PENINSULA QUAY

VICTORY PIER

Berkeley

Designed for life
BERKELEY’S AWARD-WINNING VICTORY PIER DEVELOPMENT OFFERS A COLLECTION OF STYLISH APARTMENTS BOASTING FAR-REACHING VIEWS ACROSS THE RIVER MEDWAY.
EXPERIENCE THE HIGH LIFE

Set on the Medway waterfront, Victory Pier forms part of an exciting, multi-billion pound 'Medway Renaissance' programme which has seen a total transformation of this stretch of the River Medway.
EXPLORE THE EVOLVING MARINA

Contemporary award-winning homes, stunning landscaped surroundings and an exceptional waterside setting has drawn a flourishing community to Victory Pier, with shops, restaurants and bars set to add to the atmosphere.
PENINSULA QUAY

Designed and finished to exemplary standards, the latest phase of homes at Victory Pier comprises a collection of stylish suites, one, two and three-bedroom apartments complete with Berkeley’s renowned high-quality specification.
Peninsula Quay is in an excellent location to access the best of the south east of England. Whether you’re travelling for work or pleasure, you’ll get to your destination in no time.

**CONNECTIONS IN ALL DIRECTIONS**

Times sourced from www.southeasternrailway.co.uk and www.tfl.gov.uk. All travel times are approximate.

Maps are not to scale and show approximate locations only.
Ideal for commuters, regular rail services from Gillingham and Chatham make Peninsula Quay an ideal base for travelling into London.
A VOYAGE OF DISCOVERY

Victory Pier provides residents with the perfect base for experiencing the Kent countryside, the coastline and beyond.
Peninsula Quay puts you within easy reach of a fantastic range of leisure opportunities, both inside and out.

The Medway provides an ever-evolving natural backdrop, which residents at Peninsula Quay are ideally placed to enjoy, whether that be a run or stroll along the waterfront or watching the boats come in. The beautiful Kent countryside, abundant parkland, relaxing rivers and iconic coastline provide ample opportunities for exploration.

In addition to the proposed bars and restaurants at Victory Pier, for a great selection of places to eat, drink and shop try nearby Chatham Maritime. For an outstanding choice you can’t beat nearby Bluewater which offers over 300 designer and high street shops under one roof alongside a 13-screen multiplex cinema and a wide range of eateries to suit all tastes and pockets.
A VISION FOR THE FUTURE

The Medway waterfront forms part of an exciting, multi-billion pound ‘Medway Renaissance’ programme, which has seen a total transformation of this stretch of the River Medway. Along with a vibrant new community, the programme is attracting businesses to the area and investment into the surrounding amenities and infrastructure.

One of the many improvements includes the new Universities at Medway; a unique multi-university partnership which has brought together Canterbury Christ Church University, University of Greenwich, University of Kent and Mid-Kent College and is sure to make this waterside destination prosperous and desirable for years to come.

Walking times are approximate and sourced from walkit.com
Peninsula Quay is part of an exciting regeneration project that will breathe new life into this stretch of the River Medway.

Site plan of Peninsula Quay is for illustrative purposes only.
Each home at Peninsula Quay has been carefully designed to provide spacious, light living areas with either a terrace or balcony offering incredible views across the harbour, landscaped courtyards or promenade park.
Not only do residents benefit from luxury waterside living at Victory Pier but also an excellent range of amenities including a residents’ gym and Wi-Fi lounge.

TIME FOR LEISURE
Quality and attention to detail is evident everywhere you turn at Peninsula Quay.
Stylish designs create a warm and welcoming atmosphere.

TRANQUIL SURROUNDINGS
The apartments have been meticulously designed to maximise space, substance and style.
2 BEDROOM APARTMENT
PLOTS 118, 218, 318, 418, 518, 618 & 708

FLOORPLANS

Gross Internal Area | 59.1 sq m | 637.01 sq ft
--- | --- | ---
Kitchen/Dining/Living | 6.50m x 3.95m | 21'4" x 13'0"
Master Bedroom | 4.35m x 3.05m | 14'3" x 10'0"
Bedroom 2 | 3.75m x 2.10m | 12'4" x 6'11"
2 BEDROOM APARTMENT

PLOTS 117, 217, 317, 417, 517, 617 & 707

<table>
<thead>
<tr>
<th>Room</th>
<th>Gross Internal Area</th>
<th>First to sixth floor</th>
<th>Seventh floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>6.55m x 3.55m</td>
<td>21'6&quot; x 11'8&quot;</td>
<td></td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.80m x 2.70m</td>
<td>15'9&quot; x 8'10&quot;</td>
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</tr>
<tr>
<td>Bedroom 2</td>
<td>3.30m x 3.28m</td>
<td>10'10&quot; x 10'9&quot;</td>
<td></td>
</tr>
</tbody>
</table>

- Depicts measurement points. WM = Washing machine, HIU = Heat Interface Unit, S = Storage, W = Wardrobe.
- Floorplans show approximate measurements only. Each layout and size may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.
2 BEDROOM APARTMENT

PLOTS 209, 309, 409, 509 & 609

Gross Internal Area 66.0 sq m 710.42 sq ft
Kitchen/Dining/Living 5.05m x 4.80m 16'7" x 15'9"
Master Bedroom 4.80m x 3.30m 15'9" x 10'10"
Bedroom 2 3.37m x 3.08m 11'0" x 10'1"

Second to sixth floor

Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

2 BEDROOM APARTMENT

PLOTS 201, 301, 401, 501, 601 & 701

Gross Internal Area 74.8 sq m 805.57 sq ft
Kitchen/Dining/Living 5.60m x 4.80m 18'4" x 15'9"
Master Bedroom 3.65m x 3.19m 12'0" x 10'5"
Bedroom 2 3.30m x 2.90m 10'10" x 9'6"

