

# JUBILEE MEADOWS

HERSHAM  
WALTON-ON-THAMES  
KT12





JUBILEE MEADOWS

JUBILEE MEADOWS





Space to entertain in your new home at Jubilee Meadows

Set in former school grounds and part of 296 homes comprising of 1 and 2 bedroom apartments and 2 to 4 bedroom homes, Jubilee Meadows presents an exciting opportunity for savvy first time buyers to step onto the property ladder. This collection of 45 shared ownership apartments gets full marks for its location in Hersham, Walton-on-Thames. The welcoming town offers its residents the very best of out of town living: a picturesque riverside setting and a thriving community spirit. Nearby are plenty of green spaces, top-class eateries and historical places of interest, while London is also within easy reach.

A stone's throw from both Hersham and Walton train stations, and minutes from the bustling town centre, the red brick buildings feature modern 1 and 2 bedroom apartments with carefully thought through interiors made up of spacious bedrooms, clean lined bathrooms and open plan kitchen and living areas.

Photography of previous FABRICA showhome is indicative only





Walton-on-Thames riverside





- 01. Walton Bridge, Walton-on-Thames
- 02. Stop off for lunch in one of the nearby restaurants in Hampton Court
- 03. Loch Fyne Restaurant and Bar, Cobham
- 04. Côte Brasserie, Esher

Boasting a sought-after Surrey postcode, this attractive new build development is moments from Walton-on-Thames's vibrant core, where high street shops and romantic restaurants sit next to independent boutiques, cosy cafés and entertainment venues.

This pretty pocket of South East England is where you'll find some of the UK's top rated schools, adding to its appeal for young families. Lush parks and the charming riverside setting make for perfect picnic days out, while a plethora of high-end sports facilities provide plenty of opportunity for active fun.

Nearby are Weybridge, Esher and Cobham – all highly desirable hotspots in the affluent borough of Elmbridge. And although Jubilee Meadows offers the very best of suburban living, it's also a commuter's dream: the capital is less than half an hour away by rail.





# FASHION FORWARD

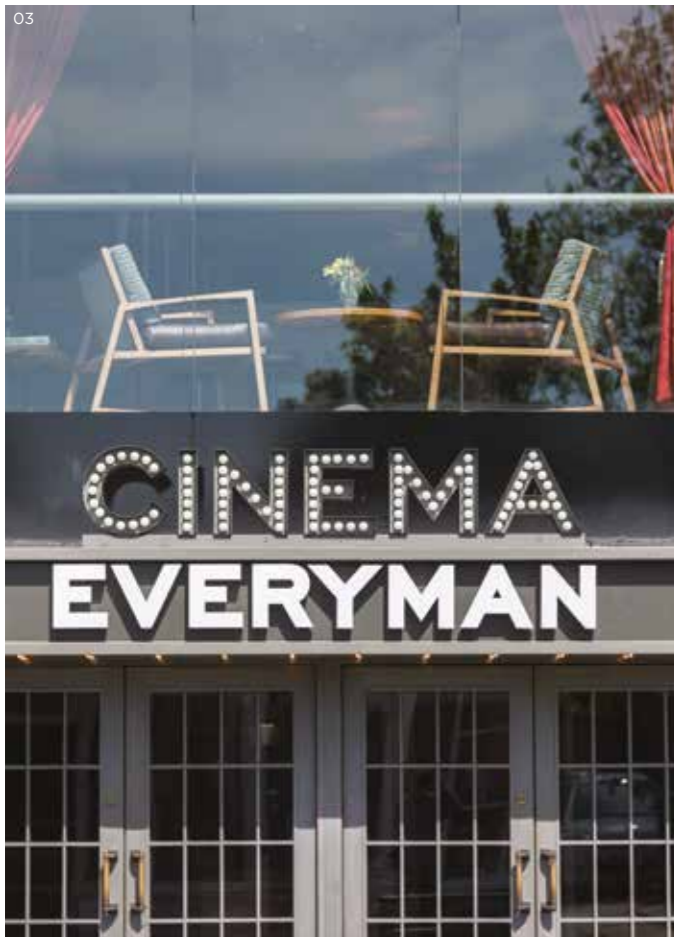
A regeneration project in 2006 saw a makeover of Walton-on-Thames, with The Heart becoming the new focus of shopping activity. A mere mile from Jubilee Meadows, this elegant centre comprises firm fashion favourites such as Jigsaw and H&M – and boulevard-style streets lined with boutiques. There's also a Sainsbury's for everyday convenience, while each month sees the vibrant farmer's market set up shop outside. Here, friendly locals sell homemade wares, ranging from fluffy cupcakes and freshly-baked breads to plump, marinated olives and chunky chutneys.

Nearby, Hampton Court's quaint antique stores are filled with vintage silverware to collectible books and paintings. Esher's elegant High Street is dotted with designer finds, including Bernard Boutique's unique, creative pieces for women. A few doors down, the upscale Jill Zander spa offers rejuvenating skin treatments for face and body.

- 01. The Heart Shopping Centre, Walton-on-Thames
- 02. Antique stores at Hampton Court
- 03. The Farmers Market, Walton-on-Thames
- 04. Esher High Street







- 01. The Anglers Pub and Restaurant, Walton-on-Thames
- 02. Stop for a spot of lunch in one of the nearby restaurants
- 03. Everyman Cinema, Walton-on-Thames
- 04. The Ivy, Cobham

Residents of Jubilee Meadows don't have to venture far for global eats. Walton's best-loved Italian restaurant, Prima Fila, serves up creamy porcini mushroom risotto and swordfish pasta among intimate, candlelit surroundings. Another popular spot is The Everyman, a boutique cinema showcasing the best arthouse releases and one-of-a-kind theatre productions.

At The Heart, Carluccio's and Nando's are ever reliable classics. But for a real taste of Walton-on-Thames living, head to the riverside pubs such as The Anglers or The Swan for scenic al fresco pints and sumptuous Sunday roasts.

Meanwhile in Cobham, an offshoot of London celebrity haunt, The Ivy, offers all-day dining and designer interiors within a beautiful grade II listed building. Esher is also a culinary destination, its High Street lined with top-class eateries including Paris inspired Côte Brasserie, the cantina style Red Peppers and The Giggling Squid, featuring Thai tapas and a modern, wood-lined interior.



# CONNECTED WITH NATURE

Nicknamed 'leafy Surrey' for good reason, the county is a patchwork of vast, verdant spaces. Situated next to the green Coronation Playing Fields, Jubilee Meadows has easy access to the park's outdoor tennis courts, play areas and sports pitches.

For some locals, the river is a scenic viewpoint; for others, it's an opportunity to get fit. Rowing and sailing are popular in these parts, while the 184-mile Thames Path National Trail that winds its way through Walton-on-Thames is perfect for cyclists, ramblers and family outings.

Just 6 miles from the development is The Medicine Garden, a stunning Victorian walled garden complete with a restored hothouse, gift shop, art gallery, and nourishing spa treatments on offer. But more impressive still is Bushy Park, bordering the majestic Hampton Court. This world-famous royal park features wooded trails, manicured gardens and ponds. Across its expanse of grassland, herds of wild deer roam freely.

- 01. The Medicine Garden, Cobham
- 02. Enjoy rowing on The Thames
- 03. Take a leisurely ride into town
- 04. Hampton Court Palace







The riverside at Hampton Court



FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.



# CONVENIENT COMMUTING

Hersham, Walton-on-Thames exudes a welcoming feel, yet this picturesque pocket of Surrey is close to the M3, M25 and just a 25-minute train ride from London's beating heart. Commuters are transported directly to Waterloo from Walton-on-Thames and Hersham stations (0.5 miles and 1.3 miles respectively), with four capital-bound trains leaving every hour.

Regular bus services link Walton-on-Thames to nearby towns such as Weybridge, Hersham, Molesey and Kingston-upon-Thames. International travel is easy too: Heathrow Airport is only a 26-minute car journey from Jubilee Meadows.

- 01. Walton-on-Thames station cycle facilities
- 02. 26-minute drive to Heathrow Airport
- 03. South West Trains service into London Waterloo every 15 minutes



