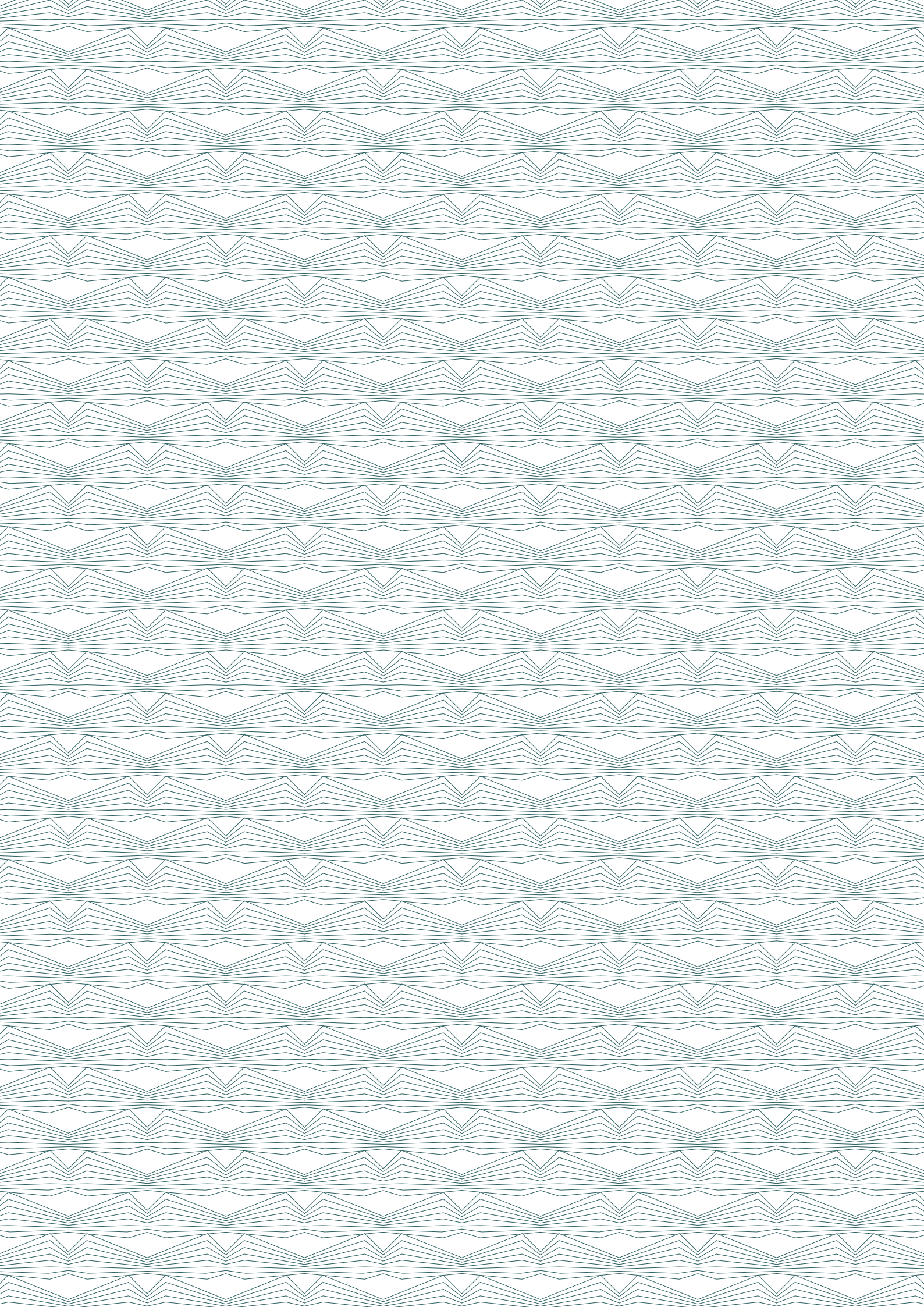


# GARRISON POINT

MEDWAY

**Stylish one and two bedroom apartments**

A true vantage point



# A COMMANDING PLACE TO BE

Welcome to Garrison Point, a tranquil new development of 106 one and two-bedroom apartments, offering you both modern convenience and breath-taking views of the surrounding historic parks and woodland.

Garrison Point is also a stone's throw from central Chatham, its buzzing waterfront and vibrant shops. With excellent transport links to London, these homes give you the opportunity to combine the excitement of the town with life in a picturesque and peaceful retreat.





## A STRATEGIC VIEW

Garrison Point's contemporary apartments offer views of the charming Town Hall Gardens Park and they are also encircled by the 70-hectare Great Lines Heritage Park, a site of international significance.

Your new home will be surrounded by true icons of military history, from the Chatham Naval Memorial to Fort Amherst, the Napoleonic fortress built to defend Medway from a land attack. Garrison Point itself is built on a former military site, connecting you to fascinating periods of history when trained eyes would warily watch over the River Medway.

Computer generated artist impression









Computer generated artist impression



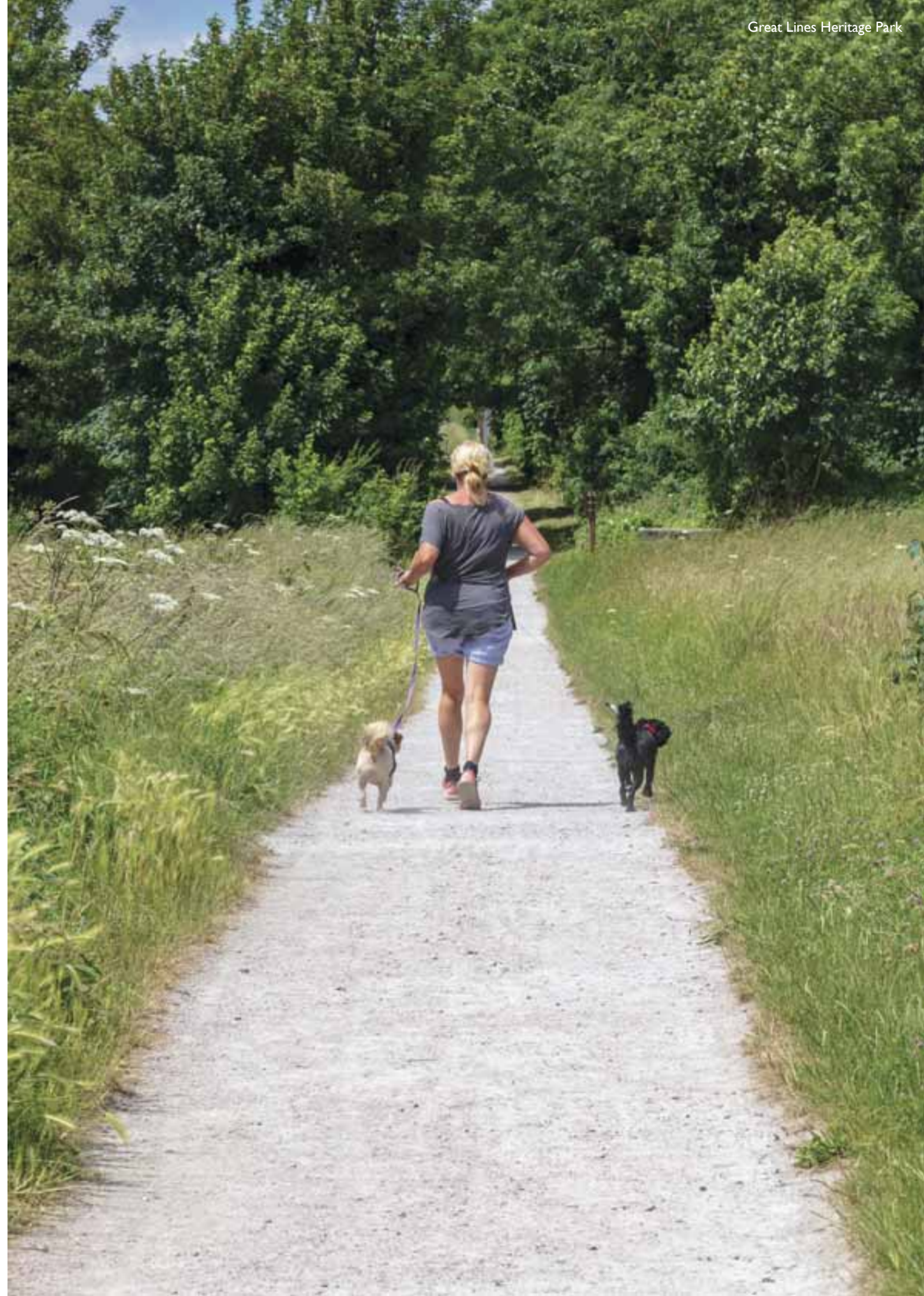
## THE OPEN AIR

Together with the Riverside Gardens and the Paddock – a beautiful open space in Chatham Town Centre – these green spaces surround the approach to Fort Amherst, Britain's largest Napoleonic fortress. Here you can enjoy breath-taking views as well as explore tunnels, nature trails and the fortifications themselves.

The Great Lines Heritage Park is a former military landscape, designed to protect Chatham Dockyard from landward attack. Today it has many pedestrian and cycle links that connect Chatham, Brompton and Gillingham, making it a great place to exercise and get close to nature.

You'll also be a short distance from the Kent Downs Area of Natural Beauty, which stretches all the way to the south coast near Dover.

Finally, if sport is your thing, there are plenty of excellent facilities nearby, from the Chatham Snowsports Centre and The Strand Leisure Park and open-air lido, right through to the exhilarating Buckmore Park Kart Circuit.







## A BOLD OUTLOOK

Chatham is a fascinating place to live and the River Medway is at its heart. The river's rich history is reflected in the Historic Dockyard, home to three historic warships, a rope-making factory, a lifeboat museum and much more, including the iconic No 3 Covered Slip, with its 400 windows that allows daylight to pour through its vast roof.

Yet Chatham is also a town that has a truly modern vibe. Not only is the town the backdrop to a thriving cultural scene and a colourful mix of community-led initiatives, but it has inspired many independent retailers and popular High Street brands - to make Chatham their home.

In recent years, millions of pounds worth of investment have been poured into the town. You can see the results all around you, from the revamped and well-lit waterfront to the revamped Pentagon Shopping Centre.

These days, there's a refreshing and self-confident buzz to Medway life, while waterside walks are one of its great joys and an exciting future awaits.

