

Edwalton Park

EDWALTON, NOTTINGHAM

A collection of beautiful new 2 bedroom
Shared Ownership homes

A home of your own

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Nearby Wollaton Hall

Welcome to Edwalton Park

Located a few miles south of Nottingham, where the city gives way to the green fields of the countryside, you'll find the impressive new community of Edwalton Park. This stylish collection of three bedroom houses offers all the benefits of traditional village life in a home designed for contemporary living.

Edwalton Park is beautifully designed in a traditional style, yet full of modern touches. Every home has been built to the highest standards and the site has been carefully landscaped to create shared spaces that build a true sense of community.

Legal & General Affordable Homes is offering a unique opportunity to live at Edwalton Park 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 Edwalton Park



Beautifully designed

Beautiful new homes designed with your lifestyle in mind.



Express yourself

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



Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.

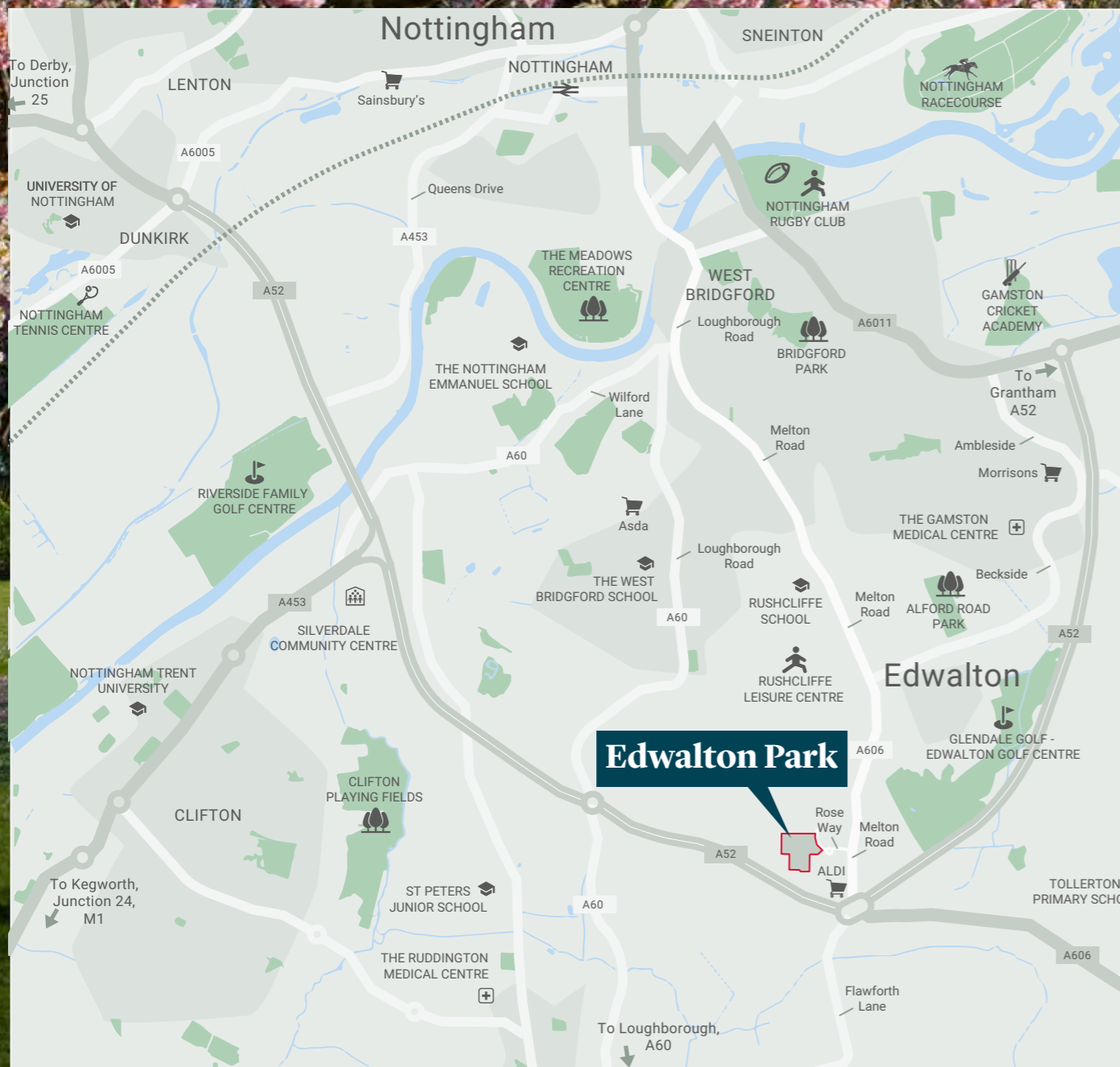
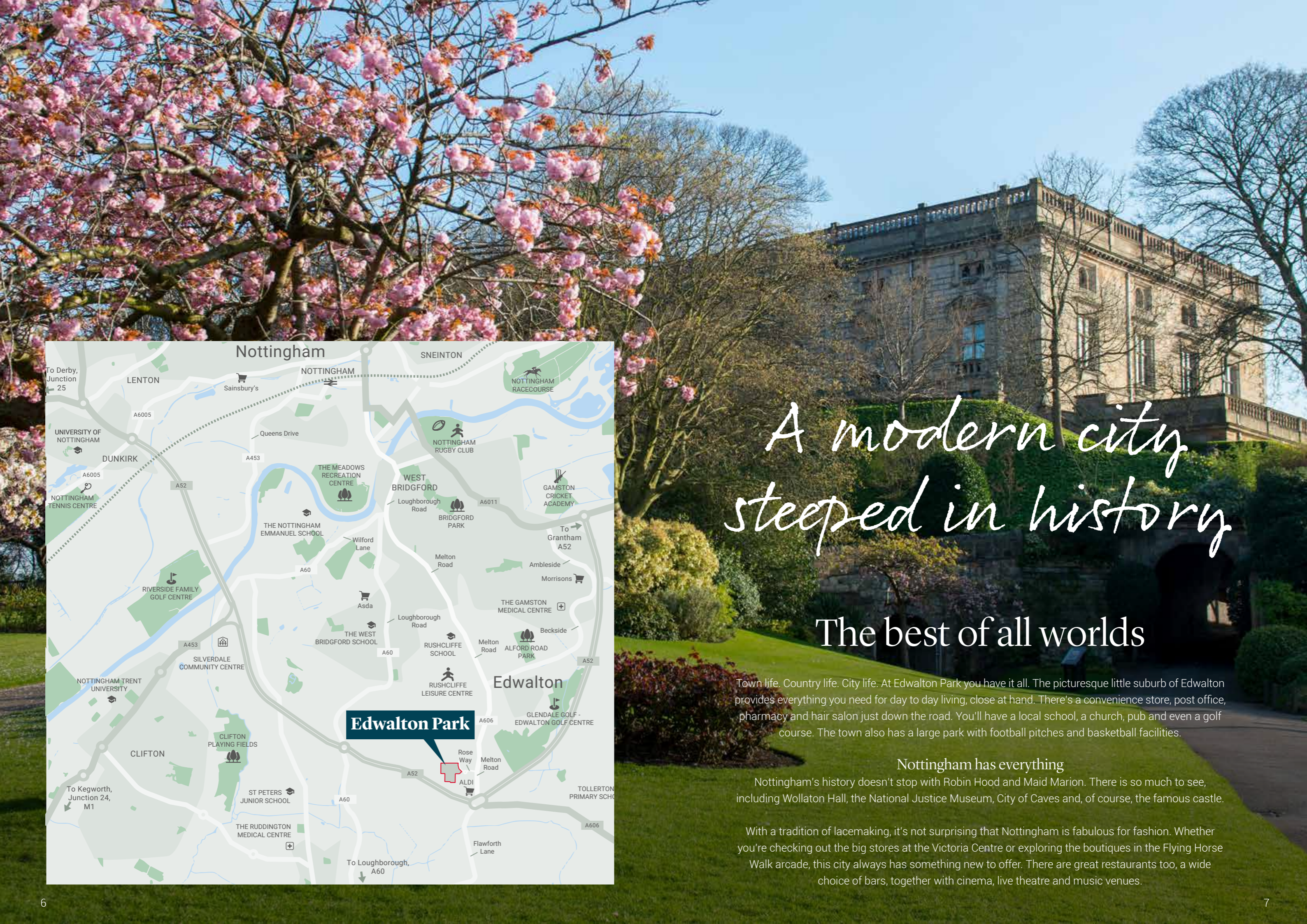


Town and country

Live on the edge of the countryside, with the bright lights of the city close at hand.



