



THE Quarters

KITCHENER BARRACKS

Modern Living. Historic Location.



Welcome to THE Quarters

KITCHENER BARRACKS

Looking for the best of modern living, with a touch of historic character?

The Quarters at Kitchener Barracks has a wide choice of beautifully designed houses and apartments for you to rent in Chatham, Kent. Positioned in the heart of Kent offering stunning views of the River Medway, surrounded by green spaces and superb transport links. The Quarters is the perfect place to call your own.



Experience
modern living
in a historic location.
Rent easy, live better.

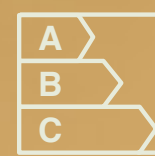
Well-connected
transport links



Residents'
app



Built to be
Energy efficient



Professionally
managed



Super fast
connectivity



New build
quality homes



Pet
friendly

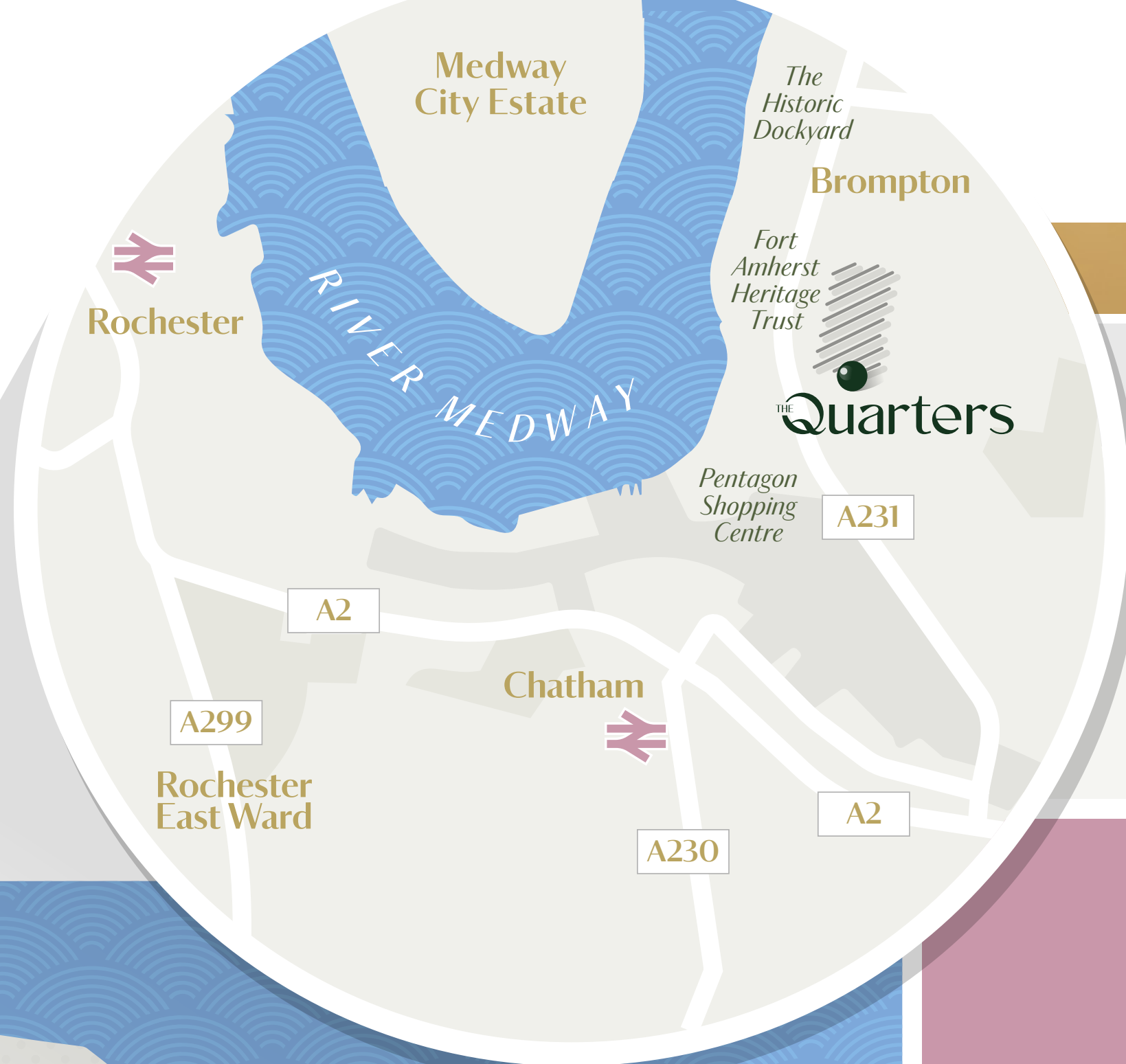


Feel connected to more

Located in the heart of Kent.

The Quarters at Kitchener Barracks enjoys excellent transport connections that open up to the rest of the country and beyond. By road, the nearby towns of Rochester and Gillingham are both within an 8-minute drive, while the M2, A2 & M25 bring Maidstone and Central London within 22 and 90 minutes, respectively.

Nearby, Chatham Station operates regular direct rail services to London St Pancras in as little as 41 minutes. For international travel, London City and Gatwick airports are both within an hour's drive, as is the Port of Dover, which puts the whole of Europe on your doorstep.



HOW CLOSE IS THE Quarters TO...?

BY ROAD

ROCHESTER	8 mins
MAIDSTONE	22 mins
FAVERSHAM	33 mins
ASHFORD	40 mins
WHITSTABLE	41 mins
CANTERBURY	43 mins

BY RAIL

CANTERBURY	38 mins
LONDON ST PANCRAS	41 mins
LONDON VICTORIA	48 mins
MARGATE	53 mins
LONDON BRIDGE	1hr 6 mins
CHARING CROSS	1hr 10 mins

Travel times and distances are approximate only.



Coastal living boosts mental & physical health with fresh sea air, outdoor activities and acts as a natural stress relief.



Enjoy fresh, locally sourced seafood and waterfront views for authentic coastal dining.

Experience a better connection

The Quarters at Kitchener Barracks is less than a mile away from the town centre with a wide range of restaurants and shopping amenities. There are plenty of well-known restaurant chains, traditional pubs and modern bars to try, including the Ship & Trades, Dead Pigeon and The Command House.

Chatham boasts a variety of excellent schools, catering for all ages from nursery, up to secondary schools and beyond. Make The Quarters at Kitchener Barracks your home for life and see your family grow.

HOW CLOSE IS THE Quarters TO...?



NURSERIES/EDUCATION



Busy Bees at Gillingham Brompton	11 min
Royal School Of Military Engineering	11 min
University of Kent – Sport & Exercise Sciences	21 min
Brompton Westbrook Primary School	16 min
Starquest Performers College	9 min
Poppins Pre-School	9 min



SHOPPING

The Pentagon Shopping Centre	7 min
Argos Chatham	9 min
BrightHouse	9 min
Premier Chatham Convenience Store	20 min
Sunny Mini Market Chatham	8 min
Fresh Market & Off Licence	13 min



MEDICAL FACILITIES

Medway Maritime Hospital	30 min
Oliver Fisher Special Care Baby Unit	30 min
Hospital Gillingham Medway	30 min
Paydens Pharmacy	26 min
Osbon Pharmacy	26 min
Well Chatham – Magpie Hall Road	30 min



CAFÉS, PUBS & RESTAURANTS

The Thomas Waghorn	9 min
The Command House	3 min
Prince Of Wales Chatham	9 min
The Cannon	7 min
Gurkha Fire	9 min
Cafenetics	9 min



ENTERTAINMENT

Great Lines Play Park	17 min
Royal Engineers Museum	16 min
Jacksons Skatepark	29 min
The Historic Dockyard Chatham	17 min
The Dockyard Railway	13 min
ODEON Chatham	22 min



OTHER AREAS OF INTEREST

Great Lines Heritage Park	16 min
Victoria Gardens	16 min
Saint Barbara's Garrison Church	11 mins