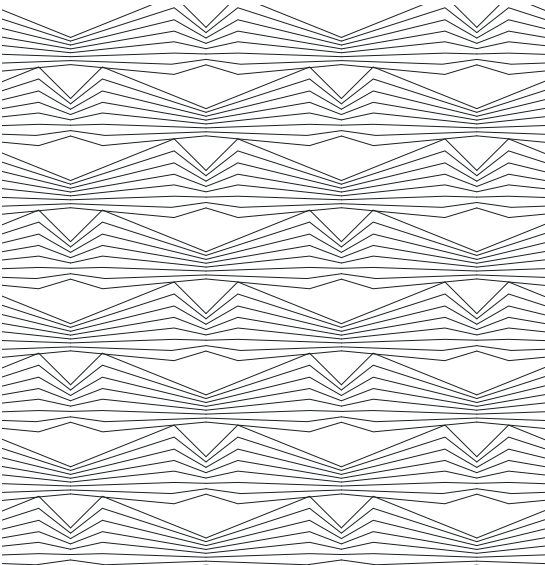


# GREAT SHOPPING AND WORLD CUISINE

Chatham town centre is just moments from the peaceful surroundings of Garrison Point. As you'd expect from Medway's main shopping district, everything you need is right on your doorstep. You'll be able to explore the Pentagon Shopping Centre, which offers over 70 shops and a range of leisure facilities. Also nearby is the Dockside Outlet, an industrial-chic venue where you'll find brand-name discount stores set in 300 acres of leisure space and less than a 30 minute drive will take you to Bluewater, the ultimate shopping and leisure destination.

And don't forget the independent shops just a short walk away in Rochester. As you explore, you'll find plenty of welcoming and quirky boutiques and outlets, offering everything from fashion and shoes to toys and world foods.

You'll also discover fascinating, old-fashioned haberdasheries along with modern newcomers, including artisan cafés and 'no-plastic' organic food shops, not to mention major High Street brands and supermarkets.



If you like to enjoy quality time with friends, there are lots of coffee shops, pubs and bars to choose from. Café Nucleus in the High Street's Nucleus Arts Centre serves a lively, locally sourced menu and has a popular Mediterranean-themed garden courtyard. The Mast & Rigging near Chatham Docks is a modern community pub with a reputation for top-notch stone-baked pizzas. Then there's The Ship & Trades, a contemporary bar, restaurant and hotel overlooking one of the yacht basins at the former Royal Naval Dockyard. If you love craft spirits, then a visit to the Copper Rivet Distillery is a must. The home of sublime gins, whisky and vodka, it offers popular tours with plenty of tasting time!

Talking of restaurants, you'll be spoilt for choice when it comes to dining out. Taze Meze Mangal is a hugely popular Turkish restaurant, serving outstanding and authentic cuisine. Gurkha Brothers is a bright and upmarket venue specialising in classic dishes from Nepal and India. Then there's The Broadwick, offering traditional and modern choices which you can savour while enjoying the eclectic mix of modern and urban art that's on display.

After a long day, there's nothing like kicking off your shoes and ordering a top-class takeaway. From Taco Bell to fish and chips, a huge range of pizzerias to the many excellent Indian and Asian restaurants, you're bound to find a menu that delivers.







# PROUD HERITAGE AND LIVELY CULTURE

With so many famous attractions, it's little wonder that Chatham and the Medway towns are so popular with visitors. Neighbouring Rochester is dominated by the 12th-century keep of its imposing castle, while its proud, Norman cathedral and picturesque streets give the town a truly historic atmosphere.

Closer to home, Chatham's Historic Dockyard is a major maritime museum on the site of one of the Royal Navy's largest former facilities – it's the world's most complete dockyard of the Age of Sail. The Royal Engineers Museum is also based on the site.

More contemporary attractions include the Copper Rivet Distillery, where you can enjoy tours and learn about how the company makes its whiskey, gin and vodka. If you are a fan of the arts, check out The Brook Theatre and the Central Theatre or drop into the Halpern Gallery for great exhibitions and events. The Odeon cinema also boasts nine screens of film magic, including RealD 3D.



Transport	Shops	Education	Local Attractions
1 Chatham Rail Station	4 Chatham Town Centre	8 Rochester College	12 Chatham Naval Memorial
2 Rochester Rail Station	5 The Pentagon Shopping Centre	9 Brompton Academy	13 Fort Amherst Heritage Trust
3 Chatham Waterfront Bus Station	6 Sainsbury's	10 University of Greenwich and Medway Campus, University of Kent	14 Chatham Dockyard
	7 Dockside Outlet Shopping Centre	11 Mid Kent College	15 Copper Rivet Distillery
			16 Chatham Maritime Marina
			17 The Brook Theatre
			18 Central Theatre





# CLOSER TO HOME

At Garrison Point, you'll enjoy all the travel benefits of living in central Chatham. You'll be just a short walk from the town centre and local attractions, as well as a few minutes away from the other Medway Towns.

Chatham's excellent rail and bus links also mean that it's easy to reach London for work or leisure, not to mention impromptu trips to beauty spots across the South East. If you want to head abroad, both airports and ferry terminals are within a convenient distance. You'll also be well connected by road – the M25 is only a 20-minute drive away, allowing you to quickly join many other major routes.



The Brook Theatre	2 mins
Chatham Waterfront Bus Station	4 mins
Pentagon Shopping Centre	5 mins
Fort Amherst	6 mins
Chatham Rail Station	7 mins



Faversham	25 mins
Whitstable	40 mins
London St Pancras International	41 mins
Canterbury East	42 mins
London Victoria	49 mins
Broadstairs	66 mins
Dover Priory	71 mins



Sheerness	34 mins
Sevenoaks	40 mins
Whitstable	42 mins
Royal Tunbridge Wells	50 mins
Gatwick Airport	62 mins
Broadstairs	65 mins
Heathrow Airport	75 mins



## A HIGH STANDARD OF FINISH



Computer generated artist impressions



# SPECIFICATION

**Kitchen / Living / Dining**

- Contemporary handleless kitchen
- Glass splashback behind the hob
- Stainless steel bowl sink with mixer tap
- Bosch ceramic electric hob
- Bosch built in oven
- Bosch integrated fridge freezer
- Stainless steel chimney extractor hood
- Integrated washer/dryer
- Bosch integrated dishwasher
- White Aurora laminate worktop

- Karndean flooring
- Brushed chrome plates and sockets to kitchen
- Recessed LED downlights
- Bathroom/Shower Room**
- Wall mounted pedestal sink with cabinet under
- White back to wall WC pan with concealed cistern and polished chrome dual flush push button
- Contemporary white bath with single lever mixer tap in chrome
- Square glass shower screen to bathrooms



Computer generated artist impression



Computer generated artist impression

- Chrome towel rail
- Shower head and rail with thermostatic control
- Mirror above wash basin
- Wall mounted vanity unit in grey
- Large format porcelain tiles to bath/ shower enclosure walls
- Tiles to flooring

**Bedroom(s)**

- 80/20 wool mix carpet in grey to all bedrooms
- Built in wardrobes to the master bedroom
- White pendant lighting to all bedrooms

**Balconies**

- Private outdoor space to all apartments

**Communal**

- Secure main entrance door leading to lobby area with high quality durable carpeting floor finish
- Secure on-site bicycle storage facilities
- Private landscaped communal gardens
- Gated secure development
- Parking is available on selected properties (additional cost)

**Security & Peace of Mind**

- New Homes 10 year warranty
- Wired heat and smoke detectors
- Multi-lock door and door viewer to home entrance
- Wifi compatible video entry system

**Utility / Electricals**

- Telephone points to living room and master bedroom
- Wired for BT/internet/telephone services

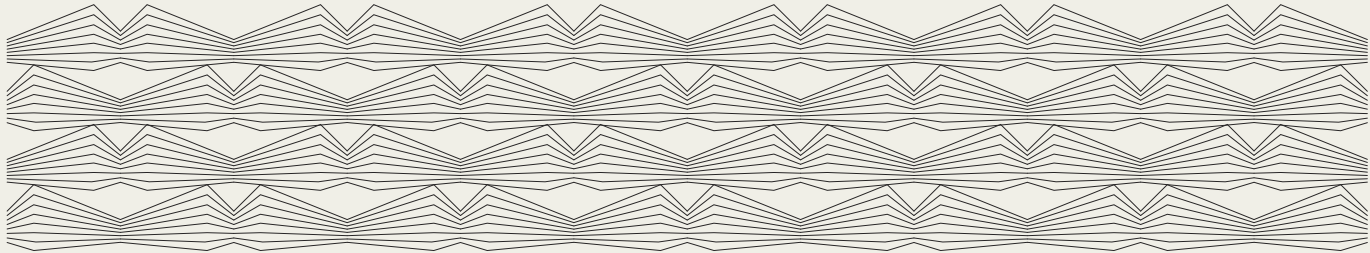
**General**

- Combi boiler
- White walls and ceilings throughout





Computer generated artist impression



ASH  
ONE BEDROOM APARTMENT

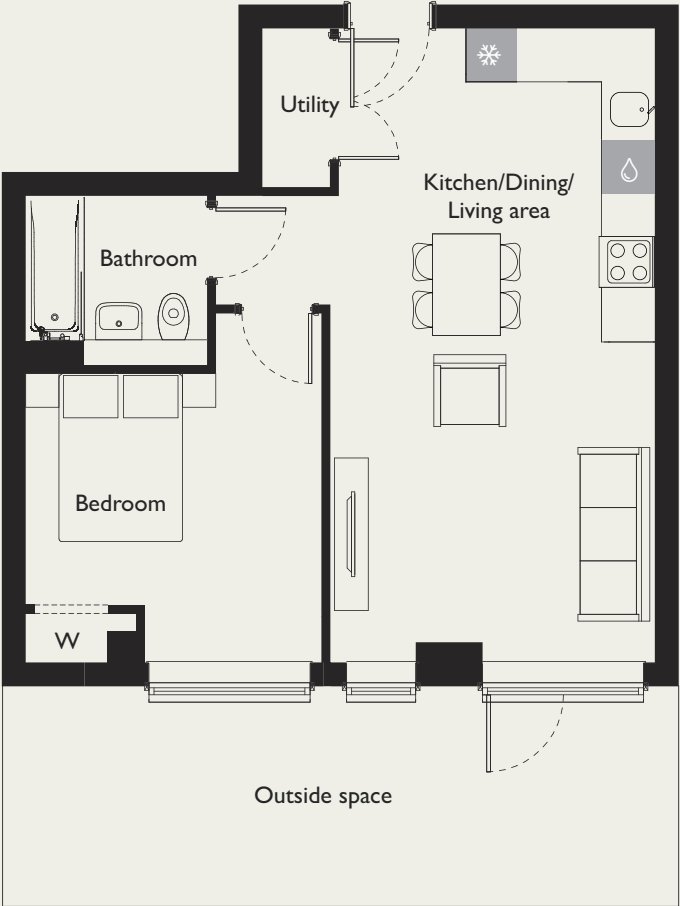
DIMENSIONS

Kitchen/Dining/ Living	7.4 x 4.6 m	24'3" x 15'1"
Bedroom	4.1 x 3.4 m	13'5" x 11'1"
Internal Area	50.2 sq.m	540 sq.ft
External Area	20 sq.m	215 sq.ft

