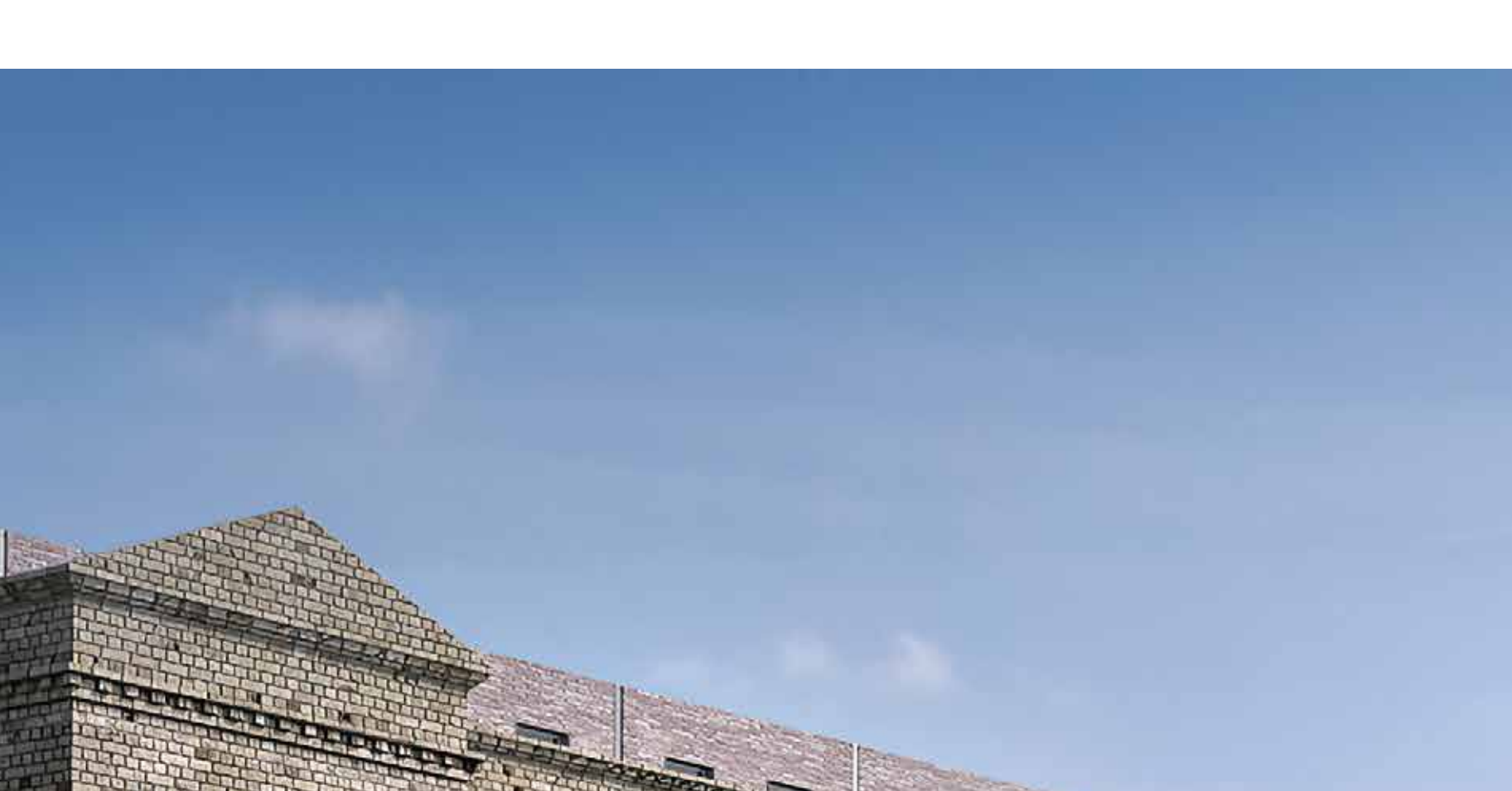


# KITCHENER BARRACKS

CHATHAM DOCKYARD

A contemporary range of 1 and 2-bedroom Shared Ownership apartments,  
part of the Kitchener Barracks development in Chatham





# INTRODUCING KITCHENER BARRACKS

St Arthur Homes at Kitchener Barracks is a contemporary collection of 1 and 2 bedroom shared-ownership apartments that finds the perfect balance between rich history and cutting-edge technology.

