

THE WHARF



ROCHESTER

Contemporary apartments for over 55s,
in the historic town of Rochester

ROCHESTER

Reinvented



Imagine a gentler way of life down by the riverside, where maritime history and easy-going serenity float by on the Medway – and there's great British heritage at every turn.

At The Wharf, a state-of-the-art community for later living, you'll be at the heart of Rochester reinvented, under the watchful gaze of castles and cathedrals, ancient dockyards, and modern marinas.



Elegantly crafted to complement their surroundings, these homes are built with sustainable, modern living in mind.



Exceptional Quality

The Wharf offers two and three bedroom apartments designed with the comfort and convenience of those in later life in mind.



Situated in Rochester, Kent, this town is home to a warm and friendly community, surrounded by like-minded neighbours that share a similar outlook on life.

In addition, with easy access to an array of local amenities, inviting walks, and interesting local sites all on your doorstep, you're sure to enjoy a full and active lifestyle.



NEW HOMES

Centred Around You



At Anchor, we have years of experience in delivering new homes centred around our residents and their changing needs. We pride ourselves on providing our communities with the peace of mind that they will always feel secure, welcome and never alone.

The Wharf has a 12-year NHBC warranty guarantee, is low maintenance, and has state-of-the-art heating and electrical innovations installed. This includes air source heat pumps and solar panels.



◆ 24/7 CARE AND SUPPORT

Your wellbeing is our priority. From our award-winning Anchor on Call telecare to our fantastic staff members, your mind will be at ease with knowing we are always here to help.

◆ ALWAYS STAY UP TO DATE

Any changes to our services is communicated through a variety of channels such as regular resident meetings.

◆ LOW MAINTENANCE

As part of your service charge, your communal amenities and maintenance will be taken care of. This ensures your home remains in the same great quality as the day you moved in.



The Wharf Highlights



The Wharf is more than just a collection of beautiful later living homes; each has been meticulously designed to suit all lifestyles and tastes.

Discover intercom systems for peace of mind, appliances that don't waste energy and well equipped kitchens where everything flows just right. Your home will certainly be somewhere to be proud of.



But the benefits of living at The Wharf go far beyond your own apartment. The communal facilities promote a sense of belonging. Whether it's a game of chess in the lounge with the grandchildren, reading a book whilst enjoying the morning sun, or participating in the much-loved Anchor quiz nights with other developments around the country, your home will always be filled with friendly faces.

GUEST SUITE

Open to all our residents, simply book our guest suite with your estate manager should your visiting family or friends need to spend a night or two.

NATURE AT YOUR DOORSTEP

Landscaped gardens on the property and an outdoor area to all apartments means you can easily step outside, rest your eyes on the greenery, enjoy acres of open space on your doorstep, or take a breath of fresh riverside air.

SUSTAINABLE FEATURES

The Wharf benefits from solar panels and air source heat pump technology.

EASE OF TRAVEL

There's also dedicated mobility vehicle storage and private parking with electric charging points available to residents, so you can stay connected to the things that matter most.

COMMUNAL AMENITIES

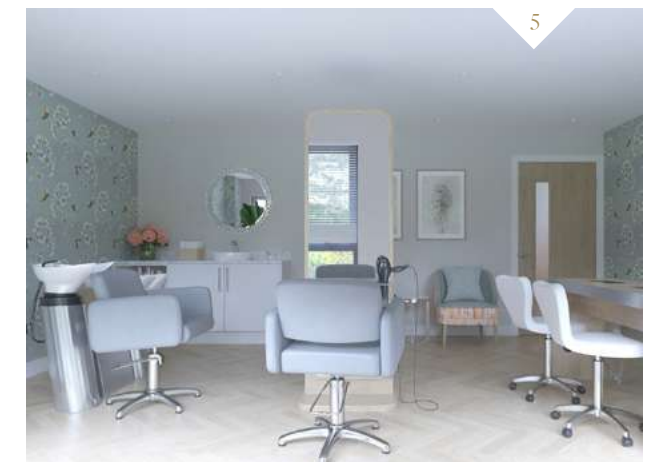
The spacious residents lounge is perfect for socialising with your neighbours, family, and friends. There's also a hair and beauty salon on-site so you can always look your best.

