



ATLAS

—PLACE—

It's all plain sailing from here.

SHARED OWNERSHIP APARTMENTS

ATLAS —PLACE—

Welcome to Atlas Place.



Image of a previous Optivo development

Choose one of the 24 new, self-contained two-bedroom apartments available on an Older Person's Shared Ownership basis at Atlas Place and you – and your family – will have peace of mind knowing you have the perfect blend of independent living and professional support.

Each carefully designed apartment is wheelchair accessible and offers plenty of light-filled living space including a lounge, kitchen and wet-room shower. The site also benefits from private parking and a mobility vehicle store with charging points. A professional on-site care team will provide a 24 hour emergency cover service, and also

individual care and support packages if and when you need further help*. Our aim is to make sure you feel safe, secure and well looked after.

Join this community of like-minded people aged over 55 and you'll be able to enjoy the relaxing lifestyle you deserve in a delightful new living environment; Atlas Place is set in an attractive location on St Mary's Island, part of the 350-acre regeneration of Chatham Maritime, including 20 acres of open space with raised flowerbeds, hedging and home-zones with traffic-calming measures.

*Please note that the care provision at Atlas Place will be delivered by a specialist provider working on behalf of Medway Council at an additional cost.



Computer generated image

The time of your life

At Atlas Place, you'll be able to enjoy activities from art and fitness classes to film nights, help with the gardening, meet friends and neighbours for coffee in the communal lounge – or simply relax in the sun.

The restaurant, open to residents and visitors, serves delicious home-cooked food. There's a guest suite for your friends and family* and, with free Wi-Fi throughout the ground floor, you and your guests will be able to access the web in company.'

To keep you looking good and feeling well, there's a hairdressing salon and assisted spa-bathroom and, for the 'green-fingered,' the private garden has a shed, greenhouse and wheelchair-accessible planters.

When you want to get out and about, a dockside shuttle bus operates between the nearby Dockside Outlet Shopping Centre and Chatham town centre.

Optivo hold regular meetings to listen to our residents' views because, at Atlas Place, our aim is to make you feel safe, secure and well-looked after and to make this a lovely place to live and a wonderful place to visit.

*At additional cost



Specification

A range of outstanding residents' facilities including:

- Shared wifi service
- Induction loops for hearing aids in the communal lounge and restaurant
- Restaurant - serving tasty home-cooked meals daily for you, your friends and family
- Multi purpose room
- Hairdressing salon
- Communal lounge, also known as the "community room"
- Guest suite for family and friends to stay overnight (a small charge applies)
- Assisted spa bathroom
- Mobility vehicle storage with electric charging facilities
- On-site scheme staff to offer help and advice if needed
- On-site emergency care staff 24 hours a day
- Progressive security system with fob access
- Video door entry system

Outside

- Landscaped, fully-maintained communal gardens
- Raised planters, potting shed and greenhouse — to allow you to put your "green fingers" to work if you enjoy gardening
- Car parking spaces and emergency vehicle drop-off point

Safety and Security

- Pendant alarms for each resident with 24-hour response
- Mains connected smoke/heat detectors with battery back up

Energy Efficiency

- Double glazed windows
- Communal heating system with individual controls to each apartment
- Energy-efficient building
- Energy-efficient appliances fitted throughout



Images of a previous Optivo development



Each apartment provides the following:

Kitchen

- Fully fitted kitchen from symphony range
- Integrated appliances including dryer/ washing machine, fridge/ freezer, oven, hob and extractor

Bathroom / Wet Room

- Elegantly-designed, ceramic tiled bathrooms with easy to use white sanitaryware by Roca
- Towel rail
- Wall mirror
- Shower/wet area
- Radiator
- Lifeline pull cord

Heating and Lighting

- Energy-efficient communal heating system with individual thermostatic controllers
- Low surface temperature radiators
- Downlighters to kitchen and bathroom

Finishing touches

- Quality carpets to hall, lounge and bedrooms
- Tiled flooring to bathroom and kitchen

Outside

- Juliette balcony or full-sized balcony to all apartments
- Landscaped gardens

Communications

- Individual doorbell
- Telephone and TV aerial points to lounge and main bedroom
- Equipped for Sky plus and internet connection (subject to owners subscription)

Older People's Shared Ownership

Affordable home ownership for your later years.

To be eligible for the Older People's Shared Ownership (OPSO) Scheme at Atlas Place, you'll need to be aged 55 or over. You'll purchase a share of the home you've chosen of between 50% and 75%, depending on what you can afford, and pay rent on the part you don't own. The maximum share you can own is 75%. If you own 75%, you won't pay any rent on the remaining 25% share

You'll pay your own council tax and utility bills, just as you do in your current home. The great news is that your utility bills are likely to be lower than those you're currently paying. Atlas Place has been built to be very energy efficient. Depending on your financial circumstances, you may also be able to get Government help with some of your housing costs or service charges.