More than *just* renting.
It's a way of life



THE Quarters

PARADE GROUND

THE KHARTOUM BUILDING

2 BED HOUSES -
KHARTOUM PARADE

MARKETING
SUITE

4 BEDROOM HOUSES -
CONGREVE CLOSE

GORDON HOUSE

CONGREVE HOUSE



A choice of 1 & 2 bedroom apartments
and 2 & 4 bedroom houses to rent

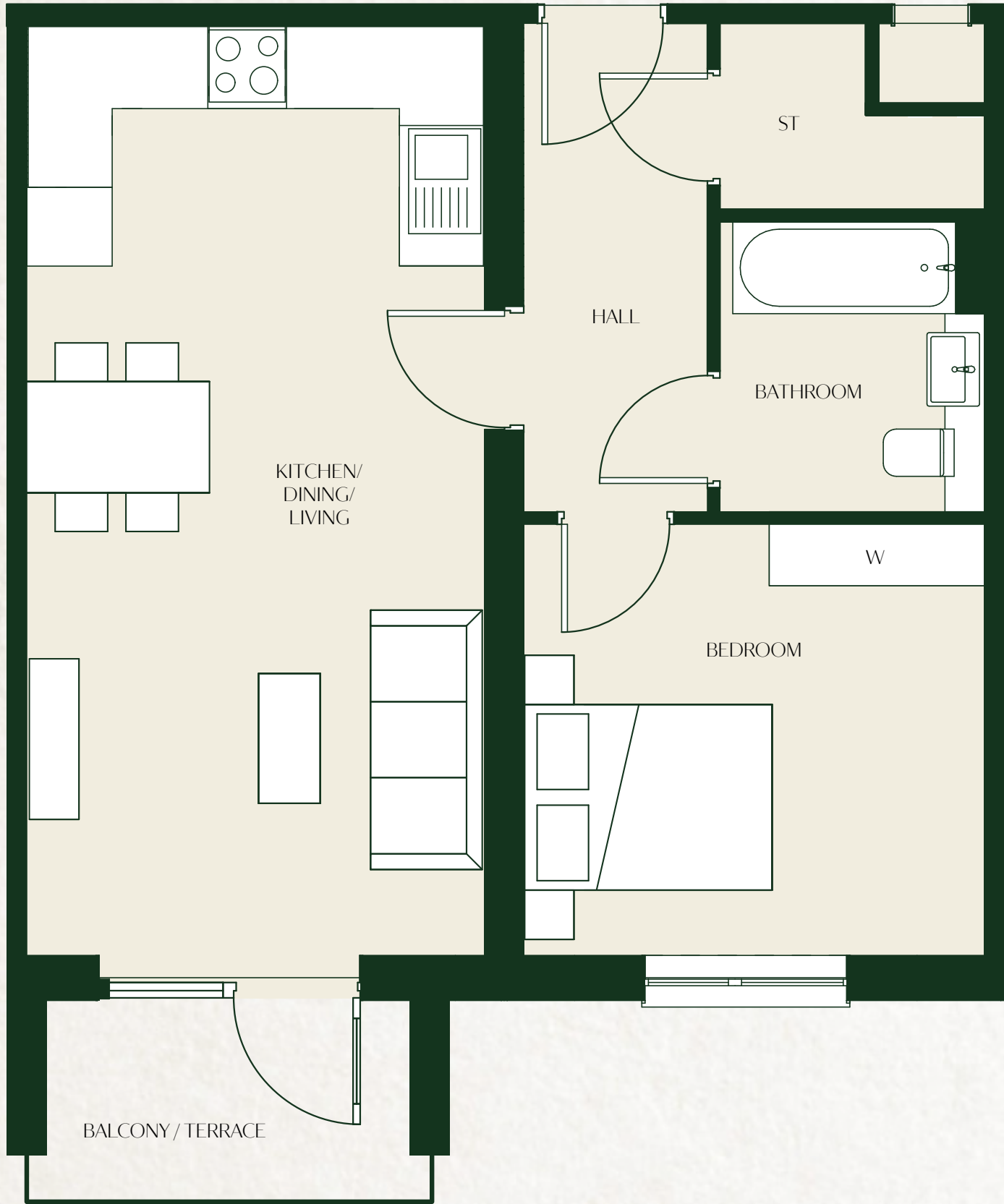


The Apartments

Gordon House, Congreve House
and The Khartoum Building

Gordon House and Congreve House

One Bedroom Apartment

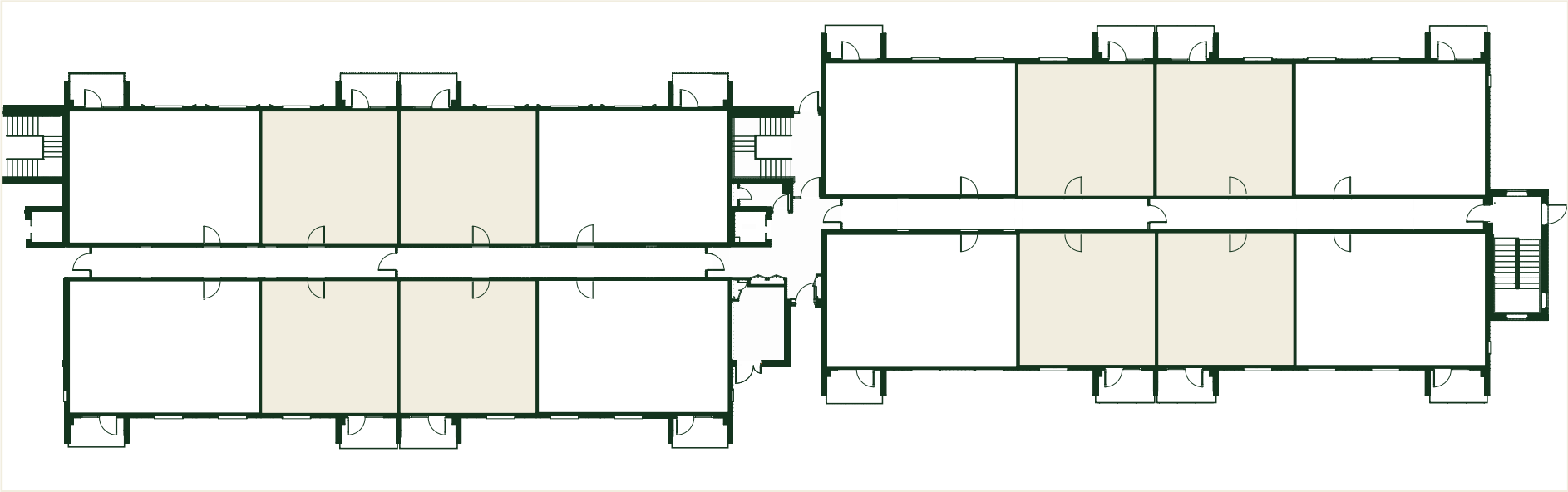


Kitchen / Dining / Living	7.1m x 3.5m	23'4" x 11'6"
Bedroom	3.5m x 3.3m	11'6" x 10'10"