With stunning views across the River Medway and close proximity to Chatham town centre, this sympathetic reimagining of Medway's second oldest military site provides attractive town-centre living at its best.

The development has been designed with sustainable community in mind. Homes are set along wide avenues around the beautiful former

Parade Ground, which has been re-landscaped to provide a sensory garden, open space and a play area – perfect for all the family.

The apartments themselves have been created using a state-of-the-art modular system that ensures precision engineering, sustainable production and a high level of energy efficiency through the use of underfloor heating, solar panels and a heat recovery system.

This combines parking within a gated development and fantastic transport links to the surrounding towns, the capital and beyond to create the ideal base.





## CHATHAM DOCKYARD

# A WATERSIDE LOCATION THAT HAS IT ALL

Historic Chatham's town centre is just six minutes on foot from your front door at Kitchener Barracks. This bustling place offers all the essentials you would expect, such as supermarkets, banks, pharmacies, schools and much more.

There is a wide range of retail to explore, with the pedestrianised high street and shopping centre playing home to hundreds of stores, from national favourites to independent treasures.

You will also find a cinema, bowling alley and a choice of theatres with a long list of music, comedy and stage shows that will ensure you're always entertained. All this is perfectly complemented by the diverse collection of pubs, bars and restaurants that can be found throughout the town centre and the vibrant marina, providing all the makings of a great day or night.

While there is plenty of excitement on your doorstep when you want it, Kitchener Barracks also makes it easy to enjoy a slower pace. Take a 16-minute stroll along the River Medway to The Historic Dockyard Chatham, where you can explore the town's rich maritime heritage through a number of museums and galleries.

For outdoor relaxation, Great Lines Heritage Park is seven minutes away by bike and provides the perfect escape. This 70-acre country park is criss-crossed with a network of walking and cycling routes that are ideal for reconnecting with nature.

Alternatively, it's an 11-minute drive to the spectacular Kent Downs, where you can find endless ways to enjoy the beauty of the outdoors, all the way from the Surrey borders to the White Cliffs of Dover.



Computer generated image.






# BETTER CONNECTED

Kitchener Barracks enjoys excellent transport connections that open up gateways to the rest of the country and beyond. By road, the nearby towns of Rochester and Gillingham are both within a six-minute drive, while the M2, A2 and M25 mean Maidstone and Central London can be reached in 21 and 90 minutes, respectively.

Alternatively, Chatham Station is a 15-minute walk away and operates regular direct rail services to London St Pancras in as little as 41 minutes. For international travel, London City and Gatwick airports are both within an hour's drive, as is the Port of Dover, which puts the whole of Europe on your doorstep.

 BY ROAD	
Rochester	6 mins
Maidstone	21 mins
Faversham	33 mins
Ashford	40 mins
Whitstable	41 mins
Canterbury	43 mins

 BY TRAIN	
Canterbury	38 mins
London St Pancras	41 mins
London Victoria	48 mins
Margate	53 mins
London Bridge	1hr 6 mins
Charing Cross	1hr 10 mins

Travel times and distances are approximate only.





# HIGH QUALITY SPECIFICATION

Kitchener Barracks seamlessly blends the history and heritage of the old army buildings with modern luxury living, reflected within the design and layout of each apartment.

