

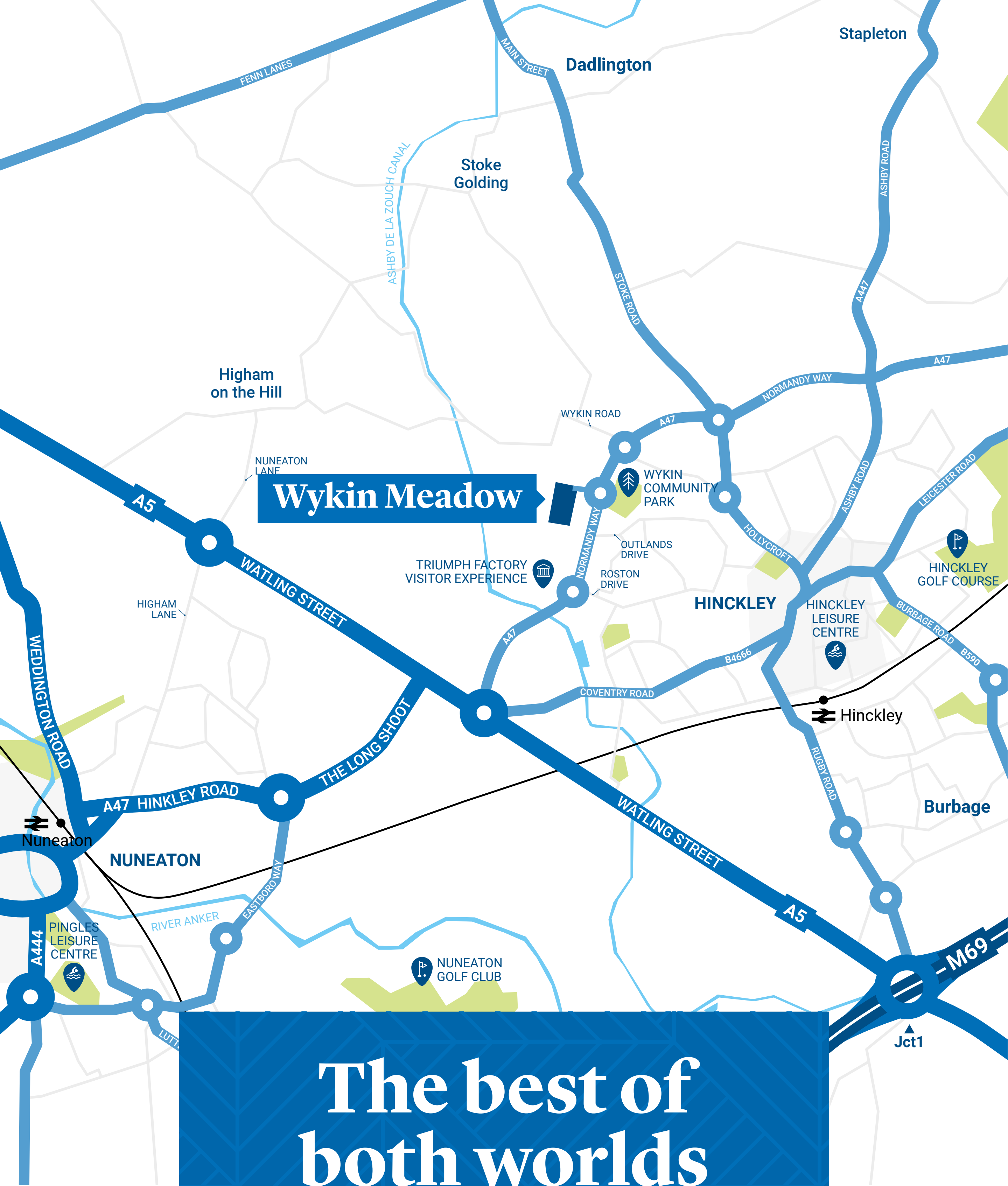
# Wykin Meadow

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HINCKLEY, LEICESTERSHIRE LE10 3FJ

Three bedroom houses  
available through **Shared Ownership**





## Wykin Meadow

# The best of both worlds

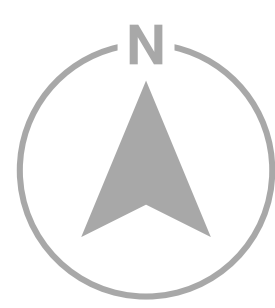
Enjoy a village location on the outskirts of the town and the accessibility of the cities of Coventry, Leicester and Birmingham.