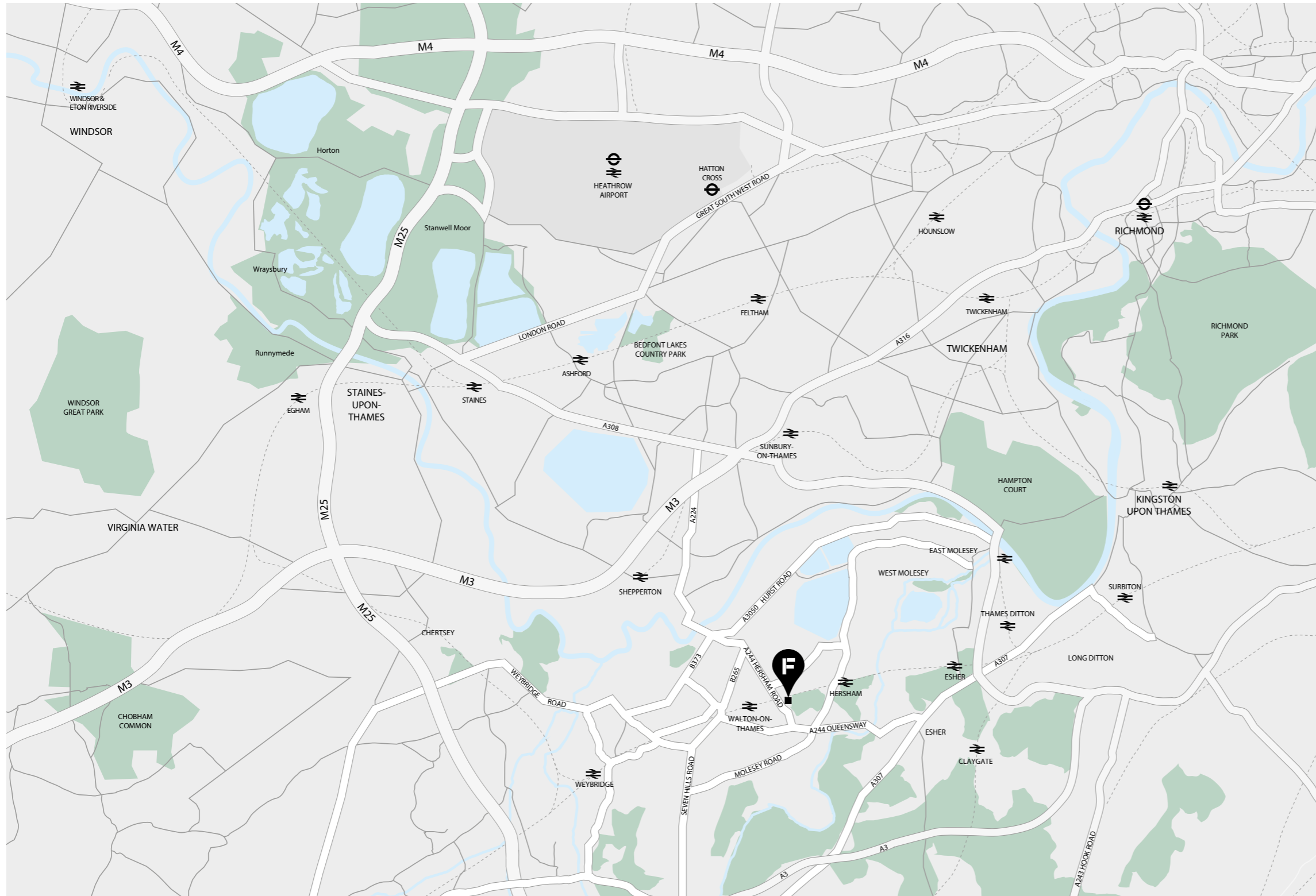
## Journey times

|  |  |  |  |  |   |                                     |                                      |
|--|--|--|--|--|---|-------------------------------------|--------------------------------------|
|  | Tesco Express<br>Walton-on-Thames<br>4 mins    | The Royal George<br>Pub & Restaurant<br>9 mins | Walton-on-Thames<br>Station<br>11 mins     | Everyman Cinema<br>Walton-on-Thames<br>21 mins | The Heart Shopping<br>Centre<br>24 mins | Hersham Station<br>25 mins          | Walton<br>Marina<br>33 mins          |
|  | La Terraza Tapas<br>Bar & Restaurant<br>3 mins | Walton-on-Thames<br>Station<br>3 mins          | Walton Football &<br>Tennis Club<br>5 mins | Hersham Green<br>6 mins                        | Hersham Station<br>7 mins               | Walton Pure Gym<br>9 mins           | Xcel Leisure Centre<br>13 mins       |
|  | Walton-on-Thames<br>Town Centre<br>9 mins      | Waitrose Hersham<br>11 mins                    | Sandown Park<br>Esher<br>26 mins           | Staines-upon-<br>Thames<br>39 mins             | Sunbury-on-<br>Thames<br>40 mins        | Kingston-upon-<br>Thames<br>41 mins | Addlestone Town<br>Centre<br>60 mins |
|  | Hersham Green<br>5 mins                        | The Heart Shopping<br>Centre<br>6 mins         | Sainsbury's<br>Walton-on-Thames<br>9 mins  | Esher<br>9 mins                                | Guildford<br>24 mins                    | Woking<br>25 mins                   | Heathrow<br>Airport<br>26 mins       |
|  | Hersham<br>2 mins                              | Weybridge<br>3 mins                            | Esher<br>5 mins                            | Surbiton<br>6 mins                             | Woking<br>11 mins                       | Clapham Junction<br>17 mins         | London<br>Waterloo<br>25 mins        |

Walking, cycling and driving times start from Jubilee Meadows, bus times start from Halfway Green, train times start from Walton-on-Thames station. Journey times and distances are approximate. Sources: Nationalrail.co.uk and Google maps



# LOCATION



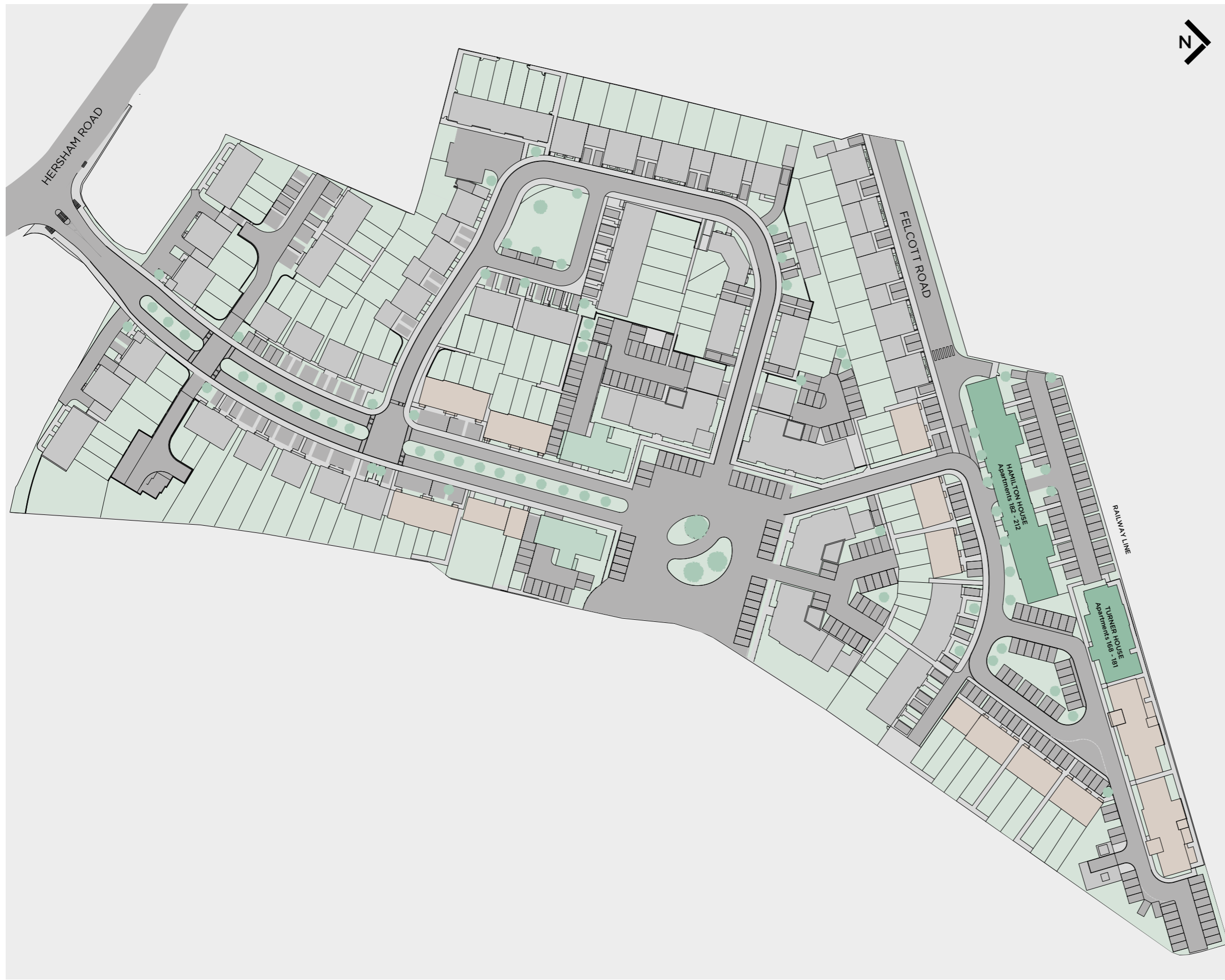
KEY

|  |                       |
|--|-----------------------|
|  | Green Space           |
|  | Water                 |
|  | Mainline Rail Station |

Map not to scale, indicative only



# SITE PLAN



**Key**

|  |                                   |
|--|-----------------------------------|
| <span style="color: #4CAF50;">■</span> | Hamilton House Apartments 182-212 |
| <span style="color: #2E7D32;">■</span> | Turner House Apartments 168-181   |
| <span style="color: #C8E6C9;">■</span> | Phase 2                           |
| <span style="color: #A52A2A;">■</span> | Affordable Homes                  |
| <span style="color: #9E9E9E;">■</span> | Private Sale Properties           |

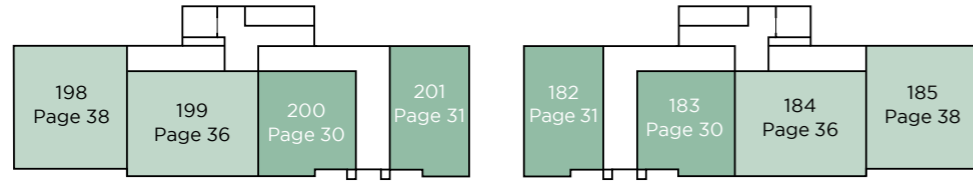
This site plan does not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.



# DIRECTORY - HAMILTON HOUSE

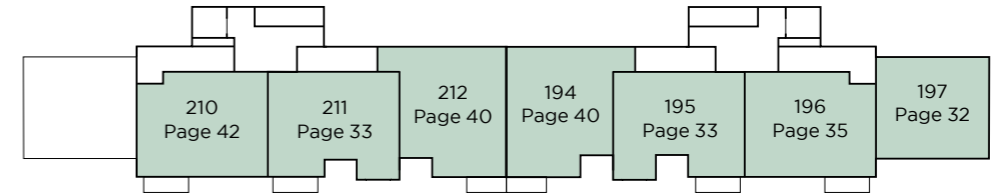
**KEY**

- One Bed Apartments
- Two Bed Apartments



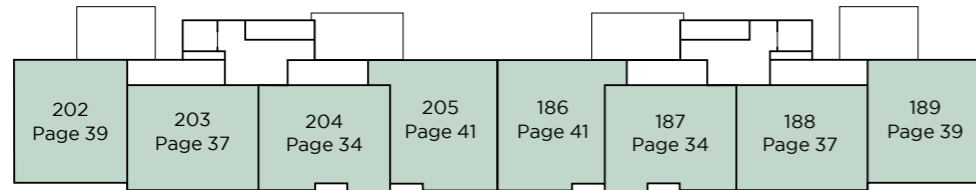
**Ground Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 198              | 2           | 73.4 sq m/790 sq ft    | N/A                   | 73.4 sq m/790sq ft     | 38          |
| 199              | 2           | 73.15 sq m/787.3 sq ft | N/A                   | 73.15 sq m/787.3 sq ft | 36          |
| 200              | 1           | 51.65 sq m/556 sq ft   | N/A                   | 51.65 sq m/556 sq ft   | 30          |
| 201              | 1           | 52.36 sq m/563.6 sq ft | N/A                   | 52.36 sq m/563.6 sq ft | 31          |
| 182              | 1           | 52.36 sq m/563.6 sq ft | N/A                   | 52.36 sq m/563.6 sq ft | 31          |
| 183              | 1           | 51.65 sq m/556 sq ft   | N/A                   | 51.65 sq m/556 sq ft   | 30          |
| 184              | 2           | 73.15 sq m/787.3 sq ft | N/A                   | 73.15 sq m/787.3 sq ft | 36          |
| 185              | 2           | 73.4 sq m/790 sq ft    | N/A                   | 73.4 sq m/790sq ft     | 38          |



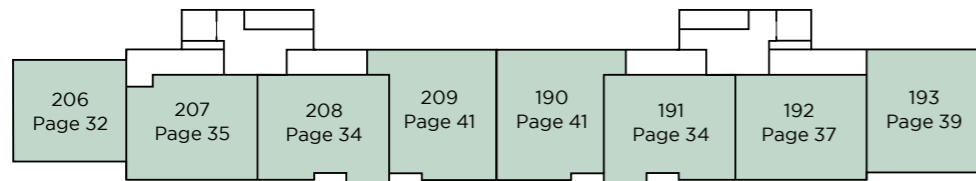
**Third Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 210              | 2           | 81.19 sq m/874 sq ft   | 3.82 sq m/41.1 sq ft  | 85.01 sq m/915.1 sq ft | 42          |
| 211              | 2           | 69.27 sq m/745.6 sq ft | 3.82 sq m/41.1 sq ft  | 73.09 sq m/786.7 sq ft | 33          |
| 212              | 2           | 74.1 sq m/797.6 sq ft  | 3.39 sq m/36.5 sq ft  | 77.49 sq m/834.1 sq ft | 40          |
| 194              | 2           | 74.1 sq m/797.6 sq ft  | 3.39 sq m/36.5 sq ft  | 77.49 sq m/834.1 sq ft | 40          |
| 195              | 2           | 69.27 sq m/745.6 sq ft | 3.82 sq m/41.1 sq ft  | 73.09 sq m/786.7 sq ft | 33          |
| 196              | 2           | 71.8 sq m/772.9 sq ft  | 3.82 sq m/41.1 sq ft  | 75.62 sq m/814 sq ft   | 35          |
| 197              | 2           | 61 sq m/656.6 sq ft    | N/A                   | 61 sq m/656.6 sq ft    | 32          |



