



ORCHARD MEWS

CONTEMPORARY LIVING BY THE SEA

## A LUXURY DEVELOPMENT



Orchard Mews is a luxury development of stunning new three bed townhouses and one and two-bedroom apartments set within the private gated landscaped grounds of a Grade II listed property with all its classical Georgian Splendour.

All properties are finished to high specification and in a contemporary style reflecting the needs and desires of the modern family. Complete with a variation of gardens and or terraces, and allocated parking within the heart of this thriving Royal Marina setting.



## SUPERBLY LOCATED



Ramsgate town has so much to offer. With great schools, bars, restaurants, café's, the infamous Royal Harbour, and high street all on your doorstep. There are a number of beautiful beaches too and the neighbouring towns of Margate and Broadstairs offer further Blue Flag beaches and an abundance of seaside charm and attractions.

For day to day life, Orchard Mews is superbly located, with the main supermarkets within walking distance of this unique development and the Royal Harbour showcases a thriving independent retail and restaurant community. Whether this be the local fish shop selling the dayboat catch or the independent pub offering its micro brewed ale and locally sourced and cooked fayre, the Thanet towns are burgeoning and now being recognised alongside established neighbours of Whitstable and Deal.

If you want to travel further afield you are spoilt for choice. There are excellent road and rail links into London and surrounding areas. The Thanet Loop is a frequent bus service next to the development and links all coastal towns and local retail centres including Canterbury City.

By car, London is approximately 1hr 30m, Gatwick Airport approx 1hr 15m and London Heathrow approx 1hr 40m. The Port of Dover is only 25 mins and the Eurotunnel at Folkestone 30m. Ramsgate station is only a short walk where you can get the High Speed train to London St Pancras in approx 1hr 14m, which offers links to the London Underground and Eurostar.

EAGLE HILL



SITE MAP



## ORCHARD MEWS

PLOT	BLOCK	POSTAL ADDRESS		STYLE	BEDS	TYPE	OUTSIDE SPACE	PARKING	SQ.FT
1	1	48 Chatham Street	CT11 7PR	Semi Detached	2	New Build Maisonette	Communal	No	664
2		50 Chatham Street	CT11 7PR	Mid Terrace	2	New Build Maisonette	Communal	No	664
3		Flat 1, 2 Orchard Mews	CT11 7FE	Semi Detached	2	New Build Maisonette	Terrace	No	661
4		Flat 2, 2 Orchard Mews	CT1 1 7FE	Mid Terrace	2	New Build Maisonette	Terrace	No	661
5		1 Orchard Mews	CT1 1 7FE	Semi Detached	3 / 4	New Build Town House	Roof Terrace	No	1156
6	2	3 Orchard Mews	CT11 7FE	End Terrace	3	New Build Town House	Roof Terrace	Allocated	1156
7		4 Orchard Mews	CT11 7FE	Mid Terrace	3	New Build Town House	Roof Terrace	Allocated	1156
8		5 Orchard Mews	CT11 7FE	End Terrace	3	New Build Town House	Roof Terrace	Allocated	1156
9	3	10 Orchard Mews	CT1 1 7FE	End Terrace	3	New Build Town House	Garden & Terrace	Allocated	1169
10		9 Orchard Mews	CT1 1 7FE	Mid Terrace	3	New Build Town House	Garden & Terrace	Allocated	1169
11		8 Orchard Mews	CT1 1 7FE	Mid Terrace	3	New Build Town House	Garden & Terrace	Allocated	1169
12		7 Orchard Mews	CT1 1 7FE	Mid Terrace	3	New Build Town House	Garden & Terrace	Allocated	1169
13		6 Orchard Mews	CT1 1 7FE	End Terrace	3	New Build Town House	Garden & Terrace	Allocated	1169

