

# Pennicott Place

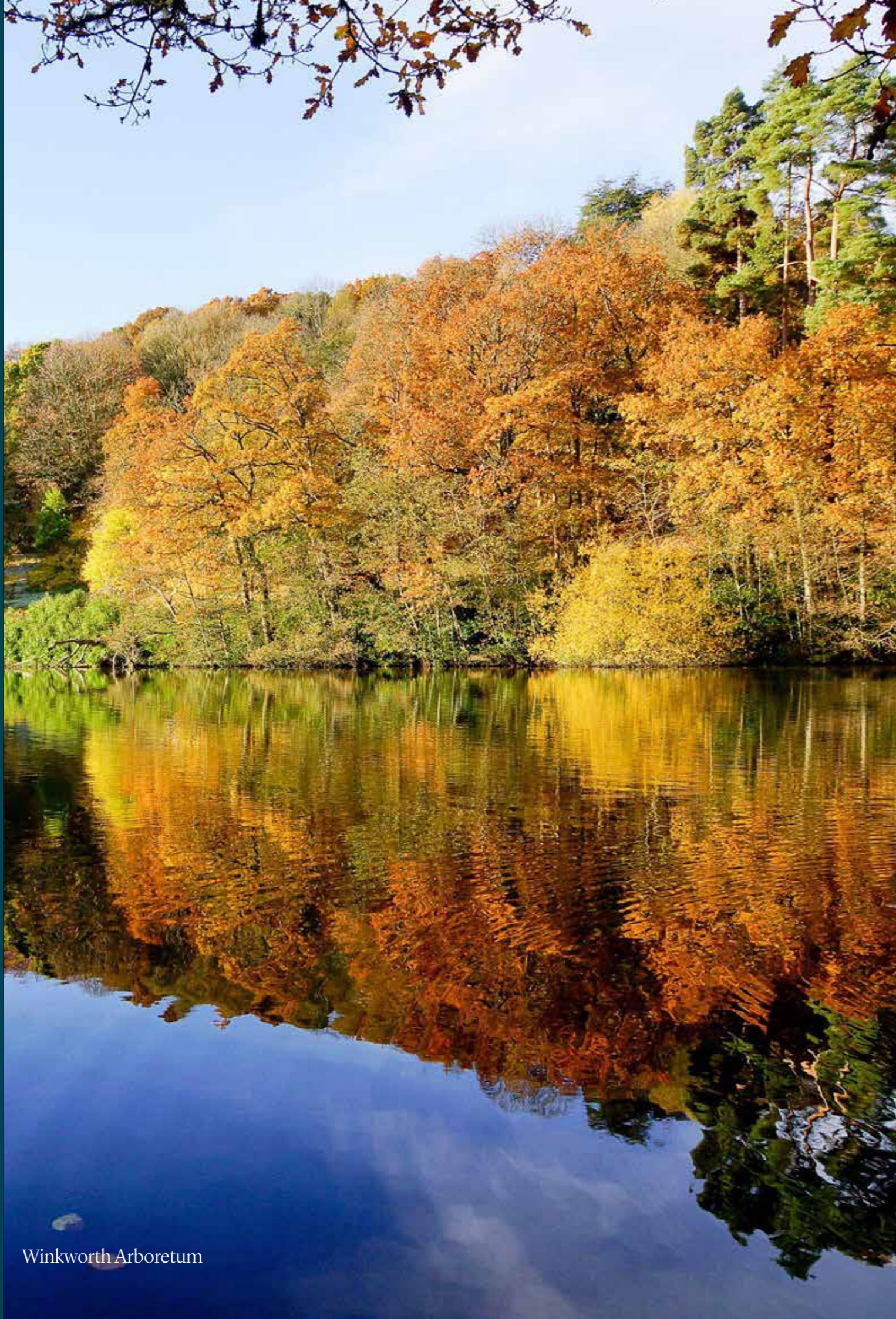
GODALMING, SURREY

A beautiful collection of 1 & 2 bedroom  
Shared Ownership apartments

*A home of your own*

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Winkworth Arboretum

# Welcome to Pennicott Place

With its winding streets, historic buildings and delightful riverside meadows, the historic market town of Godalming has long been a desirable place for people to live. Located at that point where the streets and shops give way to the trees and open fields of the countryside, the attractive new development of homes at Pennicott Place is your chance to become part of the local community.