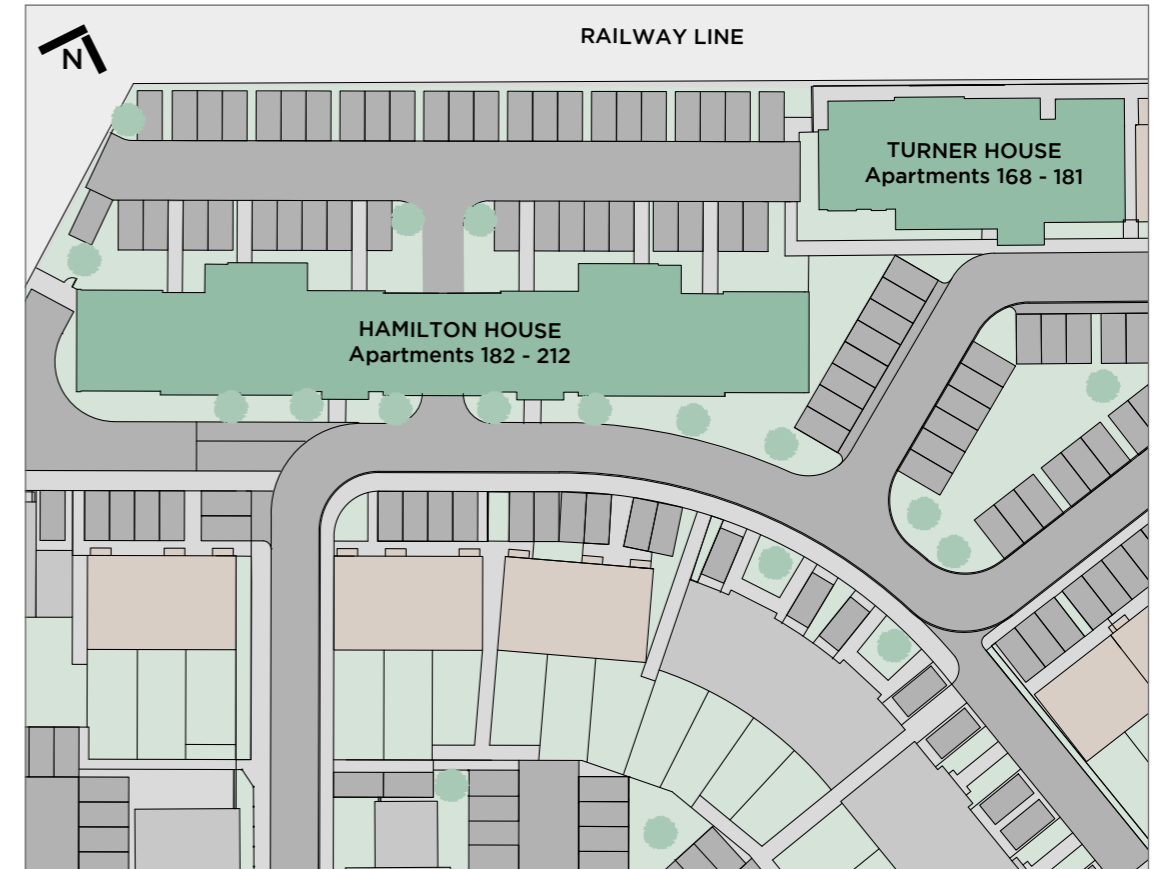
**First Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 202              | 2           | 73.4 sq m/790 sq ft    | 3.82 sq m/41.1 sq ft  | 77.22 sq m/831.1 sq ft | 39          |
| 203              | 2           | 73.15 sq m/787.3 sq ft | 3.82 sq m/41.1 sq ft  | 76.97 sq m/828.4 sq ft | 37          |
| 204              | 2           | 71.56 sq m/770.2 sq ft | 3.82 sq m/41.1 sq ft  | 75.38 sq m/811.3 sq ft | 34          |
| 205              | 2           | 76.22 sq m/820.4 sq ft | 3.39 sq m/36.5 sq ft  | 79.61 sq m/856.9 sq ft | 41          |
| 186              | 2           | 76.22 sq m/820.4 sq ft | 3.39 sq m/36.5 sq ft  | 79.61 sq m/856.9 sq ft | 41          |
| 187              | 2           | 71.56 sq m/770.2 sq ft | 3.82 sq m/41.1 sq ft  | 75.38 sq m/811.3 sq ft | 34          |
| 188              | 2           | 73.15 sq m/787.3 sq ft | 3.82 sq m/41.1 sq ft  | 76.97 sq m/828.4 sq ft | 37          |
| 189              | 2           | 73.4 sq m/790 sq ft    | 3.82 sq m/41.1 sq ft  | 77.22 sq m/831.1 sq ft | 39          |



**Second Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 206              | 2           | 61 sq m/656.6 sq ft    | N/A                   | 61 sq m/656.6 sq ft    | 32          |
| 207              | 2           | 71.8 sq m/772.9 sq ft  | 3.82 sq m/41.1 sq ft  | 75.62 sq m/814 sq ft   | 35          |
| 208              | 2           | 71.56 sq m/770.2 sq ft | 3.82 sq m/41.1 sq ft  | 75.38 sq m/811.3 sq ft | 34          |
| 209              | 2           | 76.22 sq m/820.4 sq ft | 3.39 sq m/36.5 sq ft  | 79.61 sq m/856.9 sq ft | 41          |
| 190              | 2           | 76.22 sq m/820.4 sq ft | 3.39 sq m/36.5 sq ft  | 79.61 sq m/856.9 sq ft | 41          |
| 191              | 2           | 71.56 sq m/770.2 sq ft | 3.82 sq m/41.1 sq ft  | 75.38 sq m/811.3 sq ft | 34          |
| 192              | 2           | 73.15 sq m/787.3 sq ft | 3.82 sq m/41.1 sq ft  | 76.97 sq m/828.4 sq ft | 37          |
| 193              | 2           | 73.4 sq m/790 sq ft    | 3.82 sq m/41.1 sq ft  | 77.22 sq m/831.1 sq ft | 39          |

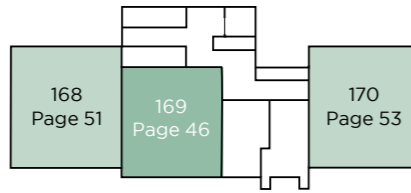


The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



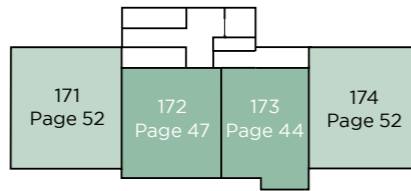
**KEY**

|  |                    |
|--|--------------------|
|  | One Bed Apartments |
|  | Two Bed Apartments |



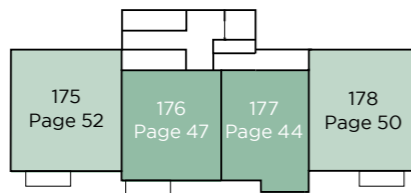
**Ground Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 168              | 2           | 70.53 sq m/759.2 sq ft | N/A                   | 70.53 sq m/759.2 sq ft | 51          |
| 169              | 1           | 53.43 sq m/575.1 sq ft | N/A                   | 53.43 sq m/575.1 sq ft | 46          |
| 170              | 2           | 70.53 sq m/759.2 sq ft | N/A                   | 70.53 sq m/759.2 sq ft | 53          |



**First Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 171              | 2           | 70.53 sq m/759.2 sq ft | 3.82 sq m/41.1 sq ft  | 74.35 sq m/800.3 sq ft | 52          |
| 172              | 1           | 53.43 sq m/575.1 sq ft | 3.82 sq m/41.1 sq ft  | 57.25 sq m/616.2 sq ft | 47          |
| 173              | 1           | 51.25 sq m/551.6 sq ft | N/A                   | 51.25 sq m/551.6 sq ft | 44          |
| 174              | 2           | 70.53 sq m/759.2 sq ft | 3.82 sq m/41.1 sq ft  | 74.35 sq m/800.3 sq ft | 52          |



**Second Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 175              | 2           | 70.53 sq m/759.2 sq ft | 3.82 sq m/41.1 sq ft  | 74.35 sq m/800.3 sq ft | 52          |
| 176              | 1           | 53.43 sq m/575.1 sq ft | 3.82 sq m/41.1 sq ft  | 57.25 sq m/616.2 sq ft | 47          |
| 177              | 1           | 51.25 sq m/551.6 sq ft | N/A                   | 51.25 sq m/551.6 sq ft | 44          |
| 178              | 2           | 70.53 sq m/759.2 sq ft | 3.82 sq m/41.1 sq ft  | 74.35 sq m/800.3 sq ft | 50          |



**Third Floor**

| Apartment Number | Beds Number | Internal Area (Total)  | External Area (Total) | Combined Area (Total)  | Page Number |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------|
| 179              | 1           | 51.63 sq m/555.7 sq ft | 2.38 sq m/25.6 sq ft  | 54.01 sq m/581.3 sq ft | 45          |
| 180              | 1           | 53.43 sq m/575.1 sq ft | 3.82 sq m/41.1 sq ft  | 57.25 sq m/616.2 sq ft | 48          |
| 181              | 1           | 55.33 sq m/595.5 sq ft | N/A                   | 55.33 sq m/595.5 sq ft | 49          |

HAMILTON HOUSE  
FLOORPLANS

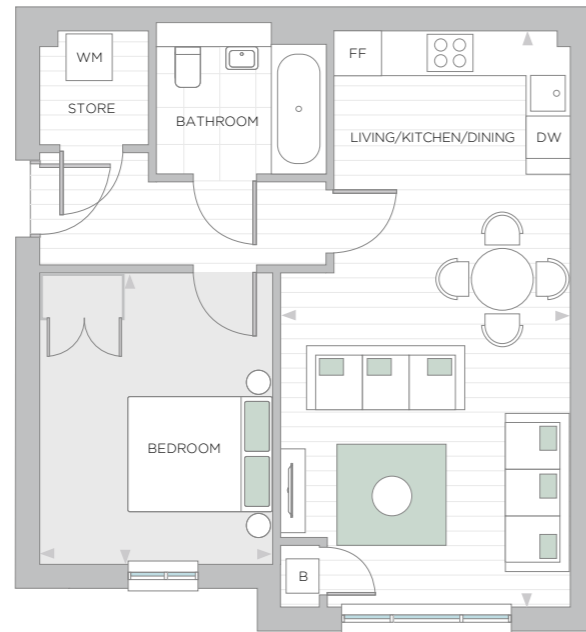
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