### Get Directions

[Google Maps](#)

[beads.creamed.tile](https://beads.creamed.tile)





**Key**

- Three Bedroom Homes
- Future Shared Ownership Homes
- LGAH Rented Homes
- Bloor Homes

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



# Three Bedroom House

PLOTS 197, 198, 199\*, 200, 201 & 202\*

*\*plots 199 and 202 are handed*



## Dimensions

**Total Area: 89 sq m / 959 sq ft**

All measurements are length x width

### KITCHEN/DINING

3.21m x 4.20m    10'6" x 13'9"

### LIVING ROOM

4.81m x 3.05m    15'10" x 10'0"

### BEDROOM 1

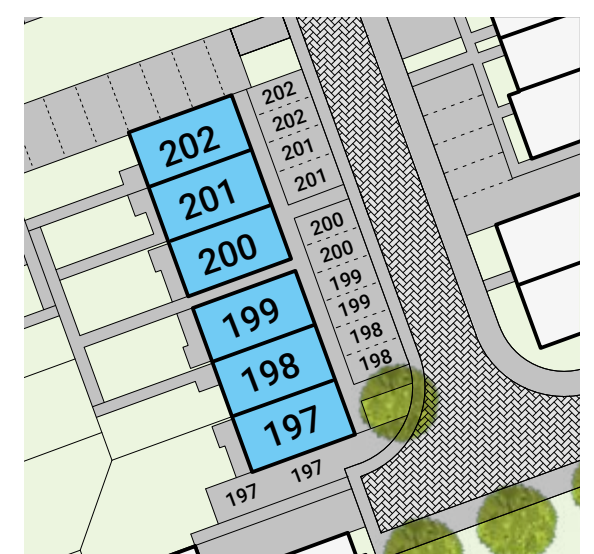
4.93m x 3.06m    16'2" x 10'1"

### BEDROOM 2

4.77m x 2.10m    15'8" x 6'11"

### BEDROOM 3

3.24m x 2.05m    10'8" x 6'9"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

The floorplans shown are for approximate measurements only.

**Read more >**





# Specification

## Kitchen

- Contemporary matt kitchen in Pebble grey with chrome handles and under unit lighting
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome tap
- Electric single oven, gas hob and cooker hood
- Space for fridge/freezer
- Space for washing machine

## Bathroom

- Roca contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Shower over bath with glass shower screen
- Large format wall tiling to bath and splashback tiling to basin area
- Towel rail

## Flooring

- Wood effect vinyl flooring to living/dining/kitchen, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing and bedrooms



# Specification

## General

- White PVCu double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White panelled internal doors with brushed aluminium ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12-year build warranty

## External

- Two allocated parking bays
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden

## Electrical

- Door bell
- Track light to kitchen
- Light fitting to bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV point to living room and master bedroom
- Telephone point to utility cupboard
- Smoke, heat and carbon monoxide detectors
- Extractor fan to kitchen and bathroom
- Shaver socket to bathroom
- Spur for future installation of an alarm
- Light to front elevation





# Shared Ownership explained

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

### **How does Shared Ownership work?**

At Wykin Meadow, you can buy an initial share between 40% - 75% of the home's full value and pay a subsidised rent on the remainder. You can 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 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.



