AZURE

THE FINAL DOCKING

APARTMENT BROCHURE

A STUNNING COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS
OVERLOOKING THE HISTORIC KENT RIVIERA

ST. MARY'S ISLAND, CHATHAM MARITIME, KENT

COUNTRYSIDE
MARITIME

WELCOME TO AZURE

THE FINAL DOCKING

REMARKABLE CONTEMPORARY HOMES
IN A TRANQUIL, HISTORIC SETTING

AFTER 25 YEARS OF BUILDING A GROWING COMMUNITY, THIS FINAL PHASE AT AZURE IS YOUR LAST CHANCE TO BUY NEW ON ST MARY'S ISLAND

WITH PLEASANT PARKS, MATURE WOODLAND, RIVER WALKS, WATERSIDE BARS AND EATERIES, AZURE PROVIDES A SAFE SPACE FOR RUNNING, WALKING, CYCLING AND LEADING YOUR EVERYDAY LIFE WHILE REMAINING CLOSE TO CONVENIENT AMENITIES AND SUPERB TRAVEL LINKS.

Welcome to the waterside community of Azure - an exclusive collection of family homes designed to suit those yearning for peace, tranquility and superior quality, with a wealth of convenient amenities and inspiring views close at hand. Less than two miles from Chatham and Gillingham, but with the slow-moving charm of the River Medway and its historic riverside fortifications as a backdrop.

Azure is a place where you can breathe easy and relax.

The area has been thoughtfully planned to include footpaths, cycleways and children's outdoor play areas within its river walks and dockside promenades, enabling residents to enjoy an active lifestyle. With each attractively-designed property configured to be light, spacious and energy-efficient, along with ample space for gardens and parking, Azure is a community that you will love to call home.

WWW.COUNTRYSIDEPROPERTIES.COM/AZURE

MODERN LUXURY AMIDST MARITIME HISTORY

SOLID FOUNDATIONS

Thanks to easy access via the Thames and the Medway, the area around St Mary's Island is steeped in history, first being settled by the Romans before going on to become the site of a major naval dockyard. After a long tradition of constructing, outfitting and repairing hundreds of ships over the course of many centuries - including Nelson's flagship HMS Victory - work ceased in 1984, paving the way for huge regeneration projects whilst preserving many of the area's historic buildings.

EVERYTHING ON HAND

A beacon at the head of the Medway as it turns inland, St Mary's Island is a modern community home to a host of local amenities nearby. Within a one-mile radius, you'll find the community centre and much-loved Church of England primary school, the handy local supermarket, doctor's surgery, a well-equipped gym, watersports centre and an Odeon cinema. Plus, for simple relaxation, you'll be able to enjoy the island's riverside walks, park and woodland areas and, of course, the marina.

TREATING YOURSELF

St Mary's Island holds plenty of opportunities for eating out locally. The Ship & Trades - a quality bar, eatery and four-star hotel - is perfect for waterside drinks and intimate meals in chic, modern surroundings. Also across the marina, you'll find the highly-rated Pier Five Bar & Kitchen, the Villagio Italian restaurant and Creams Kitchen - perfect for dessert. Those seeking retail therapy will also enjoy Dockside Outlet Shopping Centre - home to 40 brand-name stores and familiar eateries.

ALL THE DELIGHTS OF TOWN

Just two miles away - over the water, historic dockyards and heritage parks - central Chatham is home to a great range of high street shops, household brands, independent boutiques and numerous places of interest. History-lovers will enjoy the nearby Napoleonic Fort Amhurst. If you're looking for sports, then Chatham Ski & Snowboard Centre boasts the longest artificial slope in the region, or you might prefer a boating experience at Chatham Maritime Watersports Centre.

COUNTRYSIDE MARITIME

1600'S

THE DOCKYARD The dockyard enjoyed an illustrious history of shipbuilding and repair for the Royal Navy over four centuries, with more than 400 ships built there including Nelson's flagship Victory.

1854

PRISON Between 1854 and 1856, St Mary's Prison was built on the island. It had approximately 1,700 prisoners and staff of 232.

1862

ROYALTY DOCKS In 1862, the dockyard was again re-modernised by engineer John Rennie the Younger.

1940

WORLD WAR II In 1940, during the Second World War, the island was used as a training ground for mock battles, which were staged against the dockyards.

1944

SUBMARINE An abandoned German submarine was towed by Royal Navy vessels and repaired in No.3 Basin.

1990

PARTNERSHIP In the late 1990s, government agency Homes England and housing developer Countryside, came together to build homes on the island, under the development name Countryside Maritime.

