



Your place to grow at

Cottington Gardens, Cliffsend



orbit

Your place
to thrive



Royal Harbour Marina, Ramsgate



Market Place, Margate



Cliffsend Viking Ship Hugin



Canterbury Old Town

Find your place to thrive at Cottington Gardens

Cottington Gardens is an attractive selection of 1 bedroom apartments plus 2, 3 and 4 bedroom homes located in the delightful village of Cliffsend on the beautiful Thanet coast, with the towns of Ramsgate, Margate and Broadstairs all within easy reach.

All the essentials are a short drive away at Westwood Cross. Here you'll find hardware, home and tech outlets, a number of leading supermarkets, a shopping centre, multi-screen cinema, health club and an abundance of restaurants. There is also a wide range of nearby schools, providing a great education from primary right through to sixth form.

The historic town of Ramsgate is equally as close, with its unique Royal Harbour, independent shops, beautiful sandy beaches, traditional market and great café culture. Alternatively, you can follow the coastline

north to the award-winning blue flag beaches, cliff-top walks and festival culture of Broadstairs, while the quintessential seaside town of Margate is around a half-an-hour drive and makes a great day out.

For a little more excitement, take an easy drive into the historic cathedral city of Canterbury. Here you'll find a huge range of entertainment and activities that can cater for any taste. It's also a great destination for shopping, with a wide range of high-street favourites and charming independents.

A home at Cottington Gardens also puts London and even the rest of Europe within reach – nearby Ramsgate Station offers excellent rail links to the capital and the port of Dover is just a short trip south.

Get Connected

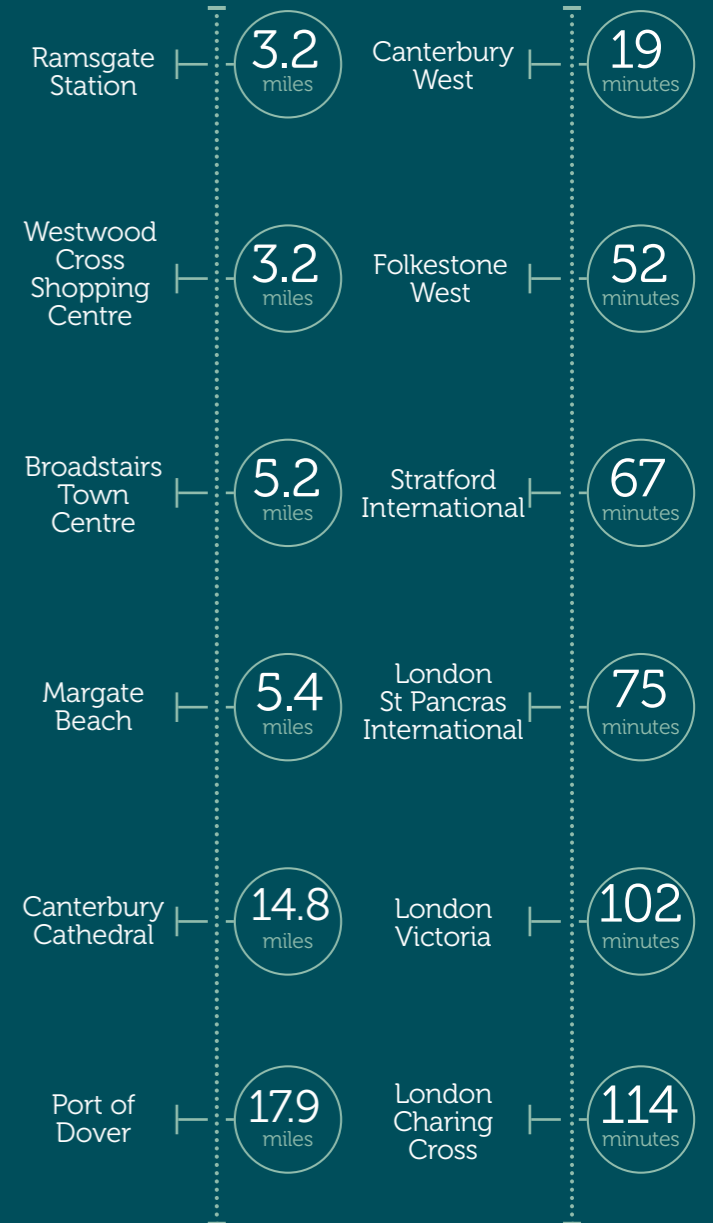
Transport connections from Cottington Gardens make it easy to travel locally, nationally and internationally. The A299 and A28 provide great local links and both join the M2 motorway for an uninterrupted route to London. From nearby Ramsgate Station, regular rail services reach a choice of central London stations, while the A256 connects to Dover and opens up a gateway to mainland Europe. Additionally, Gatwick Airport is within two hours and provides access to many global destinations.



By car from Cottington Gardens



By train from Ramsgate Station





Specification

Kitchen

- Magnet Luna range of kitchen units and work tops
- Integrated stainless steel oven and 4 burner gas hob
- Stainless steel chimney hood and splashback
- Stainless steel 1½ sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated washer/dryer and dishwasher
- Pelmet lighting under wall units

Bathroom, Cloakroom and En-Suite

- Contemporary white sanitaryware
- Bath with chrome taps
- Thermostatically controlled shower over bath with glass shower screen
- Thermostatically controlled shower to en-suite with silver frame and glass enclosure
- Chrome heated towel rail to bathroom and en-suite
- Half height tiling to bathroom and en-suite
- Full height tiling around bath and shower cubicle (where fitted)
- 2 course tiled splashback to cloakroom sanitaryware

Electrical

- TV point to living room and bedroom 1
- Telephone point to living room
- BT Fibre to property (FTP) with data point to living room
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- Shaver socket to bathroom
- Under-wall unit lights and downlights to kitchen
- PIR operated light to front entrance and rear

Windows and Doors

- Multipoint locking front doors
- PVCu double glazed windows and patio doors

Plumbing

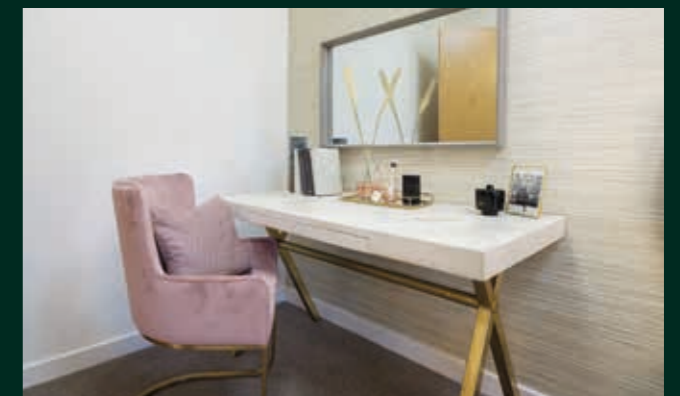
- Vaillant Combi boiler
- Gledhill hot water cylinder (to The Primrose only)
- Thermostatically controlled radiators

Internal

- Vinyl flooring to wet rooms
- Carpet to non-wet rooms
- Walls, ceilings and woodwork in Dulux Trade Pure Brilliant White
- Fitted wardrobe to bedroom 1 (excluding The Poppy)

General

- Turf to front and rear gardens
- Patio to rear gardens
- 1.8m closeboard fence to rear garden
- External tap
- 12 year LABC warranty





Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Cottington Gardens we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright* and rent becomes a thing of the past.

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

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."



After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.



Cottington Gardens
Off Cottington Road
Cliffsend
Ramsgate
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Wider Area



Local Area



Your place
to thrive

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