

ORBIT AT  
**VICTORY PIER**  
MEDWAY WATERFRONT

**THE PORTWAY**

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## THE PORTWAY

Welcome to Orbit at The Portway, a beautiful collection of Manhattan studios, one and two bedroom apartments at this superb new development, Victory Pier, part of the Medway waterfront regeneration.

Set in landscaped grounds overlooking the river and constructed by Berkeley Homes, these stunning apartments are finished to a very high contemporary specification and are available to buy with Shared Ownership.









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Maps are not to scale and show approximate locations only

Connections in all directions

Whether you're travelling for work or pleasure, Orbit at Victory Pier is well connected. By car you're just 10 minutes from the M2, giving you access to the national motorway network.

By rail there are excellent connections to the Capital, and you're just 2 hours 20 minutes from Paris and Brussels via Ebbsfleet International.

Drive times from Gillingham

Chatham	5 mins
Rochester	10 mins
Ebbsfleet International	15 mins
Bluewater	20 mins
Whitstable	39 mins
Gatwick Airport	52 mins
Broadstairs	59 mins

Train travel times from Gillingham

London Stratford International	34 mins
London St Pancras International	43 mins
London Victoria	53 mins

Times sourced from [www.southeasternrailway.co.uk](http://www.southeasternrailway.co.uk) and [www.tfl.gov.uk](http://www.tfl.gov.uk). All travel times are approximate.





## PERFECTLY PLACED

Life at Victory Pier is never dull with plenty of places to eat, drink and entertain you at Chatham Maritime and the Dockside outlet park. Only a 20 minute drive away (16 miles) is the Bluewater shopping centre; or try the boutique shopping at historic Rochester.

Whilst the waterside has plenty of attractions like sailing, kayaking, or Golf at Gillingham's 18 hole course, the Kent countryside has more than its share of history and beauty from castles and cathedrals to the lovely Kent coastline. For its abundance of orchards and hop gardens there is no wonder Kent is called the 'Garden of England'.





Neighbouring  
development

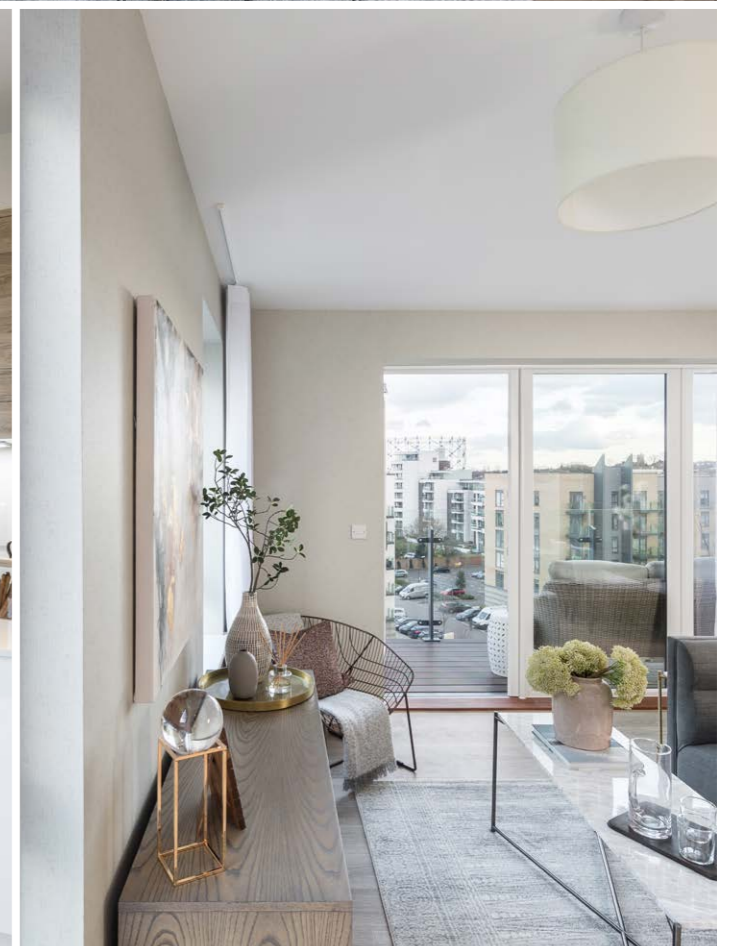
**CHARTER  
QUAY**

**THE  
PORTWAY**



## PLANNED FOR LIFE

Victory Pier is a brand new contemporary development surrounded by beautiful landscaped gardens right on the waterfront creating a thriving community.