You'll have a local Waitrose and Sainsbury's superstore, the train station is just a mile away and there are shops, schools, medical facilities, restaurants and pubs in the town. All apartments offer spacious, open plan living areas, a fully fitted kitchen, stylish bathroom and everything you need for contemporary living.

Legal & General Affordable Homes is offering a unique opportunity to live at Pennicott Place through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes

# Living at Pennicott Place



**Beautifully designed**  
Attractive new homes built with your lifestyle in mind.



**Well connected**  
Handy for Guildford, London and the beautiful Surrey countryside.



**Express yourself**  
The neutral décor invites you to add your own touches and create your own look.



**Superb location**  
The peace and quiet of the countryside together with all the amenities of a town.



Make yourself at home



*So much to enjoy  
on your doorstep*

### Surrounded by nature at its best

The ancient market and coaching town of Godalming sits beside the tranquil waters of the River Wey with cattle grazing in the waterside meadows and canal boats passing by and mooring at the wharf.

There are dozens of historic buildings, a museum, galleries and a charming High Street together with a regular open-air market. The town has a leisure centre, and you'll also have local football, cricket, rugby, fishing and golf.

Nearby Guildford boasts a castle, cathedral, no less than four shopping centres and a much loved High Street. You'll also find live theatre and music venues, comedy clubs, a cinema, a museum and a choice of art galleries.

Godalming is surrounded by nature. The Winkworth Arboretum, with its majestic trees, is well worth a visit at any time of year, but particularly in autumn when the leaves are changing colour. The Surrey Hills are a designated Area of Outstanding Natural Beauty – pick a clear day for the panoramic views – and there are local nature, heath, woods and wetlands just waiting to be explored.

The River Wey, Godalming



The 'Pepperpot' Clock Tower, High Street, Godalming



Fishing at Broadwater Lake, Godalming



Guildford High Street

# You're connected

## With so many places to enjoy

It's an 8-minute train journey to Guildford from Godalming station or a 42 minute commute into London Waterloo. Head in the other direction and arrive at Portsmouth Harbour, ready for the ferry.

Godalming is well placed for bus services too, both within the town itself and to local destinations such as Guildford and Farnham.

There are big roads nearby. The A31 links you with Winchester, Southampton and the New Forest while the A3 takes you to the M25 where you can connect with the national motorway network.

Whether you're flying from Gatwick or driving down to the Channel Tunnel, Pennicott Place is the perfect starting point for trips abroad.

Yet perhaps the best form of transport is to get on your bike and follow the River Wey towpath to Guildford, or pull on your walking boots and explore the North Downs Way.



### By Bicycle

- Sainsbury's  
0.2 mile
- Godalming Wharf  
0.4 miles
- Godalming High Street  
0.5 miles
- Côte Restaurant  
0.5 miles
- Godalming Museum  
0.7 miles
- Godalming Station  
0.9 miles
- Broadwater Lake  
1.1 miles



### By Train

- From Godalming Station
- Guildford  
8 mins
- Woking  
14 mins
- Clapham Junction  
37 mins
- London Waterloo  
42 mins
- Wimbledon\*  
52 mins
- Portsmouth Harbour  
52 mins
- Southampton\*  
1 hour 21 mins

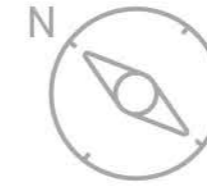


### By Car

- Waitrose  
0.5 miles
- Godalming Station  
1.1 miles
- Farncombe Wood  
1.8 miles
- Charterhouse School  
1.9 miles
- Winkworth Arboretum  
2.6 miles
- Guildford  
4.5 miles
- Heathrow Airport  
29.4 miles

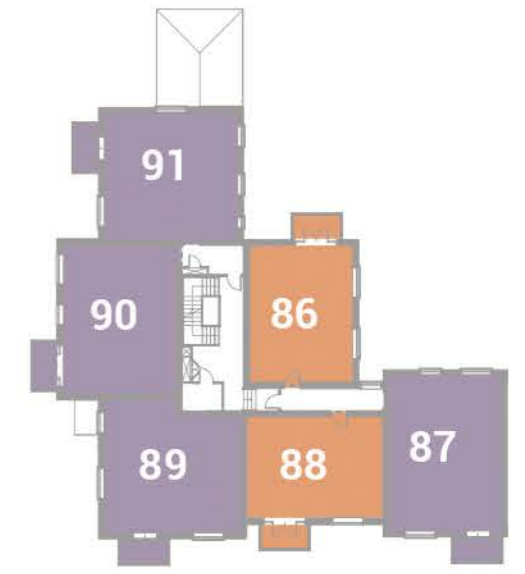
\* Travel via Woking train station. Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