PETS WELCOME

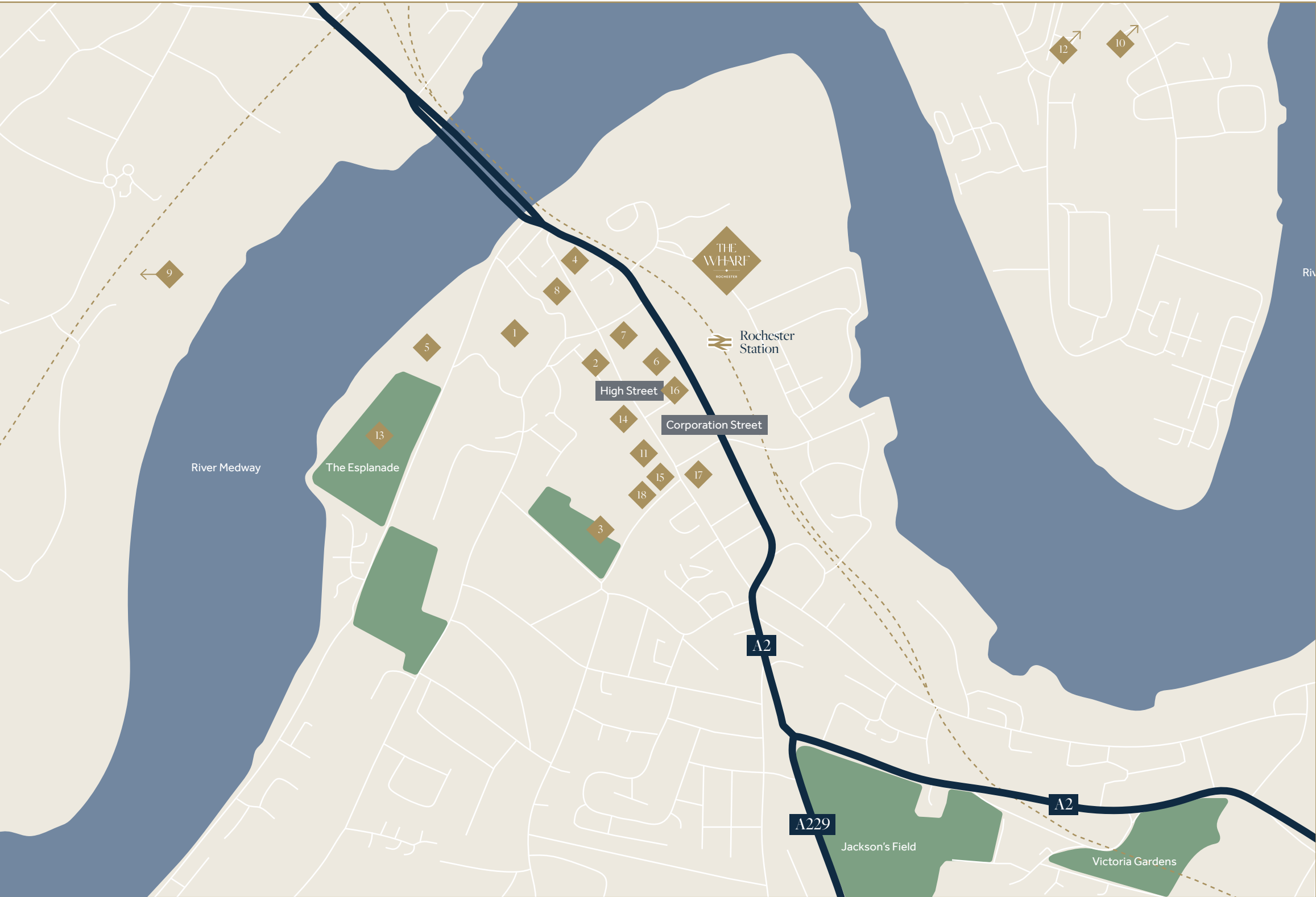
But most importantly, your furry friends are welcome to stay at The Wharf with you.

Key Features & Amenities

- 1 RESIDENTS LOUNGE
- 2 COMMUNAL KITCHEN
- 3 EXTERNAL ELEVATIONS
- 4 RECEPTION
- 5 HAIR & BEAUTY SALON
- 6 ENTRANCE HALL



On Your Doorstep



- 1

ROCHESTER CASTLE
2 minutes' drive / 7 minutes' walk / 0.2 miles
- 2

ROCHESTER CATHEDRAL
2 minutes' drive / 6 minutes' walk / 0.3 miles
- 3

THE VINES
3 minutes' drive / 11 minutes' walk / 0.5 miles
- 4

GUILDHALL MUSEUM
3 minutes' drive / 7 minutes' walk / 0.3 miles
- 5

ROCHESTER CRUISING CLUB LTD
3 minutes' drive / 10 minutes' walk / 0.4 miles
- 6

THE ROCHESTER COFFEE CO
6 minutes' drive / 0.5 miles
- 7

TINY TIM'S OF ROCHESTER
4 minutes' drive / 0.2 miles
- 8

THE QUILLS RESTAURANT
4 minutes' drive / 0.5 miles
- 9

ROCHESTER & COBHAM PARK GOLF CLUB
18 minutes' drive / 7 miles
- 10

MEDWAY YACHT CLUB
15 minutes' drive / 3.9 miles
- 11

SEVEN CHAKRAS YOGA STUDIO
6 minutes' drive / 7 minutes' walk / 0.4 miles
- 12

RSPB NORTHWARD HILL
20 minutes' drive / 7.3 miles
- 13

ESPLANADE GARDENS
3 minutes' drive / 12 minutes' walk / 0.5 miles
- 14

ROCHESTER HIGH STREET
5 minutes' drive / 7 minutes' walk / 0.4 miles
- 15

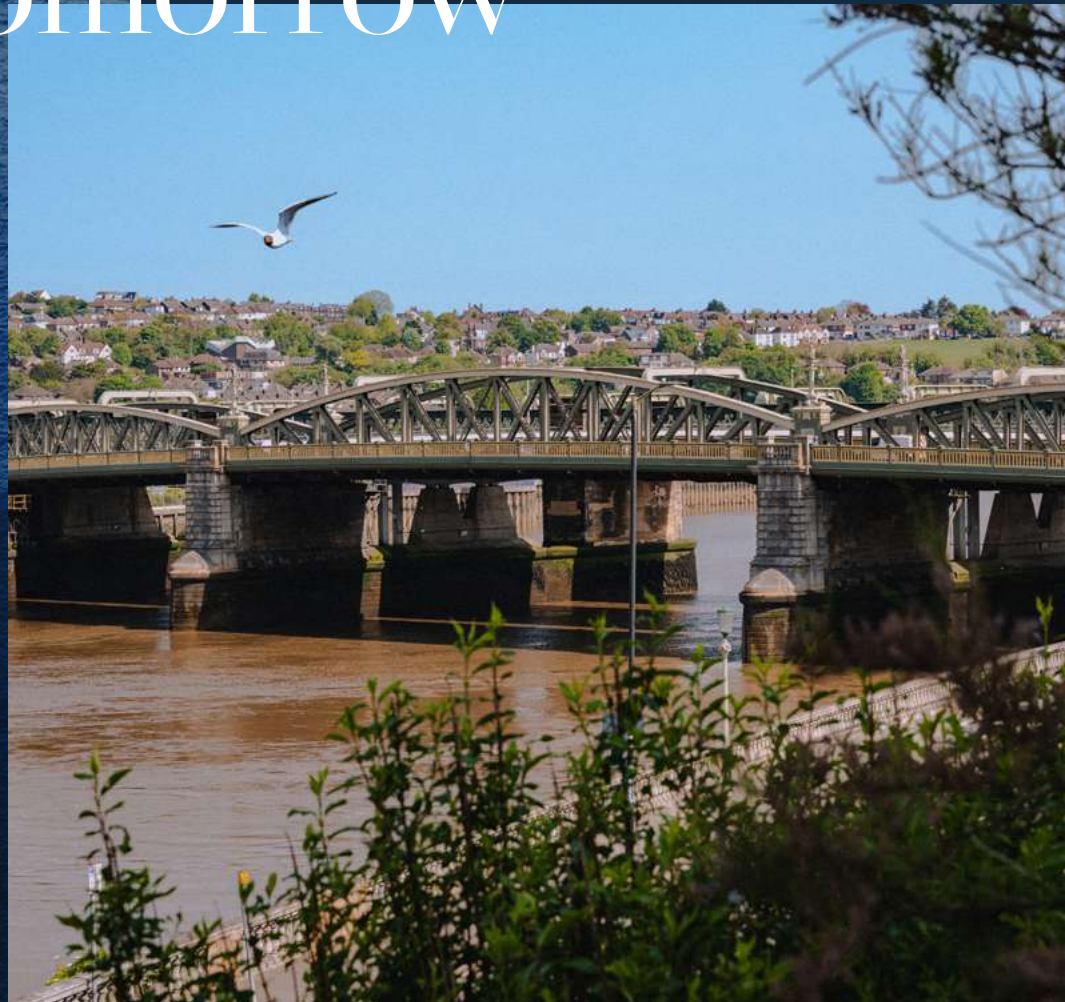
FLEUR DE THE COFFEE SHOP
8 minutes' drive / 0.6 miles
- 16