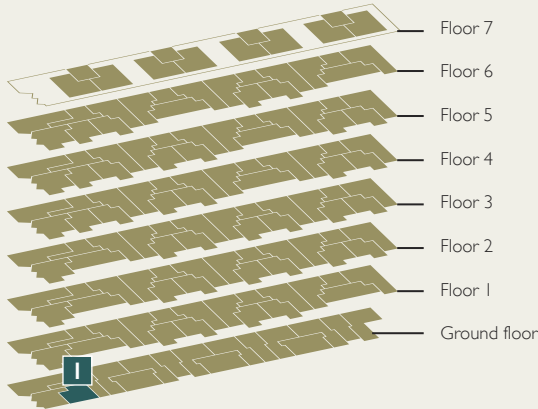
W Wardrobe ❄ Fridge Freezer 💧 Dishwasher

PLOT NUMBER

1

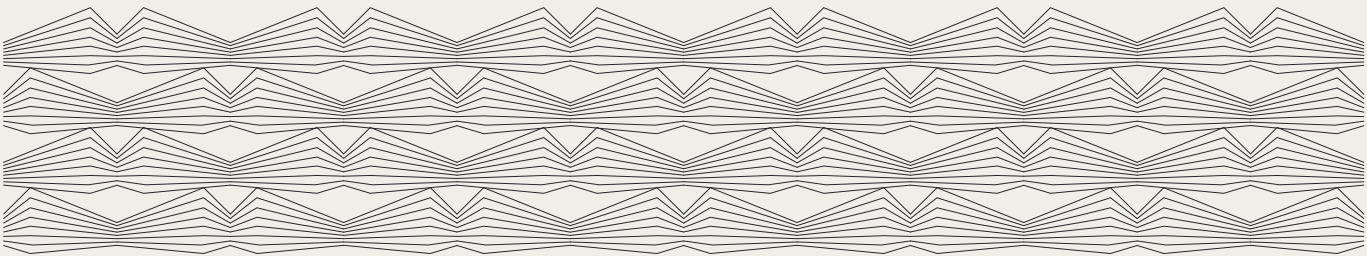


PLOT LOCATION



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BEECH  
ONE BEDROOM APARTMENT

DIMENSIONS

Kitchen/Living/ Dining	5.7 x 3.4 m	18'8" x 11'1"
Bedroom	3.8 x 2.4 m	12'5" x 7'10"
Internal Area	50 sq.m	538 sq.ft
External Area	18 sq.m	193 sq.ft

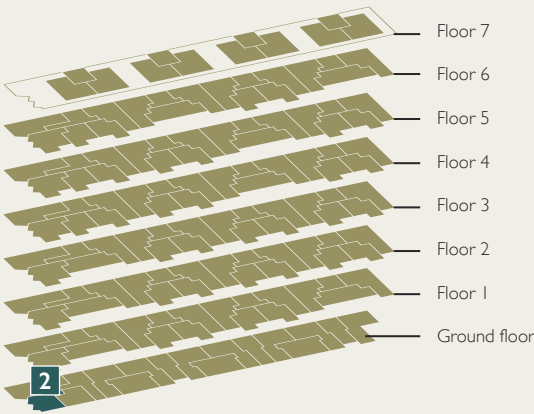
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PLOT NUMBER

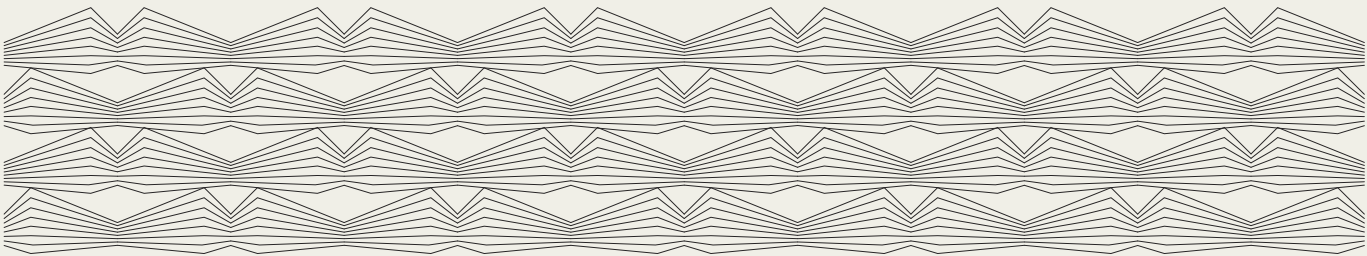
2



PLOT LOCATION



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BIRCH  
TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen/Dining/ Living	7.5 x 3.7 m	24'7" x 12'1"
Bedroom 1	4.2 x 2.7 m	13'9" x 8'10"
Bedroom 2	4.2 x 2.9 m	13'9" x 9'6"
Internal Area	70 sq.m	753 sq.ft
External Area		
Front	11 sq.m	118 sq.ft
Rear	15 sq.m	161 sq.ft

W Wardrobe C Cupboard ❄ Fridge Freezer 💧 Dishwasher

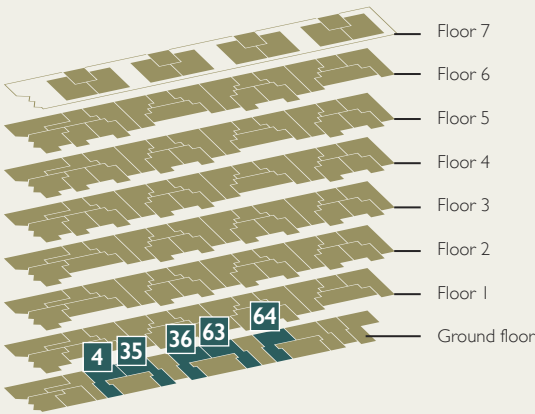
PLOT NUMBERS

4, 35\*, 36, 63\* and 64

\* Opposite handing to illustration right

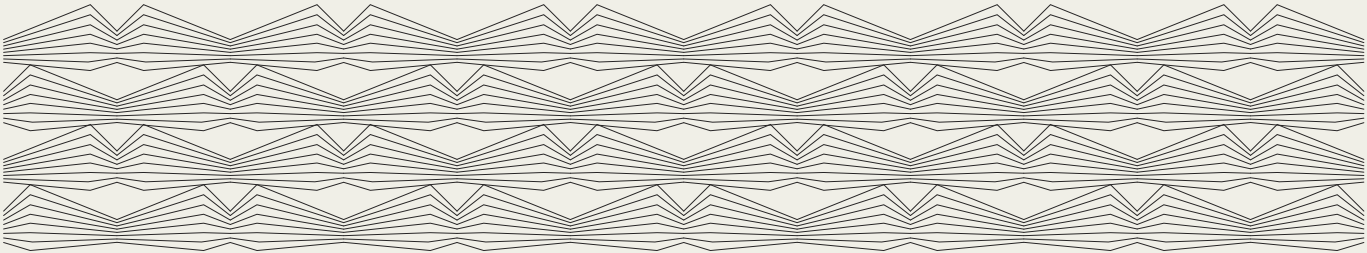


PLOT LOCATION

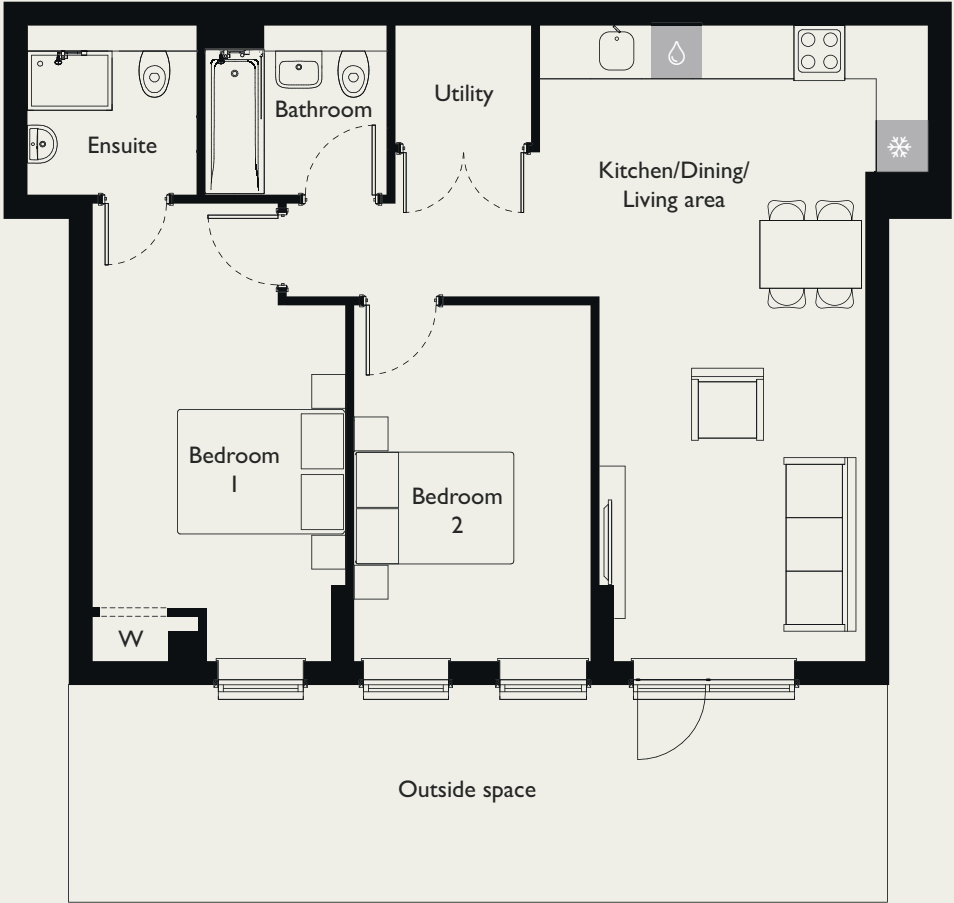


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CHESTNUT  
TWO BEDROOM APARTMENT