Make yourself at home



*A modern city
steeped in history*

The best of all worlds

Town life. Country life. City life. At Edwalton Park you have it all. The picturesque little suburb of Edwalton provides everything you need for day to day living, close at hand. There's a convenience store, post office, pharmacy and hair salon just down the road. You'll have a local school, a church, pub and even a golf course. The town also has a large park with football pitches and basketball facilities.

Nottingham has everything

Nottingham's history doesn't stop with Robin Hood and Maid Marion. There is so much to see, including Wollaton Hall, the National Justice Museum, City of Caves and, of course, the famous castle.

With a tradition of lacemaking, it's not surprising that Nottingham is fabulous for fashion. Whether you're checking out the big stores at the Victoria Centre or exploring the boutiques in the Flying Horse Walk arcade, this city always has something new to offer. There are great restaurants too, a wide choice of bars, together with cinema, live theatre and music venues.

You're connected in the heart of England

Hop on a number 6 bus and you're in Nottingham City Centre in minutes. Or go by bike and you might get there even quicker. From Nottingham, there are excellent rail services across the country. Sheffield is under an hour away. London St Pancras under two.

Living at Edwalton Park, you're handy for the A52 which takes you quickly to the M1 and national motorway network.

Nottinghamshire has over 650 miles of urban and countryside cycling routes to explore. And when you want to go further, East Midlands Airport is easy to reach.



Nottingham Town Hall



By Bicycle

- Aldi Supermarket
0.45 miles
- Glendale-Edwalton Golf Centre
1.4 miles
- Ruddington Lane Tram Stop
2.5 miles
- Nottingham Station
3.6 miles
- Victoria Centre
4.4 miles
- Nottingham Castle
4.8 miles
- Wollaton Hall and Deer Park
6.5 miles



By Tram

- Meadows Embankment
6 minutes
- Nottingham Station
9 minutes
- The Lace Market
11 minutes
- Old Market Square
13 minutes
- Royal Centre
15 minutes
- Nottingham Trent University
17 minutes
- The Forest Recreation Ground
20 minutes



By Train

- Leicester
24 minutes
- Sheffield
50 minutes
- Birmingham New Street
1 hour 14 minutes
- Leeds
1 hour 44 minutes
- London St Pancras
1 hour 50 minutes
- Manchester
1 hour 53 minutes
- Liverpool Lime Street
2 hours 48 minutes



Robin Hood statue



Sherwood Forest

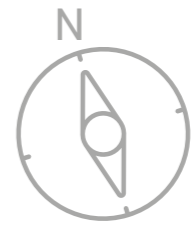


King Street shopping district



Nottingham tram in Old Market Square

Site Plan



Key

- Two Bedroom Houses
- LGAH Completed Homes
- LGAH Future Homes
- LGAH Rented Homes
- Bloor Homes and Future Phases

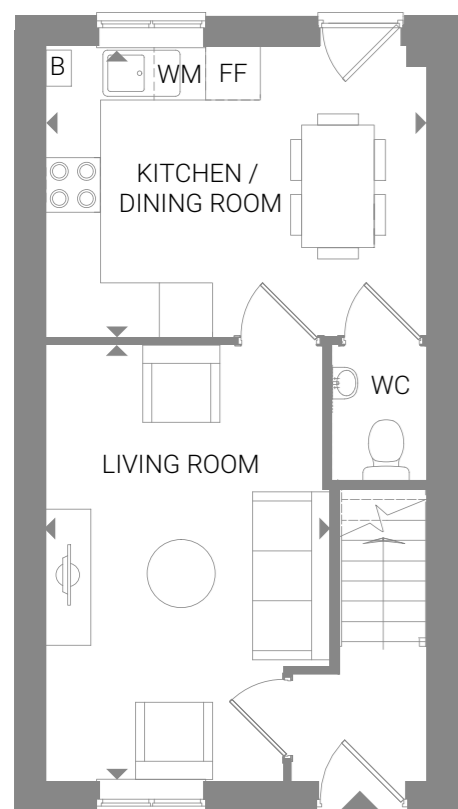
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom Houses