HUGUENOT MUSUEM
5 minutes' drive / 6 minutes' walk / 0.5 miles
- 17

EASTGATE HOUSE & GARDENS
3 minutes' drive / 5 minutes' walk / 0.5 miles
- 18

THE MOAT HOUSE COFFEE SHOP
7 minutes' drive / 9 minutes' walk / 0.7 miles

On Track to Tomorrow



20 miles southeast of London, Rochester straddles the River Medway and offers a wealth of activities – history, nature, food and shopping – to enjoy with family, friends, or just on your own and there's more exciting things to come.



ROCHESTER RIVERSIDE REGENERATION

Part of Medway Council's regeneration programme, this flagship project aims to bring a range of publicly accessible open spaces, retail and leisure facilities, and improvements to gateways between the river and the Rochester High Street.



A BRIGHTER FUTURE

While Rochester is already a well-established town, this regeneration and its improvement and additions will bolster this thriving community. There has never been a better time to get involved.



REGENERATION AND PRESERVATION

This includes 10 acres of open space dedicated to preserving the natural character and ecological value of the existing salt marsh creeks.

Your New Neighbourhood



Nestled between natural greenery and open waters, your accessibility extends past the rural into the urban.

From The Wharf, you have access to a sprawling range of commercial facilities that is still growing. No more than a 15-minute walk away, you can visit your local coffee shops and supermarkets with ease – Co-op and Costa at Limehouse Wharf Plaza – without having to venture too far out.

Fill Your Days

NATURE AND OUTDOORS

The luscious county of Kent is sometimes known as the Garden of England, and for good reason. There is a plethora of greenery to behold and entirely accessible from your new home at The Wharf.

Endeavour into the vast expanse of wildlife and greenery at Riverside Country Park or Eternal Lake Nature Reserve.

Take on the six-mile Rochester Trail running from the heart of Rochester southwards to Borstal. Or enjoy a popular coastal walking spot along the Hoo Peninsula, a rich estuary marshland.

Closer by, Rochester riverside offers long leisurely walks around the waterfront and entire landscaped development. So a breath of fresh air is always right on your doorstep.



SPORT AND LEISURE

You are spoilt for choice when it comes to keeping fit and getting involved in your local community.

You can access all these and more all within a short drive.

- ◆ **ROCHESTER CRUISING CLUB**
3 minutes' drive / 10 minutes' walk / 0.4 miles
- ◆ **MEDWAY RUGBY AND FOOTBALL CLUB**
7 minutes' drive / 1.6 miles
- ◆ **SHERWOOD CRICKET CLUB**
8 minutes' drive / 2 miles
- ◆ **WINGET BOWLS CLUB**
12 minutes' drive / 2 miles
- ◆ **ROCHESTER & COBHAM PARK GOLF CLUB**
18 minutes' drive / 7 miles



SHOPPING AND EATING OUT:

From high street independent cuisines, cafes, and bars to chain restaurants and cosy coffee shops, there's plenty for your tastebuds to dabble in.

There's plenty of retail adventures to be had too with Bluewater Shopping Centre, Pentagon Shopping Centre, and Westfield Stratford conveniently accessible by car and train from Rochester station.