## KITCHEN

- Contemporary kitchen units in grey matt finish and laminate worktops
- Integrated oven, induction hob, extractor fan, fridge freezer, dishwasher and washer dryer
- 1.5 bowl sink with chrome taps
- Glass splashback behind hob
- Ceiling spotlights

## BATHROOMS

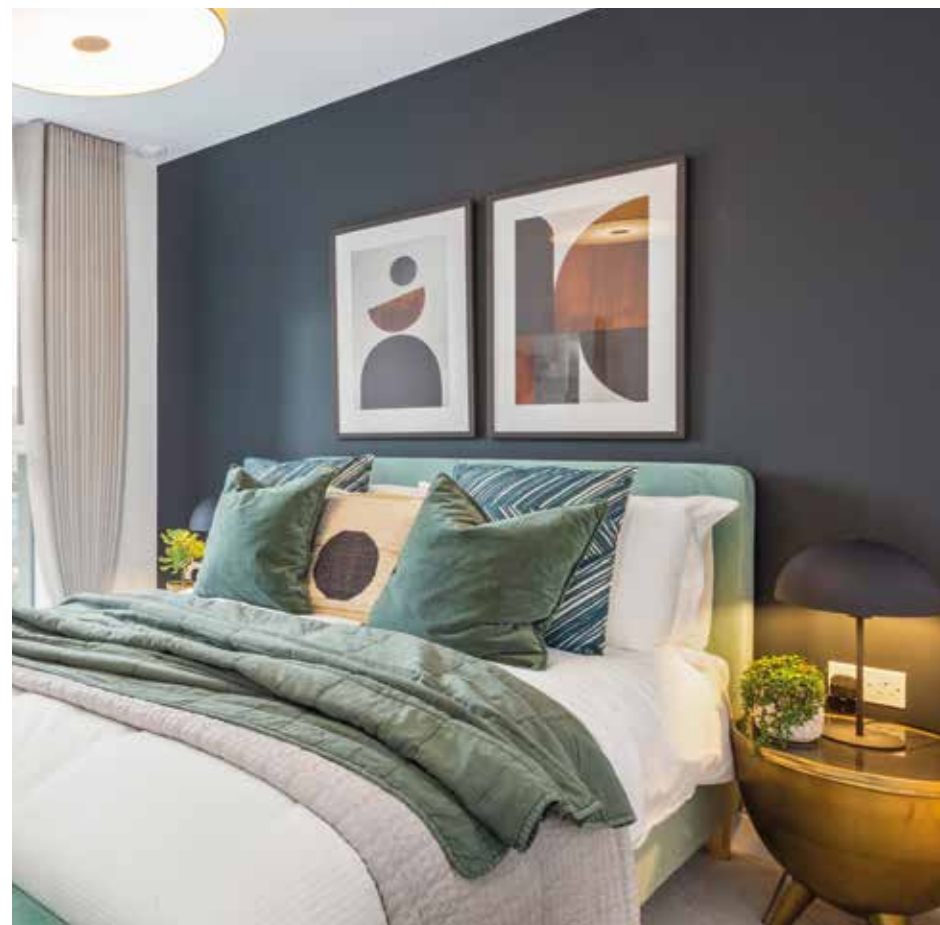
- White sanitaryware with chrome accessories
- Ceramic wall and floor tiles
- Clear glass shower screen to baths
- Thermostatic mixer shower
- Vanity unit below sink
- Mirrored cabinet above sink to bathroom (1 bed apartment), to en-suite (2 bed apartment)
- Ceiling spotlights

## INTERNAL FEATURES & DECORATION

- Natural Oak vinyl flooring to hallways, living room and kitchen, carpets to bedrooms
- Mirrored sliding wardrobe to bedroom 1
- White switches and sockets
- Balcony to every apartment
- Triple glazed windows

