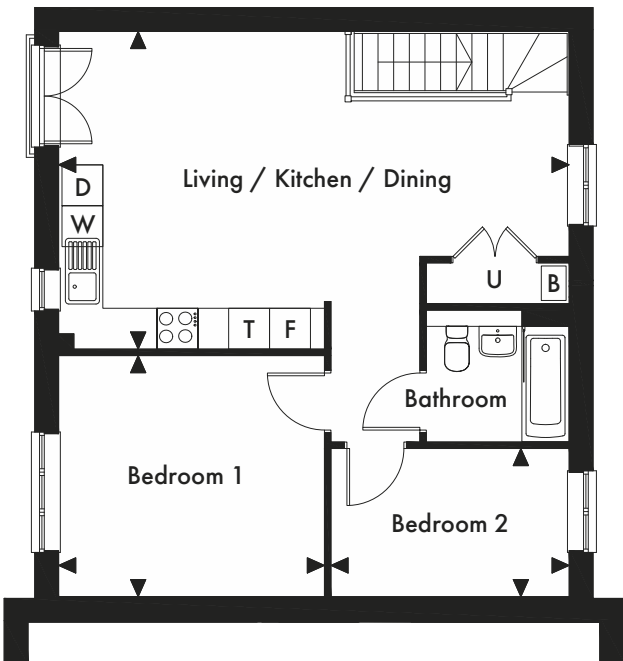
Bedroom 2  
3.5m x 2.2m    11'6"x 7'1"



C Cupboard B Boiler U Utility D Dishwasher  
W Washing Machine F Fridge Freezer T Tall Cupboard



Ground floor



First floor



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# Two Bedroom Apartment over Carport

Gross Internal Area 67.75m<sup>2</sup> / 729.25ft<sup>2</sup>

5 Green Top Court

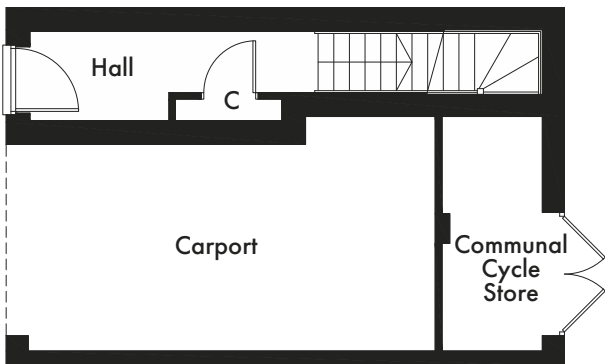
Living / Kitchen / Dining  
7.5m x 4.7m    24'7" x 15'3"

Bedroom 1  
3.9m x 3.5m    12'10" x 11'7"

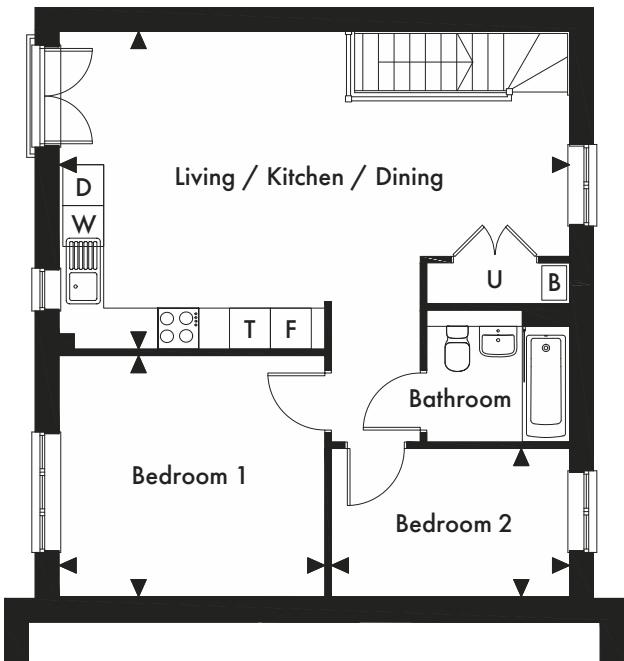
Bedroom 2  
3.5m x 2.2m    11'6"x 7'1"



