

HYDE NEW HOMES AT



Rochester Riverside

**Be part of an exciting new community
on the banks of the River Medway**

1, 2 & 3 bedroom apartments
For sale through the Shared Ownership Scheme

Corys Road, Rochester, Kent, ME1 1PZ

 Hyde
New Homes

The logo consists of a stylized, blocky letter 'H' followed by the words 'Hyde New Homes' in a clean, sans-serif font.

Discover a desirable way of life

A new waterside quarter in a wonderful setting where the River Medway makes a spectacular sweeping curve; a place of wide open skies and a feeling of space, but which is also within walking distance to town – welcome to Rochester Riverside.

From the landscaped central plaza to facilities like shops and a new school, Rochester Riverside offers a refreshing take on modern living. Stroll into Rochester and sit out at pavement cafés, or become a regular at the Farmers' Market with its stalls of freshly-baked bread, artisan cheeses, award-winning chilli-infused oils and cherries, pears and apples from Kent orchards.

Just down the road Strood has a superb choice of supermarkets, as well as the Strood Sports Centre – a hub for swimming, a workout or fitness class. Rochester's Leisure Park is home to Cineworld, Hollywood Bowl and a choice of diners, or catch the latest production at the Little Theatre.

Rochester loves its festivals and events which run throughout the year, from the traditional Sweeps and Dickensian Festivals to the Medway Arts Festival. The magnificent castle and gardens host the July Medway Mile event and in wintertime they become a fairy-tale backdrop for the Christmas Market with its hot chocolate stalls and Bavarian food village.

All-year-round feel the breeze in your hair on riverside walks or runs along Rochester Riverside's new walkway, or visit Riverside Country Park where the reed-beds, mudflats and salt marshes are a special haven for wildlife. Explore on a bike – naturally there is a Cycling Festival each year – and take the time to discover each Medway town, from Chatham's iconic Historic Dockyard to Planet Ice at Gillingham, all in easy reach and all creating the unique Medway town lifestyle.

About Hyde New Homes

The 30-strong Hyde New Homes (HNH) team is the sales specialist for Hyde. Sitting within the Business Development team, we offer a range of properties throughout London, Kent and the South East for sale and rent via various sales programmes to prospective residents.

In 2017/18, we went to market with 6 private sale and 40 shared ownership schemes and currently have around 50 live schemes. This is in contrast to the 12 live schemes that were on the market when the current HNH website was launched in late 2013.

We have recently partnered with Homes for England and the GLA, meaning our development programme is targeting the biggest and highest profile development programme in our 51-year history. We are now set to build more than 11,000 new homes over the next four and a half years; we anticipate that around 70% of these will be affordable.



Winners of the In-house Outstanding Customer Satisfaction Gold Award 2019



Computer generated image of Rochester Riverside.

Siteplan

About Shared Ownership

Shared Ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market. It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent setting, purchasing more equity, selling and insurance. You will have the same rights and responsibilities as a full owner occupier.

You can also watch 'Your Guide to Your Shared Ownership Lease' video on our website:
www.hydenewhomes.co.uk





Feel beautifully placed

Rochester's location has impressed since the Romans and today its 21st Century connections, including HS1, are exceptional. The major A2/M2 route runs via Rochester from coast to capital, and trains from Rochester station – walking distance from home – run to Canterbury, Dartford and Stratford,

London Victoria, St Pancras, London Bridge, Cannon Street and Blackfriars. So, whether it is the weekday commute, a weekend in EuroDisney or days on the Kent Downs you can make the most of the possibilities for a good work-life balance.

FROM ROCHESTER RIVERSIDE



FROM ROCHESTER STATION



Distances and times from google.com/maps and thetrainline.com.

Specification

KITCHEN

- White gloss handleless units
- Laminate worktop with matching upstands
- Glass splashback behind hob
- Amtico flooring
- Downlighter to ceiling
- Mini recessed flush downlighters under wall units
- Stainless steel one and a half sink bowl and drainer
- Chrome swan neck mixer tap
- Single oven to 1 and 2 bed apartments, double oven to 3 bed apartments
- Combi microwave
- Ceramic electric hob
- Pull-out cooker hood
- Integrated fridge/freezer
- Washer dryer – where space allows otherwise located in service cupboard
- Dishwasher

LIVING/DINING ROOM

- Amtico flooring
- Downlighters if open plan
- Pendant lighting to dining area

HALLWAY

- Amtico flooring
- Downlighters to ceiling
- Entryphone audio two-way

BEDROOM(S)

- Neutral carpet
- TV and Sky Q connectivity in master bedroom
- Wardrobe to master bedroom