# Site Plan

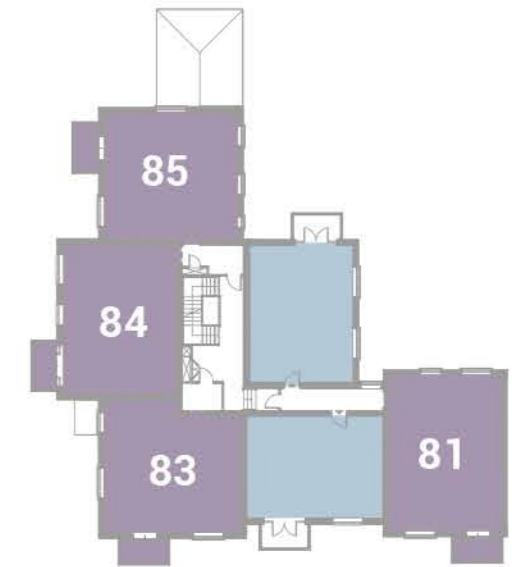


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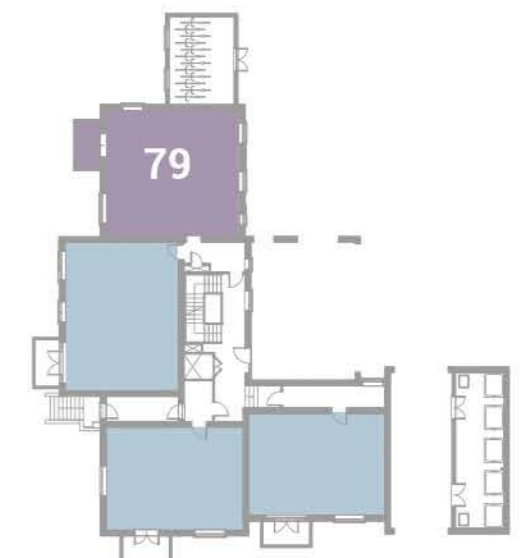
- One Bedroom Apartments
- Two Bedroom Apartments
- LGAH Rented Apartments
- Crest Nicholson Homes
- EVC vehicle chargers



Second Floor



First Floor



Ground Floor

Layout is indicative only and subject to change by the developer (and subject to detailed design). Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# One Bedroom Apartments

Plot No 88



## Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

Dimensions	TOTAL AREA: 50.4 SQ M 543 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.15m x 4.54m	20' 2" x 14' 11"		
Bedroom	3.91m x 3.61m	12' 10" x 11' 10"		



The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# One Bedroom Apartments

Plot No 86



## Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

Dimensions	TOTAL AREA: 51.8 SQ M 558 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.27m x 4.39m	20' 7" x 14' 5"		
Bedroom	3.85m x 3.03m	12' 7" x 9' 11"		



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# Two Bedroom Apartments

Plot Nos 84 & 90



Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

Dimensions	TOTAL AREA: 61.2 SQ M 659 SQ FT	
	Length	Width
Living/ Dining/ Kitchen	6.85m x 3.97m	22' 6" x 13' 0"
Bedroom 1	3.62m x 3.26m	11' 10" x 10' 9"
Bedroom 2	3.62m x 2.20m	11' 10" x 7' 3"



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# Two Bedroom Apartments

Plot No 79



Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

Dimensions	TOTAL AREA: 61.5 SQ M 662 SQ FT	
	Length	Width
Living/ Dining/ Kitchen	8.06m x 4.00m	26' 5" x 13' 2"
Bedroom 1	3.90m x 3.57m	12' 10" x 11' 8"
Bedroom 2	2.97m x 2.63m	9' 9" x 8' 7"