## SUSTAINABILITY

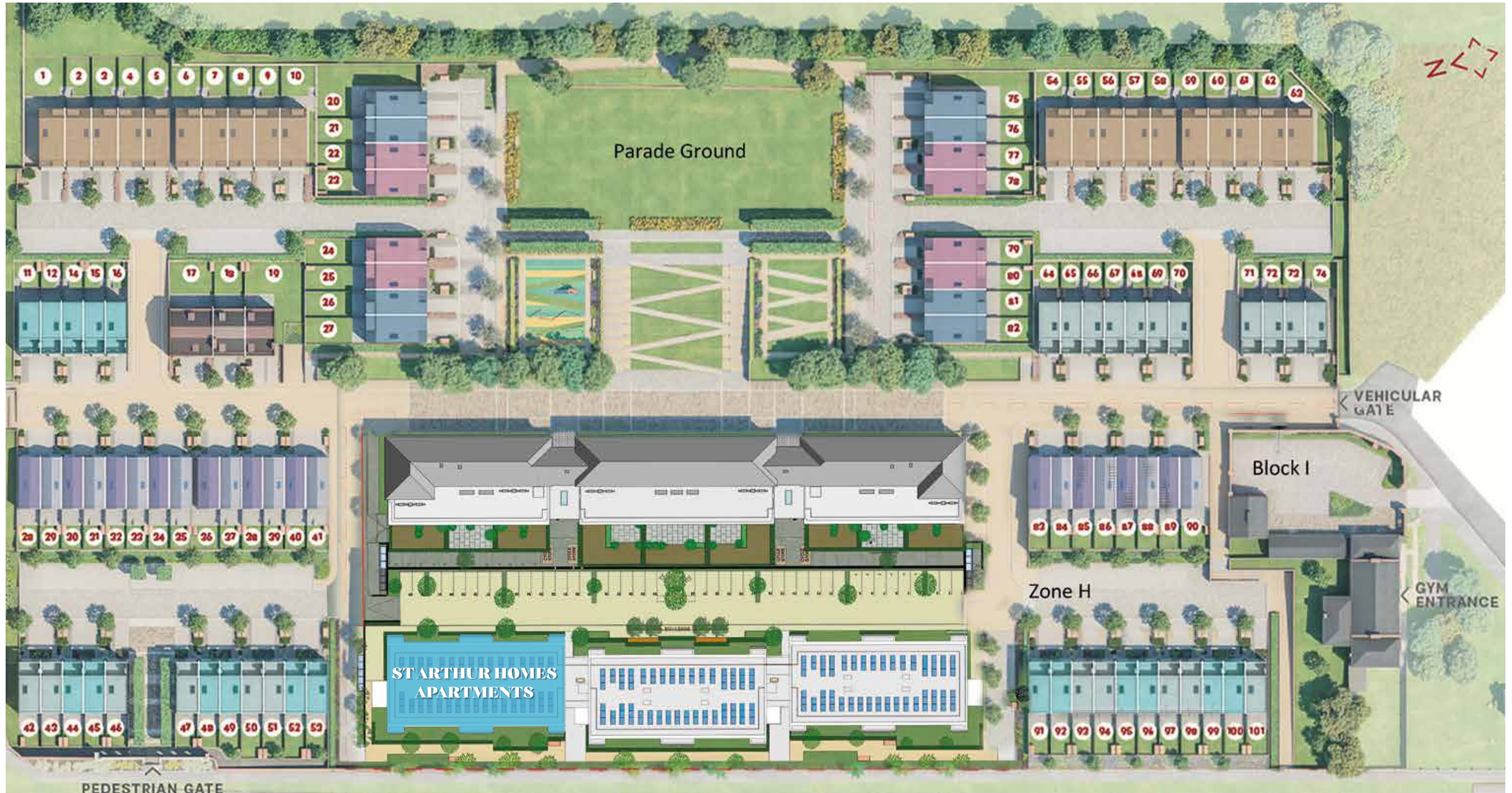
- Soundproof homes which retain more heat (50% more insulation used than required by building regulations)
- Electric (no gas) – fully controllable, delivering heat only as and when required to help in reducing carbon footprint
- Mechanical heat recovery system – stops heat escaping and pre-warms incoming cold. This results in a constant supply of filtered fresh air and more energy efficiency
- Waste water recovery – recycles 60% of the heat used in a typical shower water





