



3 bedroom homes

# Kitchener Barracks

Chatham

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## Great homes, great location

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[www.homegroup.org.uk](http://www.homegroup.org.uk)





# Introducing Kitchener Barracks

Positioned on top of the hill overlooking some of the town's most impressive scenery, Kitchener Barracks has a special place in Chatham's history. This iconic site has a rich military heritage and a distinctive character. Now, over 250 years since the barracks buildings were originally built, this fascinating landmark is being transformed into a vibrant new community.

Ground breaking technology and sleek design have come together to restore some of the site's original features and to create striking new spaces.

Every aspect has been carefully considered to make this a beautiful place to come home to. The outdoor areas have been beautifully landscaped so you can make the most of the neighbourhood's unique setting, and new cycle paths and walkways have been created to promote sustainable travel which open up opportunities to explore the surrounding area.

Kitchener Barracks is a perfect choice for family living.





# Between land and sea



The town centre is less than two miles away and has a wide range of restaurants and shopping opportunities. You'll also find plenty of well-known restaurant chains as well as traditional pubs and modern bars to try including the Ship & Trades and The Command House. Families are exceptionally well catered for in Chatham with a variety of top schools, catering for a range of ages from nursery, up to secondary schools and beyond.

One of the best ways to explore the area is by water. Medway Watersports is less than a ten-minute drive away and offers a range of activities including sailing, power boating, canoeing and kayaking. There are plenty of other ways to get to know the coastline: a trip to Botany Bay for a surf lesson, a walk around Ramsgate's Royal Harbour Marina to soak up the stunning waterside views or you could try your hand at scuba diving with a visit to Leybourne Lake.



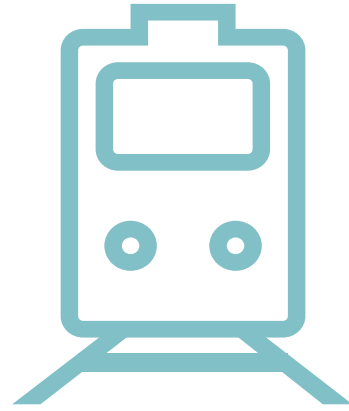


# Feel connected

At Kitchener Barracks, you'll always feel connected. Central London is easily accessible (a train to London St Pancras takes approximately 42 minutes and the Kings Ferry bus to Canary Wharf takes one hour).

You are also within easy reach of neighbouring towns including Maidstone, Rochester and Gillingham.

Whether you're commuting to work or taking a leisurely trip, the excellent connections make travel easy. The M2 and M25 are easily accessible, as is Chatham train station where you can catch the South East High Speed service to London.





# Specification includes

- Hotpoint integrated oven and ceramic hob
- Elica Bosh extractor hood
- Hotpoint integrated fridge-freezer and dishwasher
- LED under lighting to kitchen units
- Roca sanitaryware
- Chrome heated towel rails in bathrooms
- Underfloor heating
- Oak laminate to ground floor
- Solar panels
- Turfed and fenced rear gardens
- Terraced balcony on 2nd floor

Specifications are subject to change. Images are indicative only and are of previous developments.





# Kitchener Barracks



- HOCKLEY**  
2 Bedroom House
- Hockley 201  
29, 31, 33, 35, 37, 39, 41, 84, 86, 88 & 90
- Hockley 202  
28, 30, 32, 34, 36, 38, 40, 83, 85, 87 & 89
- BROUGHTON**  
3 Bedroom House
- Broughton 301  
11, 12, 14, 15, 16, 44, 45, 48, 49, 52, 53, 91, 92, 95, 96, 99 & 100
- Broughton 302  
42, 43, 46, 47, 50, 51, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 & 74
- MARCHINGTON**  
4 Bedroom House
- Marchington 403  
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 54, 55, 56, 57, 58, 59, 60, 61, 62 & 63
- FOSTON**  
4 Bedroom House
- Foston 402  
20, 21, 26, 27, 75, 76, 81 & 82
- RADBOURNE**  
5 Bedroom House
- Radbourne 501  
22, 23, 24, 25, 77, 78, 79 & 80

This site plan is indicative only, and does not form part of any contract or agreement, nor does it show ownership boundaries. For specific detail please check with a Sales Advisor.

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

# Kitchener Barracks

**Shared ownership**  
3 bedroom townhouse



Ground floor

## Measurements

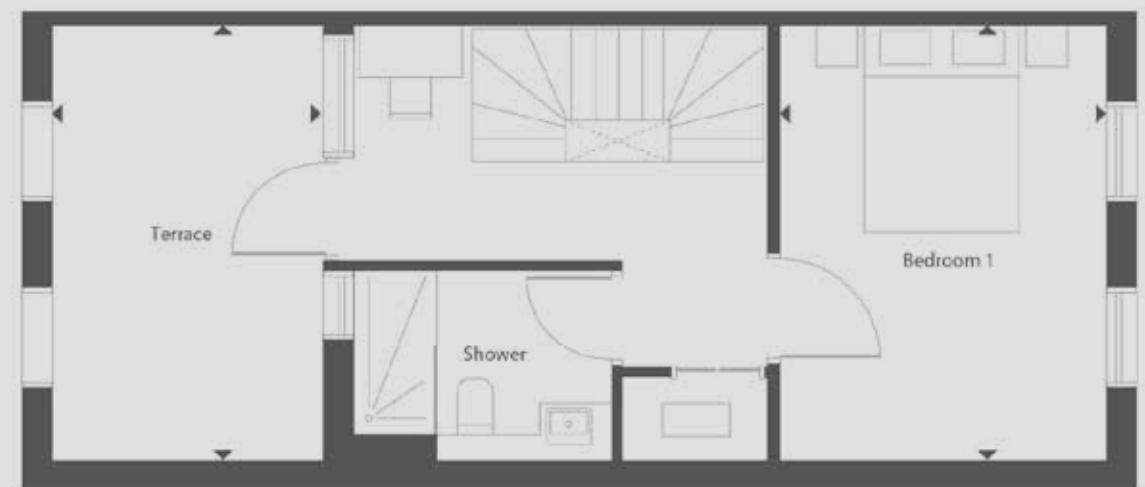
Master bedroom	4.18m x 3.16m
Terrace	4.18m x 2.62m
Bedroom 2	4.18m x 3.16m
Bedroom 3	4.18m x 2.80m
Living Room	4.18m x 3.90m
Kitchen	4.18m x 3.78m

**Total: 115.6m<sup>2</sup>**

**Shared ownership**  
3 bedroom townhouse



First floor



Second floor

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# 10 steps to buying

You've found your dream home, here's what happens next:



## **Step 1.** Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.

## **Step 2.** A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.

## **Step 3.** Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

## **Step 4.** Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable\*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.

## **Step 5.** Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.

## **Step 6.** Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.

## **Step 7.** Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.

## **Step 8.** The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.

## **Step 9.** You're in!

Congratulations and welcome to your new home.

## **Step 10.** With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

\*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.



## Get in touch

Phone 0800 073 0600  
Email [BuyAHome@homegroup.org.uk](mailto:BuyAHome@homegroup.org.uk)  
Web [www.homegroup.org.uk](http://www.homegroup.org.uk)

## Let's get social



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All images, descriptions, dimensions, references to measurements and other details used in this brochure are for illustrative purposes only and are given in good faith but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

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