

THE BOULEVARD

CRAWLEY

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INTRODUCING THE BOULEVARD

Set in the commuter-friendly town of Crawley, The Boulevard is a newly-built block of 1 and 2 bedroom apartments a stone's throw from the bustling town centre. The 33 modern homes available through Shared Ownership offer light-filled spaces with superb quality fittings and fixtures - perfect for those looking for style and affordability in an increasingly popular pocket of West Sussex. Crawley Borough Council and partners are also delighted to announce a programme to regenerate the town centre, breathing new life into key locations in order to realise the area's full potential as a fantastic place to visit, live, work and do business.



LOCAL AREA

DORKING

SURREY HILLS

Area of Outstanding Natural Beauty

SEVENOAKS

TONBRIDGE

ROYAL TUNBRIDGE WELLS

CROWBOROUGH

HORSHAM

CRAWLEY

EAST GRINSTEAD

HAYWARDS HEATH

GATWICK AIRPORT



TO BRIGHTON



Map not to scale. Locations and distances are approximate.

Reigate Redhill Bletchingley Oxted Westerham Shipbourne
 Ide Hill Sevenoaks Weald Hildenborough
 South Godstone Four Elms Edenbridge Leigh
 Salfords Outwood Dormansland Penshurst
 Norwood Hill Horley Newchaple Copthorne
 Charlwood Rusper Crawley Down East Grinstead Ashurst
 Groombridge Frant
 Turners Hill
 Pease Pottage
 Faygate
 Wych Cross
 Mark Cross
 Handcross Balcombe Ardingly Chelwood Gate Rotherfield
 Staplefield Horsted Keynes Nutley
 Lower Beeding
 Lindfield
 Cuckfield High Hurstwood Mayfield
 Fletching Buxted
 Five Ashes

A24
 A24
 A24
 A24
 A24
 A24

M25
 M23
 M23
 M23
 M23
 M23

A22
 A22
 A22
 A22
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 A22

A21
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 A26
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 A26