# SITE PLAN

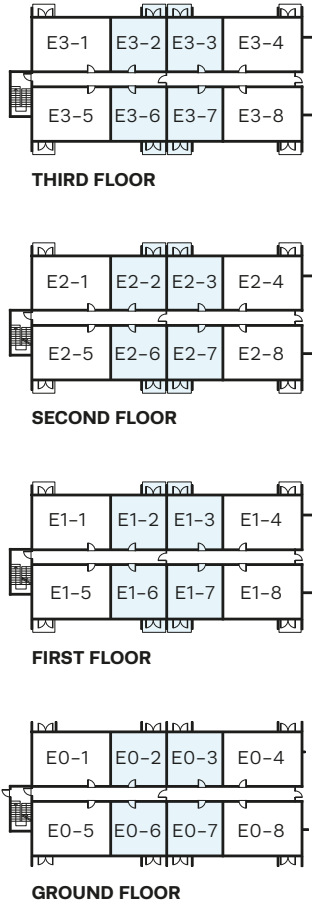
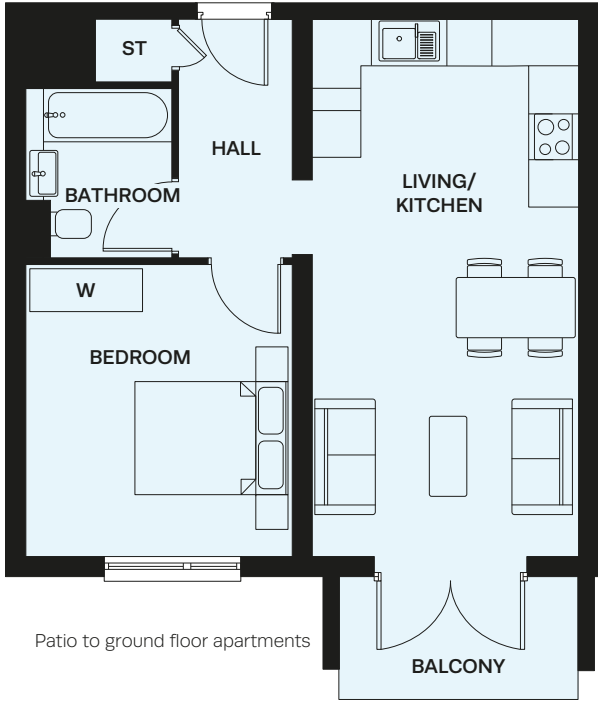
The Kitchener Barracks redevelopment comprises a unique mixture of sympathetically rejuvenated historic buildings and tastefully designed modern architecture. Wide streets, off-road parking and beautifully landscaped open space work together to provide a desirable new community that can be enjoyed for generations.