GORDON HOUSE

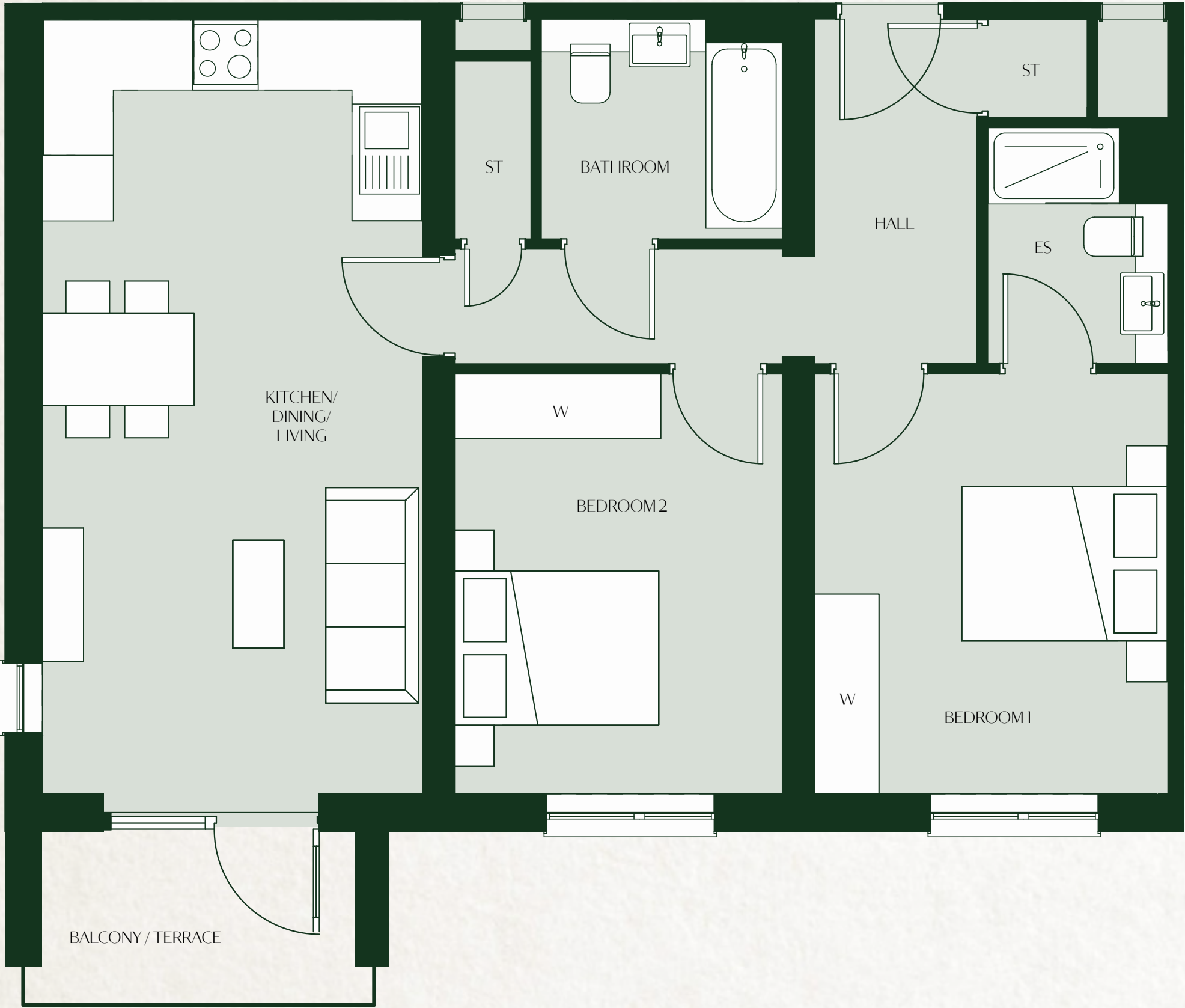
CONGREVE HOUSE



One bedroom Apartment locator on every floor

Gordon House and Congreve House

Two Bedroom Apartment

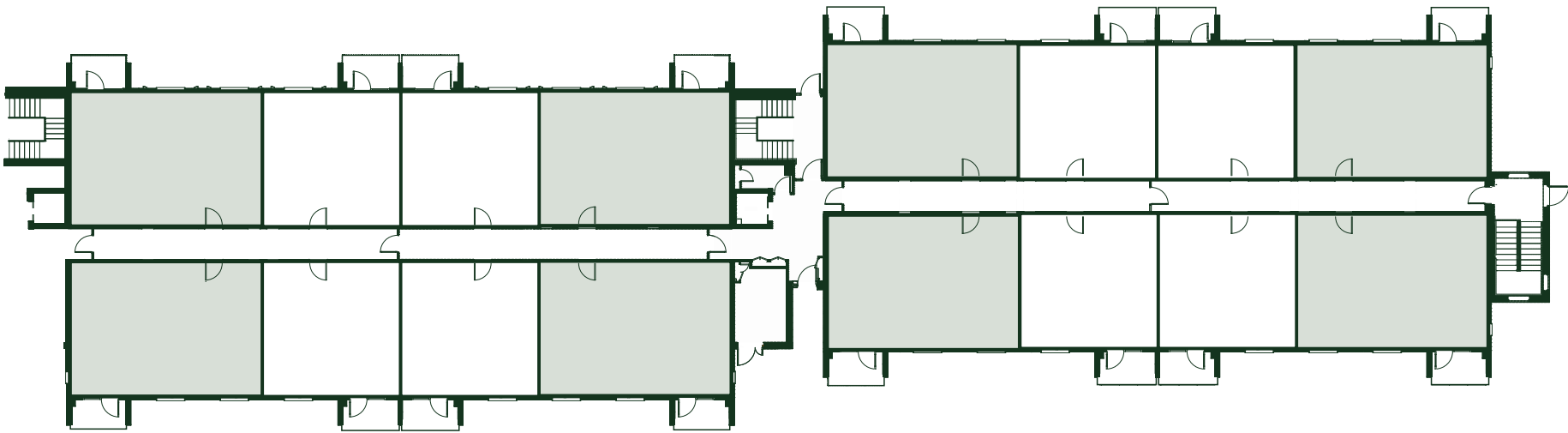


Kitchen / Dining / Living	7.1m x 3.5m	23'4" x 11'6"
Bedroom One	3.5m x 3m	12'0" x 9'10"
Bedroom Two	3.9m x 3m	12'0" x 9'10"