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# Two Bedroom Apartments

Plot Nos 85 & 91



Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

Dimensions	TOTAL AREA: 61.5 SQ M 662 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	8.06m x 4.00m	26' 5" x 13' 2"		
Bedroom 1	3.90m x 3.57m	12' 10" x 11' 8"		
Bedroom 2	2.97m x 2.63m	9' 9" x 8' 7"		



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# Two Bedroom Apartments

Plot Nos 83 & 89



Key

FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

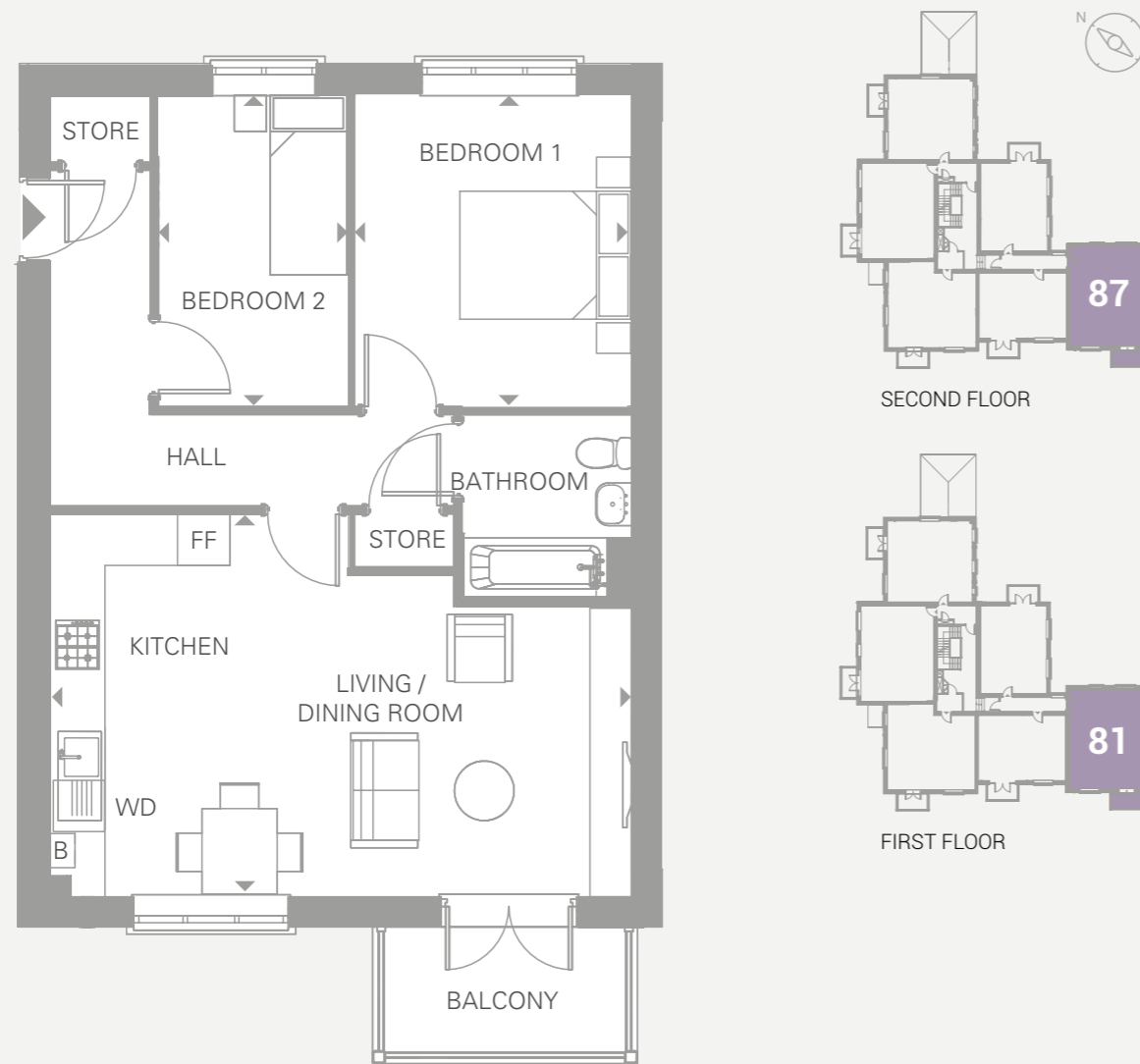
Dimensions	TOTAL AREA: 62.9 SQ M 677 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	5.85m x 4.90m	19' 2" x 16' 1"		
Bedroom 1	3.61m x 3.32m	11' 10" x 10' 10"		
Bedroom 2	4.90m x 2.15m	16' 1" x 7' 1"		