WELL POSITIONED FOR TOWN, COAST AND COUNTRY

LOCATED WITHIN A MILE

WELL CONNECTED

On your doorstep at Azure, you'll find an oasis of peace, recreation and relaxation amongst its graceful yachts, waterfront walks, stunning views and mature landscaped park, with its paths, trees and open green spaces. But Azure also offers easy road access to a rich array of attractions in the region's towns and coastline.

Running just south of the island, the A289 is your gateway to the rest of the region and beyond. Connecting with the A2/M2 to the east, the M25 is around 16 miles away, linking you with routes all around the UK, and of course the wider metropolis of London. In the other direction, the A289 curves around Gillingham to meet the A2 and the M2 at junction 4, with historic Canterbury around 30 miles away and dynamic Margate 40 miles from home.

Alternatively, the A231 Dock Road takes you south into Chatham, from where the A2 takes you into the beautiful city of Rochester in a matter of minutes. Be sure to visit its impressive castle and neighbouring cathedral for an inspiring day out. Heading south, the bustling town of Maidstone - the focus for culture, entertainment, leisure and retail in the region - is just 11 miles away via the A229. Here you can also join the M20, or continue on the A229 for destinations all across the Kent Downs and south coast.

The nearest mainline rail stations are at Gillingham, Rochester and Chatham, where regular services run throughout the day onto a variety of London stations, or all stops towards the upcoming seaside town of Margate.

Wherever you want to get to, you'll never be far away in Azure.

BY RAIL

GILLINGHAM RAILWAY STATION

- CHATHAM **4 MINS**
- ROCHESTER **7 MINS**
- STROOD HIGH STREET **20 MINS**
- EBBSFLEET INTERNATIONAL **26 MINS**
- LONDON CANNON STREET **29 MINS**
- STRATFORD INTERNATIONAL **37 MINS**
- ST PANCRAS INTERNATIONAL **42 MINS**
- LONDON VICTORIA **42 MINS**

BY CAR

- HISTORIC DOCKYARD **1.4 MILES**
- M2 **5.7 MILES**
- EBBSFLEET INTERNATIONAL **13.8 MILES**
- BLUEWATER **15.5 MILES**
- M25 DARTFORD **19.6 MILES**
- DOVER **46.1 MILES**

SITE PLAN

NORTH

APARTMENTS

MARITIME MEWS
1 & 2-BEDROOM APARTMENTS
PLOTS 246-255

DOCKSIDE MEWS 1
2 & 3-BEDROOM APARTMENTS
PLOTS 280 - 285

DOCKSIDE MEWS 2
2 & 3-BEDROOM APARTMENTS
PLOTS 286-291

DOCKSIDE MEWS 3
2 & 3-BEDROOM APARTMENTS
PLOTS 292-297

MOORINGS HOUSE
1 & 2-BEDROOM APARTMENTS
PLOTS 298-309

WATERFRONT HOUSE
1 & 2-BEDROOM APARTMENTS
PLOTS 310-327

MARINA HOUSE
1 & 2-BEDROOM APARTMENTS
PLOTS 328 -339

MARINA MEWS
2 & 3-BEDROOM APARTMENTS
PLOTS 340-345

RIVERSIDE MEWS
2 & 3-BEDROOM APARTMENTS
PLOTS 397-399

FIRST CLASS SPECIFICATION

KITCHEN

- Individually designed contemporary style Commodore kitchen with Star Gloss handleless wall units and Moon Light Grey base units. Please speak to a Sales Consultant for further details
- Under cupboard LED lighting below wall units
- Lambrate laminate worktops. Please speak to a Sales Consultant for further details
- 1 ½ bowl sink with chrome mixer tap
- Single oven with 4 ring electric ceramic hob
- Recirculating cooker hood
- Glass splashback where applicable
- Integrated dishwasher
- Integrated fridge/freezer
- Amtico Spacia Flooring
- Washer/dryer
  (some located in hallway cupboards)

MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Double-ended bath with Dark Swiss Elm panel
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Ceramic feature wall tiling
- Amtico Spacia Flooring

EN SUITE

(where applicable)

- Thermostatic shower mixer with diverter
- White sanitaryware with chrome mixer taps
- Wall mounted shower and sliding door
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Ceramic feature wall tiling
- Amtico Spacia Flooring