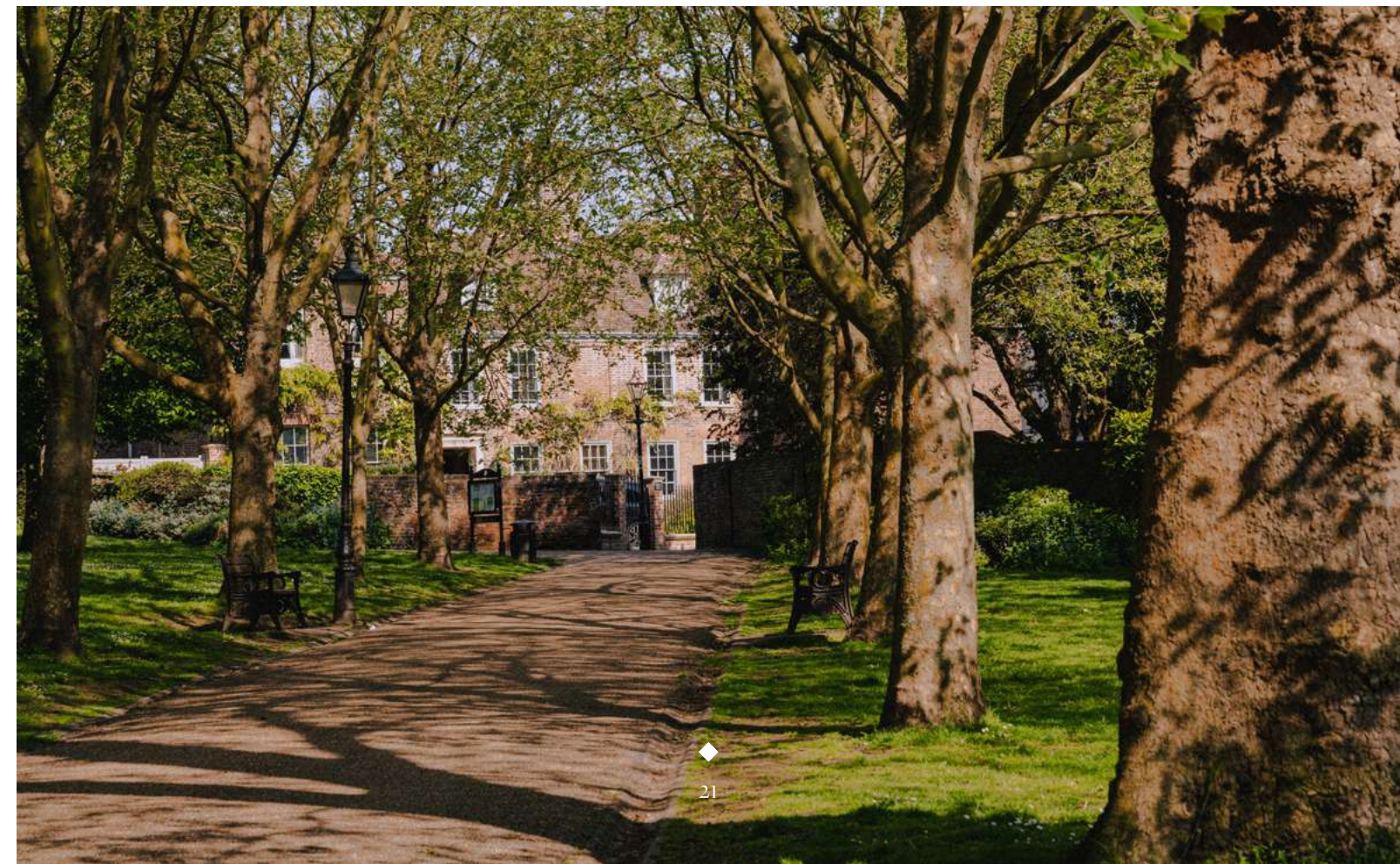
THEATRE AND AMATEUR DRAMATICS:

Relive some of the West End classics at the 965-seat Central Theatre. Superb performances, stunning scenery and suitable for all.



MUSEUM AND CULTURE:

Delve into the rich history, tradition, and culture of Rochester. The Huguenot Museum, Guildhall Museum, and Eastgate House and Gardens are all under a 10-minute walk from your new home at The Wharf.



EVENTS:

Rochester's calendar is packed with events.

Head down to the monthly markets: Rochester Farmers' Market (third Sunday each month) for seasonal products direct from farmers and producers, or to the Rochester Artisan Market (second Saturday each month) for homemade crafts, works of art, and collectibles.

Across the year, keep an eye out for the historic 3-day Rochester Sweeps Festival, begin the festive season with the Rochester Dickensian Christmas Festival and enjoy the Christmas Market set in Rochester Castle gardens for the authentic Christmas experience.

**ART AND CRAFT:**

For those with a creative flair, or simply looking to learn something new, there are communities to get caught up in and hone your skills.

Just a 9 minutes' walk away is The Moat House Coffee Shop, which hosts regular meetings for groups like:

- ◆ COFFEE AND CRAFT
- ◆ MEDWAY LANGUAGE CAFE
- ◆ ROCHESTER ECO HUB ECO TALKS



History, Heritage, and Legacy







Rochester's pride sits with its incredible history, landmarked by some incredible ruins and architecture.

Rochester Castle sits on the highest part of the Roman city wall, an imposing fortress guarding the River Medway. The breath-taking cobbled streets and Norman tower-keep are also monuments in the town's history, with the tower-keep standing as the tallest in the country. Rochester Cathedral holds the title for second oldest in England, founded in 604. Along with the tranquil riverside village, you also have Upnor Castle which is home to one of few Elizabethan artillery forts.

A nod to literature arises in Rochester's history with Charles Dickens and his family moving to Chatham when he was a young boy. There are numerous references of Rochester in his novels, and festivals held in his honour as well. For those looking for an immersive experience, you can visit Restoration House, The Six Poor Travellers House, Guildhall Museum, and Eastgate House which are all featured places in his novels. In addition, you can climb aboard a Victorian Sloop at the Chatham Dockyard where you can view a WWII destroyer and a Cold War submarine.

Out & About, Here & There

Getting to any desired destination is an ease at The Wharf. You'll find it handy for the picturesque Medway towns, the M2 to London, the beautiful North Kent coast and the channel ports beyond – not to mention high speed trains direct to St Pancras International in under 40 minutes (and just a five-minute walk to a new station).

	MEDWAY TOWNS E.G. GILLINGHAM, CHATHAM	15–20 minutes
	ST PANCRAS INTERNATIONAL	40 minutes
	WHITSABLE	40 minutes
	GATWICK AIRPORT	45 minutes
	CANTERBURY	45 minutes
	DOVER (FOR CROSSINGS TO FRANCE)	1 hr 1 minute






*ALL TIMES ARE APPROX. AND TAKEN FROM GOOGLE MAPS





Site Plan

Key

-  PARKING SPACES
-  CAR CHARGING
-  COMMUNAL GARDEN SPACES
-  BIN STORES
-  ENTRANCES TO THE BUILDINGS

GROUND FLOOR

- RL RESIDENTS LOUNGE
- CK COMMUNAL KITCHEN
- H HAIR & BEAUTY SALON
- O OFFICE
- ST SCOOTER STORE
- MP MULTI PURPOSE ROOM

FIRST FLOOR

- GS GUEST SUITE



2 Bedroom Apartment



DIMENSIONS

KITCHEN	3.37m x 2.41m	11'1" x 7'11"
LIVING/DINING	4.40m x 3.86m	14'5" x 12'8"
BEDROOM 1	4.40m x 3.29m	14'5" x 10'10"
BEDROOM 2	3.16m x 2.36m	10'4" x 7'9"