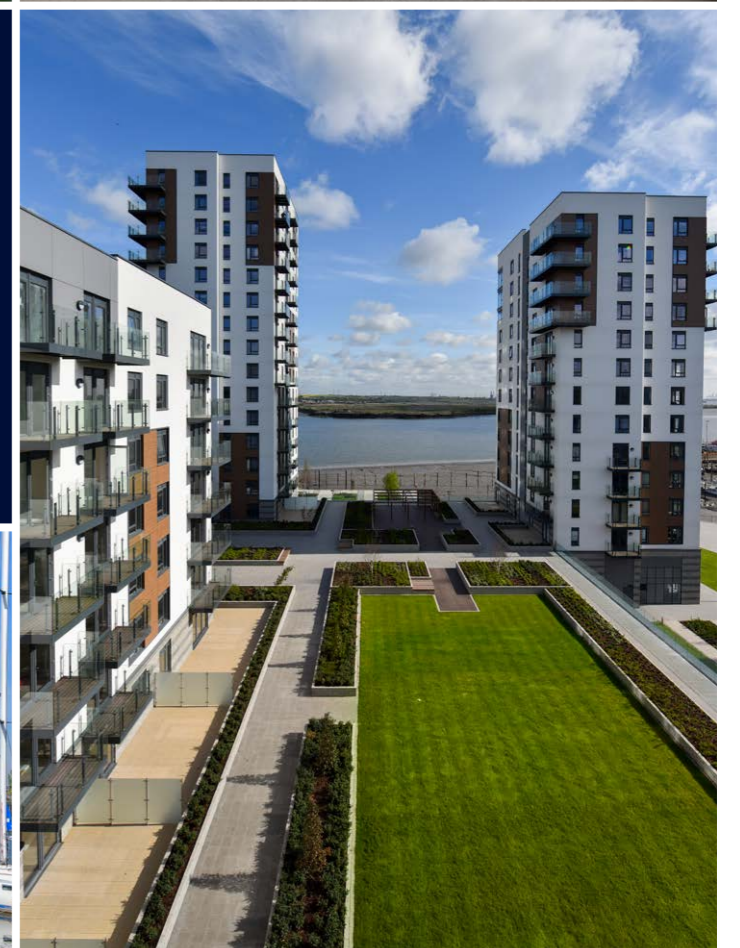






**DESIGNED FOR LIVING**

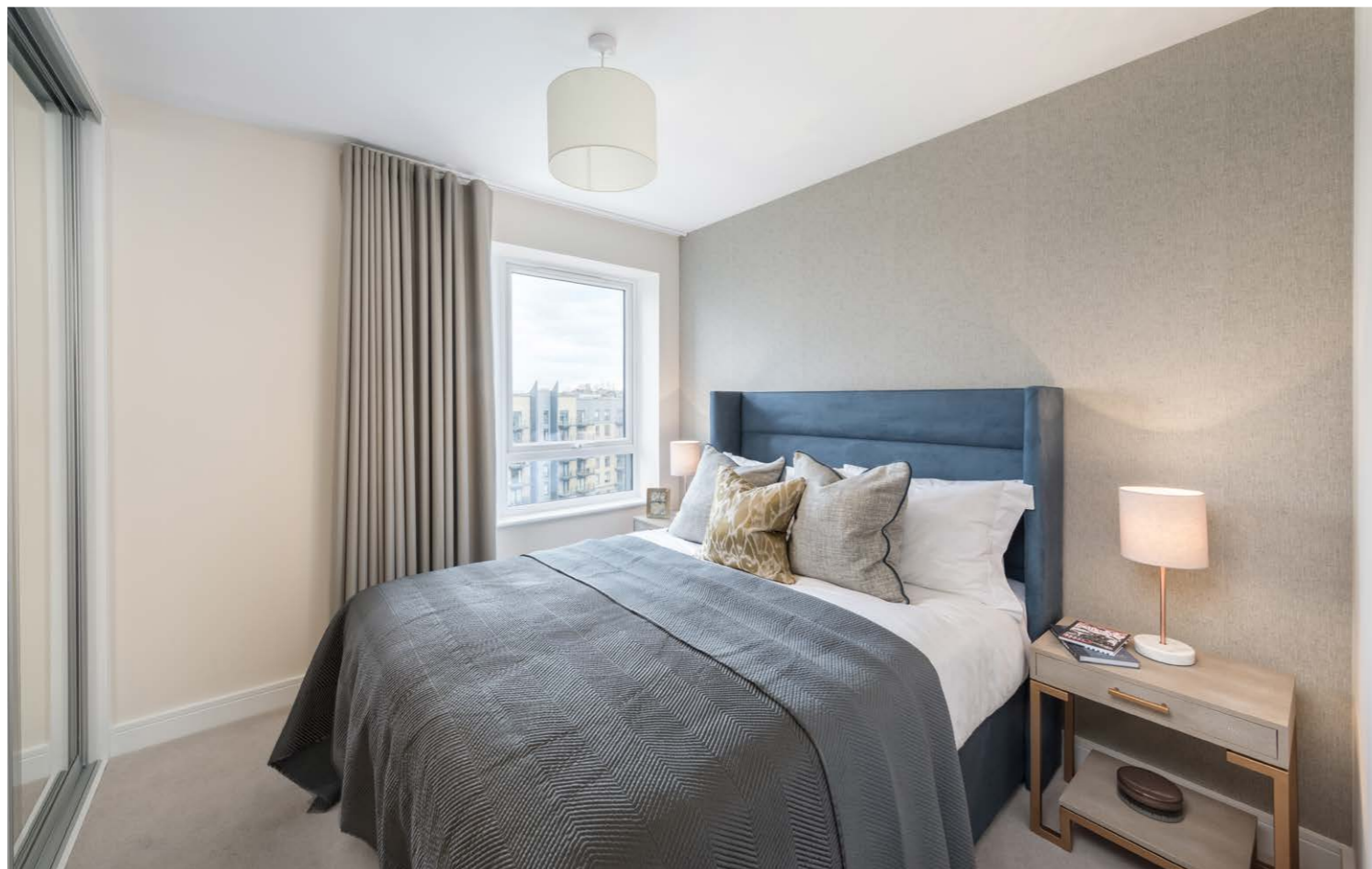
This prestigious development has exceptional facilities including a private residents' gym, WiFi lounge and parking for each apartment.





## INSPIRED LIVING SPACES

Apartments offer a bold, contemporary design and premium specification including; Smeg integrated kitchen appliances, branded sanitaryware and electronic video door entry. Built to a very high standard, each home includes features to encourage sustainable living.





# THE PORTWAY

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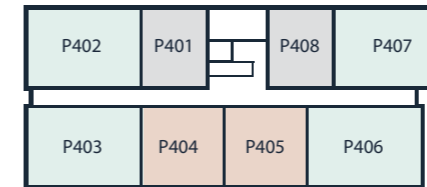