DIMENSIONS

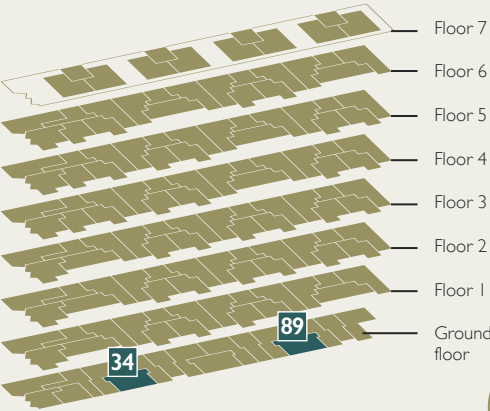
Kitchen/Dining/Living	7.5 x 4.6 m	24'7" x 15'1"
Bedroom 1	5.4 x 3.0 m	17'8" x 9'10"
Bedroom 2	4.2 x 2.8 m	13'9" x 9'2"
Internal Area	71.5 sq.m	769 sq.ft
External Area	18 sq.m	193 sq.ft

W Wardrobe \* Fridge Freezer ◊ Dishwasher

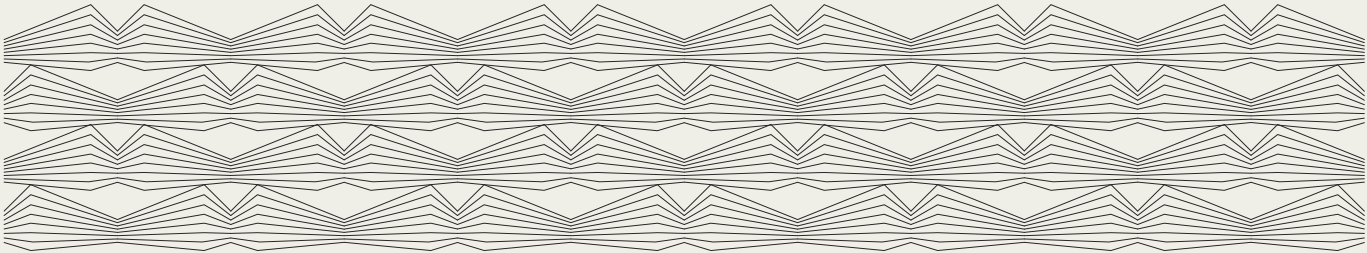
PLOT NUMBERS

34 and 89

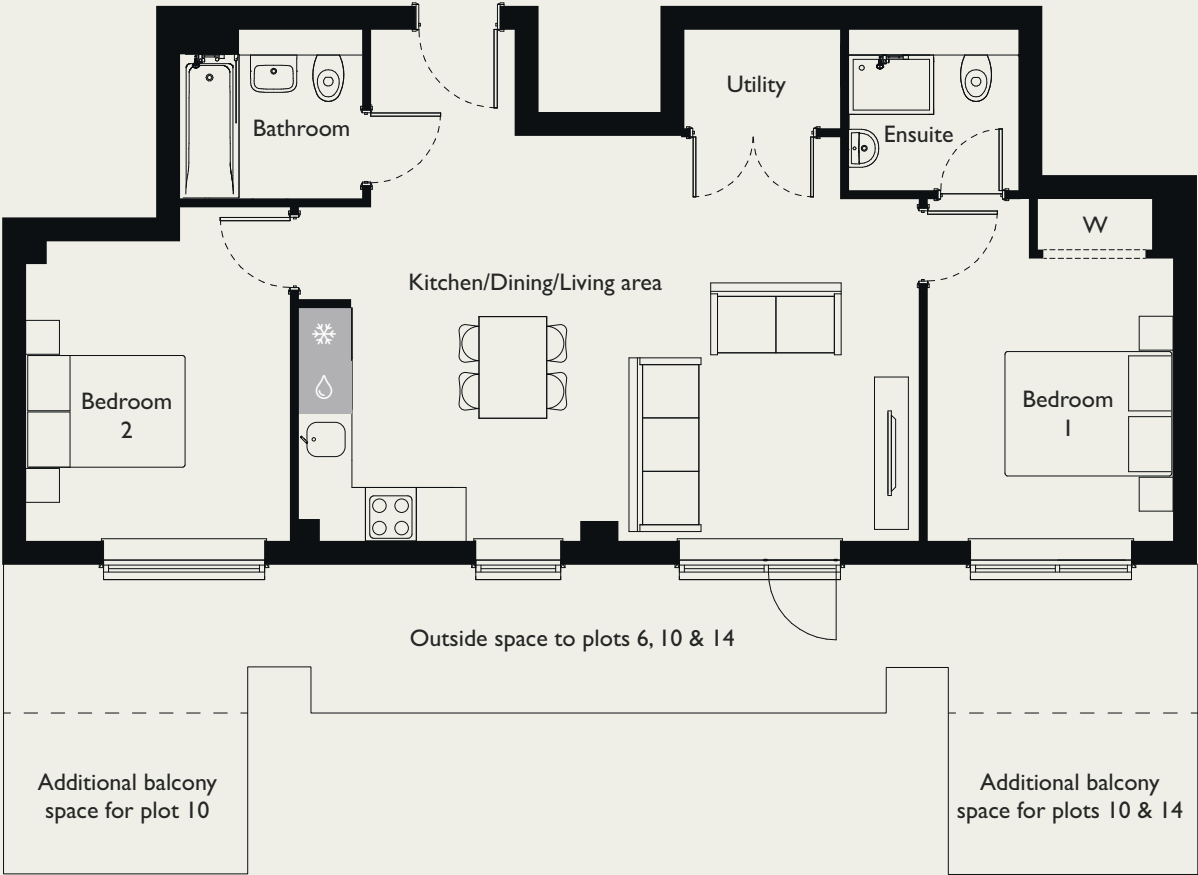
PLOT LOCATION



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ELM I  
TWO BEDROOM APARTMENT

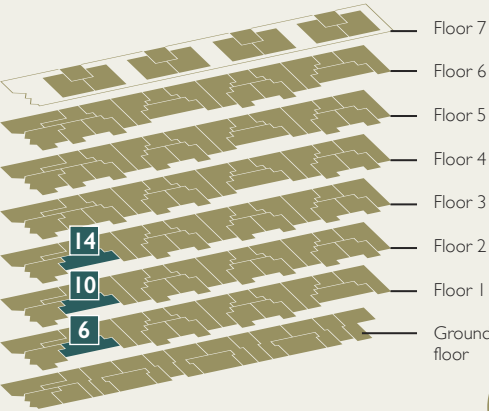


DIMENSIONS

Kitchen/Dining/Living	7.3 x 6.0 m	23'11" x 19'8"
Bedroom 1	3.9 x 3.1 m	12'9" x 10'2"
Bedroom 2	3.9 x 2.9 m	12'9" x 9'6"
Internal Area	70.8 sq.m	762 sq.ft
External Area Plot 6	18 sq.m	193 sq.ft
Plot 10	26 sq.m	279 sq.ft
Plot 14	22 sq.m	236 sq.ft

W Wardrobe \* Fridge Freezer ◊ Dishwasher

PLOT LOCATION

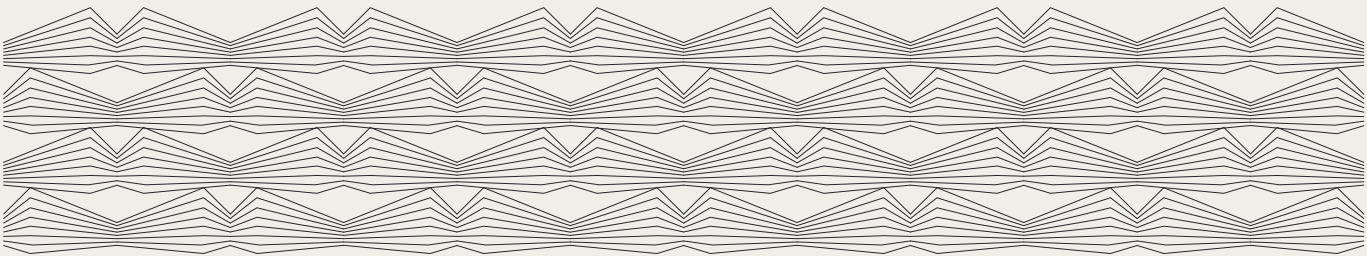


PLOT NUMBERS

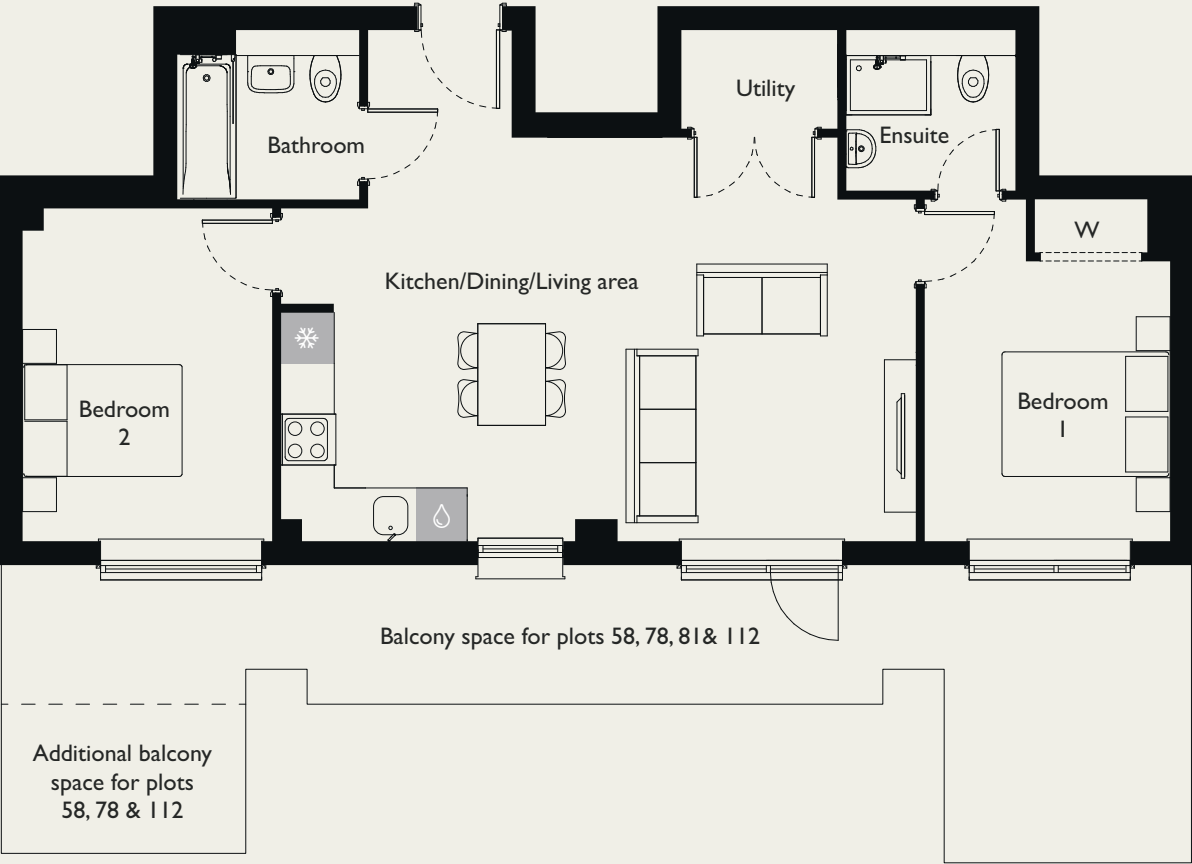
6, 10 and 14

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ELM II  
TWO BEDROOM APARTMENT