C Cupboard B Boiler U Utility D Dishwasher  
W Washing Machine F Fridge Freezer T Tall Cupboard



Ground floor



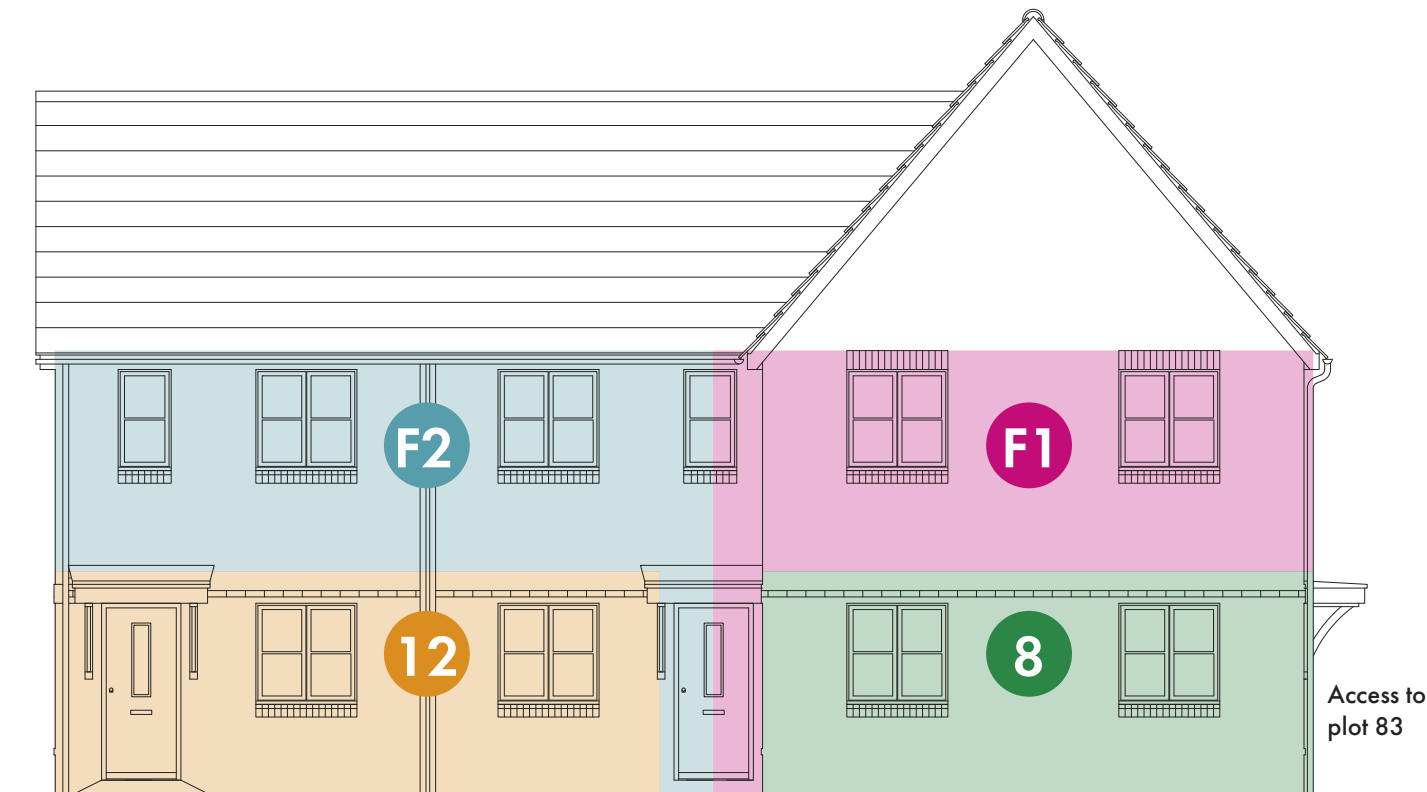
First floor



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# Two Bedroom Apartments

8 & 12 Green Top Court and Flats 1 & 2, 10 Green Top Court



Access to plot 85

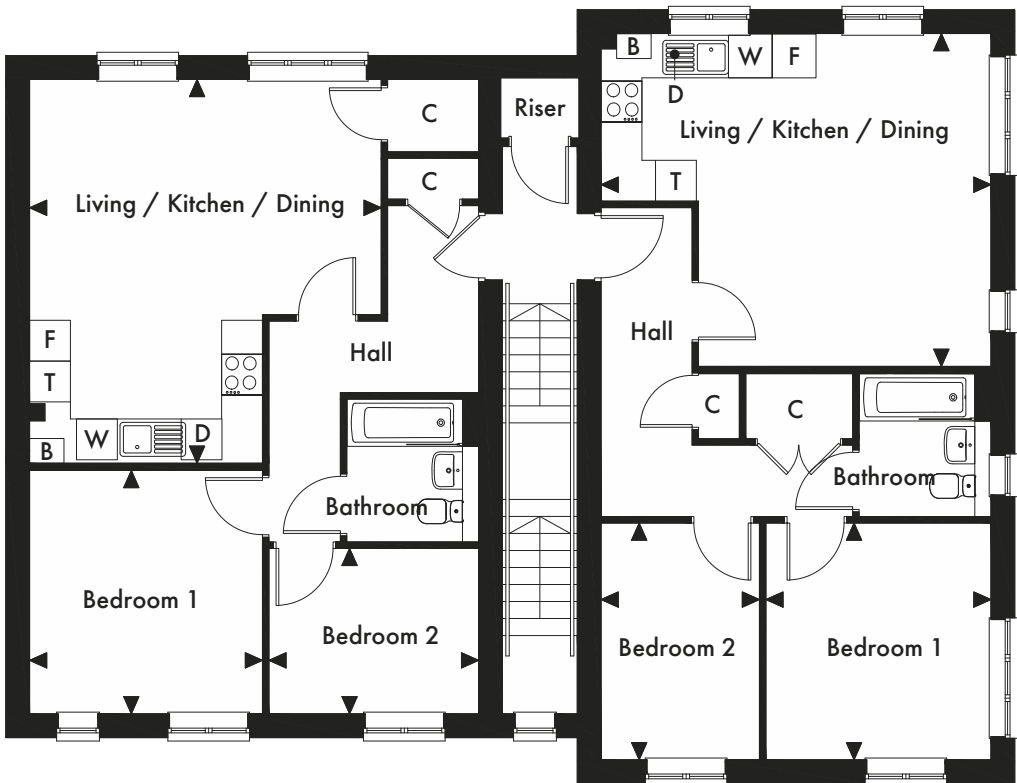
Access to plots 84 & 86

<b>Plot 83</b> Gross Internal Area 61.13m <sup>2</sup> / 658.00ft <sup>2</sup>	<b>Plot 84</b> Gross Internal Area 61.13m <sup>2</sup> / 658.00ft <sup>2</sup>	<b>Plot 85</b> Gross Internal Area 63.55m <sup>2</sup> / 684.00ft <sup>2</sup>	<b>Plot 86</b> Gross Internal Area 61.51m <sup>2</sup> / 662.10ft <sup>2</sup>
<b>Living / Kitchen / Dining</b> 5.7m x 5.7m 18'10" x 18'10"	<b>Living / Kitchen / Dining</b> 5.7m x 4.9m 18'10" x 16'1"	<b>Living / Kitchen / Dining</b> 6.6m x 5.0m 21'8" x 16'5"	<b>Living / Kitchen / Dining</b> 5.2m x 5.6m 16'11" x 18'6"
<b>Bedroom 1</b> 3.3m x 3.4m 10'10" x 11'5"	<b>Bedroom 1</b> 3.3m x 3.5m 10'10" x 11'0"	<b>Bedroom 1</b> 2.7m x 4.2m 9'0" x 13'10"	<b>Bedroom 1</b> 3.4m x 3.6m 11'3" x 11'9"
<b>Bedroom 2</b> 2.3m x 3.5m 7'7" x 11'5"	<b>Bedroom 2</b> 2.3m x 3.5m 7'7" x 11'0"	<b>Bedroom 2</b> 2.4m x 3.1m 8'0" x 10'1"	<b>Bedroom 2</b> 3.1m x 2.4m 10'1" x 8'0"