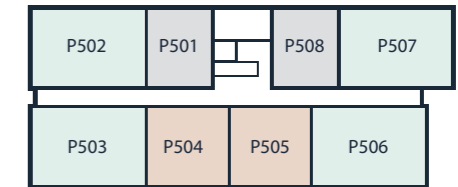
# THE PORTWAY



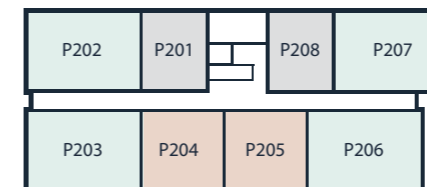
# THE PORTWAY



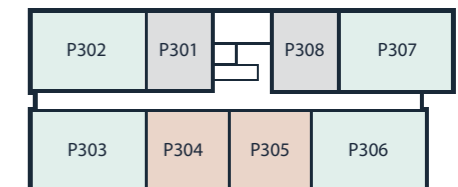
Fourth floor



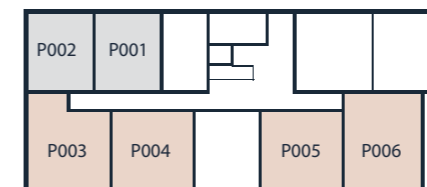
Fifth floor



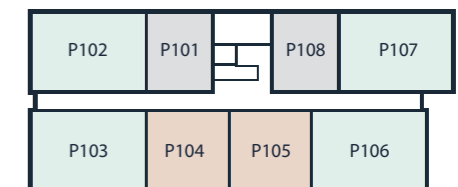
Second floor



Third floor



Ground floor



First floor

Manhattan Apartment  One Bedroom Apartment  Two Bedroom Apartment

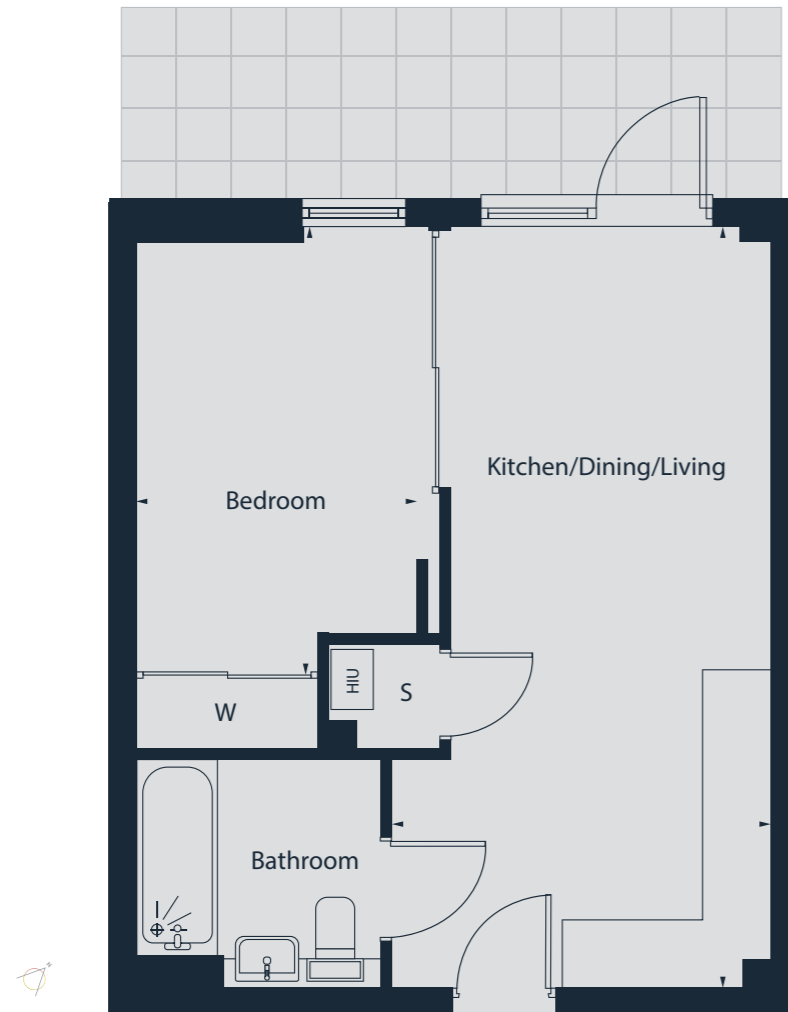






# MANHATTAN APARTMENT

P001



Gross Internal Area	37.2 sq m	400.1 sq ft
Kitchen/Dining/Living	6.7m x 3.3m	21'11" x 10'10"
Master Bedroom	3.9m x 2.4m	12'9" x 8'0"

Floor plans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Ground floor

→ Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

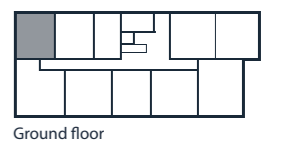
# MANHATTAN APARTMENT

P002



Gross Internal Area	37.6 sq m	405.0 sq ft
Kitchen/Dining/Living	6.7m x 3.0m	21'11" x 9'10"
Master Bedroom	2.9m x 2.5m	9'7" x 8'2"