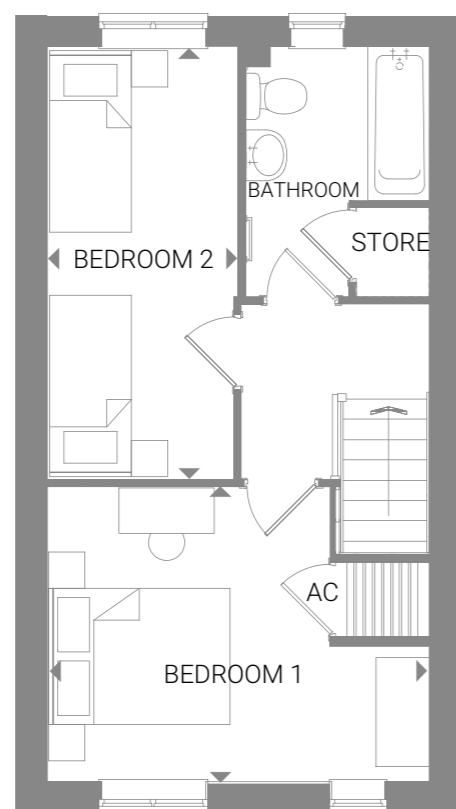
Sinclair

Plot Nos 15*, 16, 17*, 18, 21 & 22*

* Plots 15, 17 & 22 are handed to the plan drawn



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

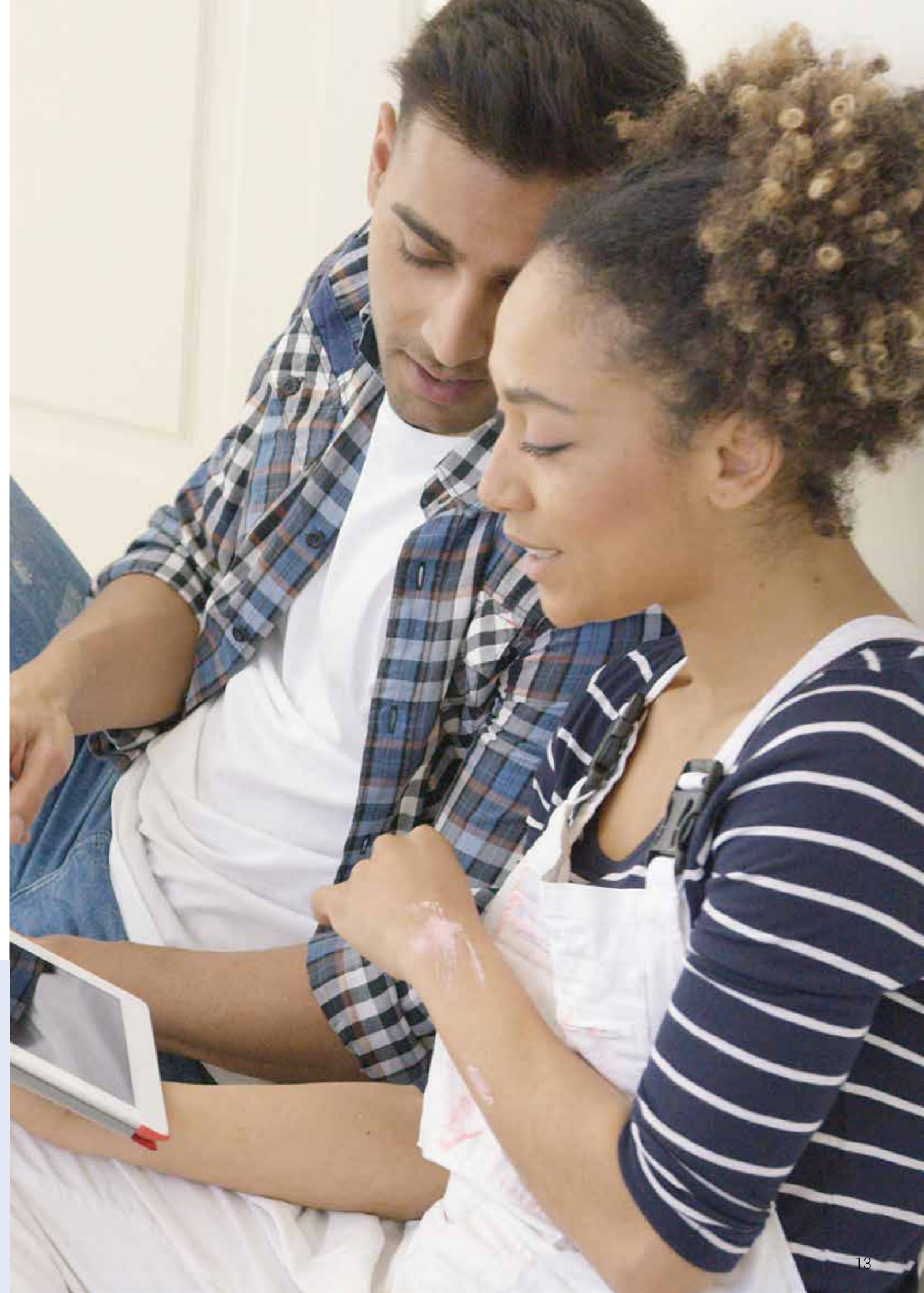
Key

FF - SPACE FOR FRIDGE/FREEZER WM - SPACE FOR WASHING MACHINE B - BOILER AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 68.1 SQ M 733 SQ FT	
	Length	Width
Living Room	4.82m x 3.13m	15' 10" x 10' 3"
Kitchen / Dining Room	4.20m x 3.21m	13' 9" x 10' 6"
Bedroom 1	4.20m x 3.25m	13' 9" x 10' 8"
Bedroom 2	4.78m x 2.10m	15' 6" x 6' 11"



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.



Specification

Kitchen

- Contemporary kitchen in Cashmere with chrome handles and under unit lighting
- Wood effect laminate worktop with tiling above
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Electrolux electric single oven, ceramic hob and chimney hood
- Space for fridge/freezer
- Space for washing machine
- Integrated recycling bin

Cloakroom

- Contemporary white Roca close coupled toilet and basin with Hansgrohe chrome tap
- Splashback tiling to basin

Bathroom / Ensuite

- Contemporary white Roca bathroom suite comprising bath, close coupled WC, pedestal basin with Hansgrohe chrome mixer tap.
- Glass shower screen to bath
- Hansgrohe thermostatic shower over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Chrome towel rail

Flooring

- Vinyl wood effect flooring to kitchen, cloakroom and bathroom
- Wool twist pile carpet to living room, hall, stairs, landing and bedrooms

General

- White UPVC double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Timeless' white
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC build warranty



Interior image from Edwalton Park development

Electrical

- Door bell
- Track light to kitchen
- Batten fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and all bedrooms
- Telephone point to hall cupboard
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom
- Spur for future provision of alarm
- Light to front and rear elevation

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Rotary dryer to garden

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.