A272

A272

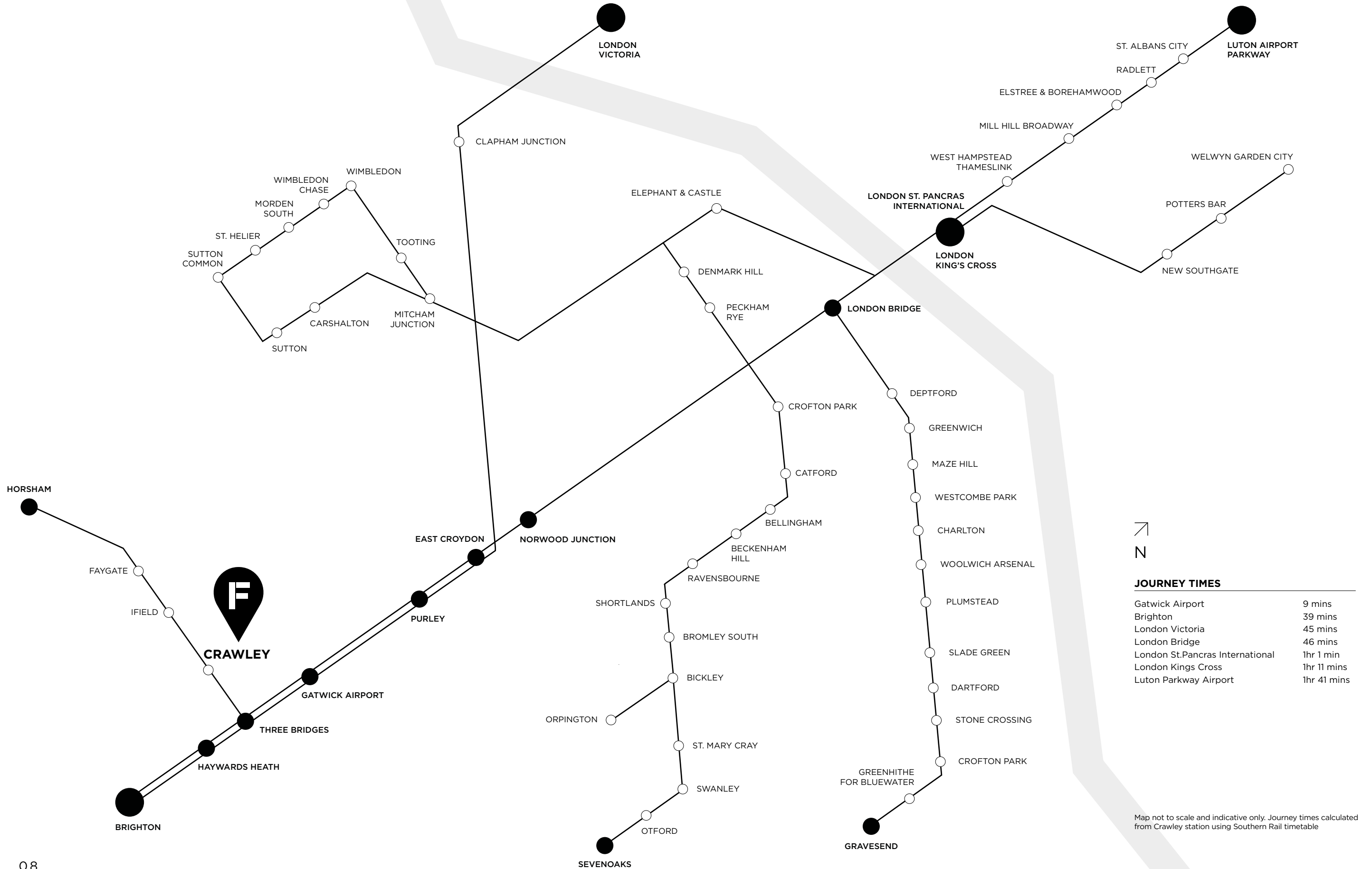
AN EXCITING PLACE TO CALL HOME

Crawley's many listed buildings such as The Old Punch Bowl - a much-loved timber-framed pub dating back to the 15th century - are a reminder of its historic past, yet the town also looks to the future. With plans in place for a major regeneration project, Crawley promises to bring positive changes for its residents: locals can look forward to a state-of-the-art town hall, a brand-new public square, commercial spaces and housing projects, while work on improved pavements, cycling routes, trees and lighting is already underway. An impressive £300million will be invested into the regeneration and development of Crawley within the next 5 years.

The desirable West Sussex location is also something to celebrate: surrounded by the expansive green landscapes of the High Weald and South Downs National Parks, Crawley offers all the comforts of urban life, as well as easy access to the seaside town of Brighton to the South and the bright lights of London to the North.



TRANSPORT CONNECTIONS



JOURNEY TIMES

| | |
|---------------------------------|-------------|
| Gatwick Airport | 9 mins |
| Brighton | 39 mins |
| London Victoria | 45 mins |
| London Bridge | 46 mins |
| London St.Pancras International | 1hr 1 min |
| London Kings Cross | 1hr 11 mins |
| Luton Parkway Airport | 1hr 41 mins |

Map not to scale and indicative only. Journey times calculated from Crawley station using Southern Rail timetable



A WELL-CONNECTED TOWN

A major advantage of living at The Boulevard is the excellent public transport links nearby. Crawley train station is an 8-minute walk away, and with direct services to London Victoria, London Bridge and Clapham Junction, commuters can be in the capital in approximately 40 minutes. It's easy to get to the seaside too, with regular fast trains from Three Bridges Station to Brighton, Hove and Worthing. As for holidays further afield, Gatwick Airport is just 10 minutes away by car (4 miles), via the easily accessible A23.

Within Crawley itself, there's the reliable Fastway bus system, designed specifically to avoid congestion spots. The regeneration project also sees a new network of cycle lanes, bus routes and pedestrian walkways, carving the way for a more sustainable, and traffic-free town centre.