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Ground floor

→ Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

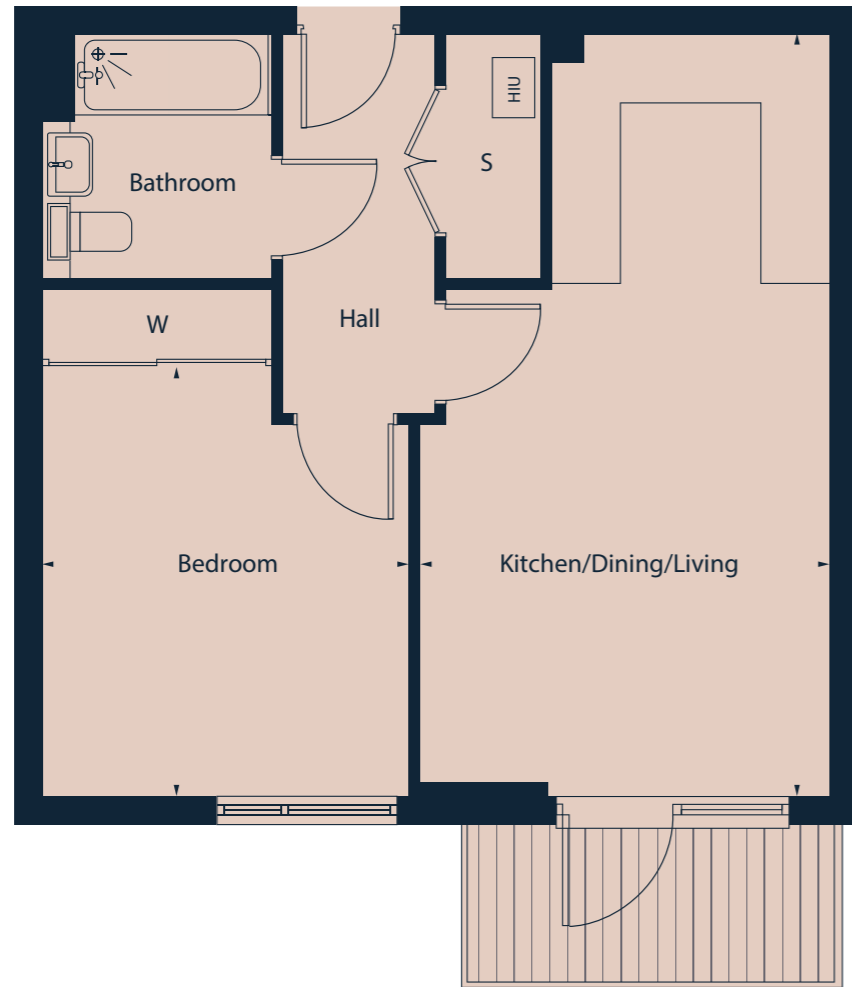






# ONE BEDROOM APARTMENTS

P104 P204 P304 P404 P504



Gross Internal Area	46.2 sq m	497.5 sq ft
Kitchen/Dining/Living	6.7m x 3.6m	21'10" x 11'9"
Master Bedroom	3.8m x 3.2m	12'4" x 10'6"