GENERAL

- Woodwork – white satin finish
- Chrome plate and satin nickel ironmongery to internal doors
- White matt emulsion finished walls and ceilings
- External light to balconies and terraces
- Communal Freeview/Sky Q/FMDAB reception dish to apartment building (subject to subscription)
- BT fibre to all properties (subject to subscription)
- Hyper optic to all properties. Broadband available from day 1 first 3 months free
- Smoke and heat detector
- Lift
- Allocated parking
- Cycle storage
- 12-year NHBC warranty

BATHROOM

- White bathroom suite
- Chrome shower mixer with slider rail to bath
- Chrome mixer taps
- Vanity unit and worktop
- Glass shower screen over bath
- Mirror fronted cabinet
- Splashback to sink matching worktop
- Grey tiles to floor
- Lighter grey tiles to walls and sill (full height to return on bath)
- Downlighters
- Chrome-plated towel rail
- Extractor fan
- Shaver socket

EN SUITE (where applicable)

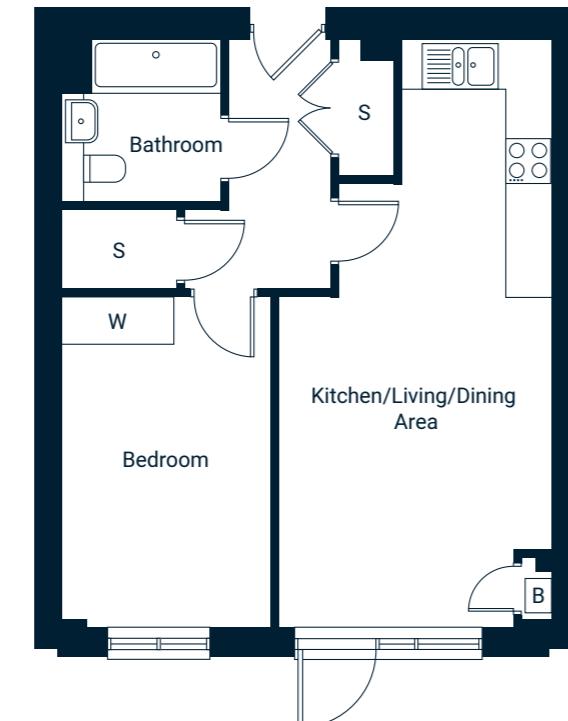
- White suite
- Framed glass shower enclosure
- Chrome mixer taps
- Chrome shower mixer with slider rail
- Mirror-fronted cabinet
- Downlighters to ceiling
- Chrome-plated towel rail
- Extractor fan
- Shaver socket
- Grey floor tiles

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Details correct at time of going to print. March 2020.

Type D

One bedroom apartment

Plots 190*, 191*, 194*, 195*, 198*, 199*,
202, 205, 206, 209, 210, 213 & 214



Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining Area	7.77m x 3.61m	25'6" x 11'10"
Bedroom	4.37m x 2.76m	14'4" x 9'1"
Total Area	50.92 sq m	548.10 sq ft

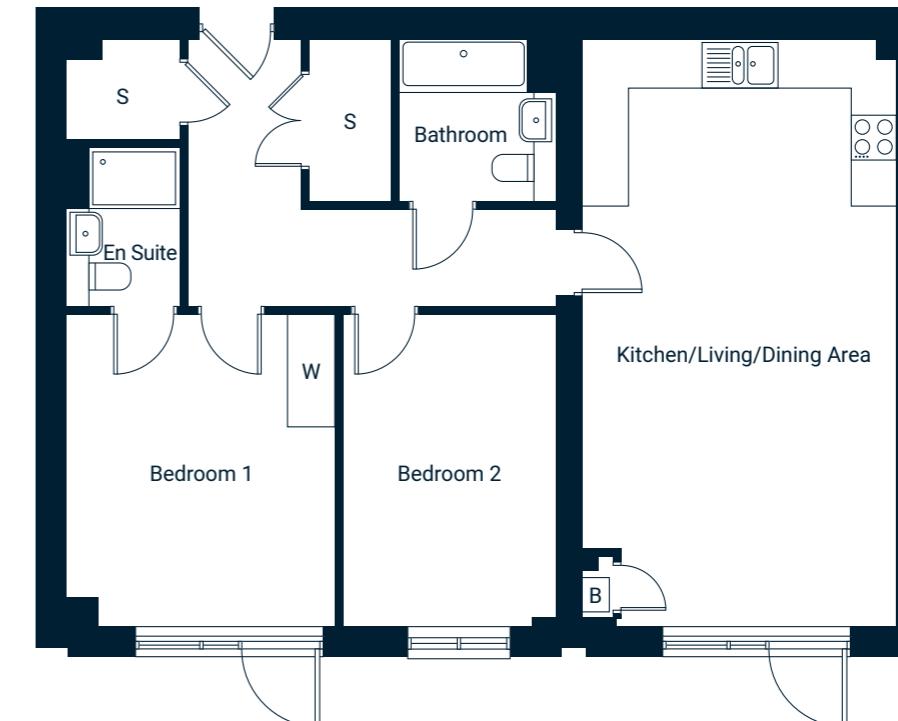
B – Boiler **CS** – Cycle Store **S** – Storage **W** – Wardrobe

*Handed plots. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with the RICS (GIA EIFA) code of measuring practice (6th edition).