# Hamilton House – Apartments 183, 200\*

1 Bedroom Apartment

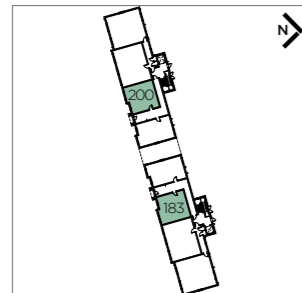
|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 7.61 m x 3.81 m | 24'12" x 12'6" |
| Bedroom               | 3.83 m x 3.05 m | 12'7" x 10'0"  |
| Total area            | 51.65 sq m      | 556 sq ft      |



### Apartment Locator

|                  |
|------------------|
| 3                |
| 2                |
| 1                |
| <b>G 183 200</b> |

### Ground Floor



### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

# Hamilton House – Apartments 182, 201\*

1 Bedroom Apartment

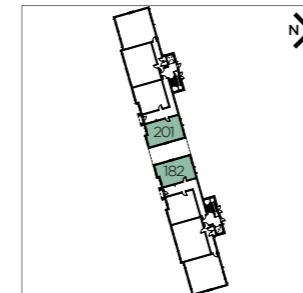
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 5.78 m x 5.35 m | 18'2" x 17'7" |
| Bedroom               | 3.83 m x 2.87 m | 12'7" x 9'5"  |
| Total area            | 52.36 sq m      | 563.6 sq ft   |



### Apartment Locator

|                  |
|------------------|
| 3                |
| 2                |
| 1                |
| <b>G 182 201</b> |

### Ground Floor



### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

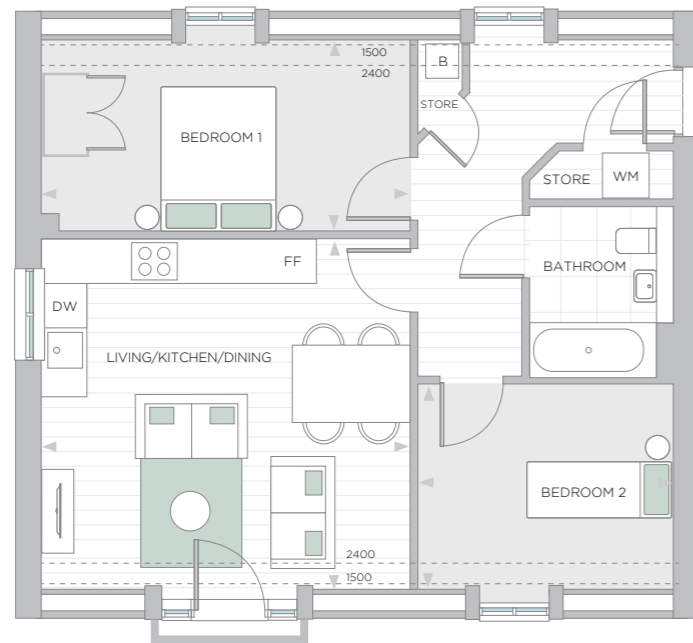
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment



# Hamilton House – Apartments 206, 197\*

2 Bedroom Apartment

|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 4.86 m x 4.58 m | 15'11" x 15'0" |
| Bedroom 1             | 4.86 m x 2.48 m | 15'11" x 8'2"  |
| Bedroom 2             | 3.37 m x 2.67 m | 11'1" x 8'9"   |
| Total area            | 61 sq m         | 656.6 sq ft    |



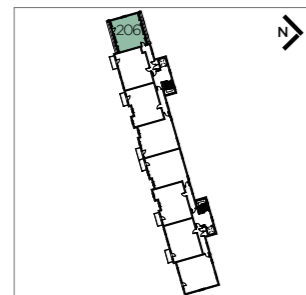
### Apartment Locator

|   |     |
|---|-----|
| 3 | 197 |
| 2 | 206 |
| 1 |     |
| G |     |

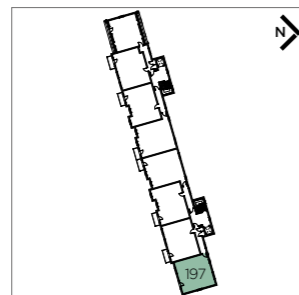
### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Second Floor



### Third Floor



The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

# Hamilton House – Apartments 195\*, 211

2 Bedroom Apartment

|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 7.61 m x 3.81 m | 24'12" x 12'6" |
| Bedroom 1             | 5.82 m x 2.70 m | 19'1" x 8'10"  |
| Bedroom 2             | 2.92 m x 2.74 m | 9'7" x 8'12"   |
| Total area            | 69.27 sq m      | 745.6 sq ft    |
| Balcony area          | 3.82 sq m       | 41.1 sq ft     |



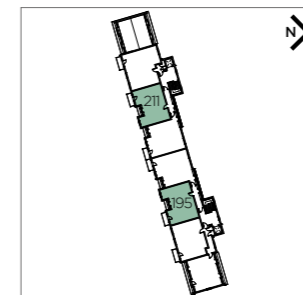
### Apartment Locator

|   |         |
|---|---------|
| 3 | 195 211 |
| 2 |         |
| 1 |         |
| G |         |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Third Floor

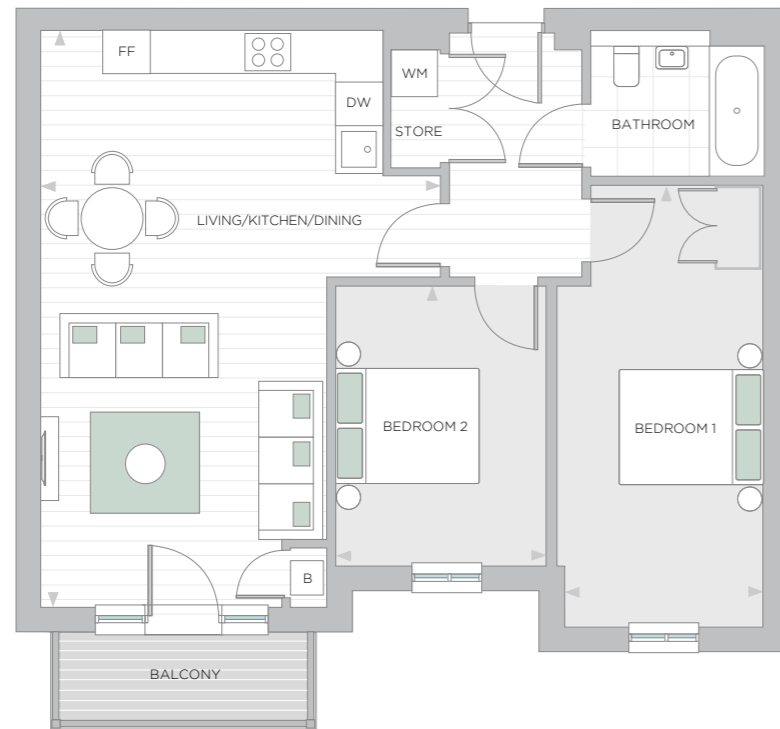




# Hamilton House – Apartments 187\*, 204, 191\*, 208

## 2 Bedroom Apartment

|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 7.61 m x 4.56 m | 24'12" x 14'12" |
| Bedroom 1             | 5.82 m x 2.70 m | 19'1" x 8'10"   |
| Bedroom 2             | 3.72 m x 2.74 m | 12'2" x 8'12"   |
| Total area            | 71.56 sq m      | 770.2 sq ft     |
| Balcony area          | 3.82 sq m       | 41.1 sq ft      |



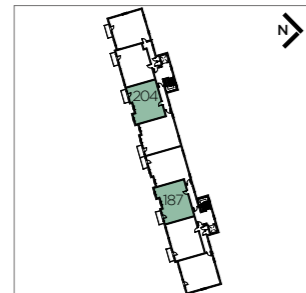
### Apartment Locator

|   |     |     |
|---|-----|-----|
| 3 |     |     |
| 2 | 191 | 208 |
| 1 | 187 | 204 |
| G |     |     |

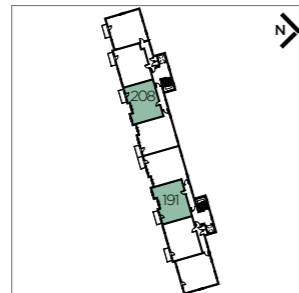
### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### First Floor



### Second Floor

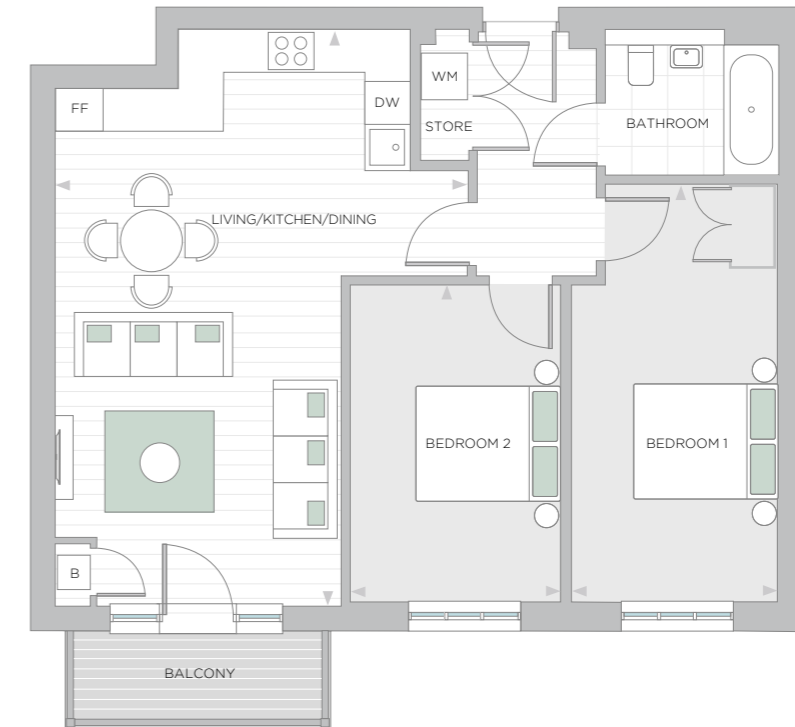


The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

# Hamilton House – Apartments 207, 196\*

## 2 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 7.61 m x 4.71 m | 25'0" x 15'5" |
| Bedroom 1             | 5.59 m x 2.75 m | 18'4" x 9'0"  |
| Bedroom 2             | 4.26 m x 2.76 m | 14'0" x 9'1"  |
| Total area            | 71.8 sq m       | 772.9 sq ft   |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |



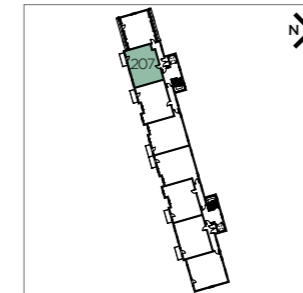
### Apartment Locator

|   |     |
|---|-----|
| 3 | 196 |
| 2 | 207 |
| 1 |     |
| G |     |

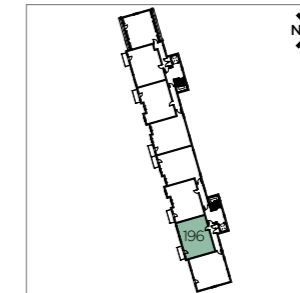
### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Second Floor