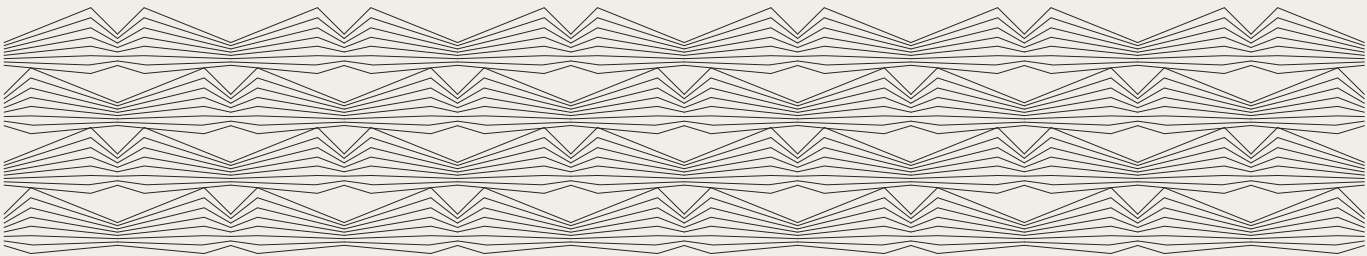
DIMENSIONS

Kitchen/Dining/ Living	7.5 x 6.0 m	24'7" x 19'8"
Bedroom 1	3.9 x 3.0 m	12'9" x 9'10"
Bedroom 2	4.0 x 2.9 m	13'1" x 9'6"
Internal Area	71.7 sq.m	771 sq.ft
External Area Plots 58, 78 & 112	26 sq.m	279 sq.ft
External Area Plot 81	22 sq.m	236 sq.ft

W Wardrobe \* Fridge Freezer ◊ Dishwasher

PLOT NUMBERS

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LARCH  
TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen/Dining/ Living	5.8 x 4.1 m	19'0" x 13'5"
Bedroom 1	3.4 x 2.7 m	11'1" x 8'10"
Bedroom 2	3.8 x 3.2 m	12'5" x 10'5"
Internal Area	70.1 sq.m	754 sq.ft
External Area	5 sq.m	54 sq.ft

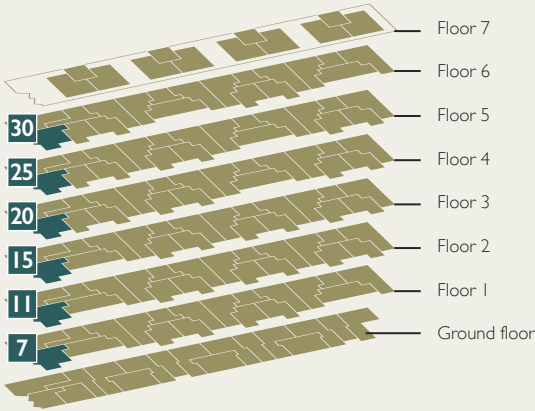
W Wardrobe C Cupboard \* Fridge Freezer ◊ Dishwasher

PLOT NUMBERS

7, 11, 15, 20, 25 and 30

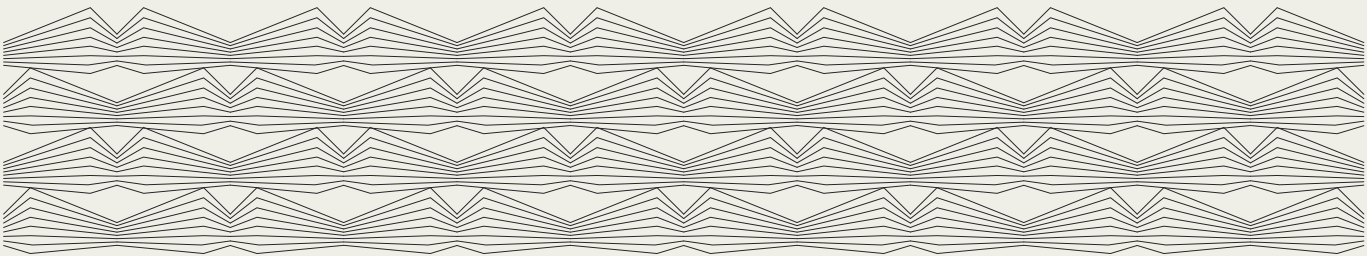


PLOT LOCATION

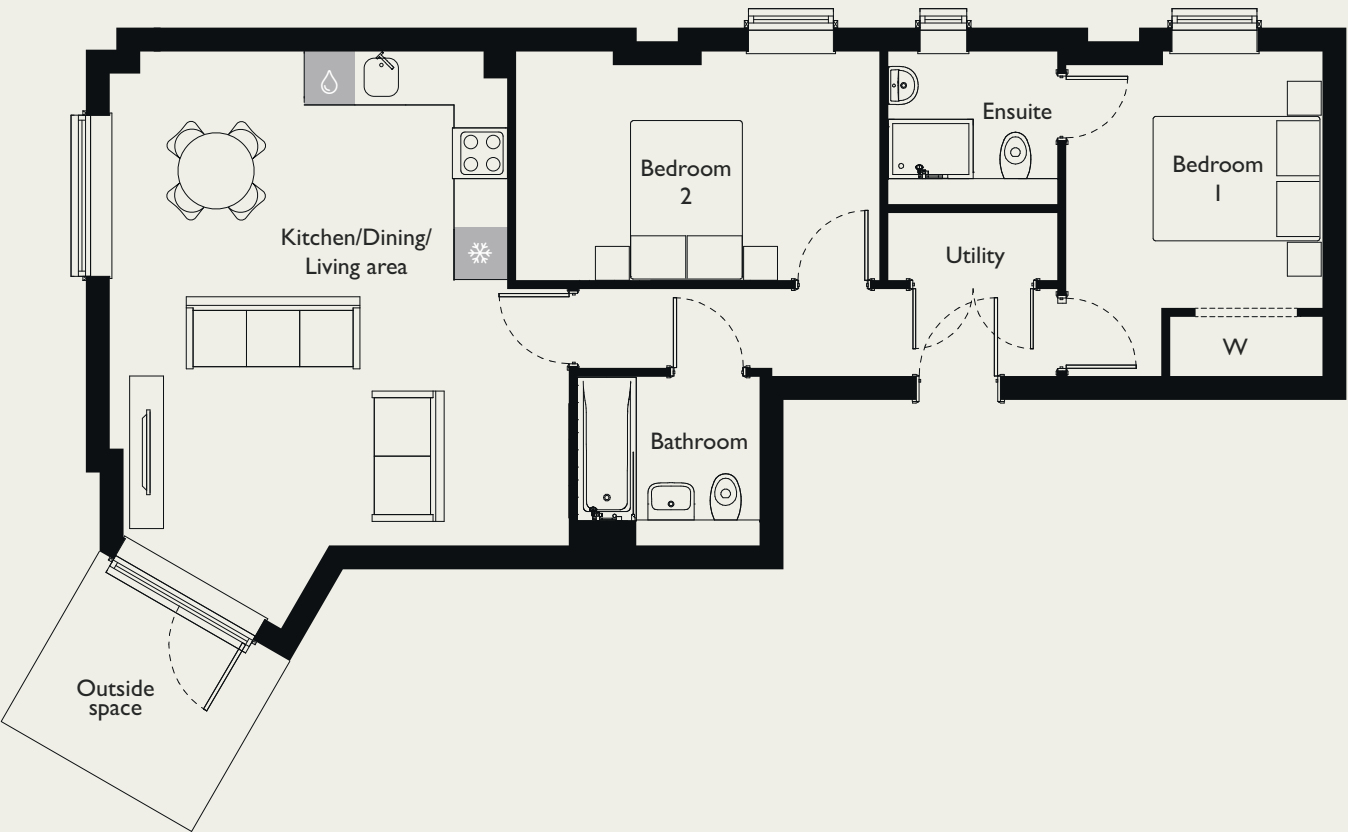


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MAPLE I  
TWO BEDROOM APARTMENT



DIMENSIONS

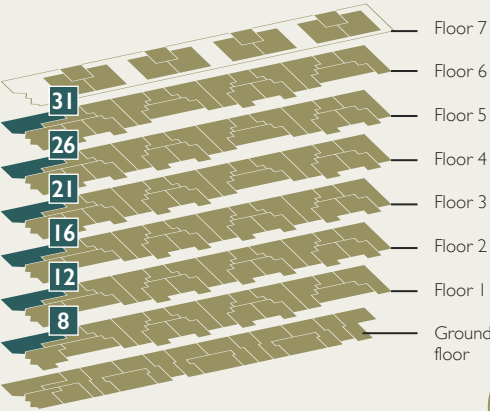
Kitchen/Dining/Living	5.8 x 5.4 m	19'0" x 17'8"
Bedroom 1	4.3 x 2.6 m	14'1" x 8'6"
Bedroom 2	3.8 x 3.0 m	12'5" x 9'10"
Internal Area	70.7 sq.m	761 sq.ft
External Area	3 sq.m	32 sq.ft