C Cupboard B Boiler D Dishwasher W Washing Machine  
F Fridge Freezer T Tall Cupboard

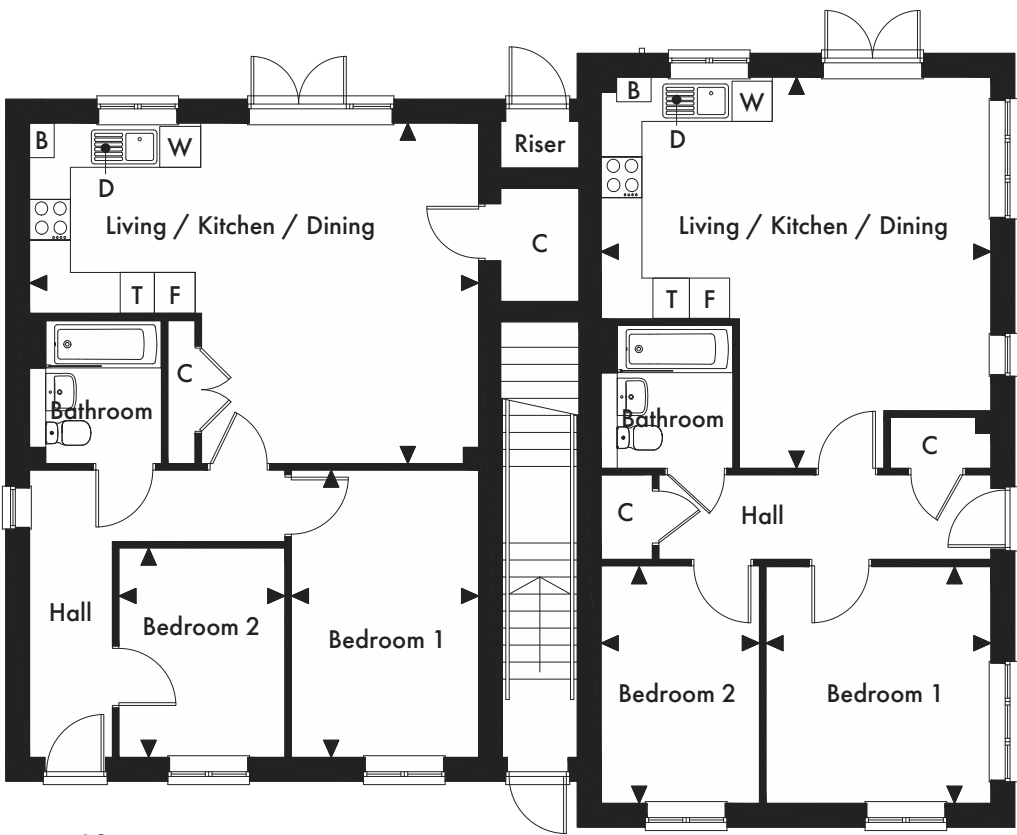


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First floor  
Flat 2

Flat 1



Ground floor  
No. 12

No. 8





Computer generated image for illustrative purposes only



## Shared Ownership

Now that you've found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

So how does it work? You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You'll then pay a subsidised rent on the share you don't buy.

In the future, as your circumstances change, and should you wish, you'll be able to purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The boring bit – things you need to consider before you decide to proceed. Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%. There will be a service charge to pay towards the management and maintenance of the development, which will be shown on our price list. Lastly, affordability and eligibility applies, so ask your Sales Advisor for more information now and you can start making your dream a reality.





## BUILDING HOMES MAKING PLACES **ENHANCING LIVES**

Optivo is a mixed-tenure housing provider operating in London, the South East and parts of the Midlands. The Sales and Marketing team manage all new home development for Shared Ownership and Open Market Sale, offering high-quality homes to suit most budgets. In 2019/20 Optivo built over 300 homes for sale, and in 2020/21 we aim to grow that even further.

Our customers are at the centre of everything we do, which keeps us building homes, making places and enhancing lives.

Contact us for more information:

✉ Email: [sales@optivo.org.uk](mailto:sales@optivo.org.uk)

🗨 Call: [0800 012 1442](tel:08001021442)

🖱 Visit: [optivosales.co.uk](https://www.optivosales.co.uk)

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