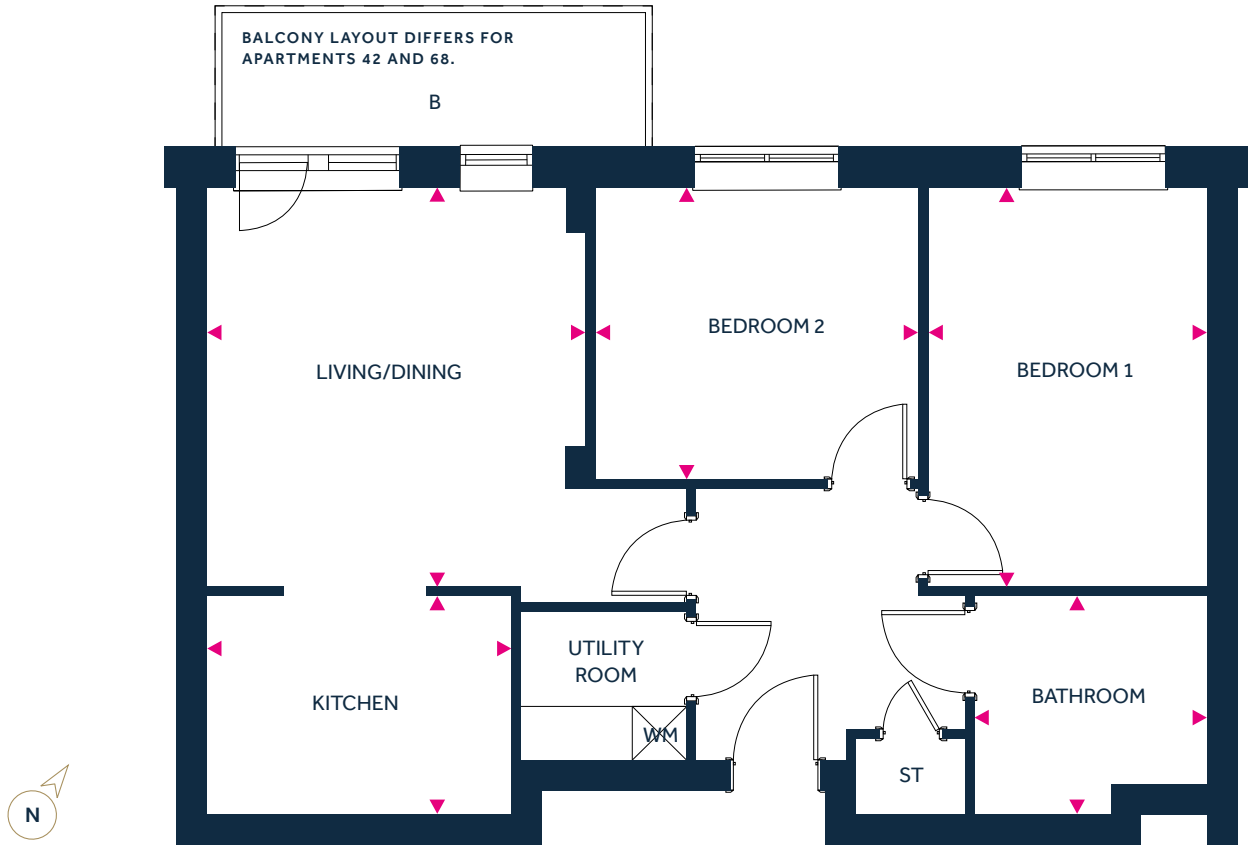
TOTAL AREA
693 sq ft

KEY

- B BALCONY
- WM SPACE FOR A WASHING MACHINE

*KITCHEN WINDOW AND LIVING ROOM WINDOW ONLY APPLICABLE TO APARTMENTS 8, 15, 27, 38, 53, 64 AND 79.

2 Bedroom Apartment



DIMENSIONS

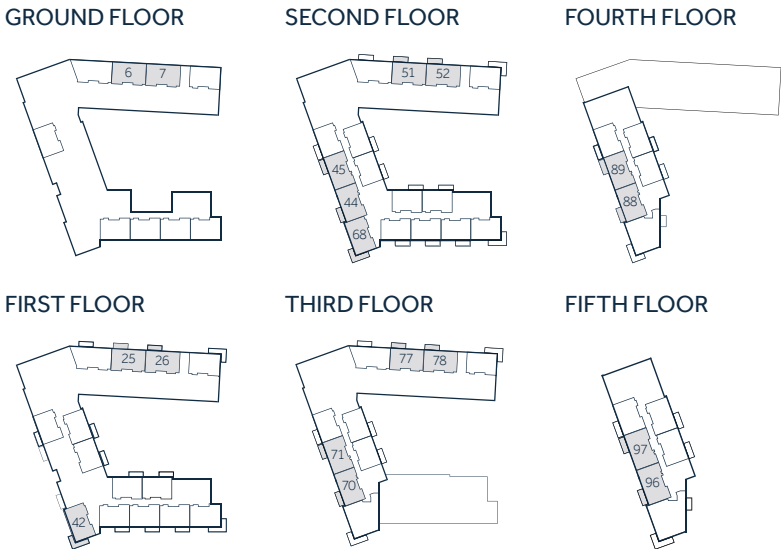
KITCHEN	3.37m x 2.41m	11'1" x 7'11"
LIVING/DINING	4.40m x 4.19m	14'5" x 13'9"
BEDROOM 1	4.40m x 3.08m	14'5" x 10'1"
BEDROOM 2	3.57m x 3.21m	11'9" x 10'6"