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# Two Bedroom Apartments

Plot Nos 81 & 87



**Key**

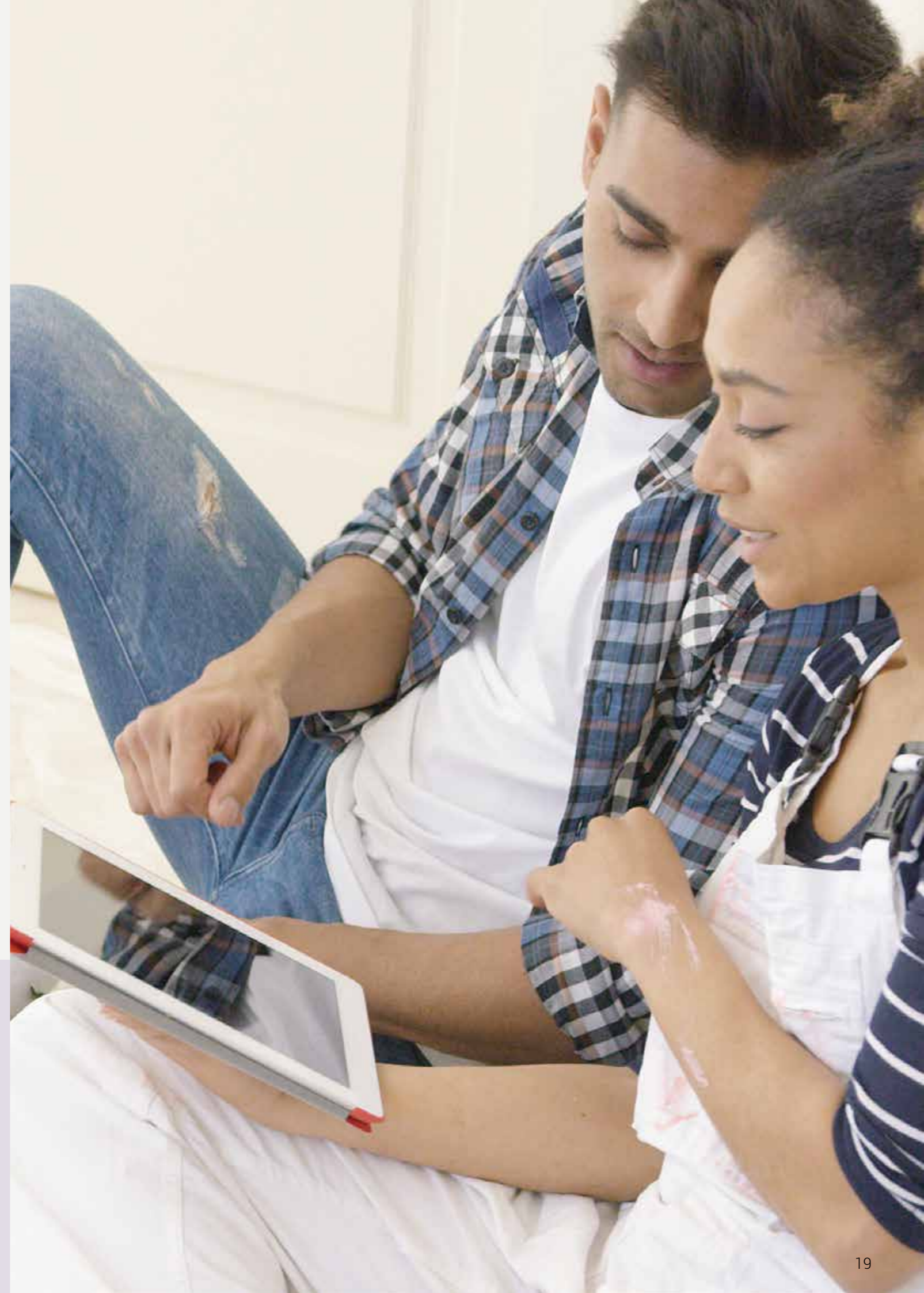
FF - FRIDGE / FREEZER B - BOILER WD - WASHER/DRYER