# Shared Ownership explained

## 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.

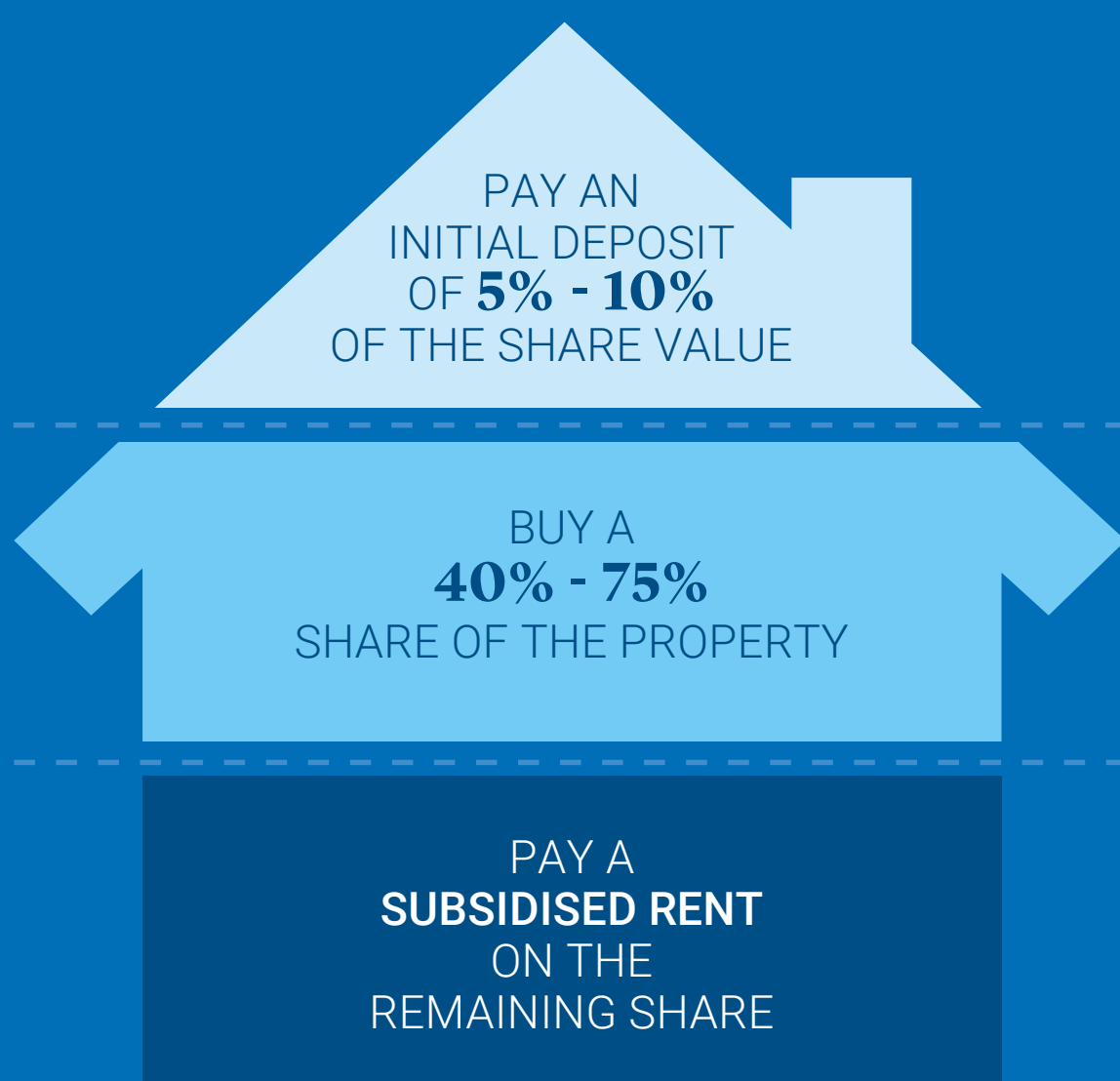
## Will I need a deposit?

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.

