



# Aurum Way

Golden Hill | Whitstable

A Development By **Orbit Homes**

Inspired by life



## REFRESHINGLY DIFFERENT

Incredibly fashionable and, in many ways unique, Whitstable is a charming seaside town nestling on the Thames Estuary about 60 miles from London. The beach, a wide ridge of shingle revealed when the tide is low, boasts a European Blue Flag award for its safety and cleanliness. Characterised by picturesque fishermen's cottages, Victorian shop-fronts and criss-crossing alleyways, Whitstable is renowned for its intimate feel, as well as a strong arts culture and maritime history. It was once a smuggler's town and since Roman times has been famous for its oysters.

Less than two miles from the harbour and beach is Aurum Way, a lovely new development of three and four bedroom homes offering style and comfort.

## FRESH FARE, FRESH FOOD AND PLENTY OF FRESH AIR

Whitstable's main claim to fame is its oysters, which remain an intrinsic part of this coastal town's character. Oysters and other fresh sea delicacies can be enjoyed at the local restaurants and pubs or taken home from the fresh fish market at the harbour.

Shoppers can enjoy the town's bohemian atmosphere with independent craft and gift shops, galleries, delicatessens and fashion shops trading side by side with butchers and bakers. When you need to recharge with a food and drink you will be spoilt for choice with a wonderful array of cafes, restaurants, pubs, and of course fabulous fish and chip shops.

From the harbour you can walk onto one of the town's beaches, popular with walkers, swimmers and water sports enthusiasts. The beach has been voted one of the world's top 12 destinations by the travel guide Frommer's. Whitstable's Yacht Club is one of the oldest yacht clubs in England and hosts a number of events and competitions. There are many other sports facilities in the town, including a swimming pool, bowling alley, badminton courts, 5-a-side football pitches and facilities for volleyball, cricket and tennis.



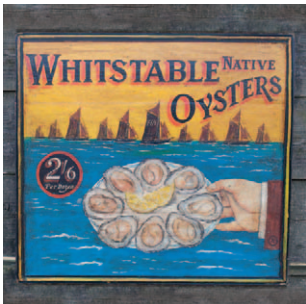
## FRESH FOR THE MORNING COMMUTE

The mainline station is a short distance away with regular services to both London Victoria (approximately 1 hour 40 minutes) and London Cannon Street during peak times (approximately 1 hour 30 minutes) and further along the Kent coast to Ramsgate. In addition there is a bus service (running every 15-20 minutes) to nearby Herne Bay and the stunning city of Canterbury, just 22 miles away. Whilst the ports of Dover and Ramsgate are within easy reach giving access to Europe.

## PLENTY TO DO FOR A FRESH START

The town's annual Oyster Festival, runs for nine days in July and celebrates the tradition of oyster catching in the town, which is also home to an annual sailing regatta dating back to 1792 and a popular May Day parade.

On the edge of town is Whitstable Castle, which dates back to 1789. It's grounds are used as a public park and it is a real hub for community activities throughout the year, as well as being a town landmark. Other places of interest include the Whitstable Museum and Gallery, which has exhibits that focus on the town's seafaring traditions, the Playhouse theatre and the Horsebridge Arts and Community Centre.



Whitstable has a good selection of primary schools and one secondary school. Many students commute to schools in nearby Faversham and Canterbury.

Aurum Way is the ideal place for a brand new start.

## ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and constructed to satisfy the latest Building Regulations. With modern central heating systems and water-efficient fittings your home will be more energy-efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.

## ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind. Our developments range from small sites of two or three homes in rural villages through to sites of hundreds of homes in towns and cities; from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Shared Ownership and Shared Equity to Outright Sale helping you to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced sales team will support you through your purchase and is dedicated to providing excellent customer service.



## GENERAL SPECIFICATION

### Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Stainless steel gas hob
- Stainless steel oven
- Stainless steel splashback behind hob
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Integrated fridge/freezer

### Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Choice of wall tiles\*

### Doors & Windows

- High performance white UPVC double glazed windows
- Insulated front doors fitted with a multi point locking system

### Heating & Water

- Gas-fired with thermostatically controlled radiators

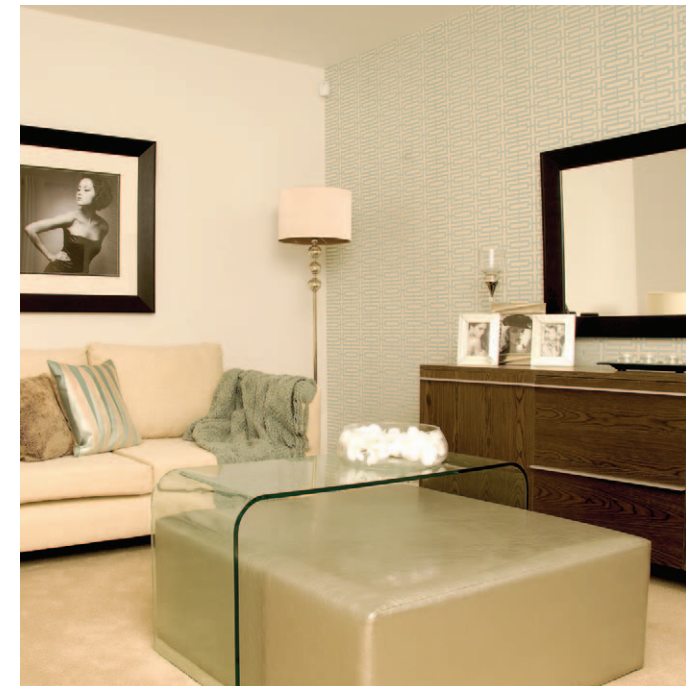
### Electrical

- TV points to living room and bedroom one
- BT points to living room and bedroom one
- Wired smoke detectors

### General

- 10 year warranty

\*Some individual choices are available subject to the stage of construction. Speak to our Sales Consultant for details.





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## THE SMALL PRINT

### **Safety on site**

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

### **Surrounding area**

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

### **Site plan**

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

### **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.

### **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.

building communities

### Directions and maps

Aurum Way, Golden Hill, Whitstable, Kent CT5 3AR

Travelling from the M2 towards Whitstable, Herne Bay the motorway will become the A299, continue along the A299 and take the Whitstable (A2205), Canterbury (A290) slip road. This is the A2990 Thanet Way, cross two roundabouts, staying on the A2990. At the third roundabout (with a superstore) take the third exit (back along the A2990) and then take the first road on your left hand side, Golden Hill. Continue up to the crest of the hill past Aurelle Way and Eversleigh Rise. Aurum Way is the next left.

### Head office

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Orbit Homes has a policy of continuous improvement and reserves the right to make changes at anytime. Please ask the Sales Consultant for current information when reserving your new home. Details correct at time of going to print in June 2013. OH/AWW/0613