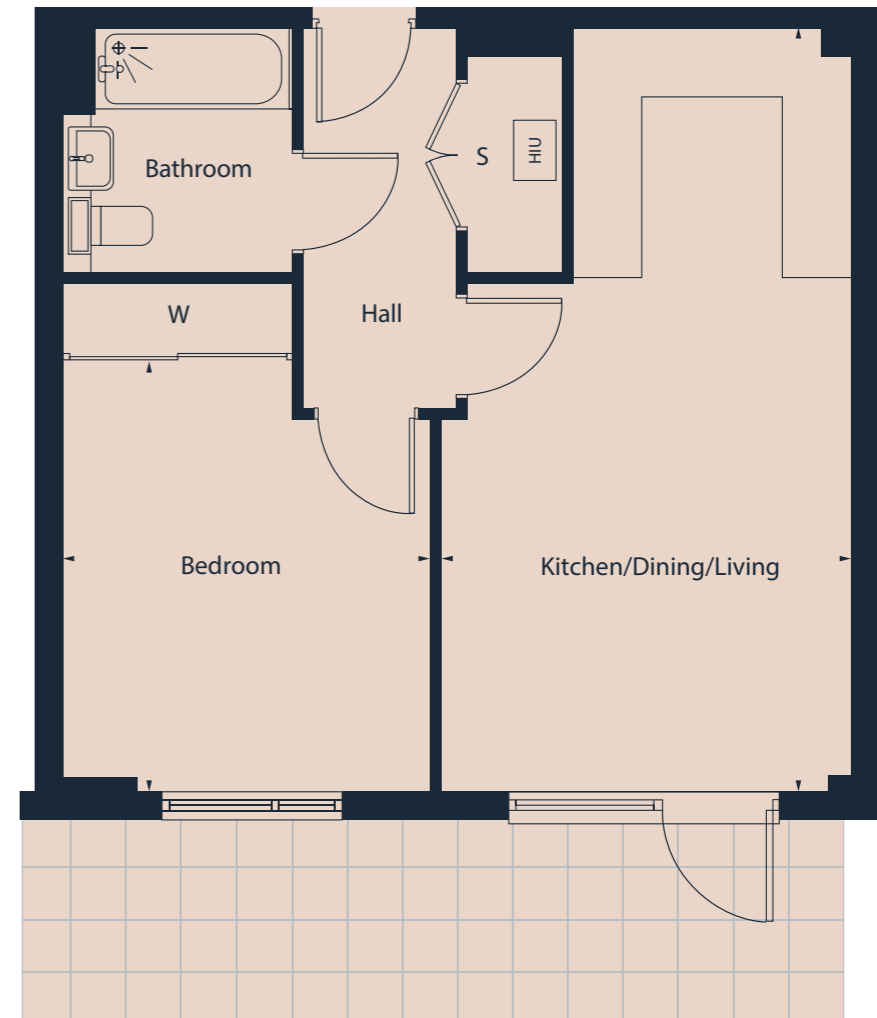
First to fifth floor

← Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

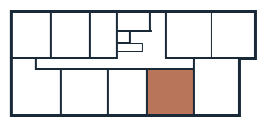
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# ONE BEDROOM APARTMENTS

P005



Gross Internal Area	46.2 sq m	497.6 sq ft
Kitchen/Dining/Living	6.7m x 3.6m	21'10" x 11'9"
Master Bedroom	3.8m x 3.2m	12'4" x 10'6"