W Wardrobe \* Fridge Freezer ◊ Dishwasher

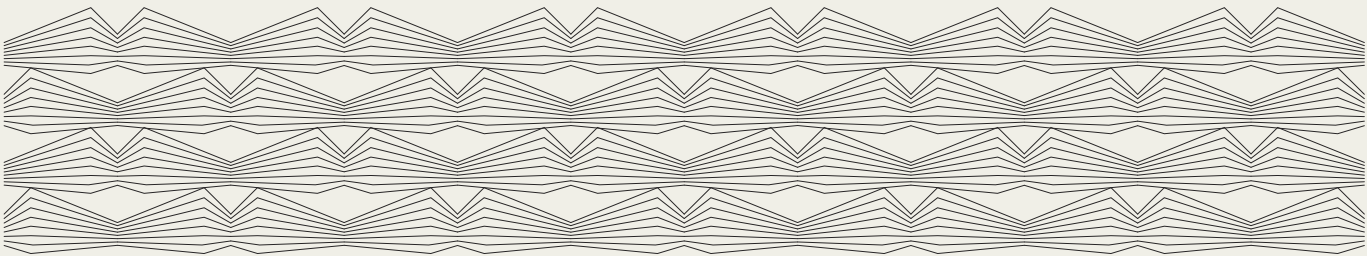
PLOT NUMBERS

8, 12, 16, 21, 26 and 31

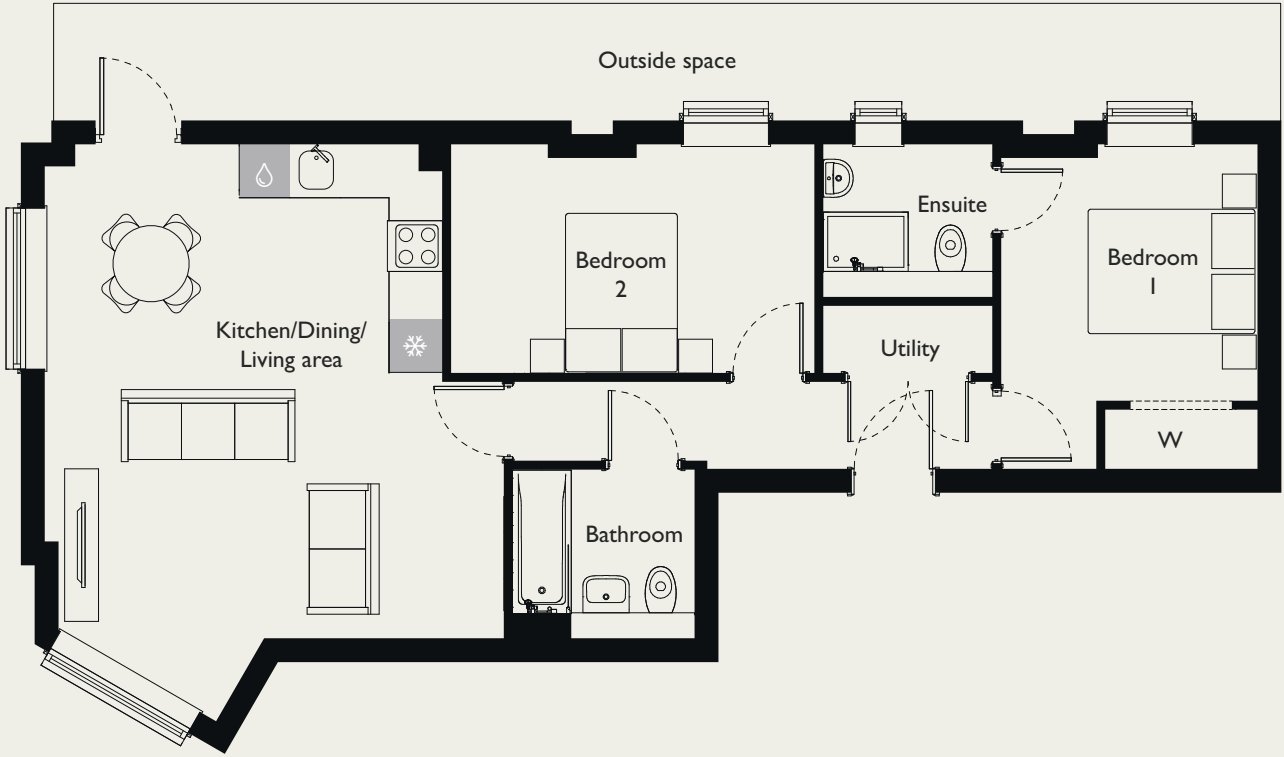
PLOT LOCATION



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MAPLE II  
TWO BEDROOM APARTMENT



DIMENSIONS

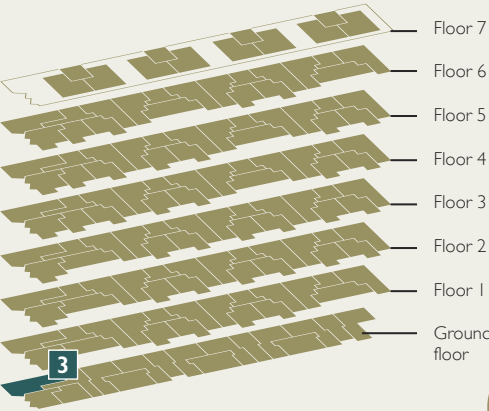
Kitchen/Dining/Living	5.8 x 5.4 m	19'0" x 17'8"
Bedroom 1	4.3 x 2.6 m	14'1" x 8'6"
Bedroom 2	3.8 x 3.0 m	12'5" x 9'10"
Internal Area	70.7 sq.m	761 sq.ft
External Area	28 sq.m	301 sq.ft

W Wardrobe \* Fridge Freezer ◊ Dishwasher

PLOT NUMBER

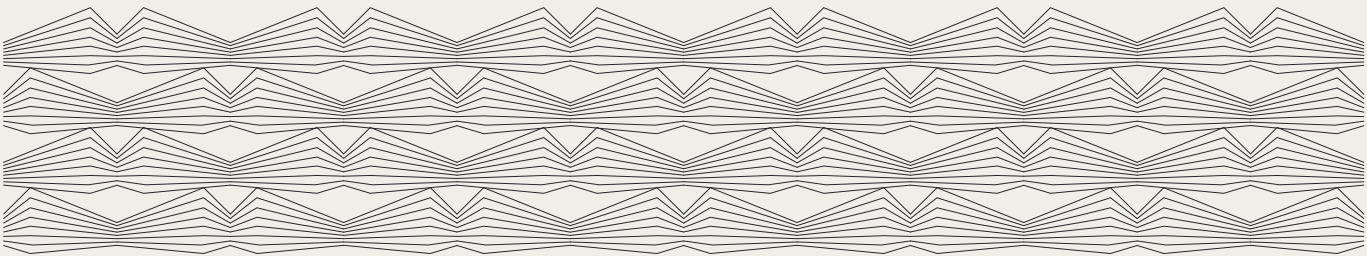
3

PLOT LOCATION



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OAK I  
ONE BEDROOM APARTMENT

DIMENSIONS

Kitchen/Dining/ Living	7.4 x 3.7 m	24'3" x 12'1"
Bedroom I	4.3 x 2.8 m	14'1" x 9'2"
Internal Area	51.3 sq.m	552 sq.ft
External Area	4.5 sq.m	48 sq.ft

W Wardrobe ❄ Fridge Freezer 💧 Dishwasher

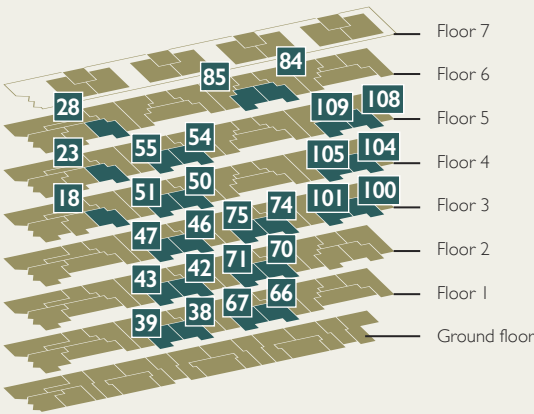
PLOT NUMBERS

18\*, 23\*, 28\*, 38\*, 39, 42\*, 43, 46\*, 47, 50\*, 51, 54\*,  
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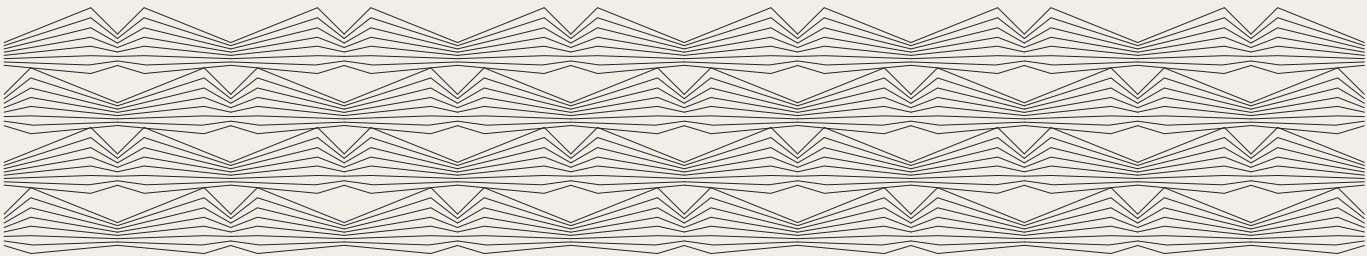
\* Opposite handing to illustration right



PLOT LOCATION



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OAK II  
ONE BEDROOM APARTMENT

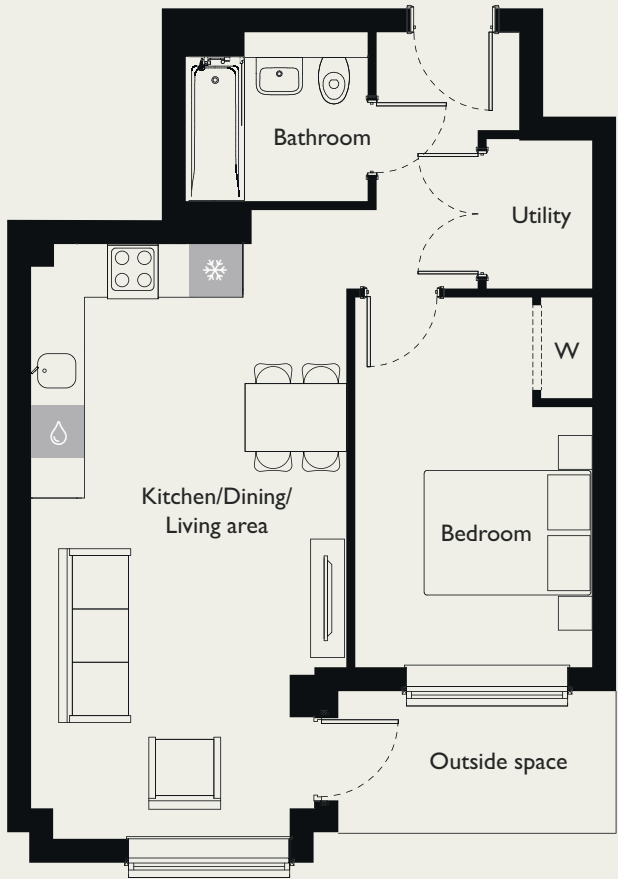
DIMENSIONS

Kitchen/Dining/ Living	7.0 x 3.1 m	22'11" x 10'2"
Bedroom I	4.4 x 2.8 m	14'5" x 9'2"
Internal Area	50.4 sq.m	542 sq.ft
External Area	4.5 sq.m	48 sq.ft