**Dimensions** TOTAL AREA: 64.2 SQ M 691 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.81m x 4.50m	22' 4" x 14' 9"		
Bedroom 1	3.68m x 3.26m	12' 1" x 10' 8"		
Bedroom 2	3.68m x 2.24m	12' 1" x 7' 4"		



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# Specification

## Kitchen

- Contemporary kitchen in light grey with chrome handles
- Laminate worktop with matching upstand
- Stainless steel splashback
- Stainless steel 1 ½ bowl sink with Bristan chrome mixer tap
- Indesit electric single oven, gas hob and cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated washer/dryer
- Plumbing for future provision of dishwasher to 2 bed apartments (Except plot 87)

## Bathroom

- Roca contemporary white bathroom suite
- Glass shower screen
- Bristan thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

## Flooring

- Wood effect Amtico flooring to hall, kitchen, living/dining room and bathroom
- Grey twist carpet to bedrooms

## General

- White UPVC double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White four panel internal doors with chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- 10 year Premier build warranty



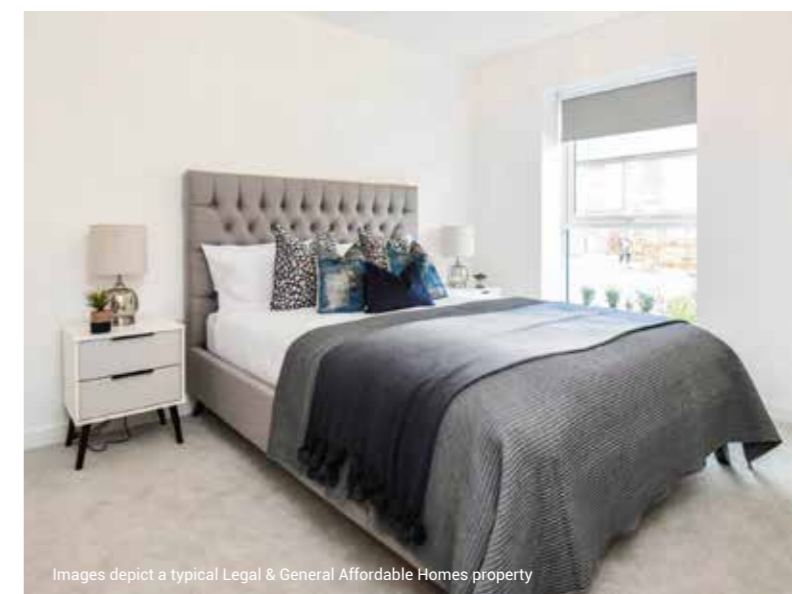
## Electrical

- Video door entry system
- LED downlighters to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Communal satellite dish with SkyQ capability, subject to purchaser subscription
- Telephone point to hall, living room and master bedroom
- Heat, smoke and carbon monoxide detectors
- Extractor fan to bathroom and kitchen
- Shaver socket to bathroom
- Light to balcony

## Communal Areas

- One parking bay per apartment with Podpoint EV Charger
- Carpet to communal areas
- Lockable letter boxes
- Refuse Store
- Cycle Store

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

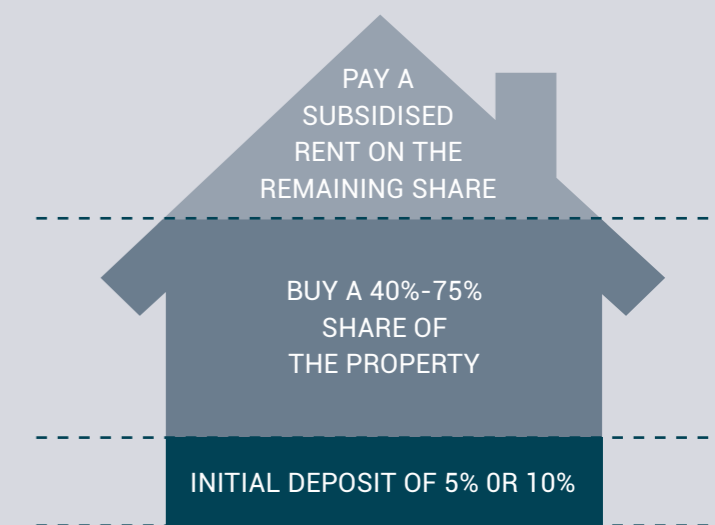
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