Second to sixth floor

Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.
2 BEDROOM APARTMENT

PLOTS 116, 216, 316, 416, 516, 616 & 706

Gross Internal Area 73.5 sq m 791.36 sq ft

Floorplan show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

2 BEDROOM APARTMENT

PLOTS 115, 215, 315, 415, 515 & 615

Gross Internal Area 79.6 sq m 857.24 sq ft

Floorplan show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.
3 BEDROOM APARTMENT

PLOTS 219, 319, 419, 519, 619 & 709

<table>
<thead>
<tr>
<th>Gross Internal Area</th>
<th>91.2 sq m</th>
<th>982.31 sq ft</th>
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<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>6.48m x 5.20m</td>
<td>21'3&quot; x 17'0&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>6.55m x 2.77m</td>
<td>21'6&quot; x 9'1&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.30m x 3.18m</td>
<td>10'10&quot; x 10'5&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.30m x 3.18m</td>
<td>10'10&quot; x 10'5&quot;</td>
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Second to sixth floor

Sewtenth floor

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SUPERIOR SPECIFICATIONS

Bathrooms
• Branded chinaware (bath, wc, sink)
• Glass shower screen
• Designer taps and thermostatic shower mixer unit
• Full height large format ceramic tiling to bath area
• Ceramic tiling to floor with matched tiled skirting
• Low voltage recessed downlighters
• Shelving for towels and toiletries (where layout allows)
• Shaver socket
• Extractor ventilation
• En-suite bathrooms to select apartments

Living Area
• Timber effect flooring
• Ceiling lighting pendants
• Media plate providing TV/FM aerial, telecom, satellite and power points
• Sky+ wired to communal satellite dish (buyer subscription required)

Bedrooms
• Fitted wardrobe (to master bedroom only)
• Fully fitted wool mix carpet
• TV/FM and telecom point (master bedroom only)

Kitchens
• Contemporary designed kitchen with fitted wall and base units
• Single sink with chrome mixer tap
• Integrated electric oven, hob and extractor (comb microwave oven in some apartment types)
• Stone worktop and matching upstands
• Integrated A+ rated fridge/freezer
• Integrated dishwasher (slimline in some apartment types)
• Low voltage recessed downlighters to kitchen area
• Freestanding washer dryer (in hall cupboard)

External finishes
• Spacious decked balcony to apartments on upper floors
• Private outdoor podium terraces to selected units on first floor
• uPVC sealed unit double glazed windows

Interior finishes
• White finished ‘V’ profile internal doors with polished chrome lever furniture
• White painted ‘V’ profile skirting and architraves
• Matt emulsion to walls and ceilings

Security
• Electronic video door entry system
• Grey Coto wood veneer finish to entrance door with spyhole and 5 lever deadlock
• Mains supply smoke and heat detection

Heating
• Centralised energy centre providing heat and hot water to all apartments
• Towel rail to bathrooms

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley West London reserves the right to make these changes as required.

Photographs depict previous Victory Pier Show Homes.
THE BERKELEY DIFFERENCE

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

Here is what you can expect:

• From the day you reserve – until the day you complete – we’ll update you regularly on progress
• Sustainability is high on any responsible builder’s agenda
• We promise to fully communicate the environmental features of our developments to all of our customers
• Our customer relations manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
• We’ll meet you at the development to demonstrate all the functions and facilities of your new apartment and will present you with your own bespoke guide to your new home
• We personally handover your key on completion day and make sure everything is to your satisfaction
• The 2-year warranty with 24 hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you’ll have the added security protection of the Premier Guarantee
• Finally we will contact you throughout your buying journey to ensure everything progresses smoothly and you are kept up to date with regular information
DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do
At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with Homeowners who receive, Berkeley operates a 2 year policy with

A commitment to creating sustainable communities
Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

Our commitment to sustainable living
Homes at Peninsular Quay benefit from:
• Highly insulated building envelope (above Building Regulation requirements to save on heating costs)
• Energy efficient appliances provided to lower the carbon footprint and minimise pollution
• Homes designed for low water consumption to preserve the water resources
• Recycling waste bins in all apartments and in communal bin store
• 100% low energy lighting and PRF lighting in communal areas
• Home office to all homes apart from suites
• Wi-Fi in the entrance lobby
• Residents Gym
• Secure, covered cycle storage
• Public transportation within 150 meters of the development
• Landscaped green roof over the car park area utilised as residents’ private amenity space
• Native trees and shrubs included to enhance the biodiversity and attract wildlife
• Provision of bat bricks and bird nesting boxes
• The development is built on previously developed land and is next to a sensitive site in The River Medway of Special Scientific Interest

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley’s plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we live work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our Vision
To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

An exceptional customer experience
We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes
When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

The Berkeley Foundation
Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain’s young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes partly from The Berkeley Group, and also through the tirelessly and inventive efforts of our staff. We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and community services to ensure that maximum benefit is achieved.

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Great places
We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people’s well-being and quality of life.

Efficient and considerate operations
We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and safety
Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.
The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley West London policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations. All measurements are approximate and have not been verified by us. The information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Peninsula Quay is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley West London to ascertain the availability of any particular property.

 addTargetImage: "Victory Pier Sales & Marketing Suite, Pier Road, Gillingham ME7 1AF
+44 (0)1634 565 000 | www.victorypier.co.uk

Nearest train stations are Gillingham and Chatham

Maps are not to scale and show approximate locations only.

Proud to be a member of the Berkeley Group of companies