## TOWNLEY HOUSE

PLOT	FLAT	POSTAL ADDRESS	LEVEL	LEVEL	BEDS	TYPE	OUTSIDE SPACE	PARKING	SQ.FT
3	3	46 Chatham Street	CT11 7PR	Ground	2	Conversion Apartment	Communal	No	575
4	4	46 Chatham Street	CT11 7PR	Ground	1	Apartment	Communal	No	570
5	5	46 Chatham Street	CT11 7PR	First	2	Apartment	Communal	No	803
6	6	46 Chatham Street	CT11 7PR	First	1	Apartment	Communal	No	601
7	7	46 Chatham Street	CT11 7PR	First	2	Apartment	Communal	No	1002
8	8	46 Chatham Street	CT11 7PR	Second	2	Apartment	Communal	No	797
9	9	46 Chatham Street	CT11 7PR	Second	1	Apartment	Communal	No	465
10	10	46 Chatham Street	CT11 7PR	Lower Ground	2	Apartment	Communal	No	705











# SPECIFICATION

## Kitchen

- German Appliances
- Composite work surfaces
- Undermount sinks
- Handleless cupboards

## Family Bathrooms

- Porcelain wall and floor tiles
- Swiss vanity units with standard and concealed drawer systems
- Swiss made wash basin
- Swiss/German toilet mounting system with dual flush

## Ensuite Bathrooms

- Walk in showers with stone slim profile trays
- Gladd doors to walk in shower areas
- Swiss/German basin with under sink storage
- Vanity mirror unit with built in lighting
- Swiss/German wall mounted toilet
- Swiss/German wall mounting system with dual flush

## Flooring

- Hardwood engineered flooring in hallway, kitchen & living area
- High Quality weave carpet in the bedrooms

## Audio & Video

- Access to high-speed Wi-Fi broadband internet – 5G zone
- Dual lock system to all windows and doors

## Lighting & Electrical

- Recessed LED light fittings throughout
- Contemporary light and power sockets/switches
- Under mounted and over unit LED lighting to kitchen areas
- Brushed steel fittings to exterior areas

## Entrance & Communal Areas

- Video entry to all units
- Individual utility meter
- Prefinished doors with satin finish handles and hinges

## Terraces & Balconies

- Anti slip timber decking
- Thin frame bi-folding doors
- Glass balustrades
- Glass private screens

## Outside Space

- Cycle store for apartments
- Communal rubbish area
- Communal gardens for all apartments

### Disclaimer:

The specification maybe subject to some change as necessary and without notice. Any photographs or computer-generated images may not represent the actual fittings and furnishings of the development. The specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract. The developer retains the right to adjust and vary specifications.



# PROPERTY INFORMATION

## TENURE

Orchard Mews: Freehold.

Townley House: Leasehold – 250 leases commencing January 2022.

## ESTATE MANAGEMENT / MANAGEMENT COMPANY

The Property & Block Management Companies.

## ESTATE CHARGES / SERVICE CHARGES

A breakdown of the charges available on request.

## RESTRICTIONS

Orchard Mews: No restrictions.

Townley House: Properties are restricted to having just one pet: either a dog or a cat.

## WARRANTY PROVIDER

10 year warranty via Build-Zone.

## PARKING

Orchard Mews: 1 Allocated parking bay for 8 of the 9 houses.

Townley House: No allocated parking.

## DEVELOPER

Art Estates Limited.

## BUILDER

Art Estates Ltd.

## SNAGGING

Any snagging will be carried out in full, usually after exchange and prior to completion.

Snagging examples; clean, decoration and uneven finishes.

## DEFECT PERIOD

One month from the completion date buyers can report any defects to the developers directly.

Defect examples; Fittings, plumbing, drainage, wiring, damp, malfunction windows and doors.

## ESTIMATED COMPLETION DATES

Build Complete.

## RESERVATIONS

£1000 reservation fee is required to secure the property to remove it from the market.