## Breakdown example of a new home at Pennicott Place



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

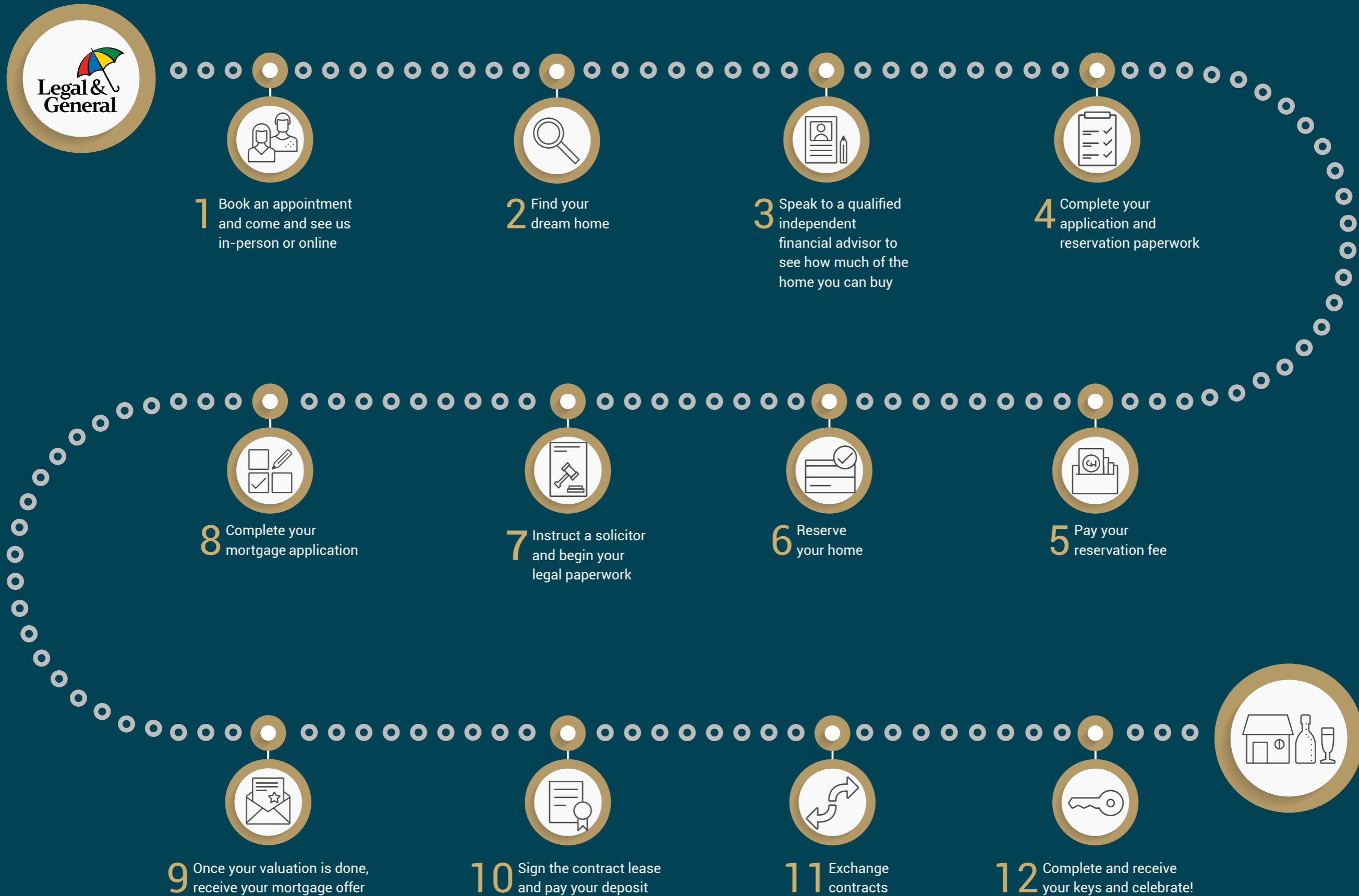
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Pennicott Place

OFF CATTESHALL LANE, GODALMING, SURREY GU7 1LG

Call to book an appointment

 01483 944 312

 [landgah.com/pennicott-place](https://landgah.com/pennicott-place)



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