TOTAL AREA
792 sq ft

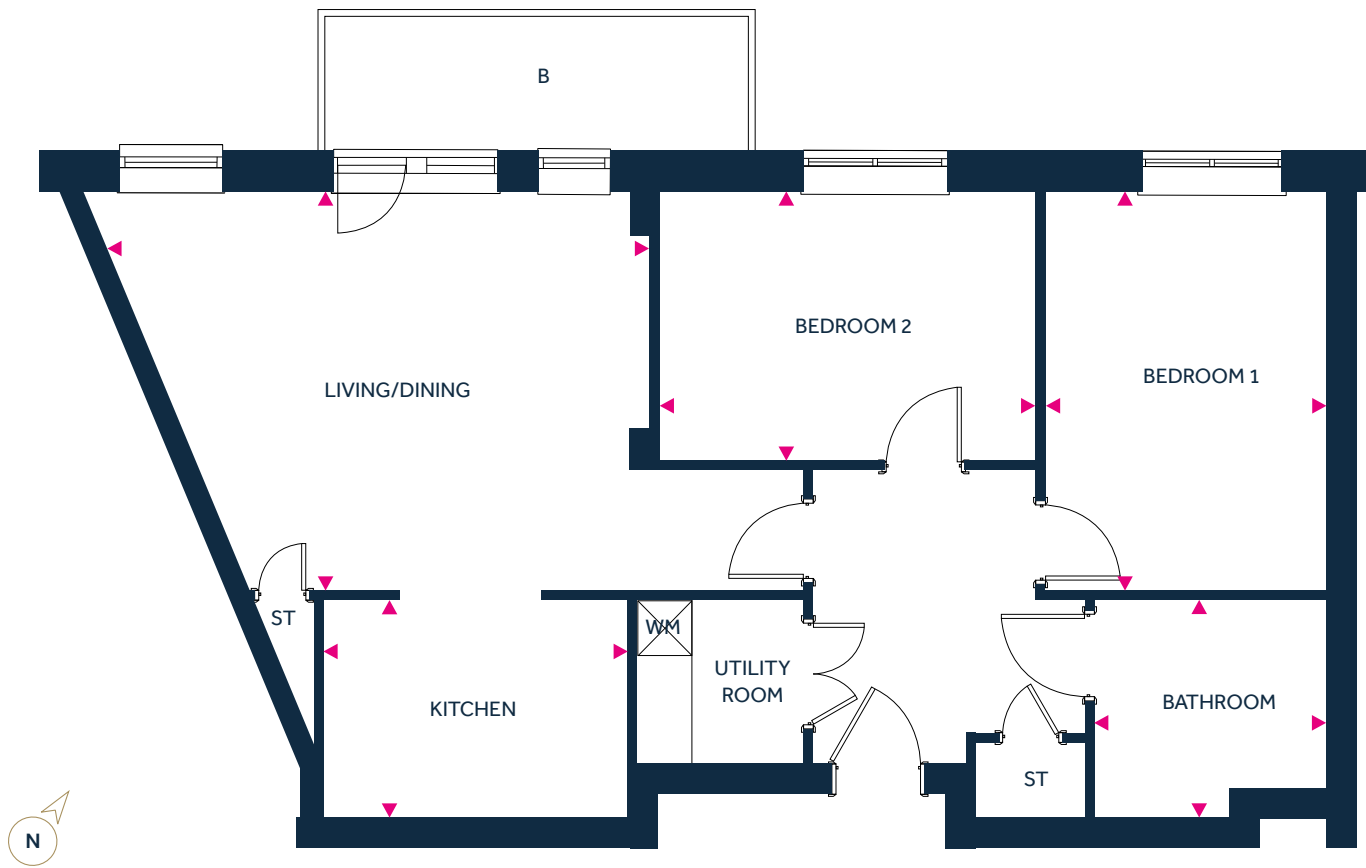
KEY

- B BALCONY
- ST STORE
- WM SPACE FOR A WASHING MACHINE

FLOOR PLANS



2 Bedroom Apartment



DIMENSIONS

KITCHEN	3.37m x 2.41m	11'1" x 7'11"
LIVING/DINING	5.96m x 3.05m	19'7" x 10'0"
BEDROOM 1	4.40m x 3.10m	14'5" x 10'2"
BEDROOM 2	4.16m x 2.95m	13'8" x 9'8"

TOTAL AREA
885 sq ft

KEY

- B BALCONY
- ST STORE
- WM SPACE FOR A WASHING MACHINE

FLOOR PLANS

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



3 Bedroom Apartment



DIMENSIONS

KITCHEN	2.76m x 2.70m	9'1" x 8'10"
LIVING	4.22m x 4.17m	13'10" x 13'8"
DINING	4.50m x 2.83m	14'9" x 9'3"
BEDROOM 1	3.97m x 3.86m	13'0" x 12'8"
BEDROOM 2	4.17m x 2.69m	13'8" x 8'10"
BEDROOM 3	3.84m x 2.29m	12'7" x 7'6"