Ground floor

← Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

Floor plans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

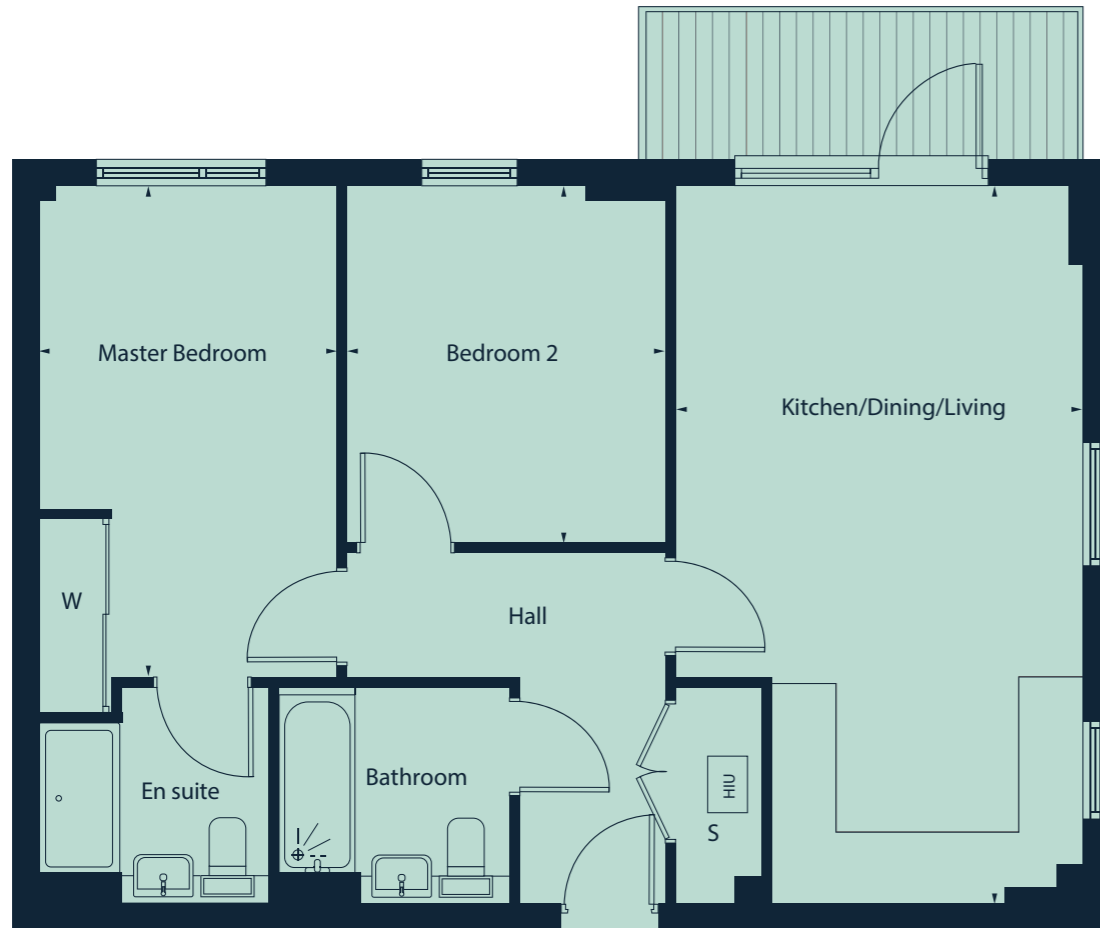




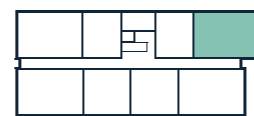


# TWO BEDROOM APARTMENTS

P107 P207 P307 P407 P507



Gross Internal Area	64.4 sq m	693.3 sq ft
Kitchen/Dining/Living	6.6m x 3.8m	21'9" x 12'5"
Master Bedroom	4.6m x 2.7m	15'0" x 9'0"
Bedroom 2	3.3m x 2.9m	10'10" x 9'8"



First to fifth floor

→ Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

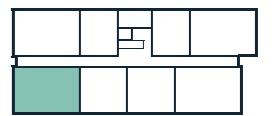
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# TWO BEDROOM APARTMENTS

P103 P203 P303 P403 P503



Gross Internal Area	64.7 sq m	696.8 sq ft
Kitchen/Dining/Living	6.7m x 3.8m	21'10" x 12'5"
Master Bedroom	4.6m x 2.8m	15'0" x 9'0"
Bedroom 2	3.4m x 2.9m	11'0" x 9'8"



First to fifth floor

→ Measurement points  
 HIU Heat Interface Unit  
 S Storage  
 W Wardrobe

Floor plans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.







# SUPERIOR SPECIFICATION

## INTERIOR FINISHES

- Contemporary designed kitchen with fitted wall and base units
- Stainless steel sink with chrome mixer tap
- Integrated Smeg electric oven
- Integrated Smeg hob
- Integrated Smeg extractor
- Stone worktops and matching upstands
- Integrated Smeg A+ rated fridge/freezer
- Integrated Smeg dishwasher (slimline in some apartment types)
- Low voltage recessed downlighters to kitchen area
- Space for freestanding washer dryer (in hall cupboard)

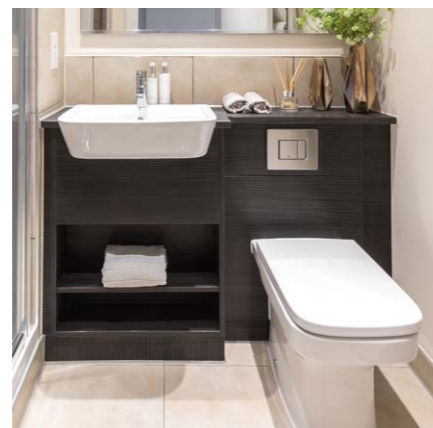


## LIVING AREA

- Timber-effect flooring
- Ceiling lighting pendants
- Media plate providing TV aerial, telecom, satellite and power points