### Third Floor



# Hamilton House – Apartments 184, 199\*

2 Bedroom Apartment

|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 7.61 m x 4.71 m | 24'12" x 15'5" |
| Bedroom 1             | 5.59 m x 2.75 m | 18'4" x 9'0"   |
| Bedroom 2             | 4.26 m x 2.76 m | 13'12" x 9'1"  |
| Total area            | 73.15 sq m      | 787.3 sq ft    |



# Hamilton House – Apartments 188, 203\*, 192

2 Bedroom Apartment

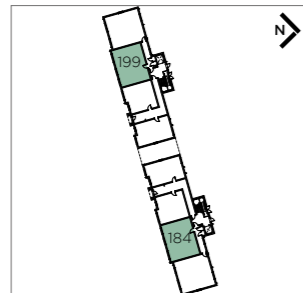
|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 7.61 m x 4.71 m | 24'12" x 15'5" |
| Bedroom 1             | 5.59 m x 2.75 m | 18'4" x 9'0"   |
| Bedroom 2             | 4.26 m x 2.76 m | 13'12" x 9'1"  |
| Total area            | 73.15 sq m      | 787.3 sq ft    |
| Balcony area          | 3.82 sq m       | 41.1 sq ft     |



### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 |         |
| 1 |         |
| G | 184 199 |

### Ground Floor



### Key

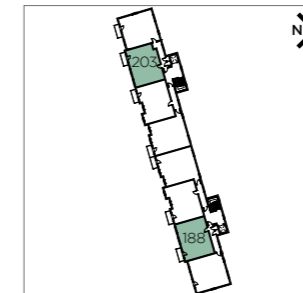
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

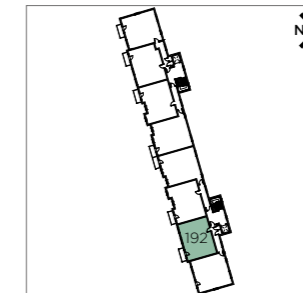
### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 | 192     |
| 1 | 188 203 |
| G |         |

### First Floor



### Second Floor



### Key

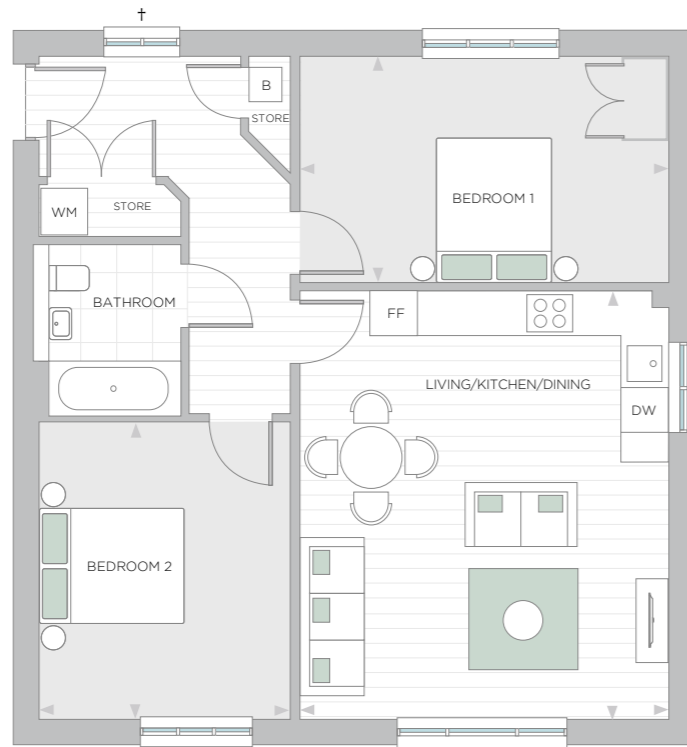
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |



# Hamilton House – Apartments 185, 198\*

## 2 Bedroom Apartment

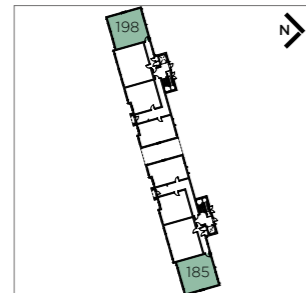
|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 5.67 m x 4.86 m | 18'7" x 15'11" |
| Bedroom 1             | 4.86 m x 3.00 m | 15'11" x 9'10" |
| Bedroom 2             | 3.93 m x 3.37 m | 12'11" x 11'1" |
| Total area            | 73.4 sq m       | 790 sq ft      |



### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 |         |
| 1 |         |
| G | 185 198 |

### Ground Floor



### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \*Handed apartment. †No window to plot 198.

# Hamilton House – Apartments 189, 202\*, 193

## 2 Bedroom Apartment

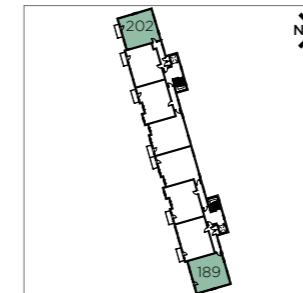
|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 5.67 m x 4.86 m | 18'7" x 15'11" |
| Bedroom 1             | 4.86 m x 3.00 m | 15'11" x 9'10" |
| Bedroom 2             | 3.93 m x 3.37 m | 12'11" x 11'1" |
| Total area            | 73.4 sq m       | 790 sq ft      |
| Balcony area          | 3.82 sq m       | 41.1 sq ft     |



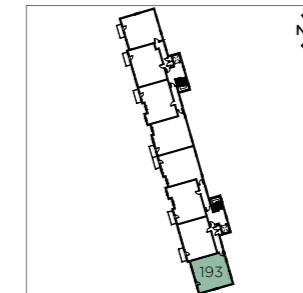
### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 | 193     |
| 1 | 189 202 |
| G |         |

### First Floor



### Second Floor



### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

# Hamilton House – Apartments 212, 194\*

2 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 6.41 m x 4.60 m | 21'0" x 15'1" |
| Bedroom 1             | 3.37 m x 3.24 m | 11'1" x 10'8" |
| Bedroom 2             | 4.80 m x 2.81 m | 15'9" x 9'3"  |
| Total area            | 74.1 sq m       | 797.6 sq ft   |
| Balcony area          | 3.39 sq m       | 36.5 sq ft    |



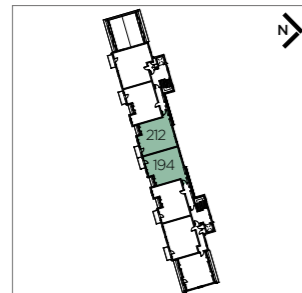
### Apartment Locator

|   |         |
|---|---------|
| 3 | 212 194 |
| 2 |         |
| 1 |         |
| G |         |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Third Floor



The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \*Handed apartment

# Hamilton House – Apartments 186\*, 205, 190\*, 209

2 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 6.41 m x 4.60 m | 21'0" x 15'1" |
| Bedroom 1             | 4.04 m x 3.37 m | 13'3" x 11'1" |
| Bedroom 2             | 4.60 m x 2.81 m | 15'1" x 9'3"  |
| Total area            | 76.22 sq m      | 820.4 sq ft   |
| Balcony area          | 3.39 sq m       | 36.5 sq ft    |



### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 | 190 209 |
| 1 | 186 205 |
| G |         |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### First Floor



### Second Floor

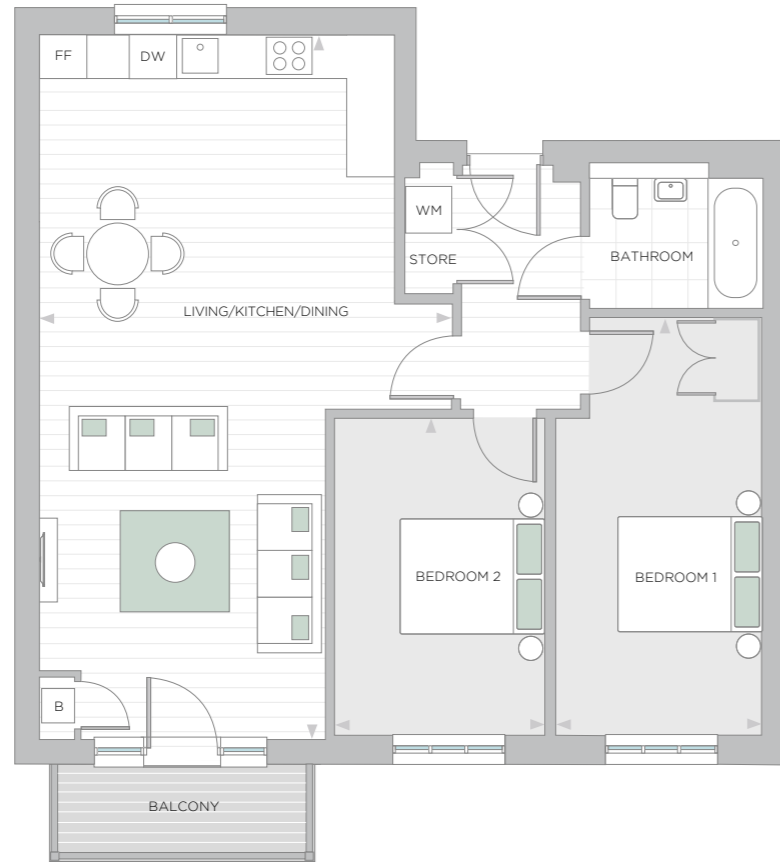




# Hamilton House – Apartment 210

2 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 9.32 m x 4.70 m | 30'7" x 15'5" |
| Bedroom 1             | 5.59 m x 2.75 m | 18'4" x 9'0"  |
| Bedroom 2             | 4.26 m x 2.76 m | 13'12" x 9'1" |
| Total area            | 81.19 sq m      | 874 sq ft     |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |

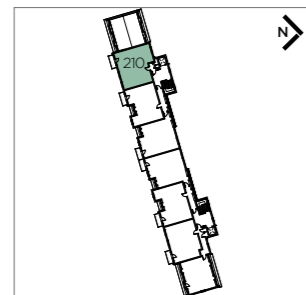


## TURNER HOUSE FLOORPLANS

### Apartment Locator

|   |     |
|---|-----|
| 3 | 210 |
| 2 |     |
| 1 |     |
| G |     |

### Third Floor



### Key

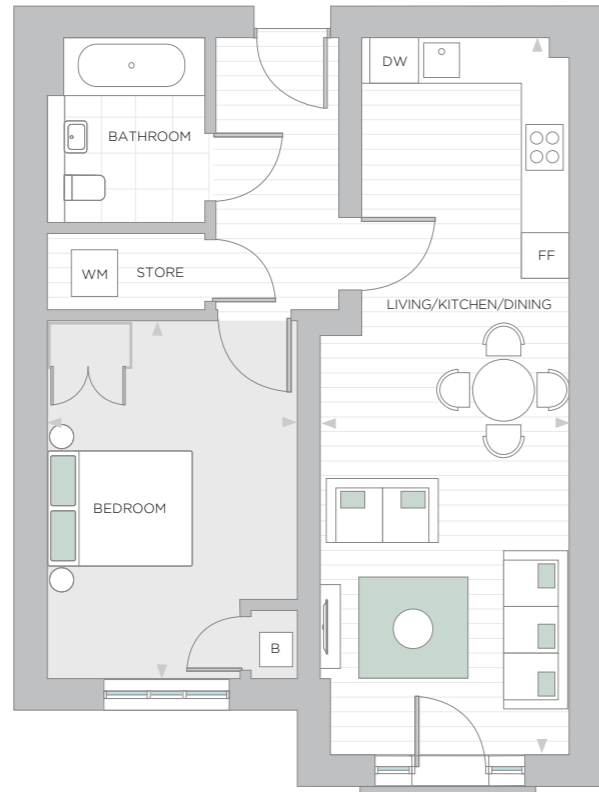
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