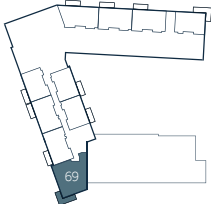
TOTAL AREA
1,210 sq ft

KEY

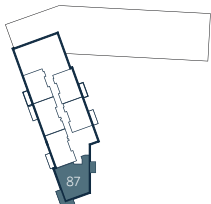
- B BALCONY
- ST STORE
- WM SPACE FOR A WASHING MACHINE

FLOOR PLANS

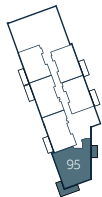
THIRD FLOOR



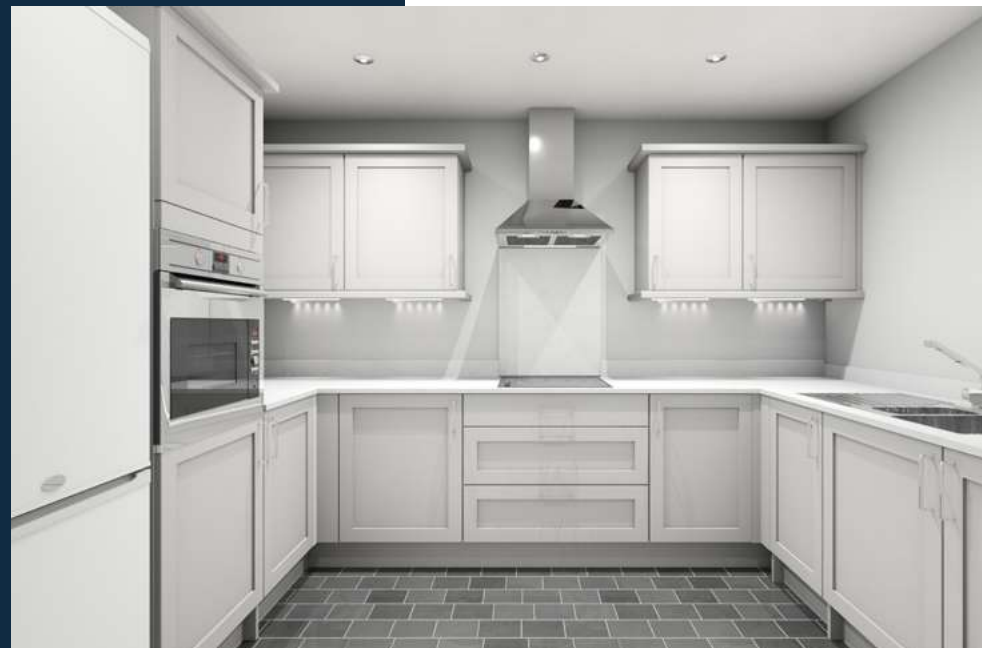
FOURTH FLOOR



FIFTH FLOOR



Specification



SECURITY AND SAFETY

- ◆ ENS Warden Call system – one pendant per customer
- ◆ Site-wide CCTV
- ◆ Door entry system
- ◆ Mains-wired smoke detectors in ceilings throughout building linked to main fire alarm system

SUSTAINABILITY FEATURES

- ◆ Low-energy lighting with LED type luminaires
- ◆ A-rated Zanussi induction hob, Zanussi single oven in tall housing, Zanussi stainless steel extractor fan
- ◆ Individual meters located in apartment risers
- ◆ Solar panels installed to lower communal heating costs

KITCHEN

- ◆ Symphony kitchens
- ◆ Under unit lighting
- ◆ Soft-close drawers
- ◆ Space for fridge freezer
- ◆ 1.5 BLANCO SONA kitchen sink in Anthracite

UTILITY

- ◆ Fitted wall unit
- ◆ Space for a washer/dryer
- ◆ 3 types of flooring options

BATHROOMS AND ENSUITE

- ◆ Full height wall tiling to bathroom with 2 types: Dolce in Dolce Blanco and Oggi in BLANCO. Flooring fully tiled with Trend in Mud
- ◆ Level access walk-in Grohe shower with glass shower screen and wall-fitted controls
- ◆ VitrA Basis mirror wall cabinet
- ◆ Heated wall towel rail
- ◆ Shaving point within cabinet