- Sky Q wired to communal satellite dish (buyer subscription required)

## BATHROOMS

- Branded sanitaryware
- Glass shower screen
- Branded taps and thermostatic shower mixer unit over bath
- Full-height large-format ceramic/porcelain tiling to bath area
- Low voltage recessed downlighters
- Shelving for towels and toiletries
- Shaver socket
- Chrome ladder towel radiator
- Ceiling mounted mechanical extractor ventilation
- En-suite bathrooms to select apartments



## BEDROOMS

- Fitted wardrobe to master bedroom
- Fully fitted wool mix carpet
- TV and telecom point to master bedroom

## INTERIOR FINISHED

- White finished 'V' profile internal door with polished chrome lever furniture
- White 'V' profile skirting and architraves
- Matt emulsion to walls and ceilings

## HEATING

- Centralised energy centre providing heat and hot water too all apartments
- Towel rail to bathrooms and en-suite

## EXTERNAL FINISHES

- Spacious decked balcony to apartments on upper floors
- PVCu sealed unit double glazed windows

## SECURITY

- Electronic video door entry system
- Wood veneer finish to entrance door with spy hole and 5 lever deadlock
- Mains wired smoke and heat detection/ alarm





## ABOUT US

### ORBIT

Our developments extend from small schemes of two or three homes in rural villages, through to developments of several hundred homes in towns and cities, ranging from greenfield sites to urban regeneration projects.

We build a variety of desirable homes, including one bedroom apartments, large family homes and Independent Living homes for the over 55s. Our developments offer a range of tenure, including Outright Sale, Shared Ownership and Shared Equity, which allows us to find a home that best suits you and your needs.