# ONE BEDROOM APARTMENT

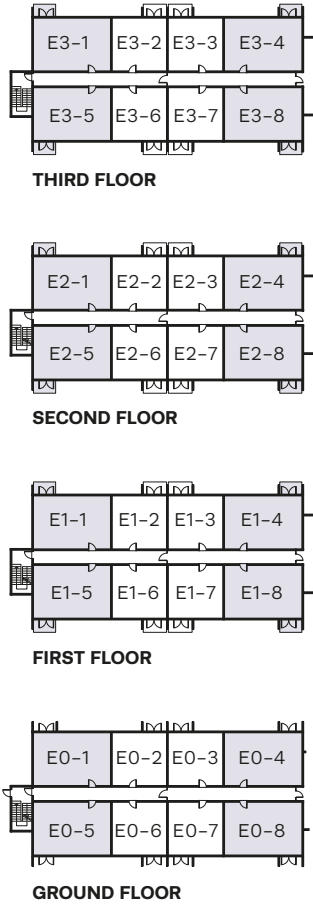
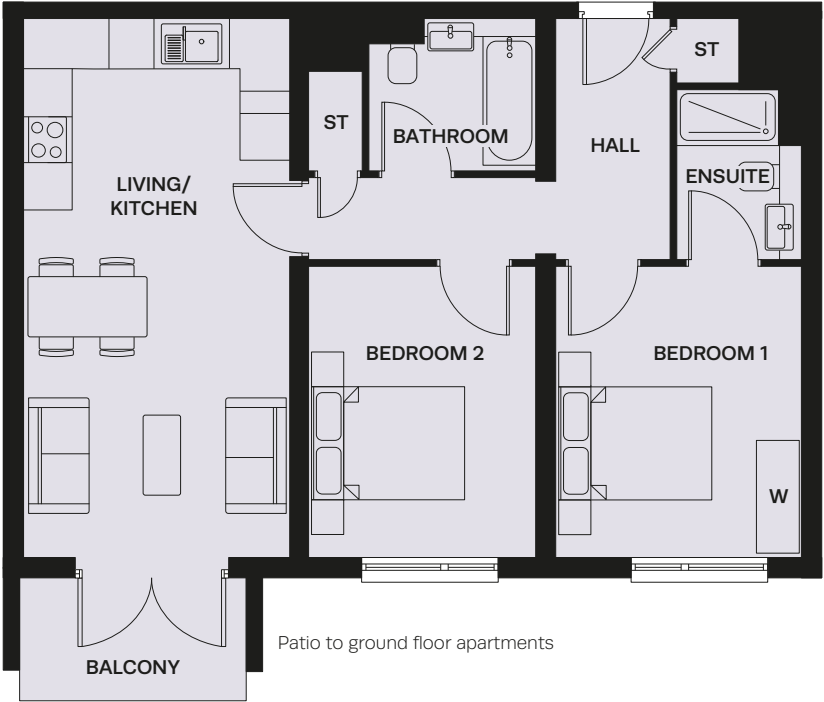
PLOTS: E0-2, E0-3, E0-6, E0-7, E1-2, E1-3, E1-6, E1-7, E2-2, E2-3, E2-6, E2-7, E3-2, E3-3, E3-6 & E3-7



Kitchen/Dining/Living	7.1m 23'4"	x	3.5m 11'6"
Bedroom	3.5m 11'6"	x	3.3m 10'10"

# TWO BEDROOM APARTMENT

PLOTS: E0-1, E0-4, E0-5, E0-8, E1-1, E1-4, E1-5, E1-8, E2-1, E2-4, E2-5, E2-8, E3-1, E3-4, E3-5 & E3-8



Kitchen/Dining/Living	7.1m 23'4"	x	3.5m 11'6"
Bedroom 1	3.9m 12'10"	x	3.0m 9'10"
Bedroom 2	3.9m 12'10"	x	3.0m 9'10"

## SHARED OWNERSHIP

Shared ownership lets buyers get a foothold on the property ladder in an affordable way. By choosing a part buy, part rent scheme you combine the security of ownership with the benefit of reduced monthly costs.

In a nutshell, shared ownership means you buy a share in the property, with the remaining share retained by St Arthur Homes. At Kitchener Barracks, you can typically purchase anything from a 25% to a 75% share of the property, with the opportunity to buy further shares up to 100% and outright ownership in the future. The benefit of this flexible ownership model means a smaller deposit and a smaller mortgage, topped up by rental payments on the remaining balance, making it a perfect option for first time buyers.

To qualify, you must have a household income of under £80,000, a good credit history and the ability to afford the regular payments. The initial outlay is as little as a 5%\* deposit bringing contemporary living to genuinely affordable levels.

\* subject to lender criteria

## ST ARTHUR HOMES

St Arthur Homes is a registered provider of affordable housing bringing a fresh approach to the shared ownership market. It focuses solely on high quality shared ownership homes that combine excellent standards of design and specification with outstanding locations. St Arthur is committed to improving affordability for buyers and helping to support more people onto the property ladder.

Working collaboratively as a member of the Wayfarer Partnership and approved by the government's Homes & Communities Agency, St Arthur is dynamic and forward-looking with strong ambitions for growth. It operates across outer London and the south and east of England, with several exciting new developments in the pipeline.



# KITCHENER BARRACKS

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The developer has a policy of continuous improvement and certain details may have changed since the creation of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

This brochure does not constitute an offer or contract and the developer reserves the right to change any specification of the homes at any time during the course of construction without notice.