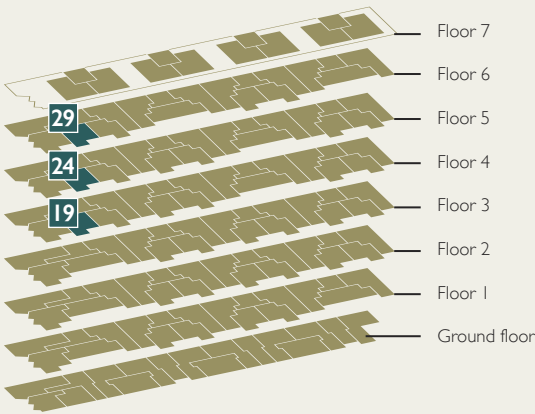
W Wardrobe ❄ Fridge Freezer 💧 Dishwasher

PLOT NUMBER

19, 24 and 29

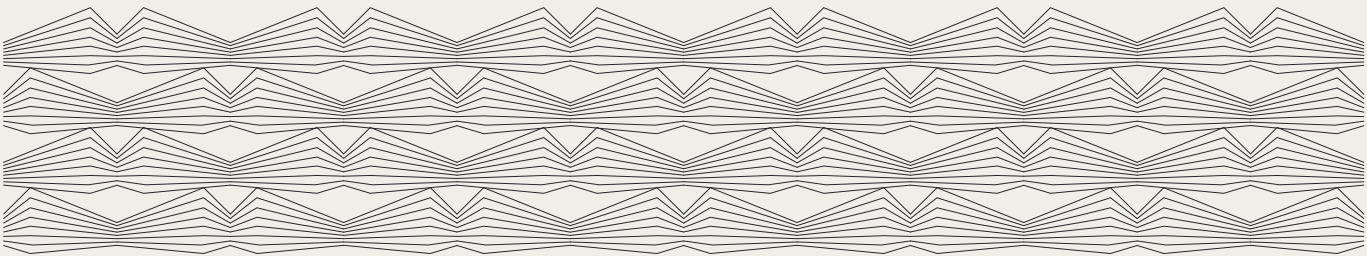


PLOT LOCATION



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes 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. Apartment 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. 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.





SPRUCE I  
TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen/Dining/ Living	7.7 x 4.2 m	25'3" x 13'9"
Bedroom 1	4.2 x 2.7 m	13'9" x 8'10"
Bedroom 2	3.8 x 2.9 m	12'5" x 9'6"
Internal Area	70.0 sq.m	753 sq.ft
External Area	5 sq.m	54 sq.ft

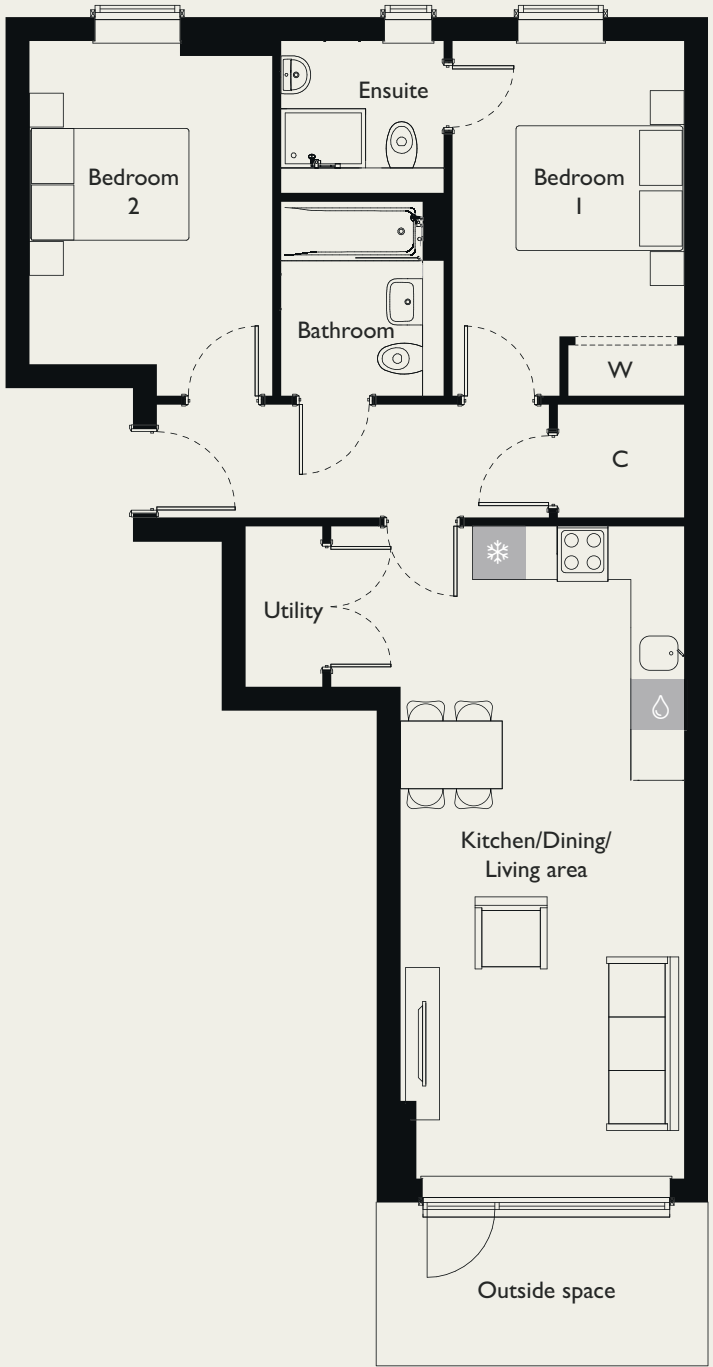
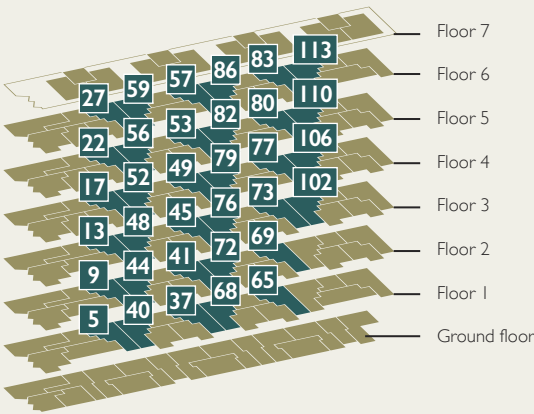
W Wardrobe C Cupboard ❄ Fridge Freezer 💧 Dishwasher

PLOT NUMBERS

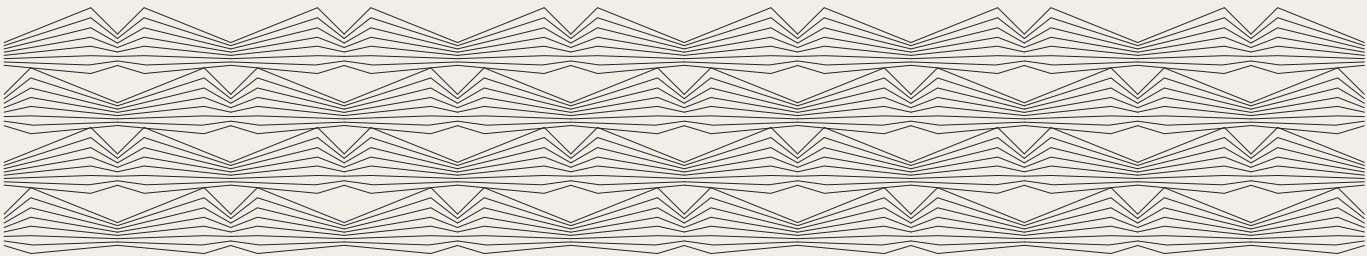
5, 9, 13, 17, 22, 27, 37, 40\*, 41, 44\*, 45, 48\*, 49, 52\*, 53, 56\*, 57, 59\*, 65, 68\*, 69, 72\*, 73, 76\*, 77, 79\*, 80, 82\*, 83, 86\*, 102\*, 106\*, 110\* and 113\*

\* Opposite handing to illustration right

PLOT LOCATION



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SPRUCE II  
TWO BEDROOM APARTMENT