GORDON HOUSE

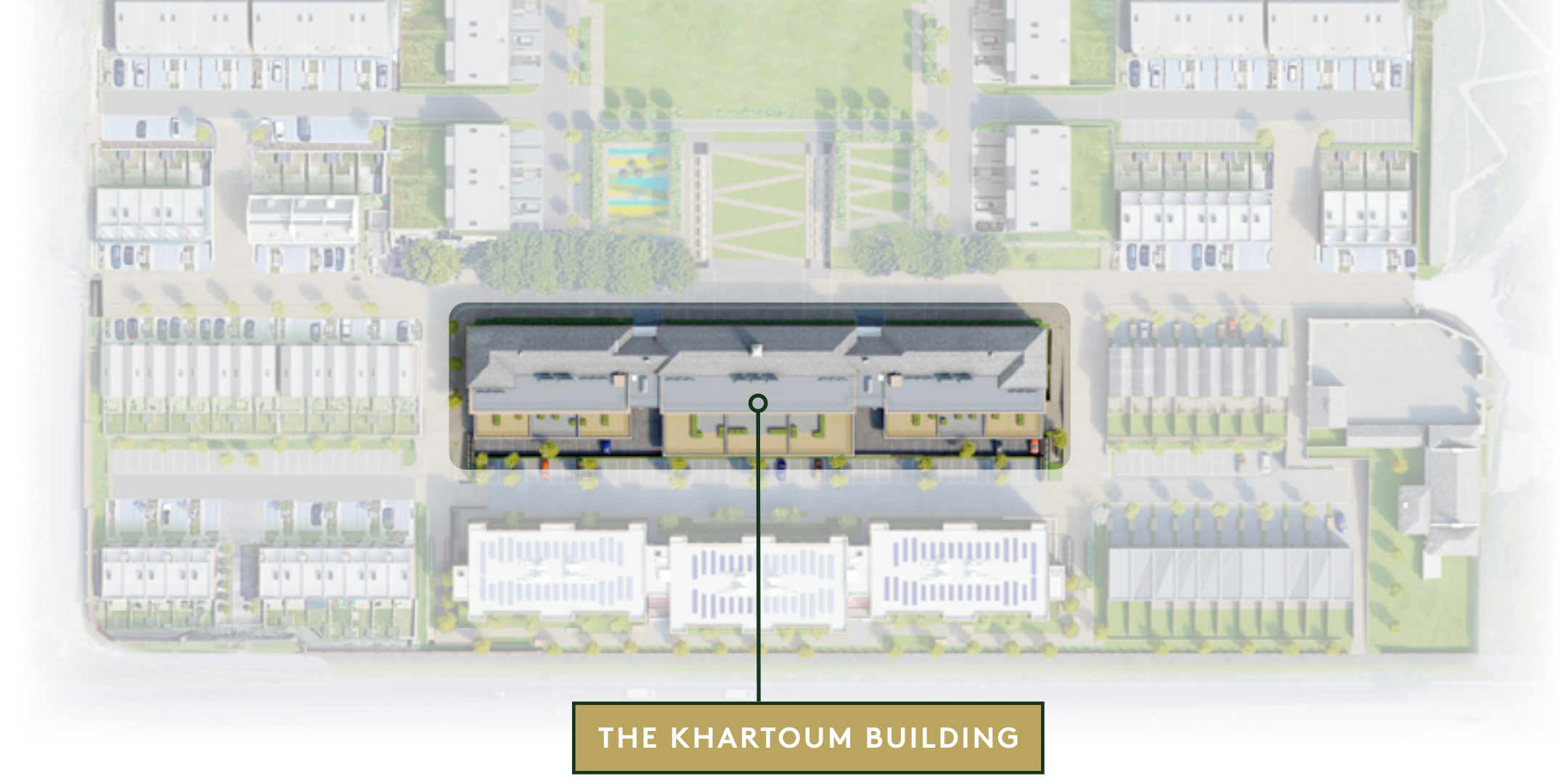
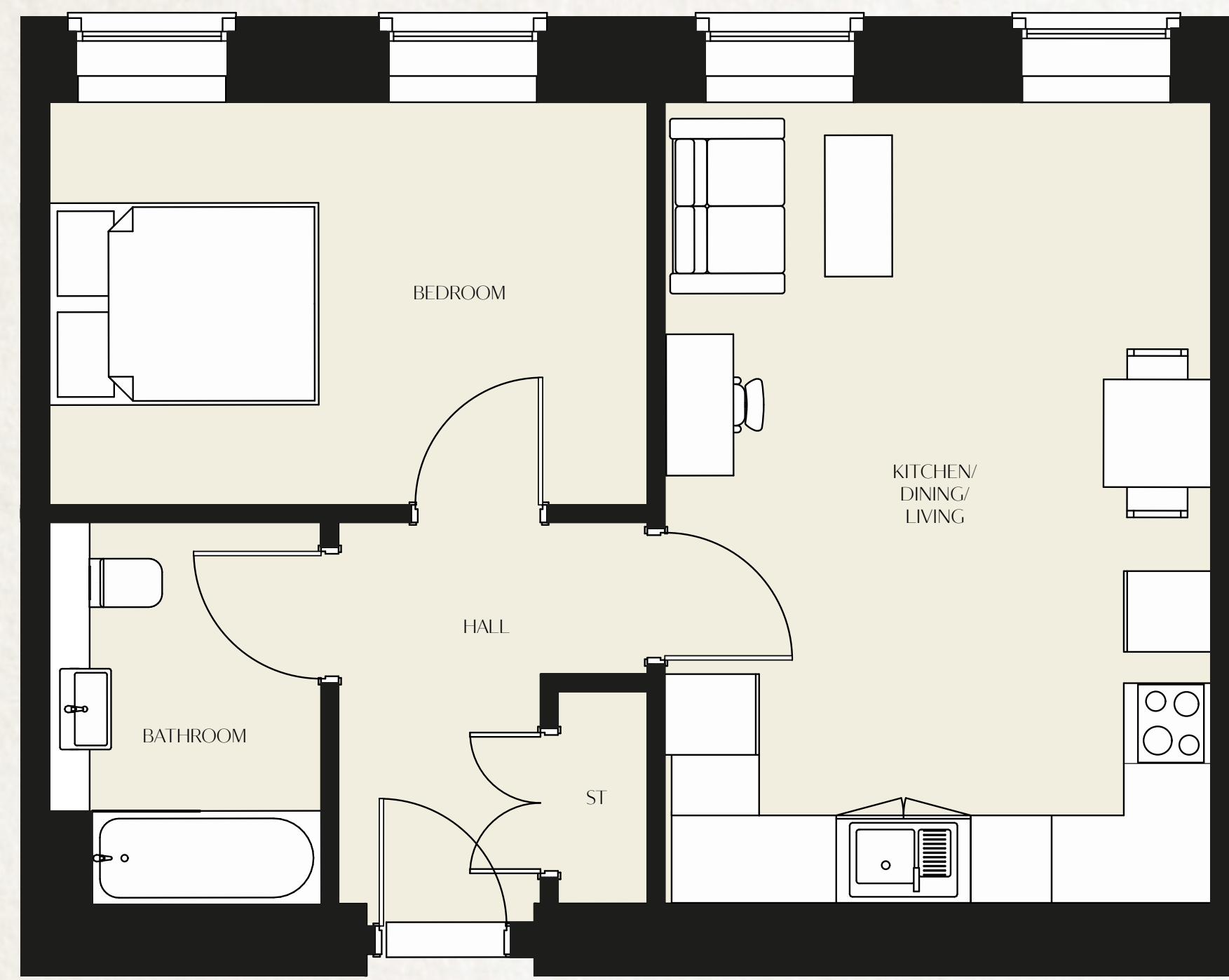
CONGREVE HOUSE



Two bedroom Apartment locator on every floor

The Khartoum Building

Typical One Bedroom Apartment



Second Floor



First Floor



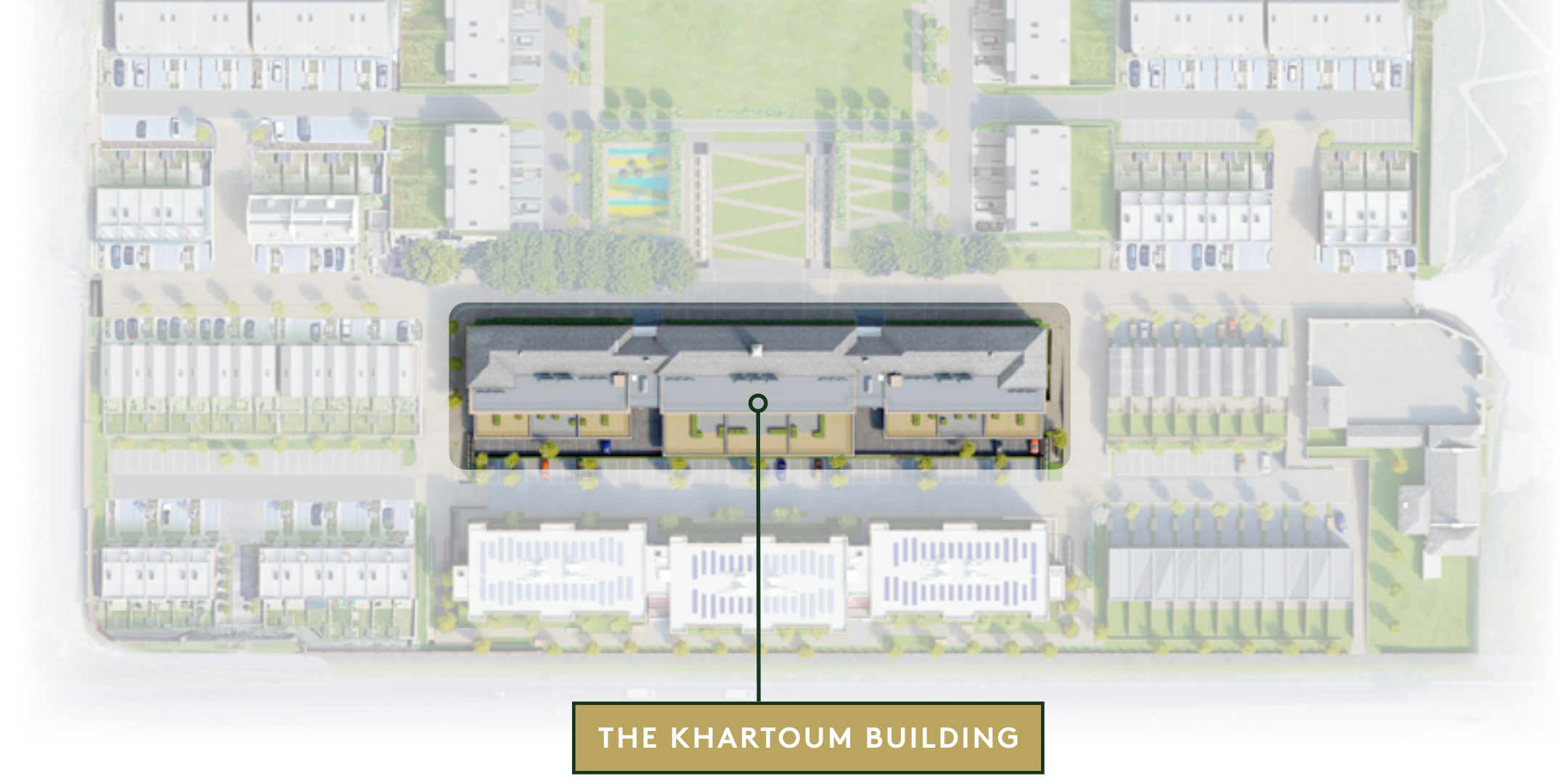
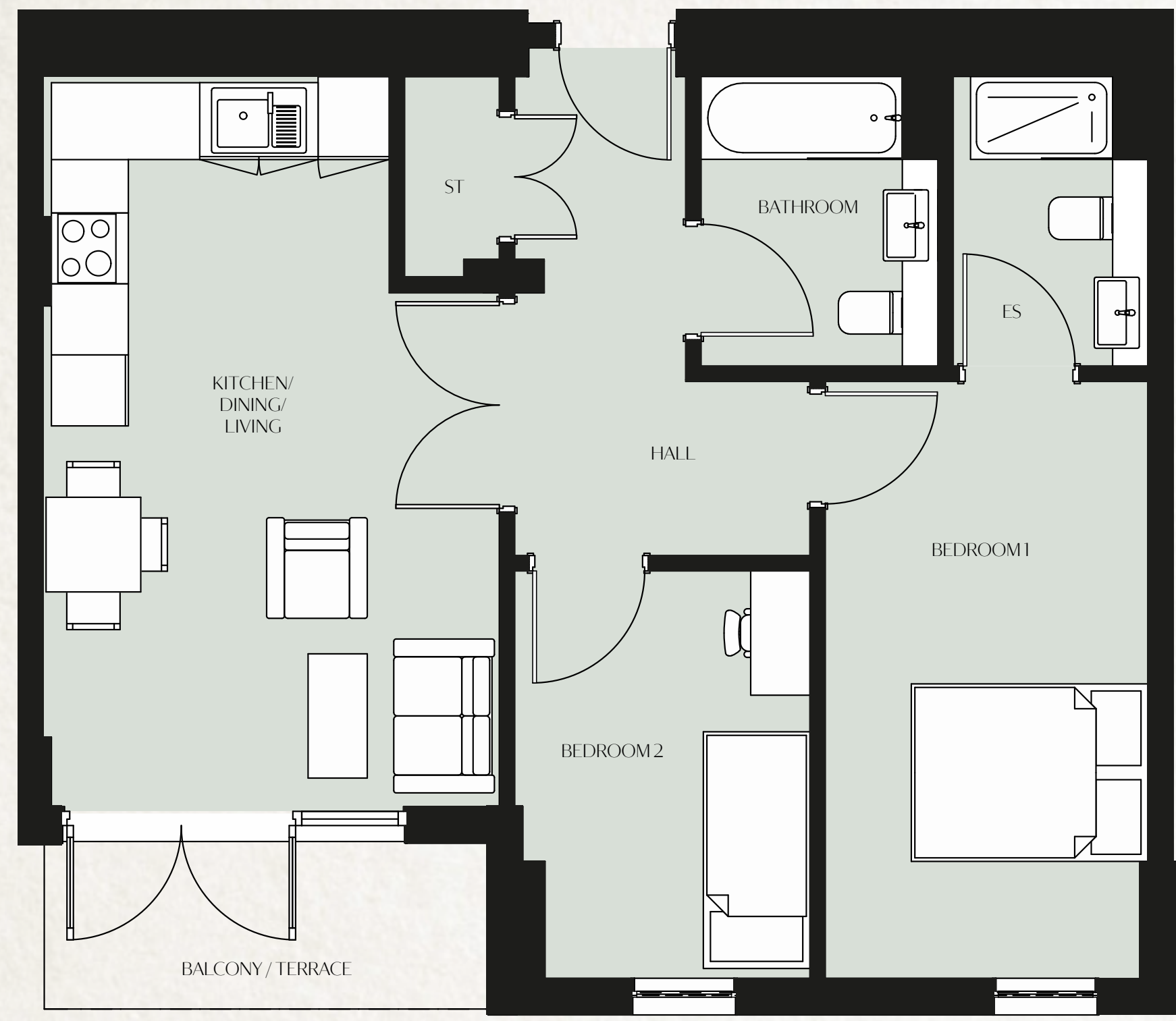
Ground Floor