Interior image from Edwalton Park development

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

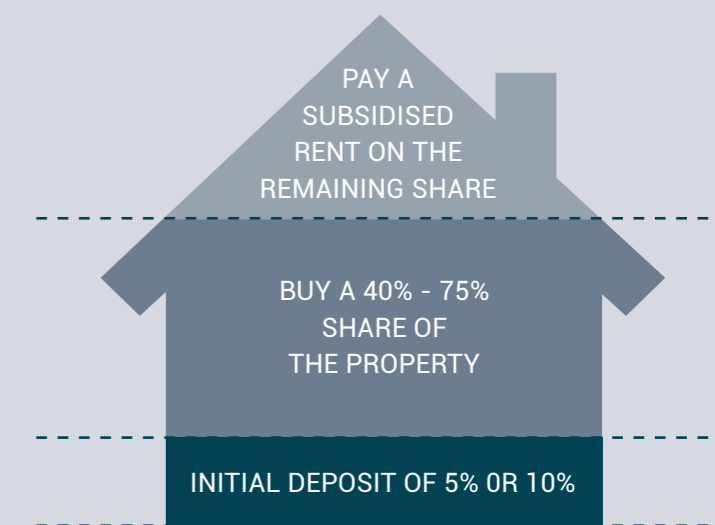
We're here to help

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



Breakdown example of a new home at Edwalton Park



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

Buying more shares

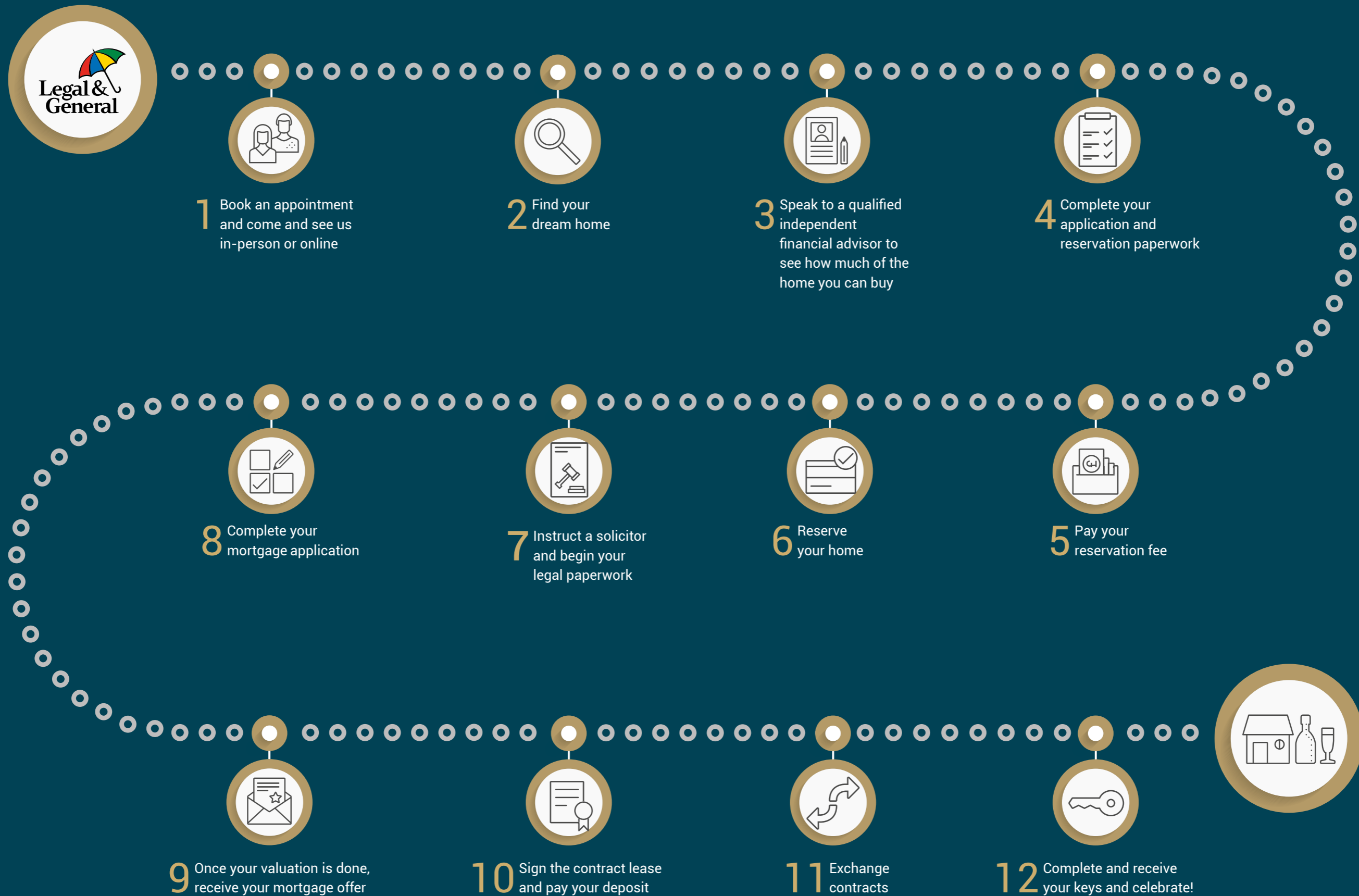
STAIRCASE YOUR WAY TO OWNING 100%



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**.

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.








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. 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, furnishing, 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.

Edwalton Park

MELTON ROAD, EDWALTON, NOTTINGHAM NG12 4DR

Call to book an appointment

 0115 778 9561

 landgah.com/edwalton-park



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