## 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)

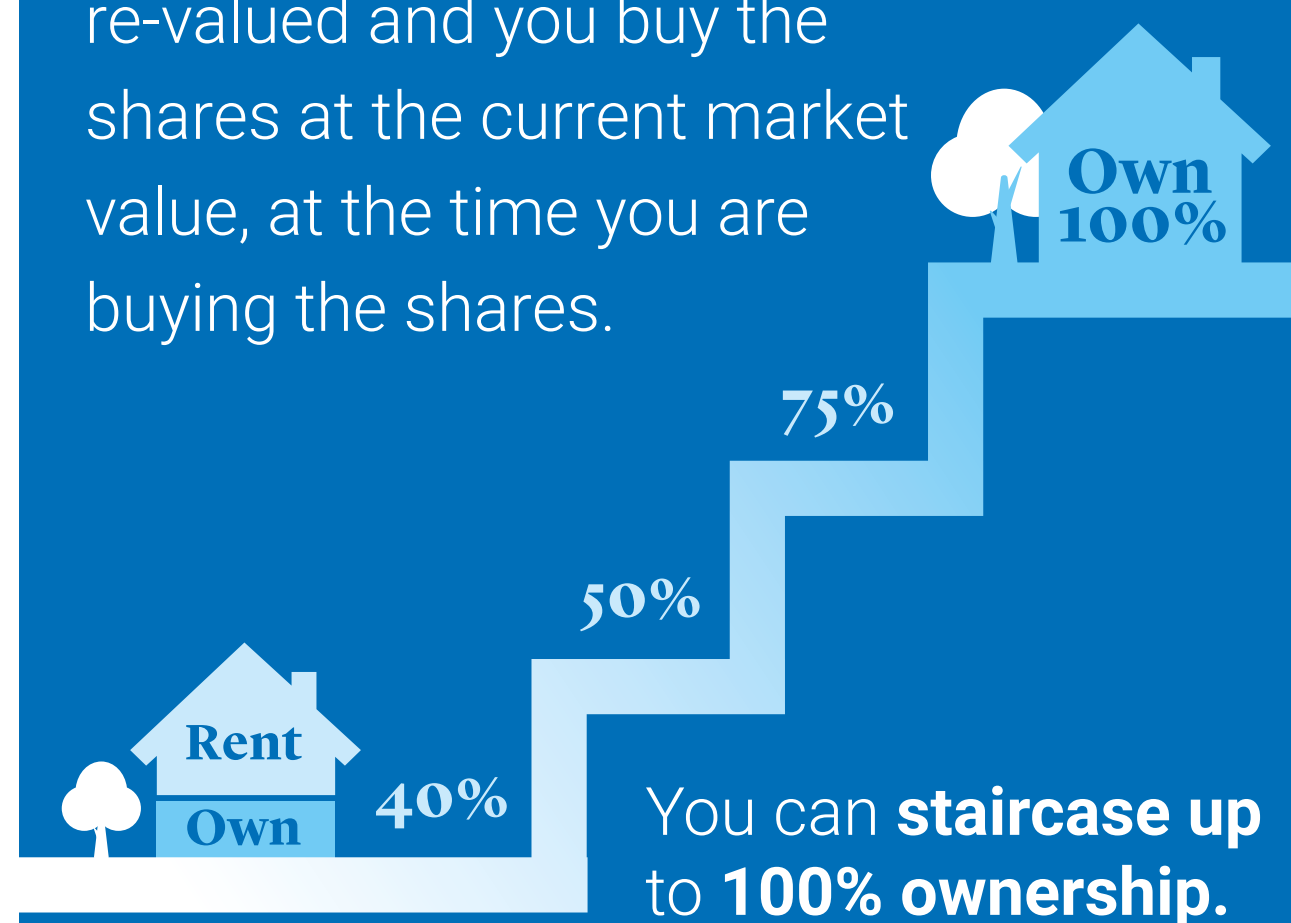
## Breakdown example of buying a new home at Wykin Meadow



## 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.



[READ MORE](#)

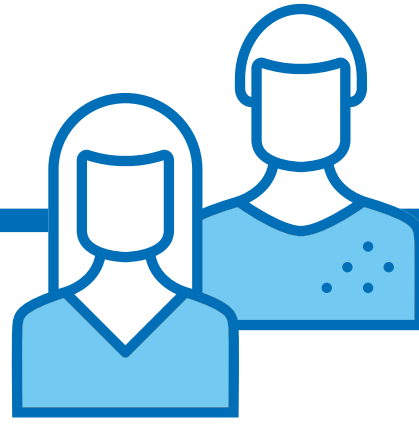


# A step by step guide to owning your own home

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.