Apartment locator

The Khartoum Building

Typical Two Bedroom Apartment



Second Floor



First Floor



Ground Floor



Apartment locator

Military precision. Exacting standards.

Taking a closer look at the specifications of your new apartment.

KITCHEN

- Contemporary kitchen units in grey matt finish and laminate worktops
- Integrated appliances:
 - ▶ Oven
 - ▶ Induction hob
 - ▶ Extractor fan
 - ▶ Fridge freezer
 - ▶ Dishwasher
 - ▶ Washer dryer
- 1.5 bowl sink with chrome taps
- Glass splashback behind hob
- Ceiling spotlights

BATHROOMS

- White sanitaryware with chrome accessories
- Ceramic wall and floor tiles
- Clear glass shower screen to baths
- Thermostatic mixer shower
- Vanity unit below sink
- Mirrored cabinet above sink to bathroom (1 bed apartment), to en-suite (2 bed apartment)
- Ceiling spotlights

INTERNAL FEATURES & DECORATION

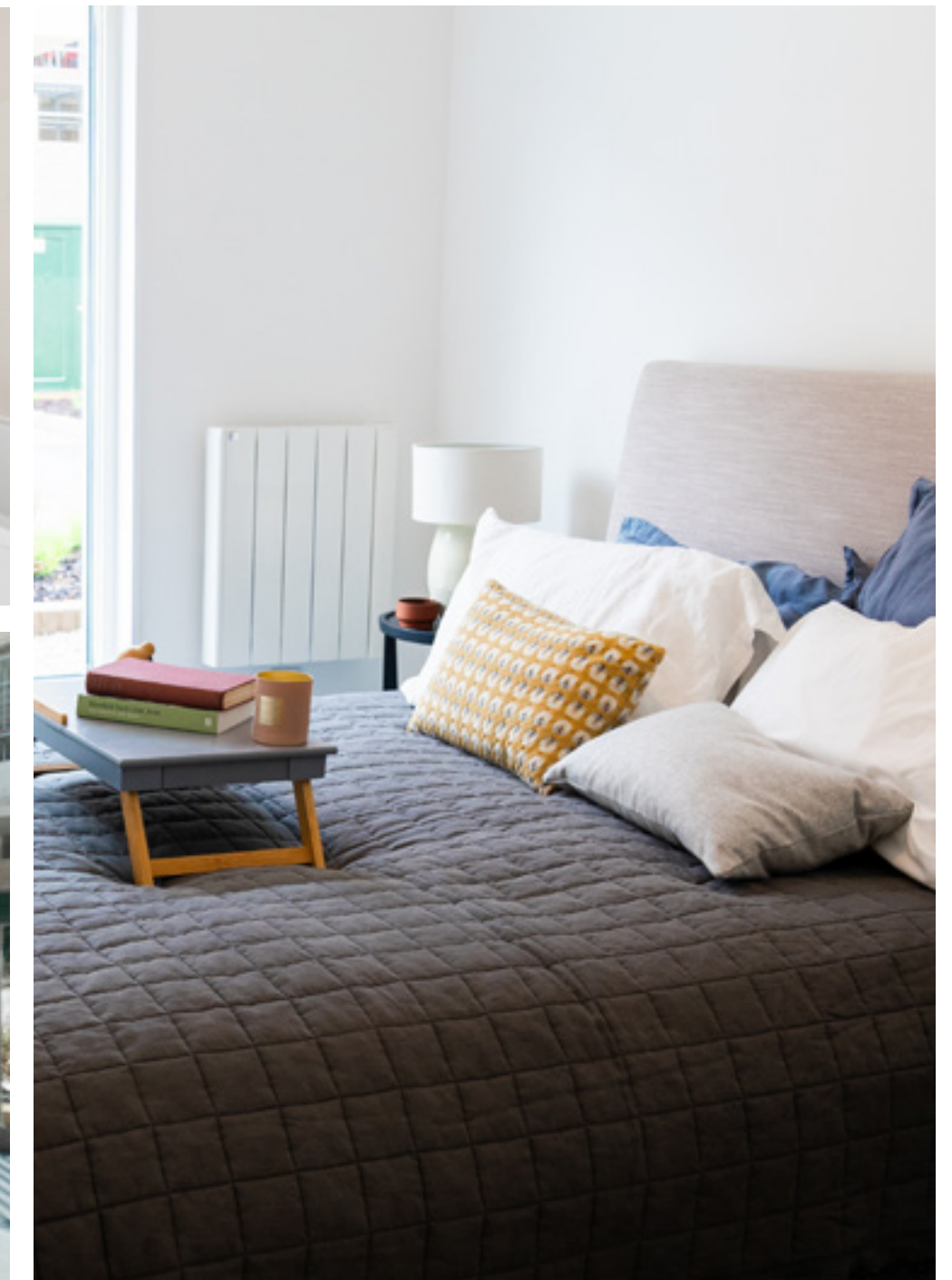
- Natural Oak vinyl flooring to hallways, living room and kitchen, carpets to bedrooms
- Mirrored sliding wardrobe to bedroom 1
- White switches and sockets
- Balcony to every apartment
- Triple glazed windows