With our extensive experience and a long history in the housing sector, you know you'll be in safe hands with us. Our experienced Sales Consultants are dedicated to providing you with excellent customer service and will be on hand to support you through every step of the purchasing process.

### BERKELEY HOMES

Berkeley Homes has been delivering desirable properties to the very highest standards of design and build quality for over 40 years, with a proven track record of creating exceptional homes in which families can live, work and relax. We are proud to have been responsible for developing prosperous communities that will continue to thrive for years to come.

We have achieved all this through our commitment to excellence in design, sensitive and imaginative landscaping techniques, sympathetic restoration, impeccable attention to detail and by maintaining the highest standards of sustainability.

### Customer experience

We want to ensure that our customers are satisfied with every aspect of the purchasing process by keeping in regular contact with you and offering expert advice throughout. Our knowledgeable and friendly Sales Consultants will provide you with assistance right from your first visit to handover.

We promise to:

- Provide you with accurate, detailed information, so that you can make informed decisions when buying a new home.
- Ensure that our staff are appropriately trained to efficiently deal with any enquiries you may have.
- Ensure that advertising, sales and marketing materials are clear, truthful and fair.
- Provide you with detailed information about the home you are buying, including any colour choices or options you may choose.

### Customer Charter

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and provided with reliable information about their purchase.

The Orbit Customer Charter is available at [orbithomes.org.uk/customer-charter](http://orbithomes.org.uk/customer-charter)

More information on the Consumer Code for Home Builders can be found at [consumercode.co.uk](http://consumercode.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

## REASONS TO BUY A NEW HOME

### A brand new start

A new-build home is a blank canvas. You don't need to alter someone else's décor and you also have the opportunity to personalise your home through Orbit Options.

### A range of styles and sizes

We build in a variety of house styles, with varying numbers of bedrooms, offering you the broadest selection of homes to choose from.

### Brand new everything

All fixtures and fittings are brand new. From bathrooms to kitchens, entrance doors with multi-point locking systems and double-glazed lockable windows - so there's no need to budget for expensive repairs and replacements.

### New-built efficiency

Our new homes are built using modern materials which comply to the latest building regulations, helping to deliver a far more efficient living space than a traditional older home might. Draft-free, double-glazed windows and doors, plus loft insulation combined with energy-efficient central heating all help to reduce your energy bills and save you money.

### Choose the way to buy

Orbit can offer you advice on some great ways to buy your new home, including Help to Buy. Our goal is to help reduce the hassle of buying a home and make it as easy for you as possible.

### You won't be stuck in a long chain

When you buy a new-build home, there's no forward chain, meaning less stress and less chance of you losing a sale.

### More time to enjoy where you live

With no need to spend your weekends on laborious house repairs and decoration, you'll have more time and money to enjoy your spare time.

### Safe and secure

A new Orbit Home comes complete with smoke alarms, security locks and fire-retardant materials, so your new home is much safer than the average older property.

### Peace of mind

Every new Orbit home comes with a two-year warranty in addition to the 10-year insurance backed warranty.

### Designed for modern life

All our homes are designed to use every part of your home effectively and efficiently.



## LOCATION

### Safety on site

We have a duty to ensure your welfare whilst on-site, so the following guidelines have been issued to comply with Health and Safety Legislation.

- Please use the designated car park and visit our marketing suite first.
- A qualified Orbit employee must always accompany you anywhere within the development construction areas.
- The marketing suite, show homes and any finished or occupied areas outside construction zones will be safe for visitors. However, care should be taken when driving or walking around the site, as the top surfacing of roads and footpaths is occasionally incomplete and may be uneven or hazardous.
- Please supervise any children with you when visiting our sales area (please note that children under the age of 16 are not allowed in construction areas at any time, even if accompanied by an adult).
- Hard hats and appropriate safety footwear must be worn at all times, along with high visibility jackets or waistcoats. These are available within the marketing suite.
- There is no access to areas where scaffolding is erected, nor any open trenches or other excavations.

### Surrounding area

Our site plan shows general information relating to the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

### Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions, which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitor; this should be carefully inspected by you to ensure it's correct in relation to the plans you've already signed off.

### Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this will also be captured on the check list.

### Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually, and the precise internal finishes may not always be the same.

### Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.



### Orbit at Victory Pier, Pegasus Way, off Pier Road, Gillingham, Kent ME7 1FA

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Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserve the right to alter plans, specification, elevational treatments and positions of doors and windows at anytime. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in April 2019. OH/OAVP/BRO/0419



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