GENERAL FINISHES

- Fitted wardrobe to master bedroom. Please speak to a Sales Consultant for further details
- Semi-solid core doors with Chrome door furniture
- Internal doors painted white with matching skirtings and architraves
- Walls painted in Brilliant White
- Ceilings in Brilliant White
- UPVC windows
- Flooring – carpet to bedrooms and Amtico Spacia to all other rooms. Please speak to a Sales Consultant for further details

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water
- Up to two thermostatic control zones
- Energy-efficient downlighters to kitchen, hallway, bathrooms and en suite, where applicable
- Pendant lighting to living room and all bedrooms
- White switches and sockets
- USB ports and media sockets in living room, kitchen, master bedroom, bedroom 2 and dining room, where applicable
- Smoke alarm detectors positioned where required

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Virgin Media (subject to future connection by purchaser)

SECURITY

- Secured by Design front entrance door
- Secured by Design window locks

APARTMENT COMMUNAL AREAS

- Carpeting to all communal areas and staircases
- Audio phone entry
- Lockable mailboxes

EXTERNAL

- Outside socket to balcony and terraces, where applicable
- Decking to balcony and terraces, where applicable
- Outside lights to balcony and terraces, where applicable

COUNTRYSIDE MARITIME

GIVING YOUR CHILDREN A STRONG START

STANDARDS OF SCHOOLING IN KENT ARE AMONG THE HIGHEST IN THE UK, AND THE AREA AROUND AZURE IS HOME TO EXCELLENT EDUCATION FACILITIES CATERING TO ALL AGES.

PRIMARY SCHOOL, CHATHAM MARITIME, ST MARY'S ISLAND, CHATHAM, KENT

Parents with younger children will be pleased to know St Mary's Island Church of England Primary School is just a quarter of a mile from the development. Rated 'Good' by Ofsted, the school was also proud to receive a Green Award. Residents will also find numerous alternative primary options just a couple of miles away in Gillingham, including Burnt Oak Primary (awarded the Inclusive Quality Mark and recognised as a Centre of Excellence) and Brompton Westbrook Primary School (rated 'Good' by Ofsted).

CANTERBURY CHRIST CHURCH UNIVERSITY, CHATHAM, KENT

Quality secondary education is also easily available nearby. Around three miles away, you'll find The Robert Napier School in Gillingham with the Greenacre Academy just a little further, south of Chatham - both rated 'Good' by Ofsted. Selective schools locally also offer opportunities for children to flourish, most notably the highly-rated independent King's School in Rochester (named 'excellent in all areas' by a February 2020 ISI Inspection Report) and Holcombe Grammar School in Chatham (rated 'Good' by Oftsted).

AZURE, ST MARY'S ISLAND

ABOUT COUNTRYSIDE MARITIME

COUNTRYSIDE MARITIME

At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today, with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. We create places people love.

PARKLAND, ST MARYS ISLAND, CHATHAM, KENT

MARINA, ST MARYS ISLAND, CHATHAM, KENT

COUNTRYSIDE MARITIME

HOW TO FIND US

BY ROAD

St Mary's Island is located just off the A289, adjacent to the crossing under the River Medway between Strood and Gillingham, approximately two miles north of Chatham town centre.

Approaching from London, take the A2 from M25 junction 2 and head east until the A2/M2 junction, where the A289 will take you around Wainscott into the Medway tunnel. Following signs for Chatham Maritime, take the first turning left into Maritime Way, which heads north across the marina and onto the island.

From the south or east, take the M2 to junction 3, where you go onto the A229 northbound for 1 mile before turning onto the A230, following signs for Chatham Town Centre. From there, follow brown heritage anchor signs to the Historic Dockyard and St. Mary's Island, taking the A231 Dock Road which becomes Maritime Way, continuing over the main roundabout onto St Mary's Island.

ST. MARY'S ISLAND,
CHATHAM MARITIME, KENT
SAT NAV – ME4 3SA
TELEPHONE: 01634 957904

BY RAIL

Trains run frequently until late in the evening from London Waterloo, Victoria and London Bridge into Chatham, with a journey time of approximately 45 minutes. The line also continues to call at onward stations to Margate.

BY AIR

The nearest airports are Gatwick, 47 miles from Azure via the A2 and M25, and London City, 32 miles by car or easily accessible via train and the DLR.

BY BOAT

Access to the private Chatham Maritime Marina, operated by Marina Developments Ltd, is via a lock adjacent to Azure. The River Thames can be navigated from Basin No.1 via the River Medway.

www.countrysideproperties.com/azure
azure@cpplc.com
01634 957904

Marketing Suite open daily from 10am - 5pm.
Augustus Way, St Mary's Island, Kent, ME4 3SA

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COUNTRYSIDE
MARITIME