SUSTAINABILITY

- Soundproof homes which retain more heat (50% more insulation than required by building regs)
- Electric (no gas) – fully controllable, delivering heat only as and when required to help in reducing carbon footprint
- Mechanical heat recovery system – stops heat escaping and pre-warms incoming cold. This results in a constant supply of filtered fresh air and more energy efficiency
- Waste water recovery – recycles 60% of the heat used in a typical shower water

EXTERNAL

- Terrace or balcony to all properties
- Landscaped communal areas including sensory garden, open space and a play area
- Permit parking across the development



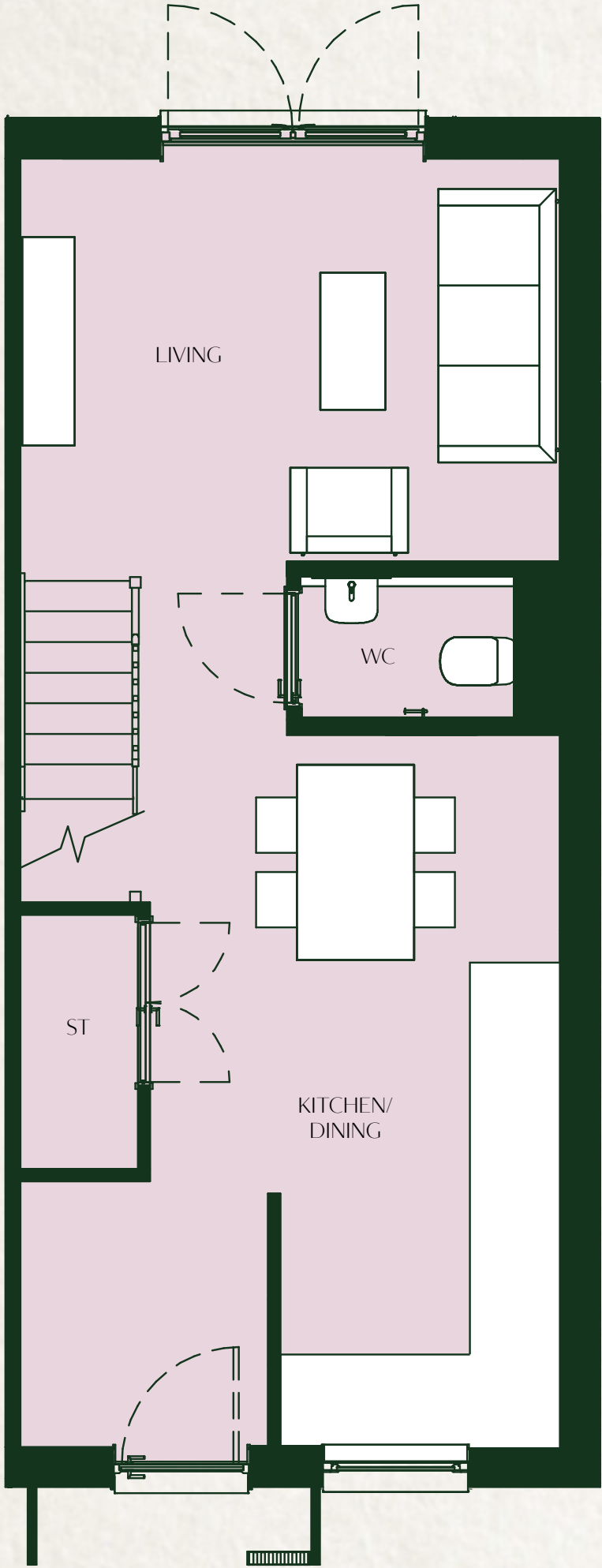


The Houses

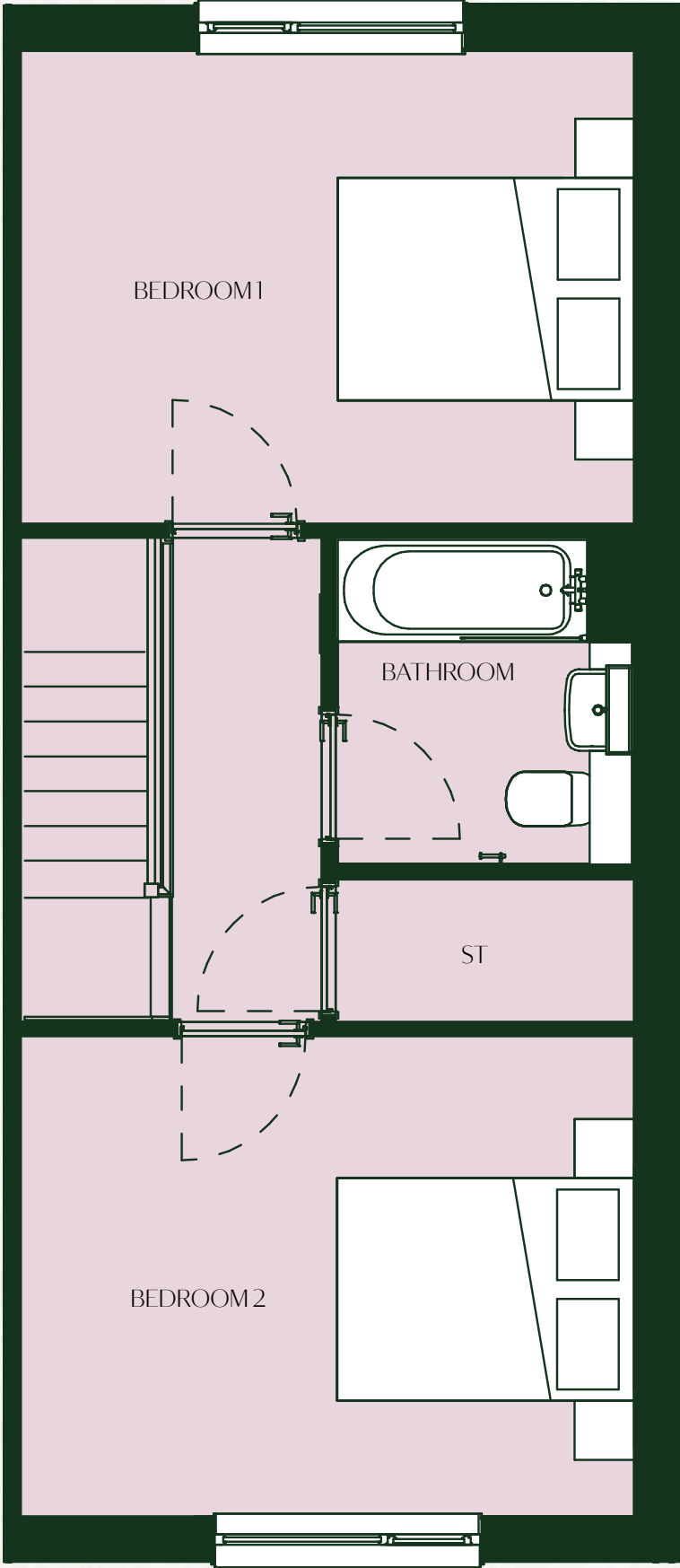
2 bedrooms - Khartoum Parade &
4 bedrooms - Congreve Close