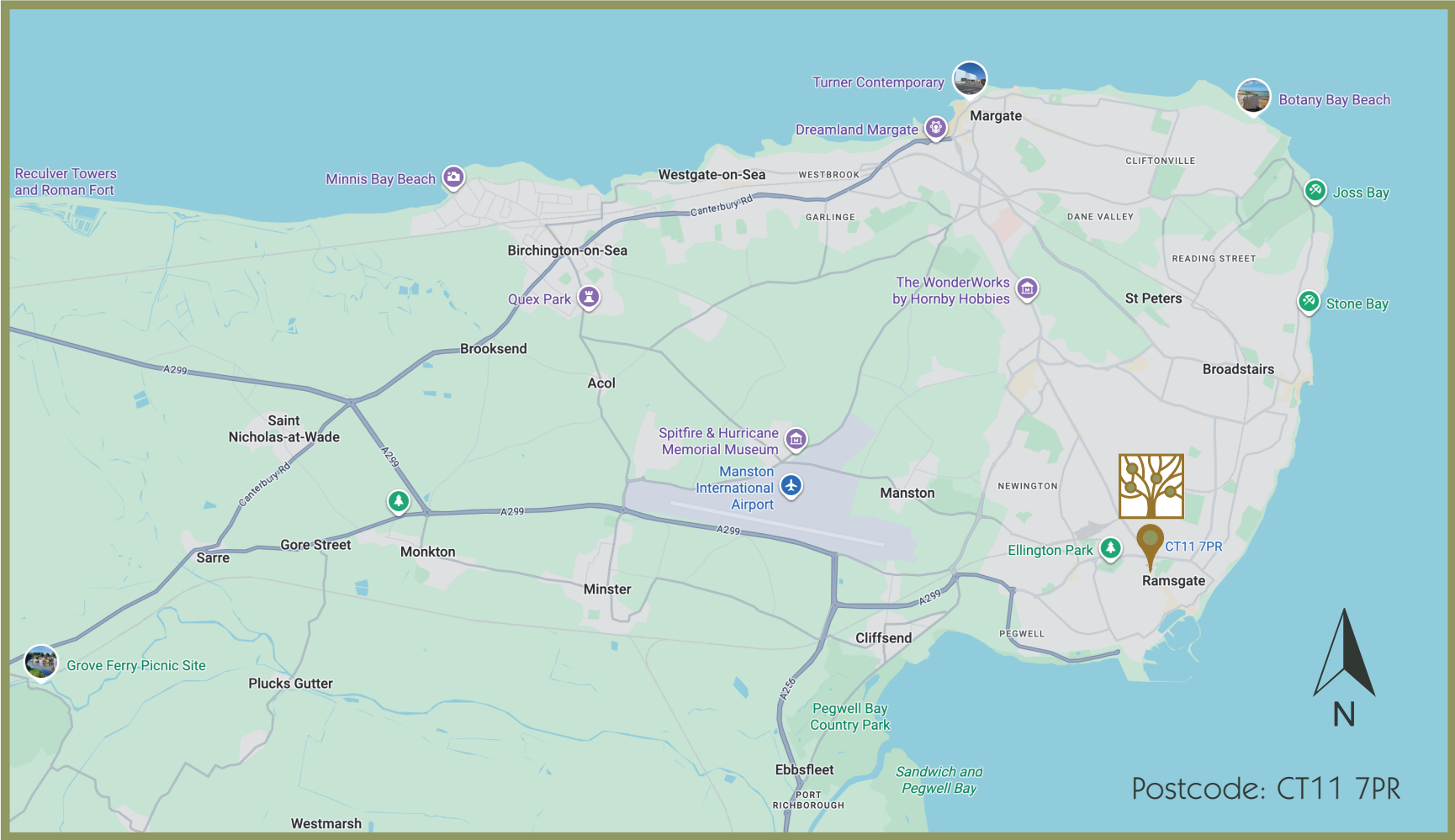
The reservation fee is lodged with the seller and deducted from the sale agreed price on completion.

The reservation fee is 100% refundable should the seller withdraw from the sale.

The reservation fee is 50% refundable should the buyer withdraw from the purchase.

Disclaimer:  
The above property information is subject to changes.







**miles&barr**

LAND AND NEW HOMES

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