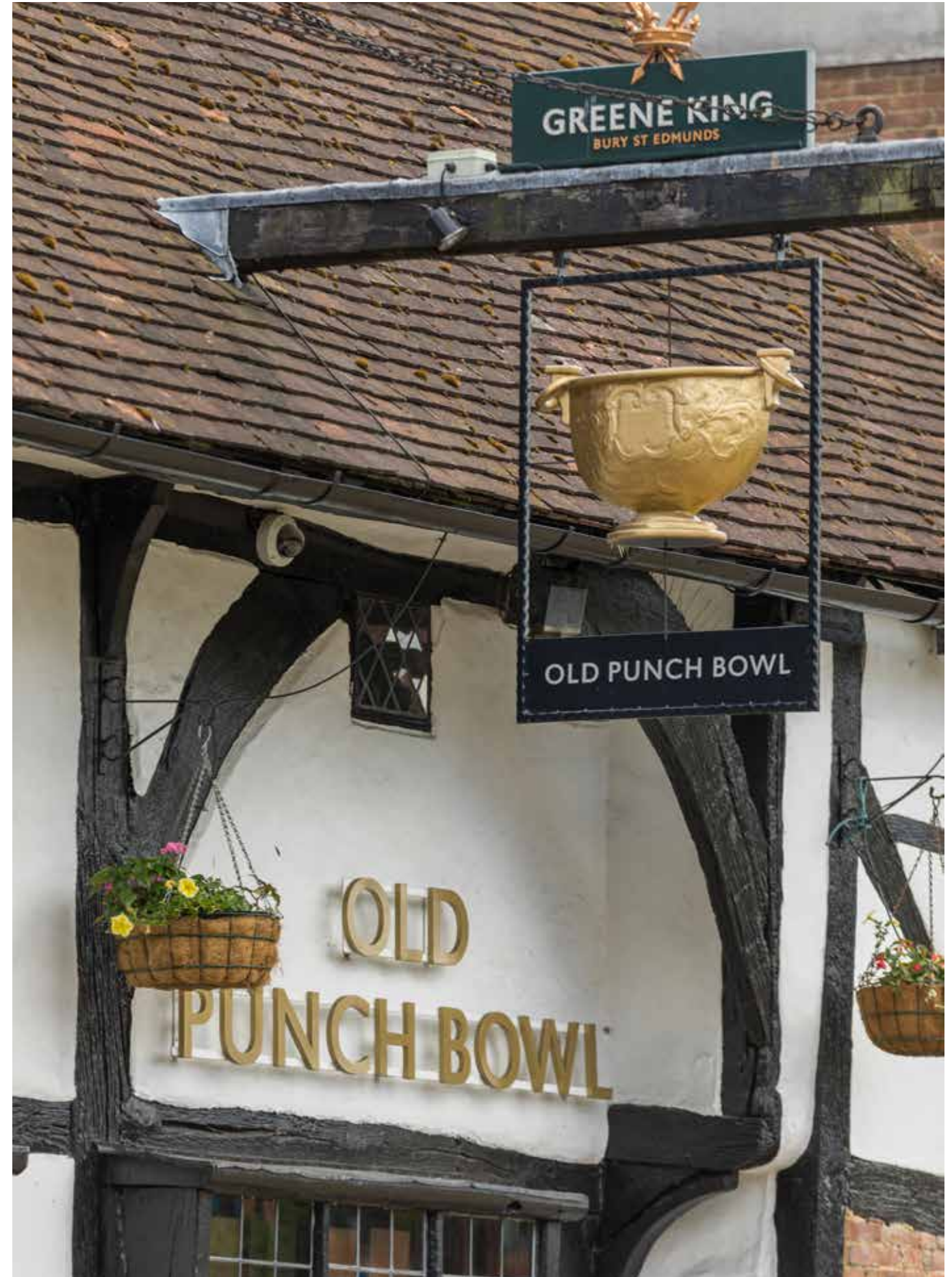




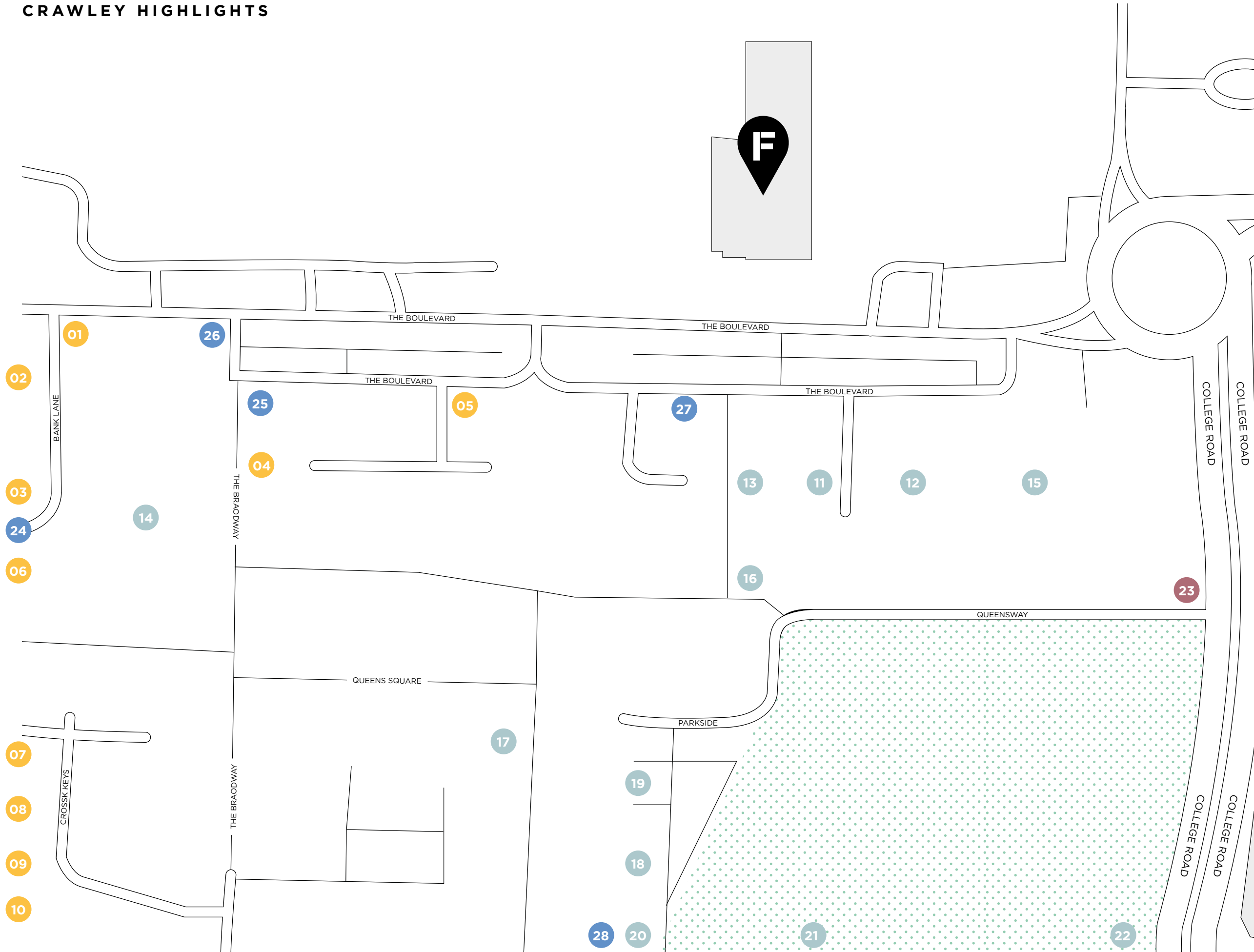
MEMORABLE MEALS OUT

Crawley's centre buzzes with activity, thanks to its choice of restaurants, cafes and bars. A local favourite is colourful Caribbean classic, Turtle Bay, known for its delicious spicy flavours and craft cocktails. Another well-loved choice is the tastefully decorated Hillside Inn, a cosy gastropub serving up British seasonal dishes that never disappoint.

You'll also find high street names such as M&S and Decathlon, and the popular County Mall Shopping Centre features over 90 stores, with a kids' soft-play area and an international food court. For farm-fresh vegetables, baked goods, delicious cheeses and an array of delicacies, Crawley market opens on Wednesdays, Fridays and Saturdays every week.



CRAWLEY HIGHLIGHTS



Cafes & Restuarants

- 01 Pizza Express
- 02 The Old Punch Bowl
- 03 Anjelique Bar
- 04 Fatboys Joint
Afgan Canteen
- 05 Pizza Hut
- 06 Brewery Shades
- 07 The White Hart
- 08 Blue India Crawley
- 09 The Hive Bar
- 10 Ask Italian

Shops

- 11 Marks & Spencer
- 12 Sainsbury's
- 13 New Look
- 14 Wilko
- 15 TK Maxx
- 16 Decathlon
- 17 Waterstones
- 18 H&M
- 19 Sports Direct
- 20 County Mall
Shopping Centre
- 21 River Island
- 22 Debenhams