Khartoum Parade

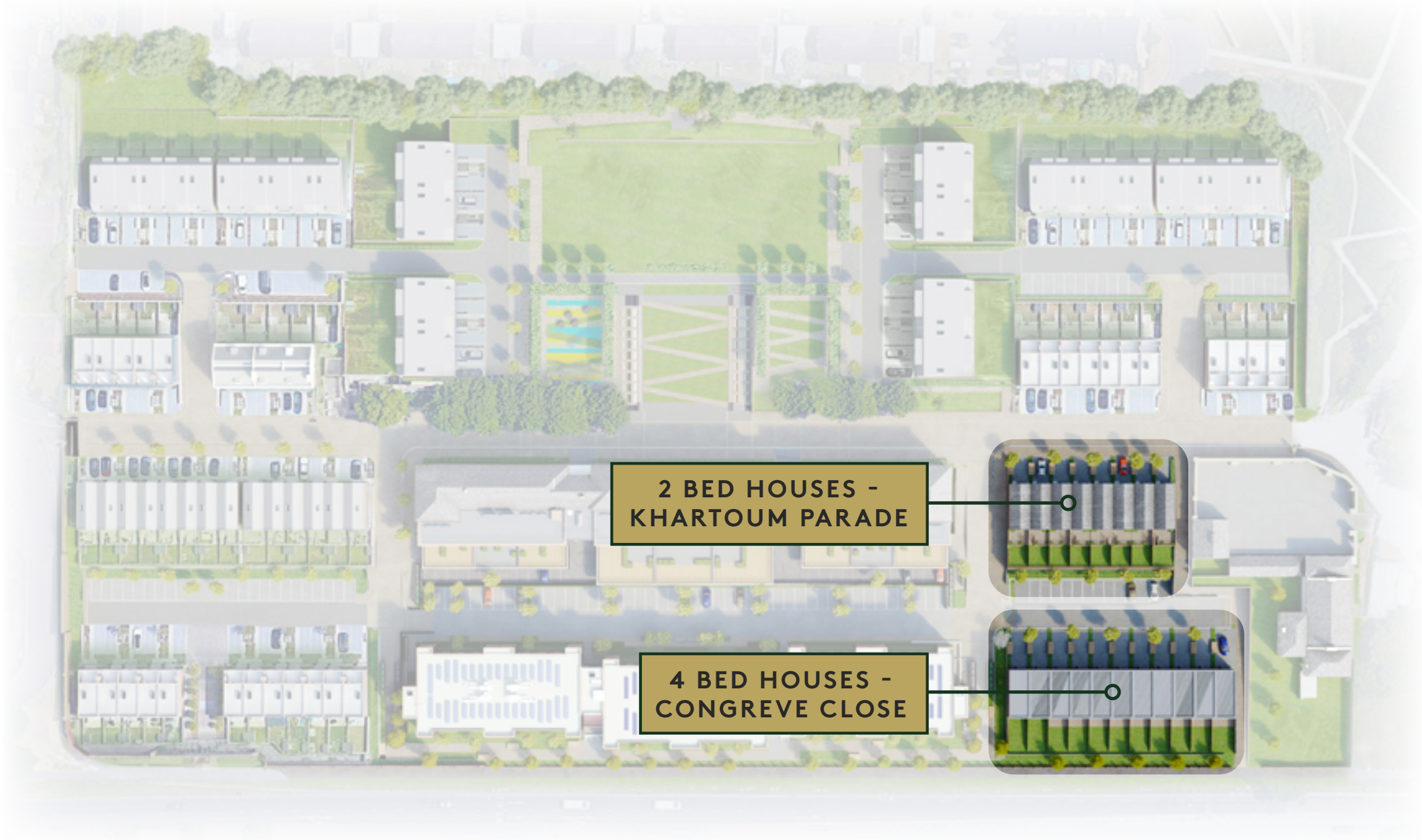
Two Bedroom House



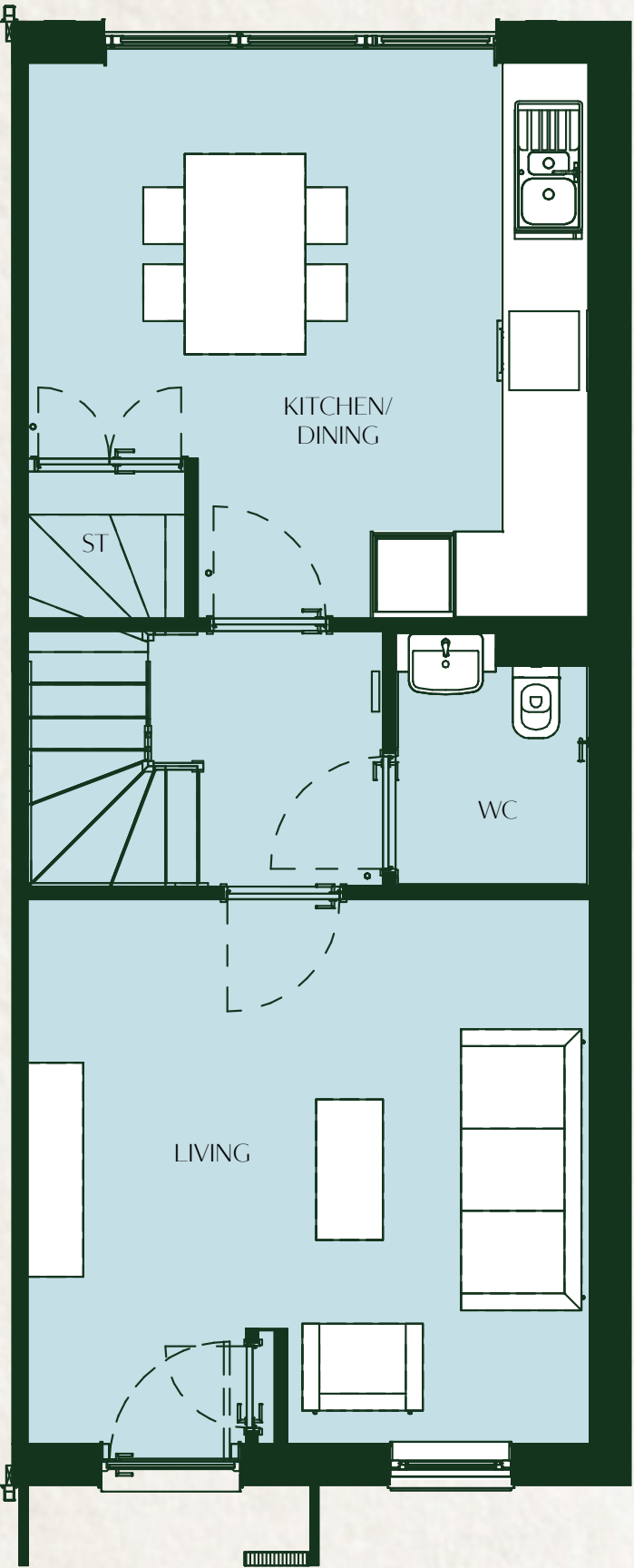
Kitchen / Dining	4.2m x 3.8m	13'8" x 12'4"
Living	4.2m x 3.9m	13'8" x 12'8"