# Turner House – Apartments 173, 177

1 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 8.61 m x 3.00 m | 28'3" x 9'10" |
| Bedroom               | 4.32 m x 3.03 m | 14'2" x 9'11" |
| Total area            | 51.25 sq m      | 551.6 sq ft   |



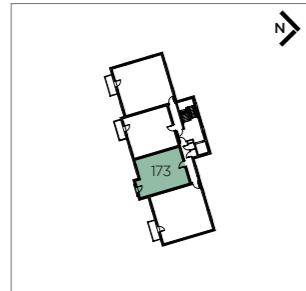
## Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 | 177 |
| 1 | 173 |
| G |     |

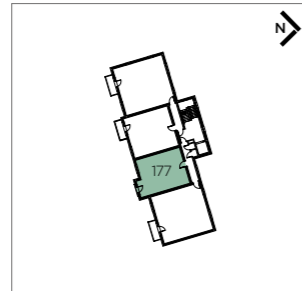
## Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

## First Floor



## Second Floor

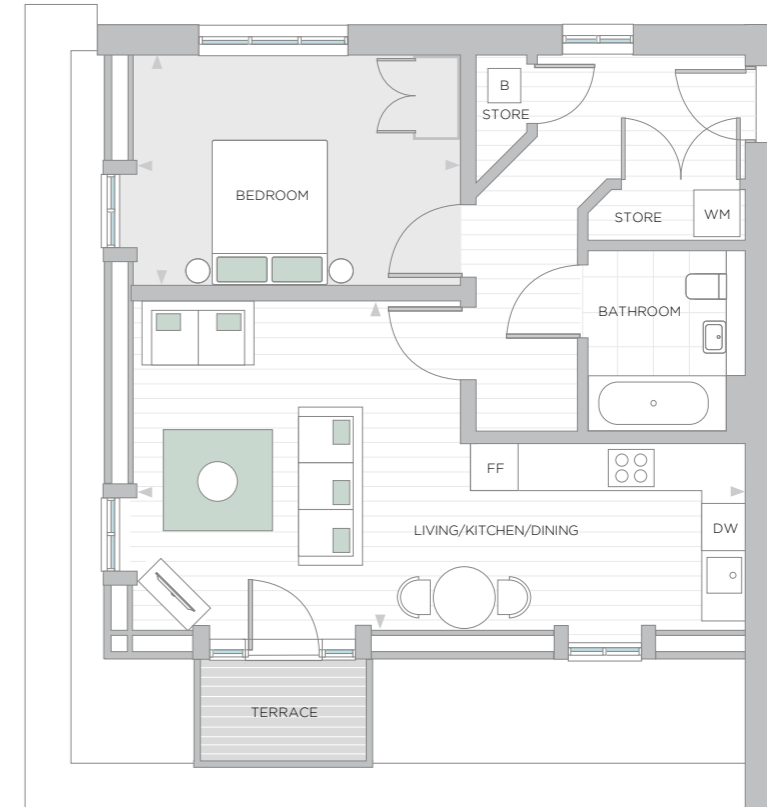


The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

# Turner House – Apartment 179

1 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 7.32 m x 3.89 m | 24'0" x 12'9" |
| Bedroom               | 3.88 m x 2.81 m | 12'9" x 9'3"  |
| Total area            | 51.63 sq m      | 555.7 sq ft   |
| Terrace area          | 2.38 sq m       | 25.6 sq ft    |



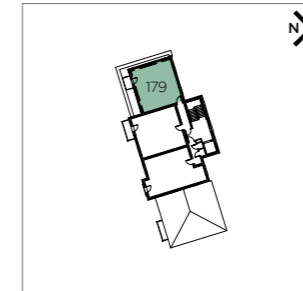
## Apartment Locator

|   |     |
|---|-----|
| 3 | 179 |
| 2 |     |
| 1 |     |
| G |     |

## Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

## Third Floor

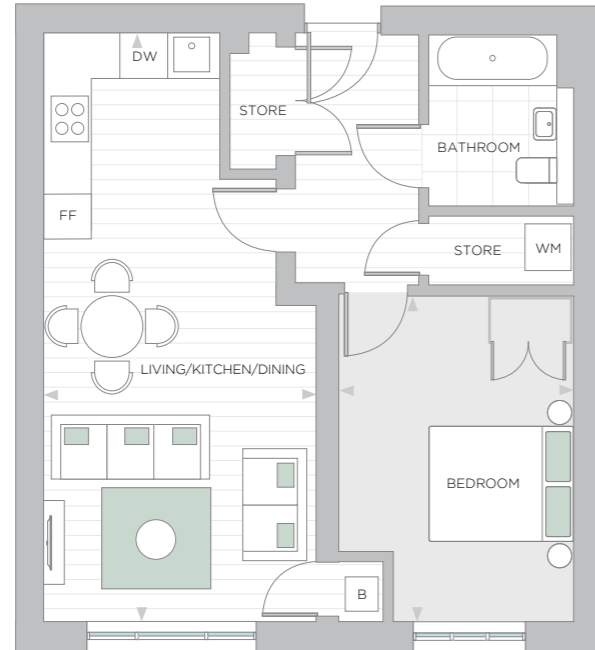




# Turner House – Apartment 169

1 Bedroom Apartment

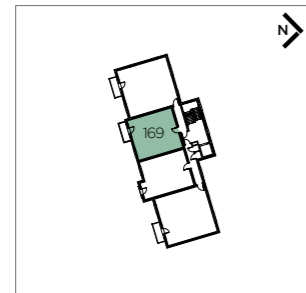
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 7.71 m x 3.55 m | 25'4" x 11'8" |
| Bedroom               | 4.32 m x 3.10 m | 14'2" x 10'2" |
| Total area            | 53.43 sq m      | 575.1 sq ft   |



## Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 |     |
| 1 |     |
| G | 169 |

## Ground Floor



## Key

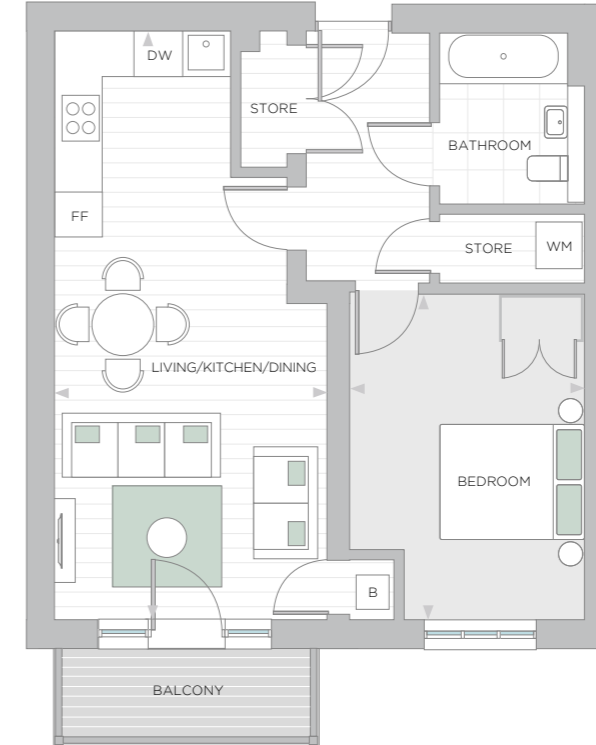
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

# Turner House – Apartments 172, 176

1 Bedroom Apartment

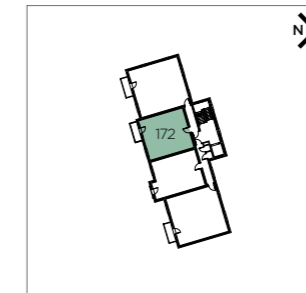
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 7.71 m x 3.55 m | 25'4" x 11'8" |
| Bedroom               | 4.32 m x 3.10 m | 14'2" x 10'2" |
| Total area            | 53.43 sq m      | 575.1 sq ft   |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |



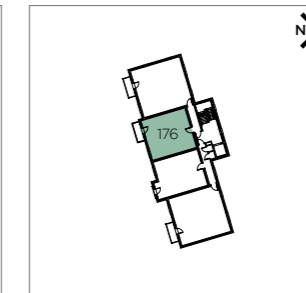
## Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 | 176 |
| 1 | 172 |
| G |     |

## First Floor



## Second Floor



## Key

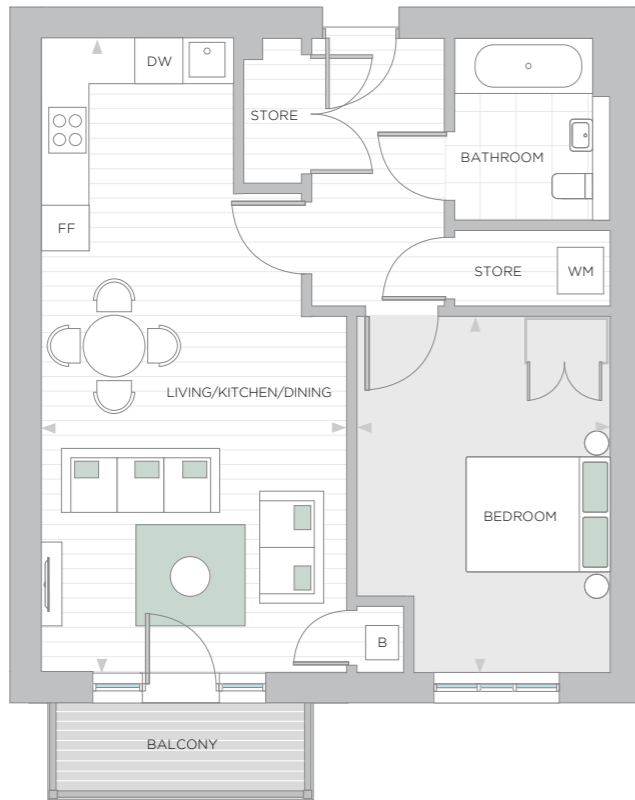
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

# Turner House – Apartment 180

1 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 7.71 m x 3.72 m | 25'4" x 12'2" |
| Bedroom               | 4.34 m x 3.13 m | 14'3" x 10'3" |
| Total area            | 53.43 sq m      | 575.1 sq ft   |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |



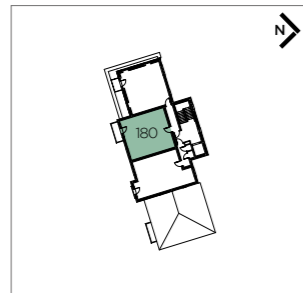
### Apartment Locator

|   |     |
|---|-----|
| 3 | 180 |
| 2 |     |
| 1 |     |
| G |     |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