DIMENSIONS

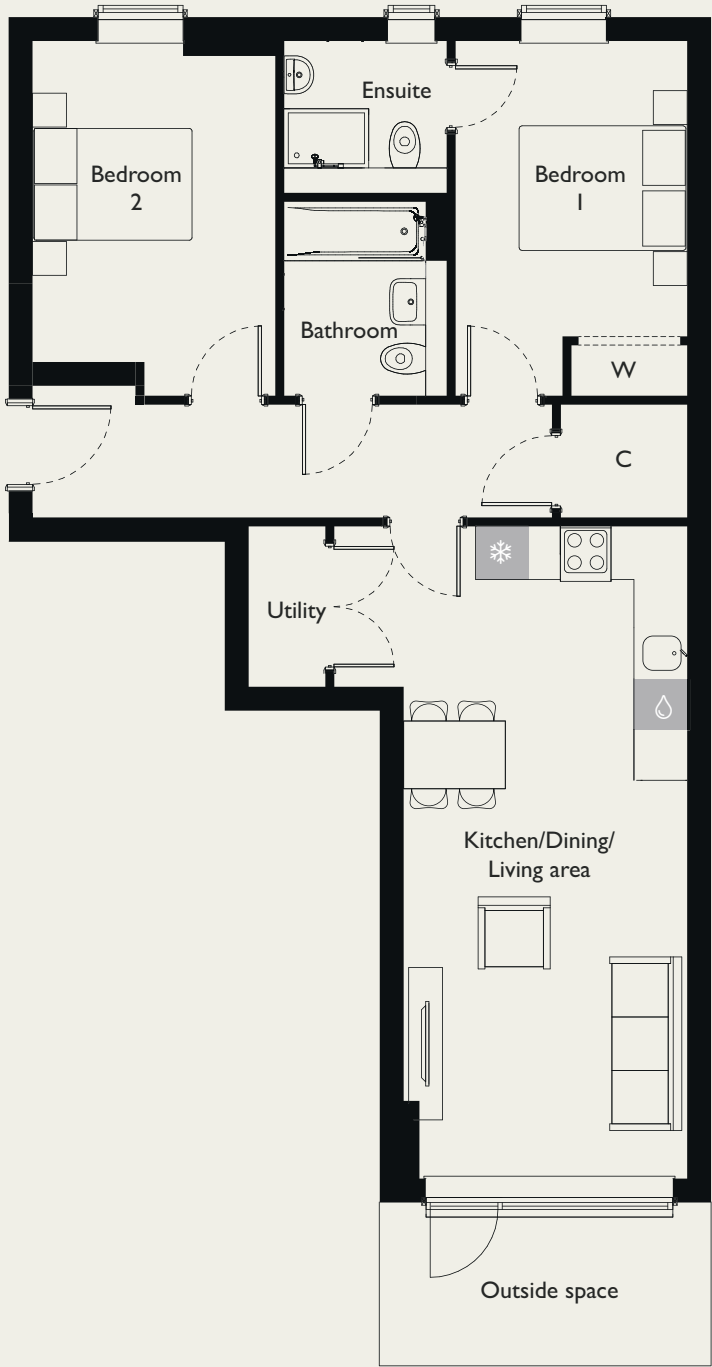
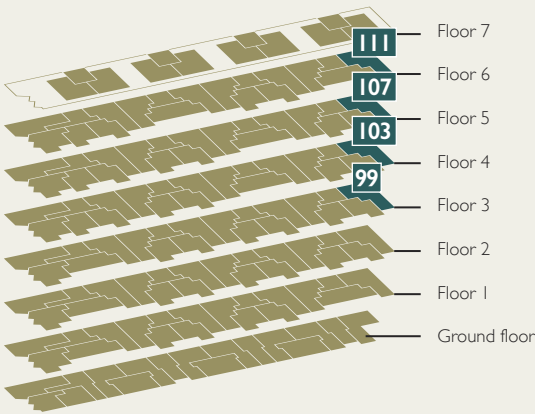
Kitchen/Dining/ Living	7.7 x 4.2 m	25'3" x 13'9"
Bedroom 1	4.2 x 2.7 m	13'9" x 8'10"
Bedroom 2	3.8 x 2.9 m	12'5" x 9'6"
Internal Area	71.4 sq.m	768 sq.ft
External Area	5 sq.m	54 sq.ft

W Wardrobe C Cupboard ❄ Fridge Freezer 💧 Dishwasher

PLOT NUMBERS

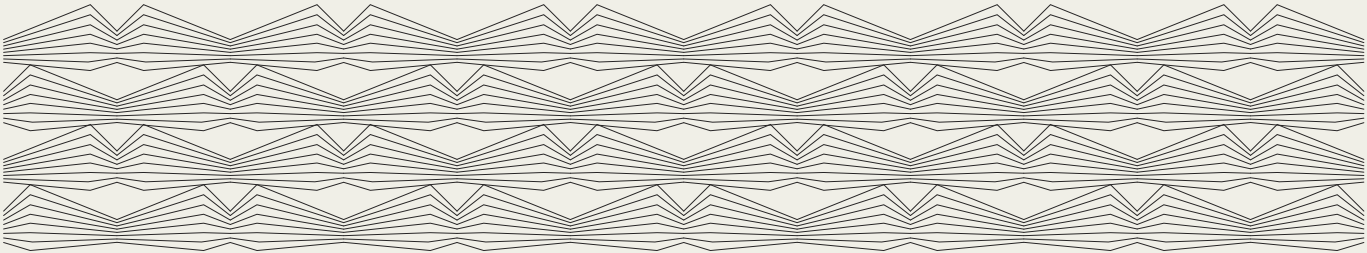
99, 103, 107 and 111

PLOT LOCATION



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SYCAMORE  
TWO BEDROOM APARTMENT

DIMENSIONS

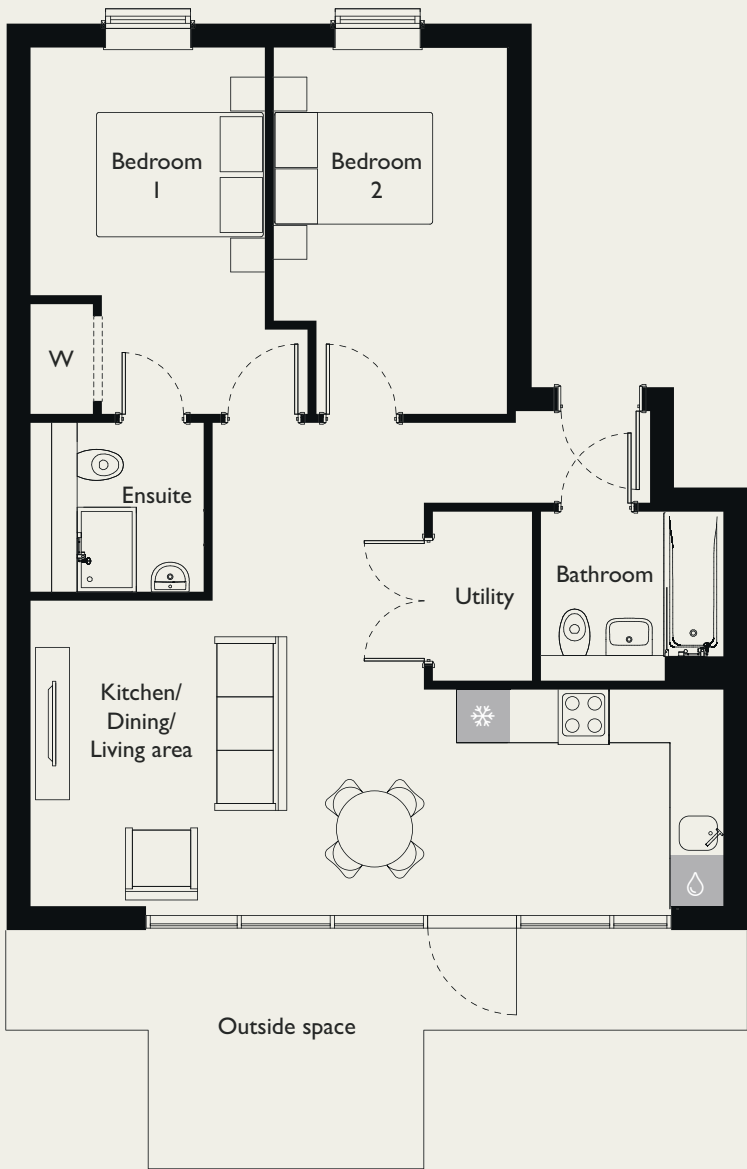
Kitchen/Dining/ Living	8.2 x 3.6 m	26'10" x 11'9"
Bedroom 1	4.3 x 2.8 m	14'1" x 9'2"
Bedroom 2	4.3 x 2.8 m	14'1" x 9'2"
Internal Area	70.0 sq.m	753 sq.ft
External Area	15 sq.m	161 sq.ft

W Wardrobe ❄ Fridge Freezer 💧 Dishwasher

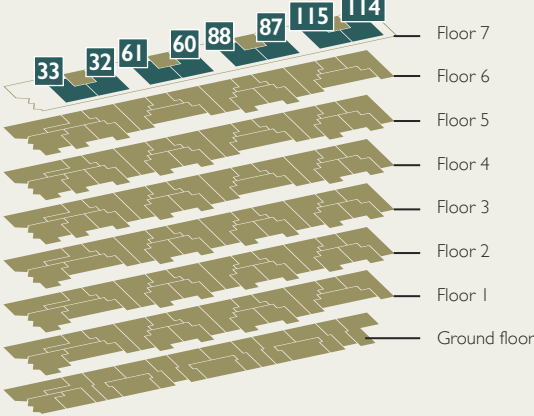
PLOT NUMBERS

32\*, 33, 60\*, 61, 87\*, 88, 114\* and 115

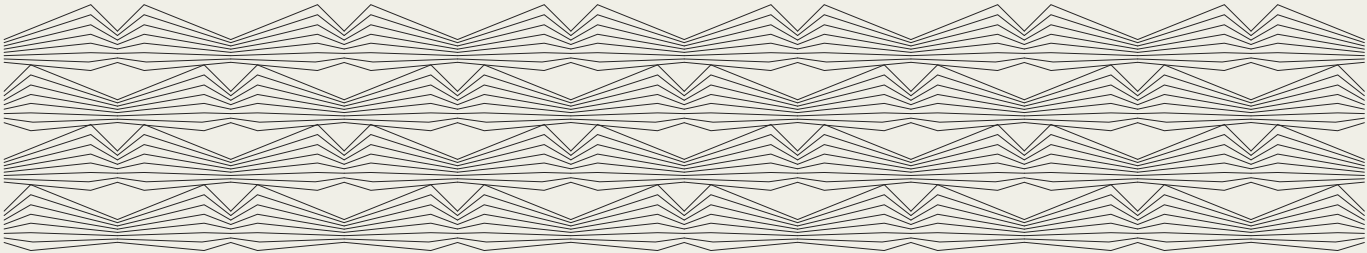
\* Opposite handing to illustration right



PLOT LOCATION



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YEW  
TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen/Dining/ Living	7.5 x 4.4 m	24'7" x 14'5"
Bedroom 1	3.8 x 2.4 m	12'5" x 7'10"
Bedroom 2	5.4 x 2.8 m	17'8" x 9'2"
Internal Area	70 sq.m	753 sq.ft
External Area	18 sq.m	193 sq.ft

W Wardrobe ❄ Fridge Freezer 💧 Dishwasher

PLOT NUMBER

62



PLOT LOCATION



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## CHATHAM REGENERATION

Medway Council is delivering ambitious plans to regenerate its urban areas and with a substantial land holding the Council can positively contribute to this objective.

A key part of this is delivering new homes which reinforce economic growth and help revitalise areas. Medway Council therefore created Medway Development Company Ltd. to deliver high quality residential developments which are integrated into the wider regeneration initiatives being implemented by the Council.

Medway is planning and investing in its future, with £120 million agreed by Cabinet and the Council to fund the company's programme.

The early phase projects are currently progressing through their construction phases in Chatham, which is an up-and-coming area for development with great transport links in and out of the town.

Chatham is a bustling town with a rich history and range of buildings of architectural importance and great shopping and leisure facilities. There are also plenty of facilities from entertainment at the Central and Brook Theatres, to retail at the Pentagon Shopping Centre and the pedestrianised high street.

Chatham has been the focus of a multi-million-pound regeneration programme to further improve the area for visitors, locals, businesses and developers. The future for Medway is exciting and Medway Development Company Ltd. is now placed to support its regeneration and create places where people want to live and prosper.





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