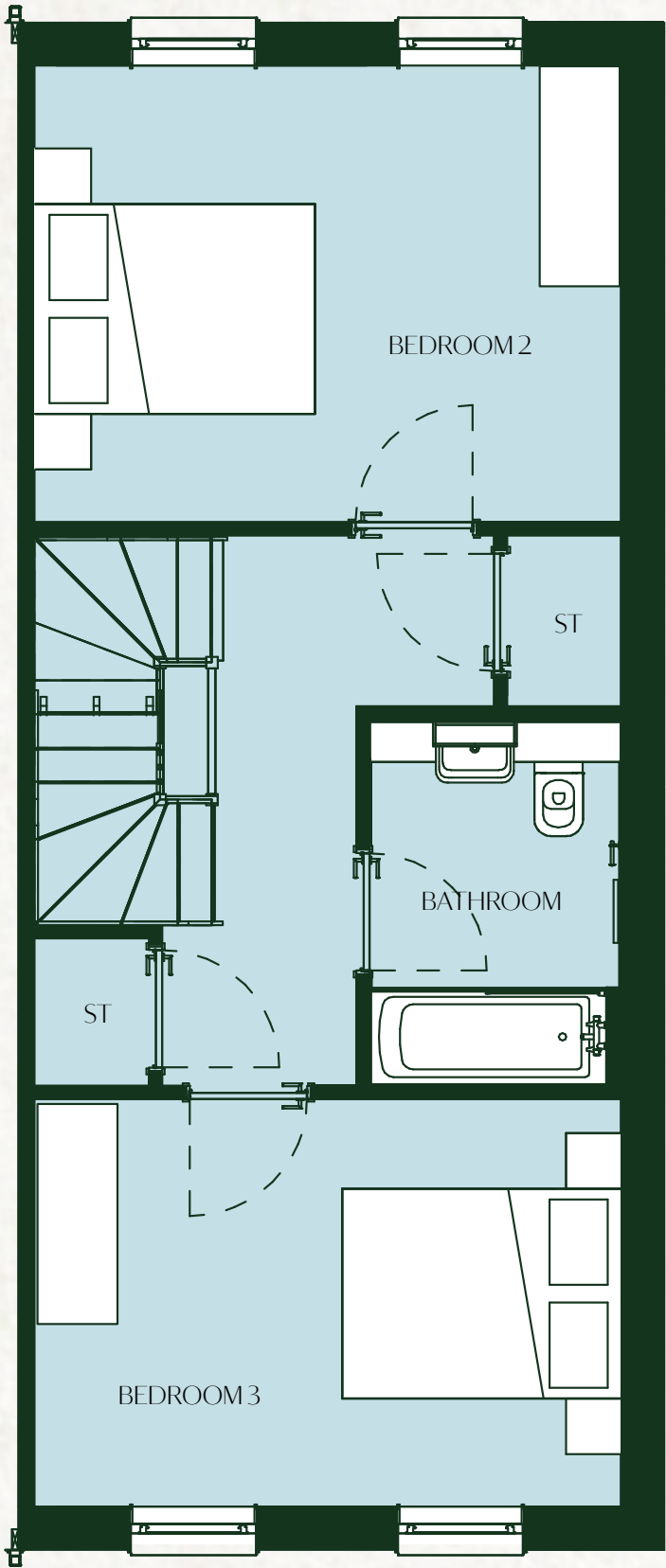
Bedroom One	4.2m x 3.2m	13'8" x 10'4"
Bedroom Two	4.2m x 2.8m	13'8" x 9'2"



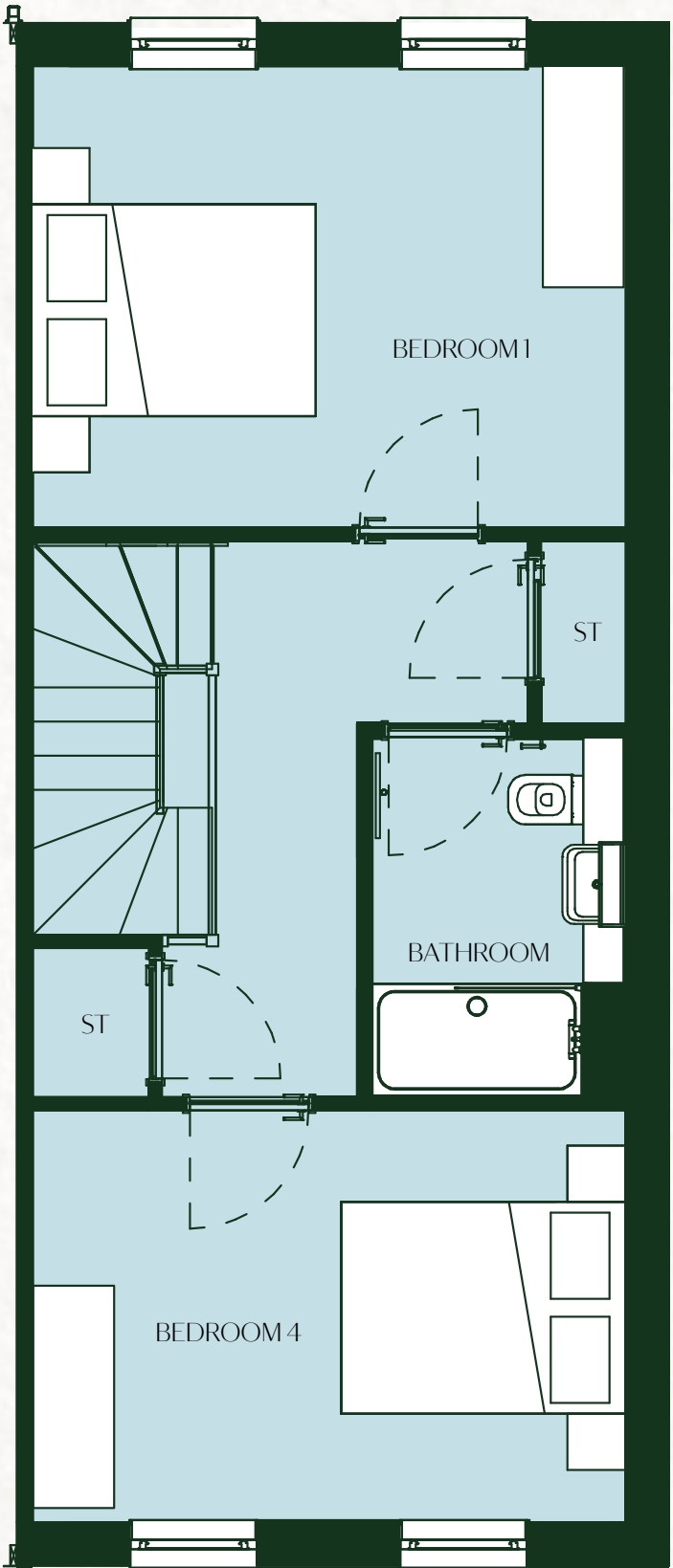
Congreve Close
Four Bedroom House



Kitchen / Dining	4.2m x 3.8m	13'8" x 12'4"
Living	4.2m x 3.9m	13'8" x 12'8"



Bedroom Two	4.2m x 3.2m	13'8" x 10'4"
Bedroom Three	4.2m x 2.8m	13'8" x 9'2"



Bedroom One	4.2m x 3.2m	13'8" x 10'4"
Bedroom Four	4.2m x 2.6m	13'8" x 8'4"



Quality on parade. Sustainability built in.

Taking a closer look at the specifications of your new house.

KITCHEN

- Opaque Fenix worktop with upstand
- Soft close doors and drawers
- Warm LED lighting to underside of wall unit
- Stainless steel sink and Bristan chrome taps
- Hotpoint integrated oven with four-ring ceramic hob and integrated extractor hood
- Glass splashback
- Hotpoint integrated fridge freezer and dishwasher
- Space for free-standing washer/dryer

HEATING

- Underfloor heating
- Chrome heated towel rails in bathrooms

BATHROOMS

- Roca sanitaryware
- Hansgrohe mixer taps
- Bath with hinged glass bath screen
- Walk-in shower to 2nd floor bathroom
- Mirrored cabinets with integrated shaver outlets
- Drawer under sink and mirror
- Porcelain floor tiles and to walls around the bath/shower

JOINERY

- Premium white decor finish doors with lever handles and brushed stainless steel ironmongery
- Composite front door

ELECTRICAL

- Downlighters to all rooms excluding bedrooms
- Single pendant lighting to all bedrooms and additional feature pendant lighting to dining/living space
- Shaver sockets to all bathrooms
- Media plate and dimmable lights in lounge, kitchen and master bedroom

ENVIRONMENTAL FEATURES

- Solar panels
- Designed to produce less carbon dioxide emissions than standard homes
- Fitted with more insulation than standard homes, helping to lock heat in and reduce energy bills
- Energy efficient lighting throughout
- Energy efficient wastewater recovery system that reclaims up to 60% of the heat used in a typical shower
- Electric heating to deliver small amounts of heat when required, saving money on household bills and reducing environmental impact
- High efficiency MVHR (heat recovery system that saves energy and improves indoor air quality)
- Triple glazed windows
- Recycling bins provided

COMMUNAL AREAS

- Exclusive parking space
- Electric car charging points

EXTERIORS

- Triple glazed aluminium doors (entrance, patio, balcony)
- Porch with timber screen
- Rear gardens are turfed and front gardens landscaped

SECURITY & PEACE OF MIND

- Mains operated smoke detector with battery back up



Are you ready to call The Quarters your home?

To arrange a viewing
contact us on **0330 2367922**,
email **info@thequarterskb.co.uk**
or visit **thequarterskb.co.uk**

Professionally managed by

allsop

While we strive to ensure the accuracy of the information, we make no warranties or representations about the completeness, reliability, or accuracy of this information. Any reliance you place on such information is strictly at your own risk. This information is indicative of what we aim to provide for residents.





Modern Living in a Historic Location

THE **Quarters**

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