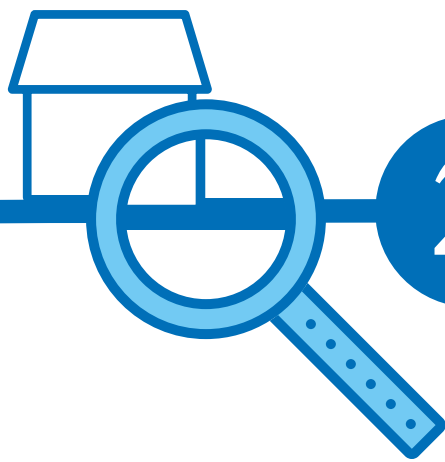


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



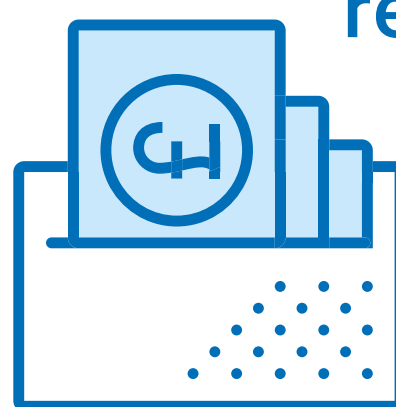
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4



Complete your application and reservation paperwork

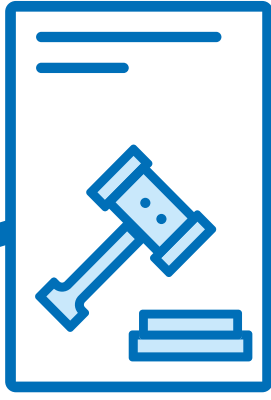
5



Pay your reservation fee

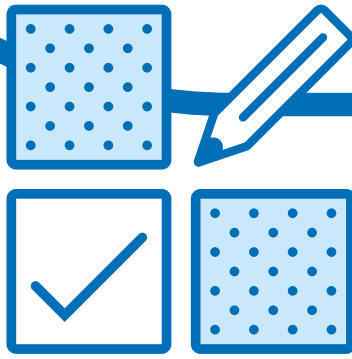


**6** Reserve your home



**7** Instruct a solicitor and begin your legal paperwork

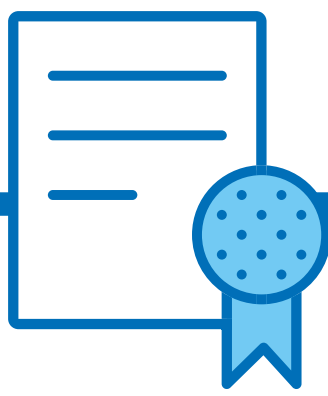
**8** Complete your mortgage application



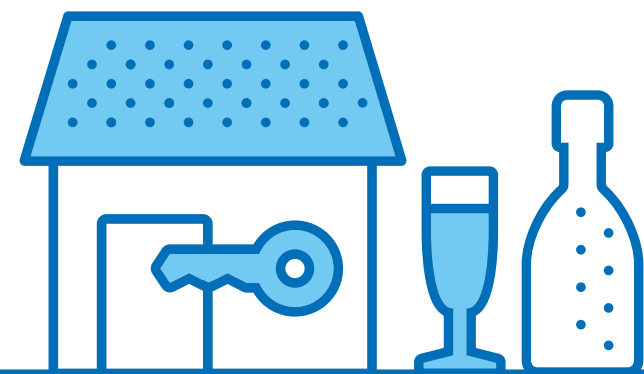
**9** Once your valuation is done, receive your mortgage offer