Culture & Leisure

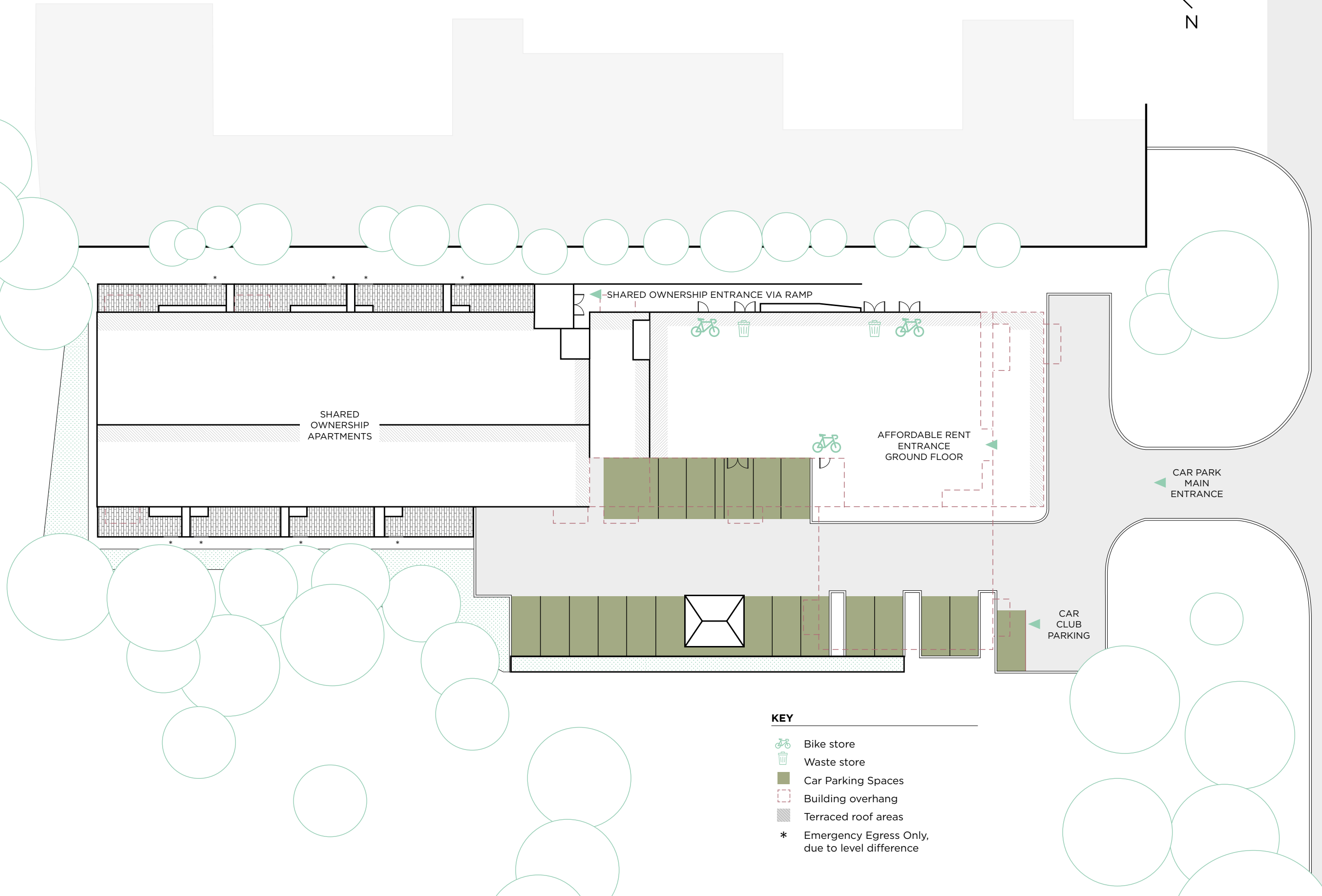
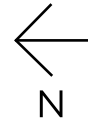
- 23 Chinese Culinary Arts

Banks

- 24 Barclays Bank
- 25 Lloyds Bank
- 26 Natwest Bank
- 27 Nationwide
Building Society
- 28 Halifax Bank

Map not to scale and shows approximate locations only.

SITE MAP



THE BOULEVARD

YOUR NEW HOME'S INTERIORS

Kitchen

- Bespoke fitted kitchen
- Laminate worktop with upstand
- Integrated appliances including:
 - Extractor Fan
 - Zanussi stainless steel oven
 - Zanussi electric ceramic 4-zone hob
 - AEG fridge freezer
 - Bosch dishwasher
 - Hotpoint washer dryer
- LED under-cupboard lighting
- Stainless steel sink

Bathroom & en-suite

- Large format white floor and wall tiles
- Saniform white bath
- Glass bath screen
- Full height mirror
- Vanity top to main bathroom
- Vitra WC
- White basin with Hansgrohe sink taps
- Hansgrohe multi-hand shower
- Heated chrome towel radiator

Interior finishes & electrics

- White electrical sockets and switches except chrome in kitchen above counter
- Carpets to all bedrooms
- Vinyl flooring to kitchen, dining room, living room and corridors
- Fitted wardrobe to master bedroom in selected homes
- Built-in storage cupboard
- LED ceiling recessed downlights to bathrooms, living room, kitchen & corridors

External finishes

- Paved patio area

Communal areas

- Landscaped areas
- Allocated residents' parking to selected homes

Heating and hot water

- The heating and hot water will be supplied by communal boilers.
- Myson radiators

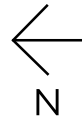


Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserve the right to amend the specification as necessary and without notification.

