



Your place
to grow at

Wyken Gardens, Coventry



Your place
to thrive



War Memorial Park, Coventry

Find your place to grow at Wyken Gardens

Wyken Gardens is a collection of two, three and four bedroom Shared Ownership homes located in Holbrooks, just a 12-minute drive from Coventry City centre.

Designed to create a place to thrive long into the future, each home offers high energy efficiency, thoughtfully designed interiors and integrated appliances.

There are a number of amenities nearby, including a supermarket, post office, pharmacy and a selection of eateries. There is also a nursery, primary and secondary school all within walking distance.

Coventry City centre boasts shopping centres packed full of high street names, historic streets lined with countless independent retailers and an award-winning indoor market selling a vast range of goods.

Entertainment is also abundant, not least at the city's Skydome leisure complex, which includes a cinema, ice skating rink and nightclub.

Alternatively, soak up some culture with a visit to a choice of museums, plus of course, the famous cathedral.

There is a choice of theatres in the town, each offering a packed schedule of drama, comedy, music and more, while several venues – such as the Coventry Arena – host regular live music, from local talent to international stars.

If you like to keep active, take a trip to the water park for energetic family fun, or enjoy one of a number of sports and leisure centres around the city.

There is also a huge selection of open spaces to choose from. Coundon Hall Park, for example, is around five minutes away by road and features open space, an orchard, sports pitches and a choice of play areas.



Coventry High Street



Coventry Cathedral



FarGo Village, Coventry

Get Connected

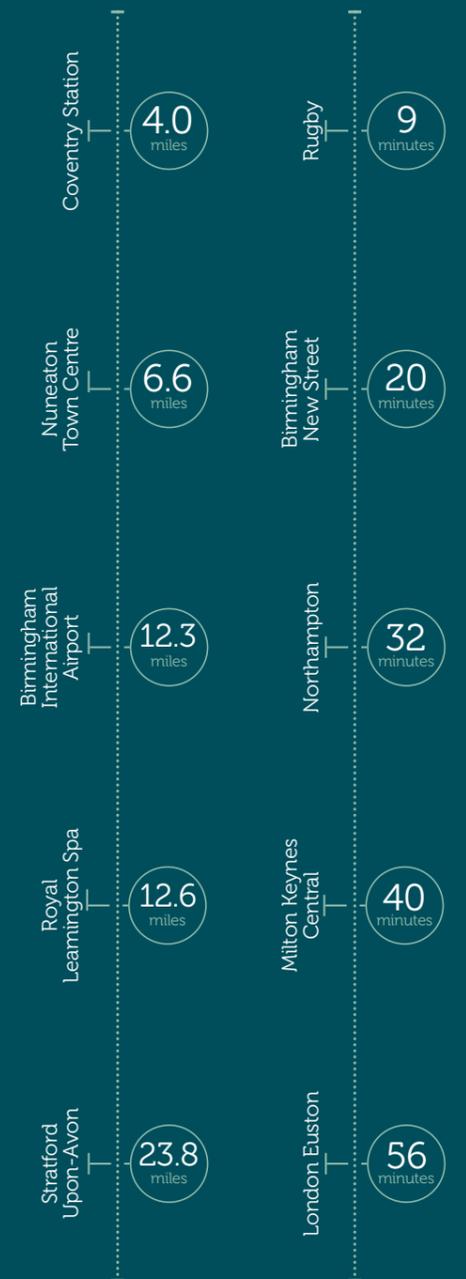
Wyken Gardens is located within easy reach of the A46 and M6, which provide great road access to surrounding towns and cities and can take you to Birmingham International Airport in 25 minutes. Public transport into Coventry city centre is also excellently covered, with regular buses departing from nearby Nunts Lane. This puts Coventry Station's excellent rail links just a short journey away, including direct services to London and Birmingham.



By car from Wyken Gardens



By train from Coventry Station





Specification

Kitchen

- Choice of fitted kitchen finishes with complementary laminate worktops*
- Stainless-steel sink with chrome mixer taps
- Contemporary tiled kitchen splash back
- Integrated stainless-steel single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Space for a washing machine
- Induction hob
- Cooker extractor hood
- Ceiling downlights
- Under wall unit LED strip lights

Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full height tiling to bath
- Choice of ceramic Diesse wall tiles to selected areas*
- Chrome ladder radiator
- Lockable mirror fronted vanity cabinet with shaver socket

Plumbing and Electrical

- Gas fired central heating with combination boiler (two and three bed homes)
- Gas-fired central heating with system boiler and hot water cylinder (four bed homes)
- Thermostatically controlled radiators
- TV point to bedroom one
- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front and rear of the property

Windows, doors and internal

- uPVC double glazed windows and patio doors
- Compliant multipoint locking front door

Internal

- Choice of carpets or Amtico flooring throughout*
- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Oak handrail to staircase
- Built-in wardrobe to bedroom one

General

- Landscaping to front garden
- Turf and paved patio to rear gardens
- 1.8m closeboard fence to rear garden
- Electric Vehicle charging point infrastructure within curtilage of property
- Outside tap
- 12 year NHBC warranty



* Individual choices are subject to stage of construction. Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous Show Homes.



Homes to be proud of



“We felt the Orbit Homes specification went above and beyond the norm”
- Chris and Cathy

If you're looking to take your first step onto the property ladder, Shared Ownership allows you to buy a proportion of your home and pay a subsidised rent on the rest. The size of the share you buy is based on your circumstances, but as time goes on, it is possible to buy additional shares in your home and in most cases, you can buy the remaining shares and own your home outright.

With Shared Ownership, your deposit is based on the share you are buying, rather than the full purchase price, which allows for a smaller deposit and a smaller mortgage. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Chris and Cathy who moved into their new Shared Ownership home at Savant Court in Lichfield earlier this year with their daughters Caitlin and Chloe.

The family relocated back to the UK from the Philippines. They found that the Shared Ownership scheme was ideal for them, as it allowed them to use their savings to buy the initial share, and in the future, they plan to buy the remaining shares with a mortgage, and eventually own their home outright.

Chris and Cathy felt the Orbit Homes standard specification; “Went above and beyond the norm offered by other house builders”.

Interested in finding out more about Shared Ownership? Contact the team today to find out how we can help you find your dream home.



*Please check your lease for any exceptions to this.



Micklewell Park, Daventry

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



Orbit at Harwood Park, Kettering

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Wyken Gardens
Meadow Road
Coventry
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Wider Area

Local Area



Your place
to thrive

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Head Office: Orbit Group, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in November 2023. 04959-01.