**10** Sign the Contract lease and pay your deposit



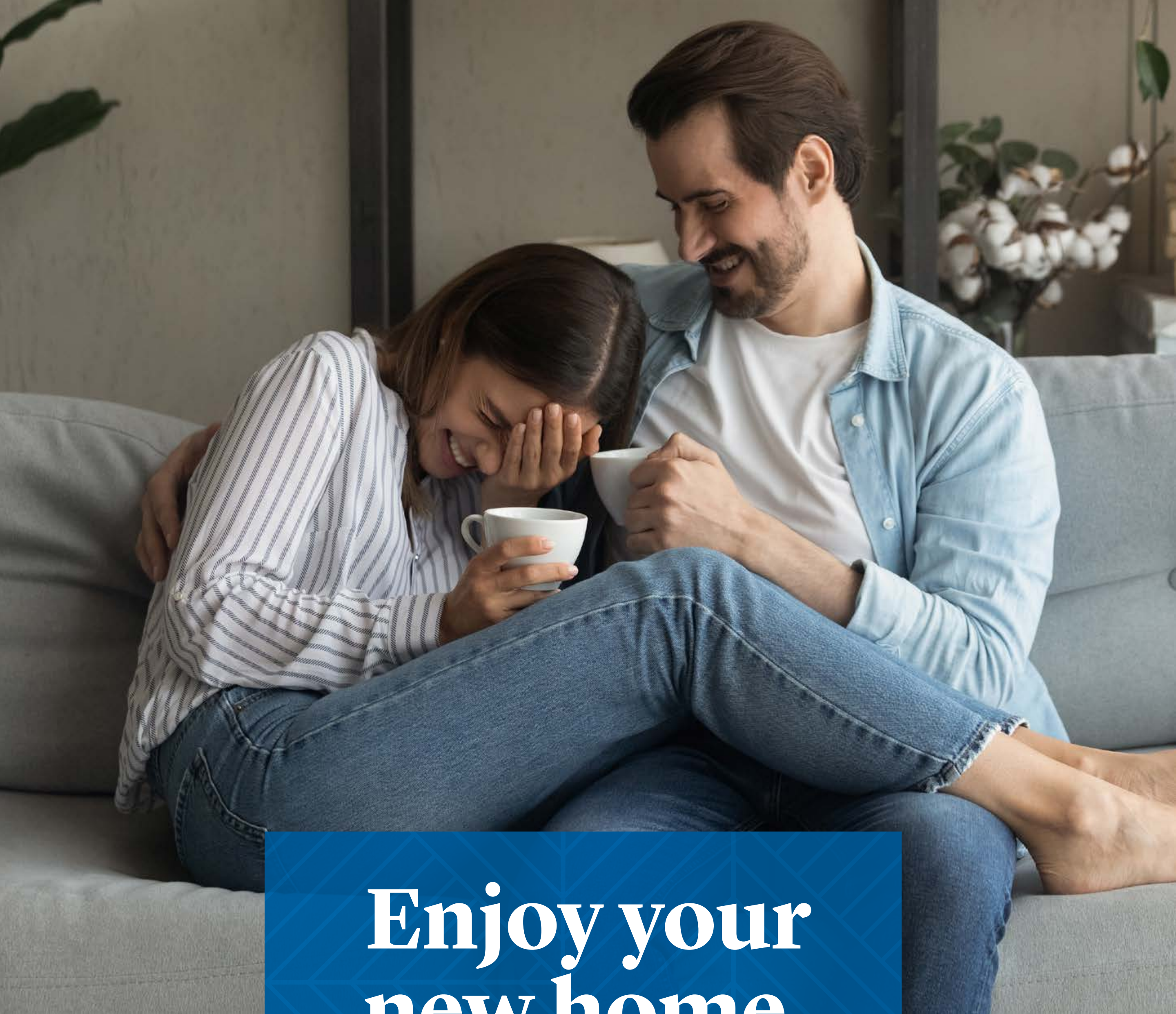
**11** Exchange Contracts



**12**

**Congratulations** Complete and receive your keys and celebrate!





# Enjoy your new home, your way

**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. That's why our aim 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...



# Our key principles



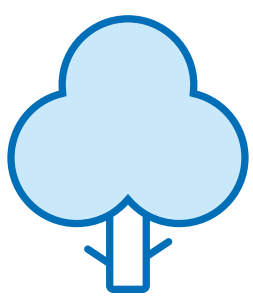
## Quality

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.





# Wykin Meadow

HINCKLEY, LEICESTERSHIRE LE10 3FJ

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**GET MOVING TODAY**

**Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.**

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.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-WM-020523