You'll find that you get so much more for your money at Atlas Place than at other retirement developments. And if you need to sell your existing home in order to buy one of our apartments, we'll be happy to give you a helping hand.

At Atlas Place there'll be a mix of shared ownership and rented apartments. For shared owners, the money that you invest in your new home buys you an "asset" and may not affect the services you get from the Local Authority. If you reach a time when you need to buy in extra-care, the Local Authority, along with Optivo, will help you to work out what the costs will be.



Optivo Credentials and Awards

You can be confident when buying from Optivo, a company with an outstanding track record.

As one of the largest housing providers in the UK, our 44,000 homes give 90,000 people in London, the South East and the Midlands, somewhere affordable to call their own.

We work with residents, local authorities, and partners to meet housing need, and to create safe, sustainable communities for our residents.

We also help residents make the most of their lives through jobs, training, financial and digital inclusion.

We're committed to providing the best customer service we can and this is reflected in the prestigious awards we've won.

Here are just a few examples of these:



Getting around

St Mary's Island offers excellent transport links.

The nearby A289 connects to the A2 for links to the M2 and M25 for travel throughout the South East. Heathrow, Gatwick, Stansted and Luton airports are all accessible via the M2/M25.

Chatham offers a number of direct rail services to London St Pancras and London Victoria with journey times of 40 minutes and 48 minutes respectively. The rail journey to Ebbsfleet International from Chatham takes 22 minutes. There are also rail services to Rochester, with a journey time of 3 minutes, Gravesend with a journey time of 20 minutes, Greenhithe (for Bluewater Shopping Centre) 25 minutes and Dartford 31 minutes.

Bus services are frequent with the 100 service running hourly during weekdays from St Mary's Island to Chatham railway station, with extra services at peak times. The 116 bus provides a service every 30 minutes to and from Chatham Maritime, Gillingham, Rainham and Hempstead Valley. There's a 151 evening service from St Mary's Island to Chatham, Rochester, Strood, Medway valley Park, Cuxton and Halling whilst the 190/191 service runs every 10 minutes to and from Chatham Maritime to Chatham Waterfront bus station and Chatham Rail station.

Atlas Place, Driving Directions

From the large roundabout by Dockside Factory Outlet Centre, head north onto Maritime Way.

Go straight over the next roundabout and cross the bridge onto St Mary's Island

At the next roundabout, take the 1st exit onto Island Way West

At the roundabout, take the 1st exit onto Samphire Way.

Turn right and take the next right, Atlas Place is on your right hand side



Site map

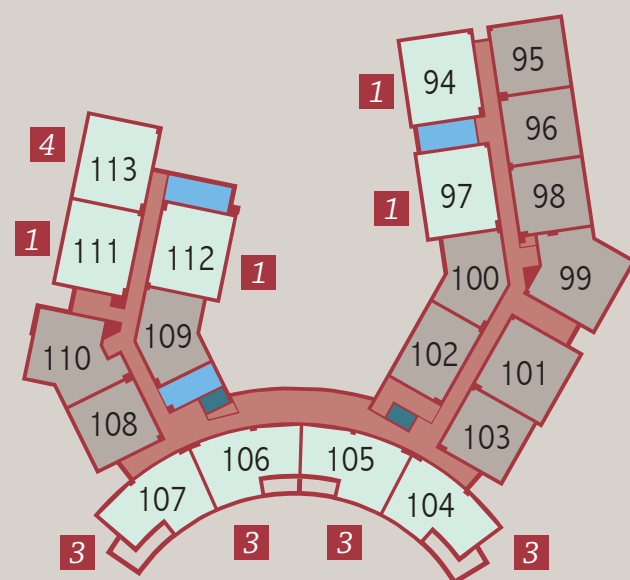
- Shared Ownership
- Affordable Rent
- Lift
- Stairs
- A/ Lobby
- B/ Reception
- C/ Serving/ Dining Area
- D/ Kitchen
- E/ Lounge / TV
- F/ Therapy Room
- G/ Hobbies Room
- H/ Hairdresser
- J/ Recycling & Refuse
- K/ Mobility Vehicle Store
- L/ Laundry
- M/ Plant Room
- N/ Toilets
- P/ Atlas Parking