Type B

Two bedroom apartment

Plot 187



Ground Floor



First Floor



Second Floor



Third Floor

Kitchen/Living/Dining Area	7.77m x 4.15m	25'6" x 13'7"
Bedroom 1	4.14m x 3.56m	13'7" x 11'8"
Bedroom 2	4.14m x 2.82m	13'7" x 9'3"
Total Area	82.79 sq m	891.14 sq ft

B – Boiler **CS** – Cycle Store **S** – Storage **W** – Wardrobe

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Type C

Two bedroom apartment

Plots 189*, 193*, 197*, 203, 207, 211 & 215



Kitchen/Living/Dining Area	6.28m x 4.15m	20'7" x 13'7"
Bedroom 1	4.23m x 2.92m	13'10" x 9'7"
Bedroom 2	3.23m x 2.14m	10'7" x 7'0"
Total Area	62.16 sq m	669.08 sq ft

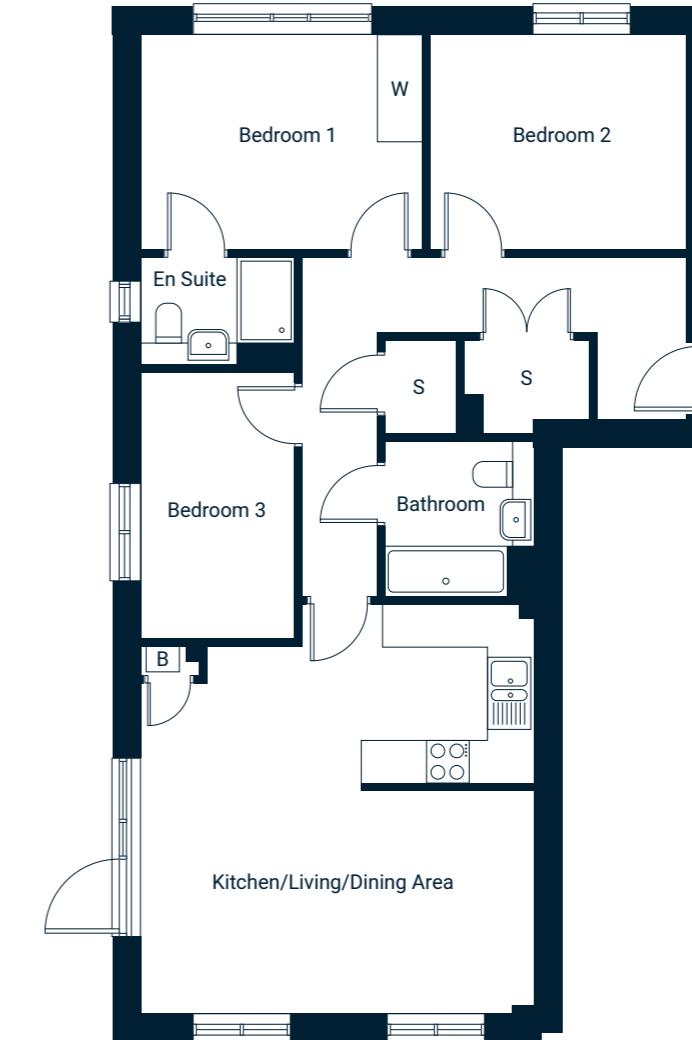
B – Boiler CS – Cycle Store S – Storage W – Wardrobe

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Type A

Three bedroom apartment

Plots 188, 192, 196, 200, 201*, 204*, 208* & 212*



Kitchen/Living/Dining Area	5.72m x 5.48m	18'9" x 18'0"
Bedroom 1	3.93m x 3.00m	12'11" x 9'10"
Bedroom 2	3.57m x 3.00m	11'9" x 9'10"
Bedroom 3	3.73m x 2.15m	12'3" x 7'1"
Total Area	86.06 sq m	926.34 sq ft

B – Boiler CS – Cycle Store S – Storage W – Wardrobe

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Backed by
HM Government

Hyde terms and conditions apply. Help to Buy: Equity Loan for first time buyers and existing homeowners looking to move – Terms and conditions apply. Contact us for further details. More information can be found on the Help to Buy: Equity Loan at www.helptobuy.gov.uk. March 2020.