ACCESSIBILITY FEATURES

- ◆ Communal lobby with secure doors
- ◆ 4x stair cores
- ◆ 2x lifts

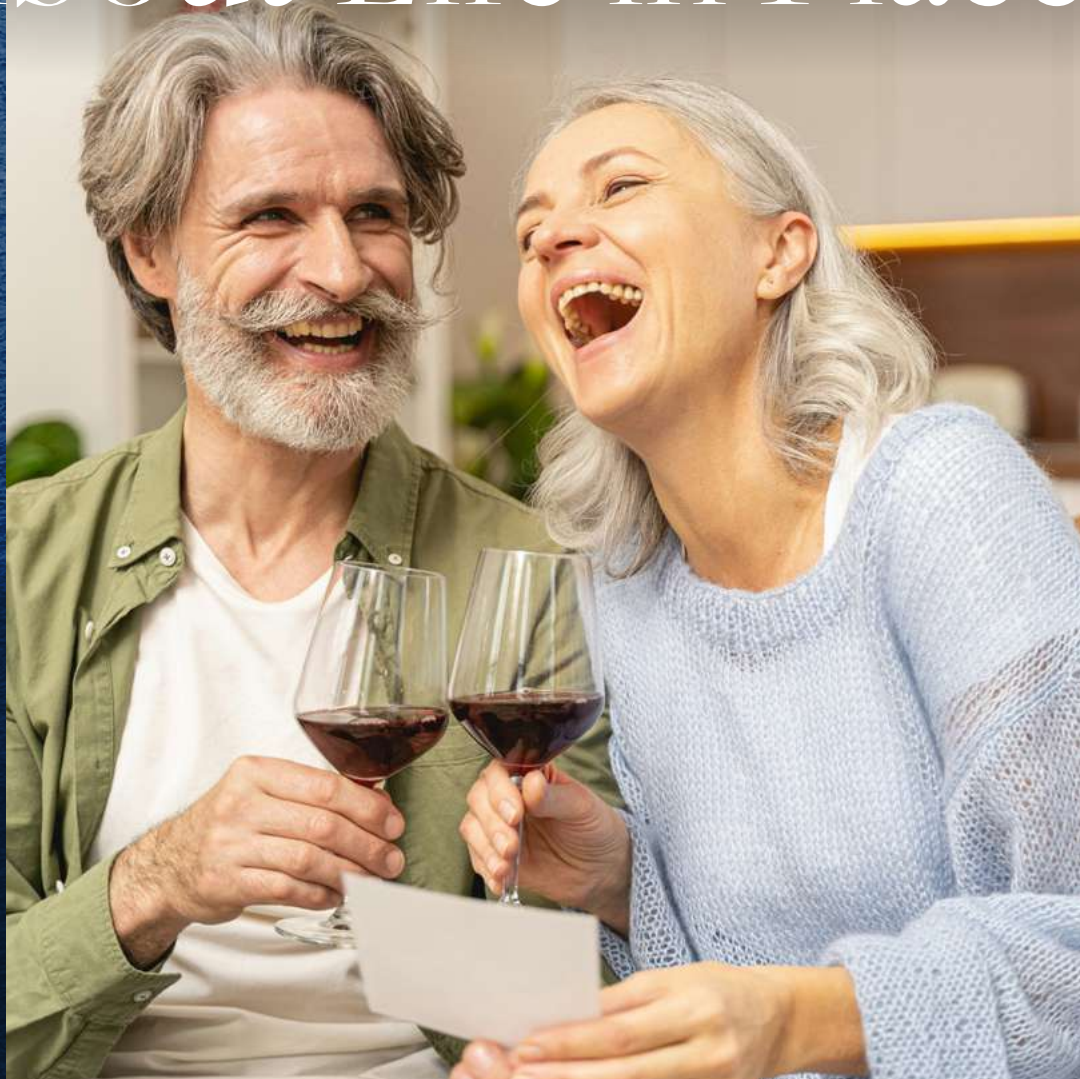
OTHER

- ◆ 12-year NHBC warranty
- ◆ Chrome switches and sockets – all located on walls. Height varies
- ◆ Chrome-finish media plate in living room with TV and satellite (no return, no telephone)
- ◆ Underfloor heating in each apartment with separate thermostat for every room and digital thermostat in hallways
- ◆ Composite-painted timber and powder-coated aluminium windows, double glazed top hung and side-mounted with restrictors to upper floors
- ◆ Balconies/patios
- ◆ Sky satellite feature installation on the roof

EXTERNAL

- ◆ 49 general parking spaces, 7 disabled spaces
- ◆ 8 electric car charging points
- ◆ Soft and hard landscaping

About Life in Place



Life in Place from Anchor is our dedicated brand for new homes for sale, designed exclusively for people over 55.

Backed by over 60 years of experience, we are proud to offer thoughtfully designed homes with flexible and affordable ways to buy — all delivered with the warmth, quality and peace of mind you can expect from Anchor.

We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.

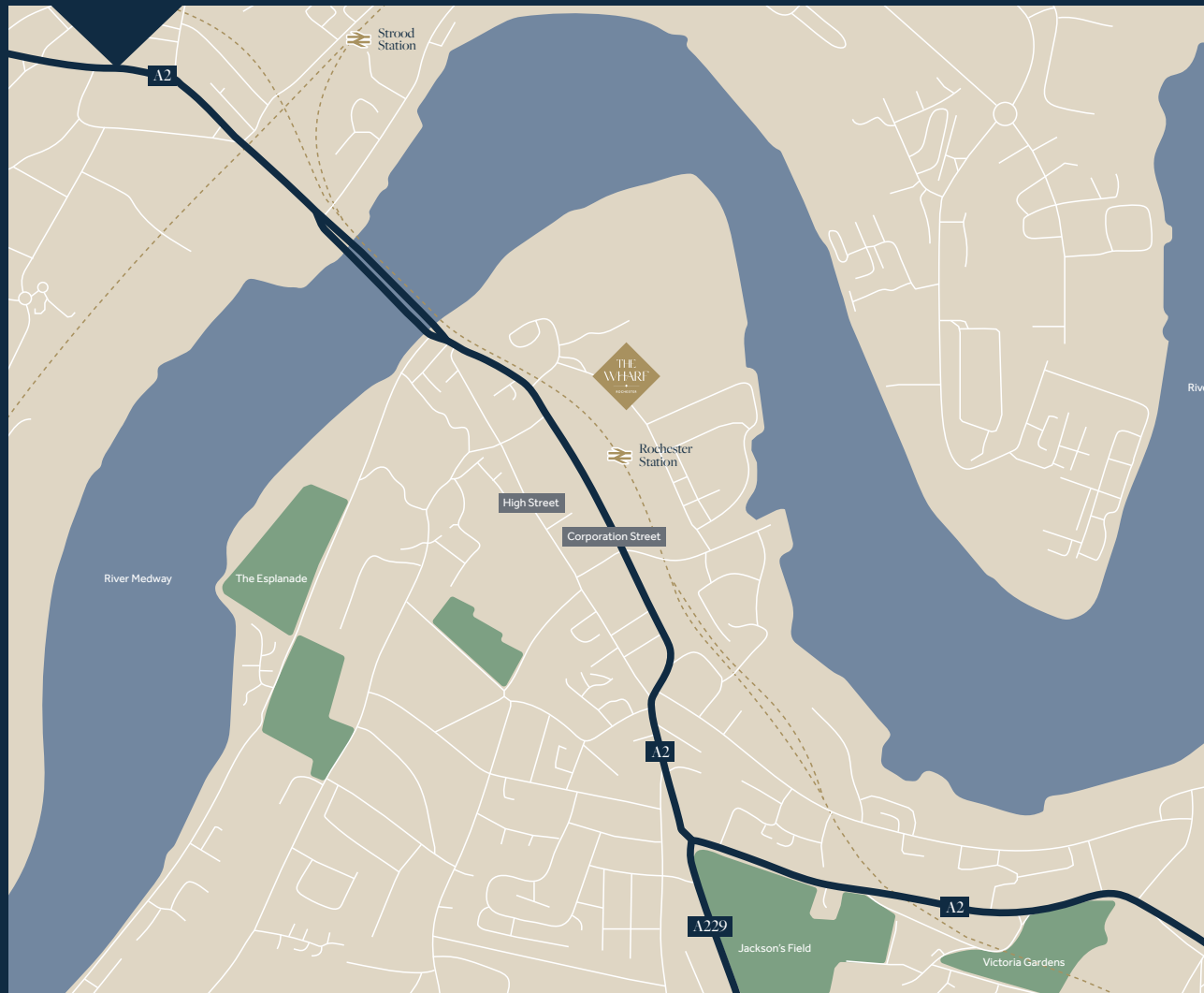


Our Developments

At Life in Place, we are delivering new homes exclusively for later living across the UK, in locations that complement independent living and ensure our residents thrive.

Discover our collection of new homes:





How to contact us?

The Wharf, Corys Road, Rochester, ME1 1ZR

To find out more about The Wharf, please get in touch to book your visit.

Telephone: **01634 983 361**

Website: **thewharf.org.uk**

Anchor Hanover Group is a charitable community benefit society with registered society No 7843.
Registered Provider No. LH4095. Registered office: Anchor Hanover Group, 2 Godwin Street, Bradford, BD1 2ST

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life in place
FROM ANCHOR

LIFEINPLACE.ORG.UK