Sitemap and landscaping is subject to change

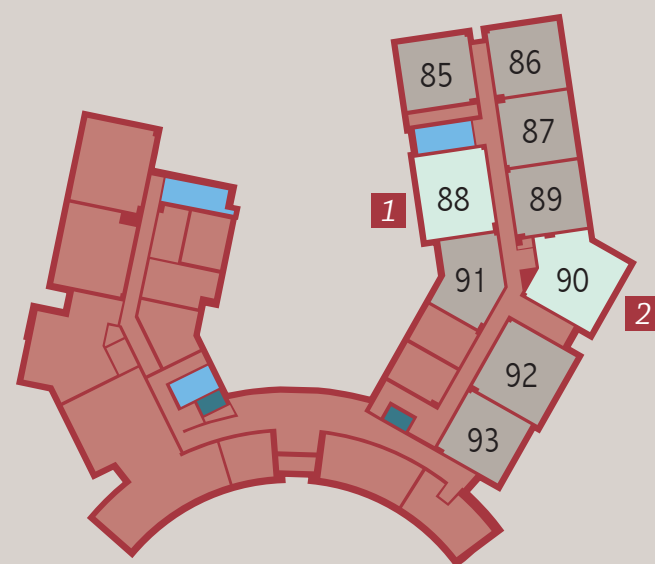


Building Layout

First floor



Ground floor



Atlas Shared Ownership Apartments

Rental Apartments

Lift

Stairs

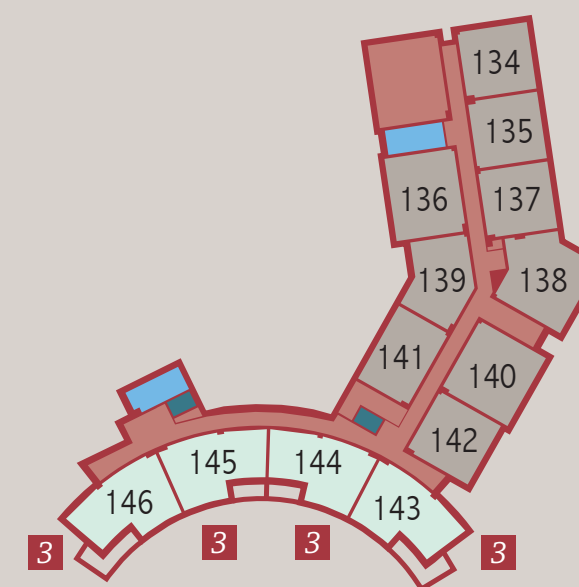
Type One

Type Two

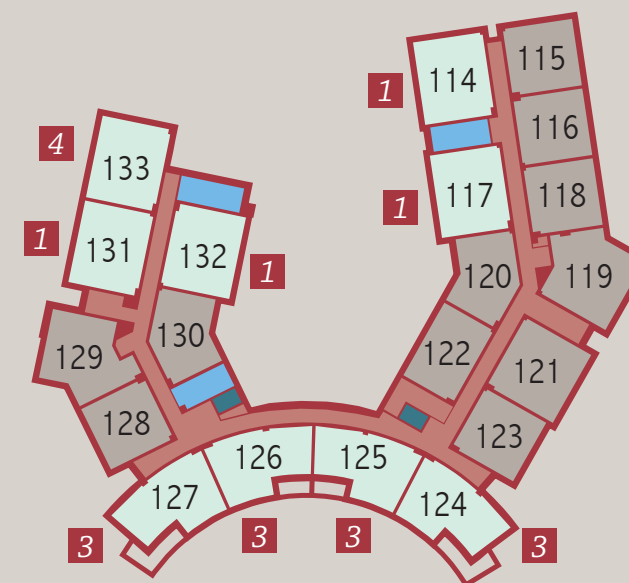
Type Three

Type Four

Third floor



Second floor





Alternative window placement
for apartment 112

Type One

65.12 sqm / 700 sqft

Apartments

88, 94, 97, 111, 112, 114, 117, 131 & 132

Kitchen, Dining and Living Area
3.49m x 7.45m / 11' 5" x 24' 5"

Bedroom One
2.81m x 5.97m / 9' 2" x 19' 7"

Bedroom Two
2.39m x 4.16m / 7' 10" x 13' 7"



Type Two

70.66 sqm / 760 sqft

Apartment

90

Kitchen, Dining and Living Area
3.22m x 8.05m / 10' 6" x 26' 4"

Bedroom One
2.79m x 5.10m / 9' 1" x 16' 8"

Bedroom Two
2.14m x 4.41m / 7' 0" x 14' 5"



Type Three

63.95 sqm / 688 sqft

Apartments

104, 105*, 106, 107*, 124, 125*, 126, 127*, 143, 144*, 145 & 146*

Kitchen, Dining and Living Area
4.08m x 5.16m / 13' 4" x 16' 11"

Bedroom One
2.56m x 5.15m / 8' 5" x 16' 10"

Bedroom Two
2.22m x 3.84m / 7' 3" x 12' 7"

* Mirrored version of floor plan shown.



Type Four

65.12 sqm / 700 sqft

Apartments

113 & 133

Kitchen, Dining and Living Area
3.49m x 7.45m / 11' 5" x 24' 5"

Bedroom One
2.81m x 5.97m / 9' 2" x 19' 5"

Bedroom Two
2.39m x 4.16m / 7' 10" x 13' 7"



ATLAS

— PLACE —

To register your interest, email or call:

0800 012 1442

sales@optivo.org.uk



The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required.

Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: October 2017