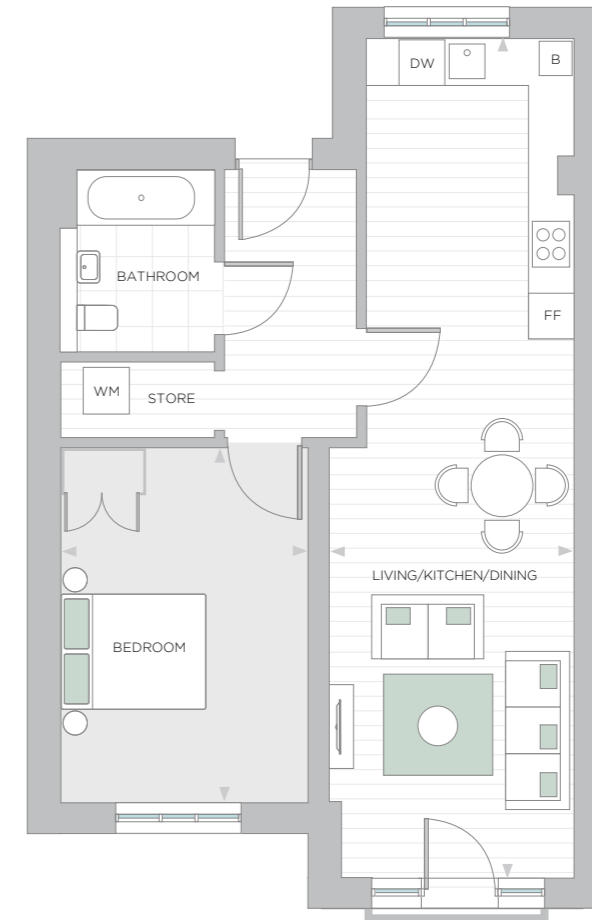
### Third Floor



# Turner House – Apartment 181

1 Bedroom Apartment

|                       |                 |                |
|-----------------------|-----------------|----------------|
| Living/Kitchen/Dining | 10.20m x 3.00 m | 33'6" x 9'10"  |
| Bedroom               | 4.24 m x 3.03 m | 13'11" x 9'11" |
| Total area            | 55.33 sq m      | 595.5 sq ft    |



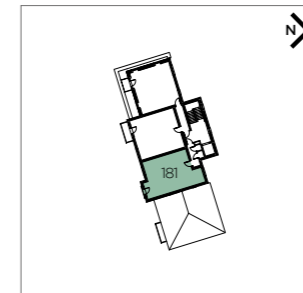
### Apartment Locator

|   |     |
|---|-----|
| 3 | 181 |
| 2 |     |
| 1 |     |
| G |     |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Third Floor

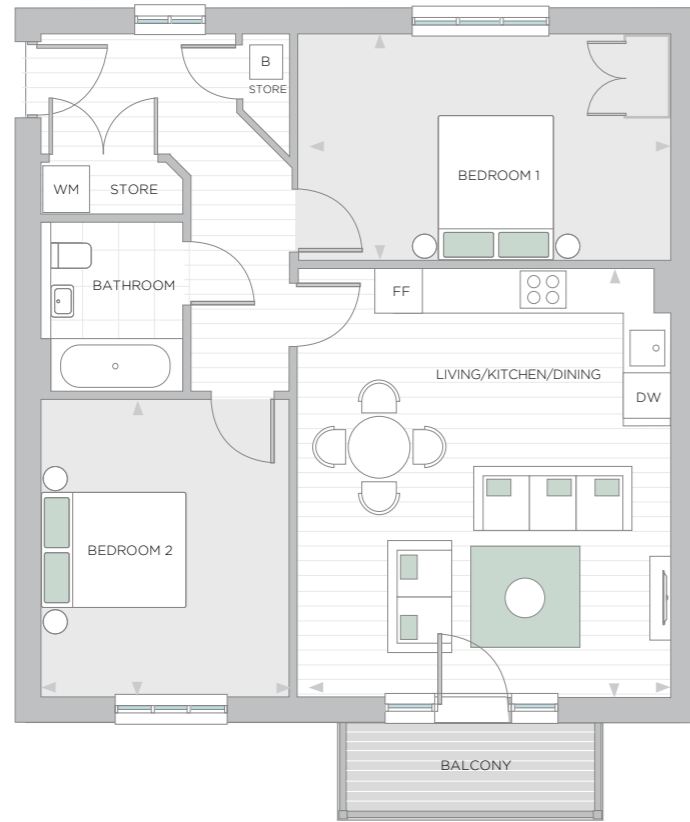




# Turner House – Apartment 178

2 Bedroom Apartment

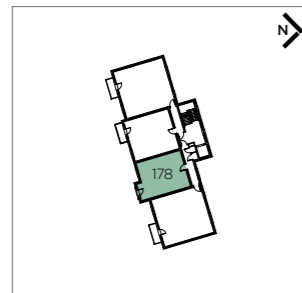
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 5.54 m x 4.88 m | 18'2" x 16'0" |
| Bedroom 1             | 4.84 m x 2.98 m | 15'11" x 9'9" |
| Bedroom 2             | 3.80 m x 3.22 m | 12'6" x 10'7" |
| Total area            | 70.53 sq m      | 759.2 sq ft   |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |



### Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 | 178 |
| 1 |     |
| G |     |

### Second Floor



### Key

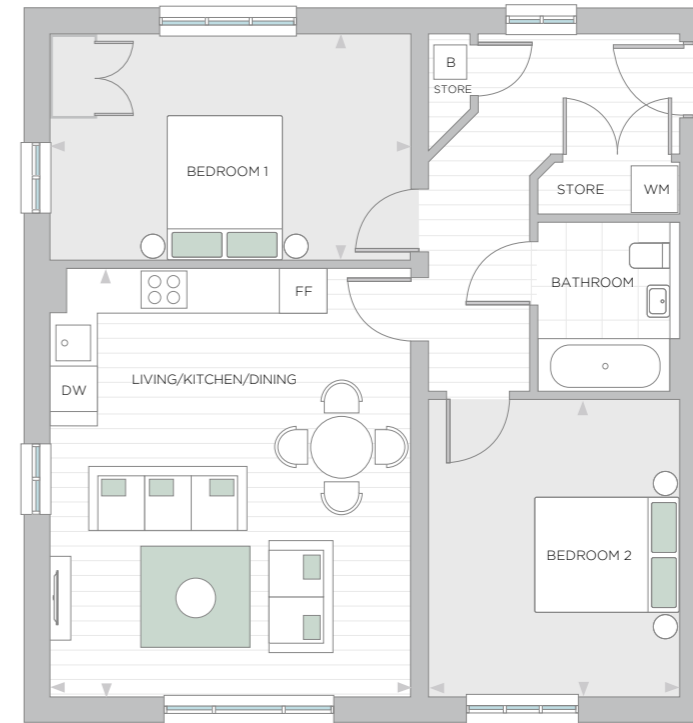
|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

# Turner House – Apartment 168

2 Bedroom Apartment

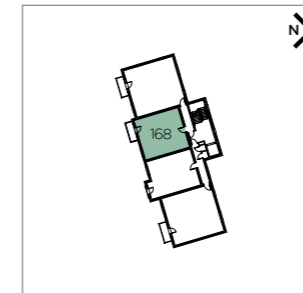
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 5.53 m x 4.69 m | 18'2" x 15'5" |
| Bedroom 1             | 4.69 m x 2.98 m | 15'5" x 9'9"  |
| Bedroom 2             | 3.80 m x 3.21 m | 12'6" x 10'6" |
| Total area            | 70.53 sq m      | 759.2 sq ft   |



### Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 |     |
| 1 |     |
| G | 168 |

### Ground Floor



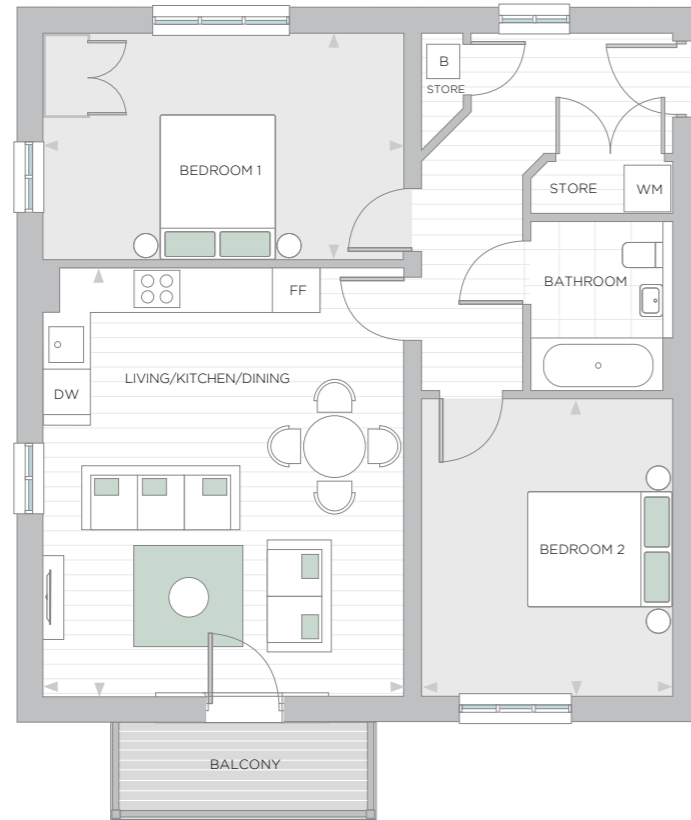
### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

# Turner House – Apartments 171, 174\*, 175

## 2 Bedroom Apartment

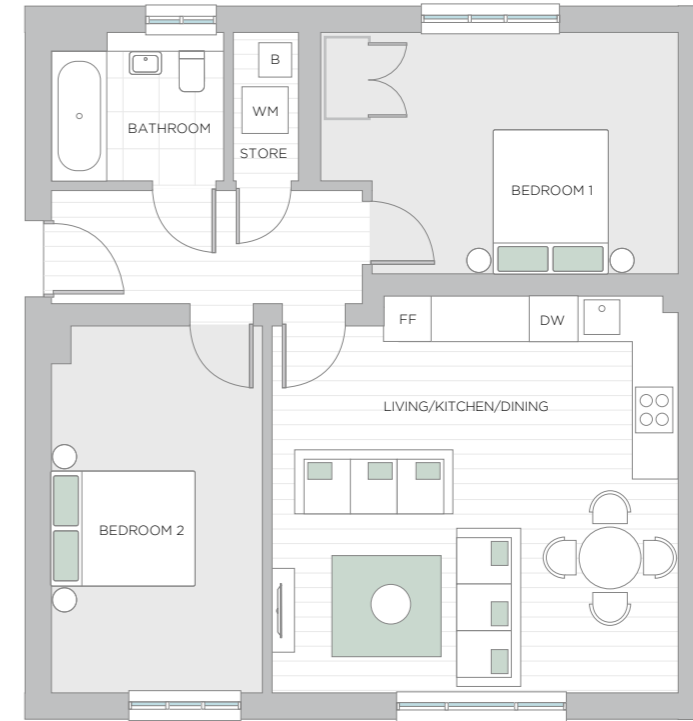
|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 5.53 m x 4.69 m | 18'2" x 15'5" |
| Bedroom 1             | 4.69 m x 2.98 m | 15'5" x 9'9"  |
| Bedroom 2             | 3.80 m x 3.21 m | 12'6" x 10'6" |
| Total area            | 70.53 sq m      | 759.2 sq ft   |
| Balcony area          | 3.82 sq m       | 41.1 sq ft    |



# Turner House – Apartment 170

## 2 Bedroom Apartment

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Living/Kitchen/Dining | 5.33 m x 5.20 m | 17'6" x 17'1" |
| Bedroom 1             | 4.69 m x 3.16 m | 15'5" x 10'4" |
| Bedroom 2             | 4.80 m x 2.75 m | 15'9" x 9'0"  |
| Total area            | 70.53 sq m      | 759.2 sq ft   |



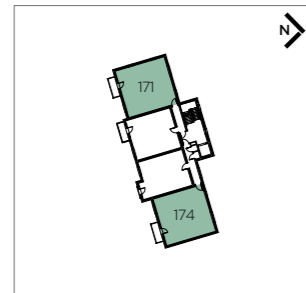
### Apartment Locator

|   |         |
|---|---------|
| 3 |         |
| 2 | 175     |
| 1 | 171 174 |
| G |         |

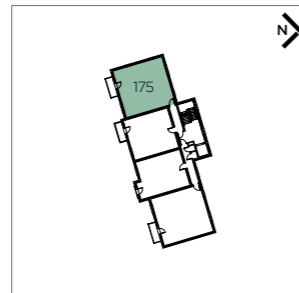
### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### First Floor



### Second Floor



The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details. \* Handed apartment

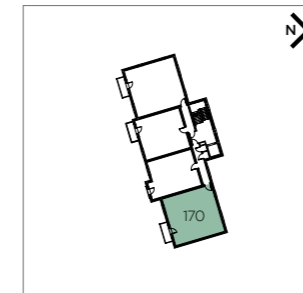
### Apartment Locator

|   |     |
|---|-----|
| 3 |     |
| 2 |     |
| 1 |     |
| G | 170 |

### Key

|    |                           |
|----|---------------------------|
| FF | Integrated Fridge Freezer |
| WM | Space for Washing Machine |
| DW | Space for Dishwasher      |
| B  | Boiler                    |

### Ground Floor





# SPECIFICATION

## Kitchen

- Stylish fitted kitchen with postformed work surfaces and upstands
- LED under-cupboard lighting
- Integrated stainless steel NEFF single oven
- Integrated fridge freezer
- Integrated stainless steel gas hob
- Stainless steel chimney hood
- 1.5 bowl stainless steel sink and drainer with chrome tap
- Space for integrated dishwasher
- Plumbing for washing machine
- Vinyl flooring

## Bathroom and En Suite

- Roca sanitaryware with Grohtherme chrome taps
- Grohe thermostatic over bath shower mixer in chrome with shower attachment
- Quality wall tiling from Porcelanosa, full height to wet areas and splash back for basin
- Radiator

## External features and security

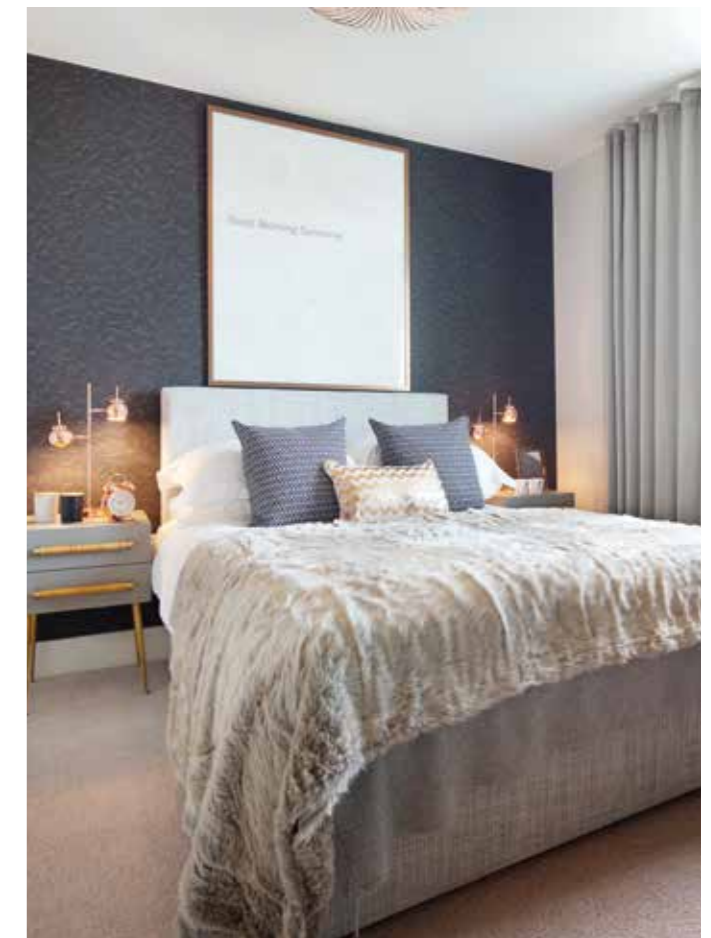
- Video entrance system to apartments
- Allocated parking space
- Spur for burglar alarm
- Covered cycle storage

## Internal finishes and electrics

- Internal doors by Premdor
- Wardrobe to the main bedroom
- TV socket to main bedroom
- Wiring for SKY+ to living room\*
- BT points to living room and home office area, bedroom 1 or 2

## Heating and energy efficiency

- White double glazed UPVC windows and rear casement doors
- Gas central heating and combination boiler



\*Subject to subscription  
Photography of previous FABRICA developments is indicative only

# WHY SHARED OWNERSHIP?

Buying a home can be a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We offer a variety of homes to buy under the Shared Ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

## What is shared ownership?

Shared Ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and offers a stepping stone route to owning a home. It allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge to cover things like maintenance of the building and communal areas, which is usually charged on a monthly basis.

There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free
- Have a 10 year construction warranty from a leading warranty provider
- In many cases it could be cheaper than renting
- Stepping stone to owning a home outright: increase your share over time
- Sell at any time and benefit from any increase in value

## How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

## What will you own?

Shared Ownership properties are always leasehold. This means that you own the property for a fixed period of time - usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

## How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you will also need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If the value of your property has gone up, you'll pay more than what you did for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

## Eligibility

To qualify for Shared Ownership you will need to meet certain criteria set by the Local Authority, which varies for each development. You should be eligible for Shared Ownership if you have a household income of less than £80,000 a year (or £90,000 in London) and any of the following apply::

- You are a first time buyer
- You used to own a home but can't afford to buy a new one
- You're an existing shared owner
- You do not own any other property at time of legal completion

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are registered with the Local Authority for housing
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.\*

## How to apply

### For Shared Ownership outside London

Before we can progress an enquiry, you will need to register with the Help to Buy agent in the area you want to live. Once you have registered please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes.

### For Shared Ownership in London

If you are looking for a Shared Ownership home in London please get in touch with us directly on 0800 783 2159 or register online at [fabrica.co.uk](http://fabrica.co.uk) and we will explain the process and talk you through our portfolio of suitable homes.

### Example based on 25% share\*\*

Total property value: £555,000  
Purchase share (25%): £138,750  
Deposit (10%): £13,875

Rental value (75%): £416,250  
Rent (1.3%): £5,412  
Rent per month: £451

The above is in addition to monthly mortgage payments, service charges, Combined Heat & Power costs (if applicable) and utilities.

\*Please note: Minimum incomes may vary for each scheme. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information. Information correct at time of going to print. \*\*Example for reference only.



# THE SHARED OWNERSHIP PROCESS

## 1. Selection & Reservation

Once we have established your eligibility we will refer you to a financial advisor who will assess your finances and affordability. Once successful we will invite you to view the properties available to you, and where applicable you will be asked to put them in order of preference. Homes will be allocated based on eligibility criteria and your choices.

Once you are allocated a home you will be invited to complete a reservation application before arranging your mortgage. We can recommend trusted partners and financial advisors who specialise in Shared Ownership new build homes who offer many benefits to help keep the process simple and straightforward. At this point you will need to pay a £350 reservation fee (which forms part of your deposit) to secure the property and take it off the market.

## 2. The conveyancing process

This is the process of transferring ownership of a property from one person to another and usually takes 28 days from reservation to exchange of contracts. You should instruct a solicitor to act on your behalf as soon as possible so that they are able to complete your mortgage application (if applicable) and we will also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

### Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

### Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

### Mortgage offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer your lender will forward a copy to your solicitor so that all parties can be notified once you are in a position to exchange contracts.

## 3. Exchange of contracts

Exchange of contracts usually takes place within 28 days from the date of reservation. Once contracts have exchanged, this means the sale is legally binding. Deposit monies that you pay are held in a client account with our solicitor and you can make all the necessary arrangements to prepare for your move. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

## 4. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the title of the home is transferred to you, making you the official owner of your new home. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us.



Computer generated image is indicative only



## INCREASING YOUR SHARE & SELLING YOUR HOME

### Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You may need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares. Please note; once you staircase to 100% ownership, you will be liable to pay an annual ground rent.

If you have made any improvements to your property which have added to its value and that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

### Selling your home

You may sell your home at any time. If you decide to sell, we will need to find a suitable buyer for your share and your lease will state how long we have to find a buyer, which is typically 8 weeks. A RICS qualified surveyor will need to assess the value of your home as an estate agent appraisal is not valid. If we find a buyer for your property a resale fee between 1% and 2% of the sale value is also payable.

If we're unable to find a buyer, you may sell your home with an estate agent and the fees you pay would depend on the agent you appoint. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



Computer generated image is indicative only



# ABOUT FABRICA

- 01. Suna Lodge, Sunbury
- 02. Westvale Park, Horley
- 03. Elmsbrook, Bicester
- 04. West Green Place, Crawley

# SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, building thoughtfully designed homes in carefully considered locations. From high density urban developments to smaller rural schemes, every project reflects our dedication to high-quality, sustainable living and exceptional customer service.

We're committed to reducing the environmental impact of building, and to creating homes which are meticulously designed and skilfully produced.

People are at the heart of everything we do and because we continue to own and manage the properties we develop, our commitment continues long after the final brick is laid. Our award-winning estate management team constantly strive to provide excellent customer service to our residents.

FABRICA is part of the A2Dominion Group. With over 70 years of experience we are one of the largest developers in the UK and have a unique approach to house building. We don't just build houses, we invest all profits into projects which benefit communities and create better ways to live.

## FABRICA

by A2Dominion



Computer generated images are indicative only

FABRICA  
Head Office  
The Point  
37 North Wharf Road  
London W2 1BD

0800 783 2159 (option 2)  
fabrica.co.uk

© 2017 A2Dominion Housing Group Ltd  
FABRICA by A2Dominion is a brand name used by  
companies within the A2Dominion Housing Group Ltd  
(an exempt charity registered under the Co-operative  
& Community Benefit Societies Act 2014 Soc.  
No. 28985R, HCA Reg. L4240).

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)