Images are of previous FABRICA developments and are not representative of the Boulevard specification.

1 BEDROOM APARTMENT

PLOTS - B.0.05, B.1.05 AND B.2.05



KITCHEN, DINING, LIVING

8.52 m x 3.09 m
27' 11" x 10' 2"

MASTER BEDROOM

4.71 m x 3.51 m
15' 5" x 11' 6"

TOTAL INTERNAL AREA

57,5 M²
547.8 Sq ft

BALCONY

4.3 M²
46.3 Sq ft

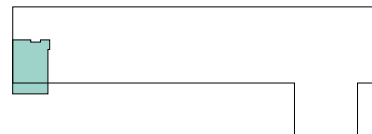
TERRACE

13.3 M²
143.1 Sq ft

| | | |
|--------------|--------|----------------|
| Ground Floor | B.0.05 | (with Terrace) |
| 1st Floor | B.1.05 | (with Balcony) |
| 2nd Floor | B.2.05 | (with Balcony) |

KEY

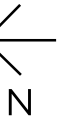
DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe



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. in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

1 BEDROOM APARTMENT

PLOTS - B.0.06, B.0.07, B.0.08, B.1.06*, B.1.07*, B.1.08*, B.2.06*, B.2.07* AND B.2.08*



KITCHEN, DINING, LIVING

6.70 m x 4.14 m
21' 12" x 13' 7"

MASTER BEDROOM

3.44 m x 3.46 m
11' 3" x 11' 4"

TOTAL INTERNAL AREA

52.5 M²
565.1 Sq ft

TERRACE

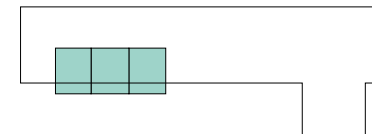
15.4 M²
165.7 Sq ft

| | | | | |
|--------------|---------|---------|---------|-----------------------|
| Ground Floor | B.0.06 | B.0.07 | B.0.08 | (with Terrace) |
| 1st Floor | B.1.06* | B.1.07* | B.1.08* | (with Juliet Balcony) |
| 2nd Floor | B.2.06* | B.2.07* | B.2.08* | (with Juliet Balcony) |

KEY

DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe

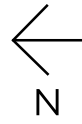
* Juliet Balcony to plots



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1 BEDROOM APARTMENT

PLOTS - B.0.01, B.0.02, B.1.01*, B.1.02*, B.2.01*, B.2.02*, B.3.01* AND B.3.02*



KITCHEN, DINING, LIVING

6.70 m x 4.14 m
21' 12" x 13' 7"

MASTER BEDROOM

3.44 m x 3.46 m
11' 3" x 11' 4"

TOTAL INTERNAL AREA

50.6 M²
567.2 Sq ft

TERRACE

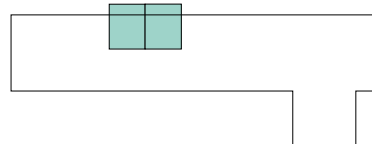
15.2 M²
163.3 Sq ft

| | | | |
|--------------|---------|---------|-----------------------|
| Ground Floor | B.0.01 | B.0.02 | (with Terrace) |
| 1st Floor | B.1.01* | B.1.02* | (with Juliet Balcony) |
| 2nd Floor | B.2.01* | B.2.02* | (with Juliet Balcony) |
| 3rd Floor | B.3.01* | B.3.02* | (with Juliet Balcony) |

KEY

- DW: Dishwasher
- FF: Fridge Freezer
- WM: Washing Machine
- ST: Storage
- W: Wardrobe

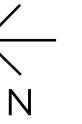
* Juliet Balcony to plots



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2 BEDROOM APARTMENT

PLOTS - B.0.03, B.1.03 AND B.2.03



KITCHEN, DINING, LIVING

6.54 m x 3.46 m
21' 5" x 11' 4"

MASTER BEDROOM

4.34 m x 3.10 m
14' 3" x 10' 2"

BEDROOM 2

4.34 m x 2.74 m
14' 3" x 8' 12"

TOTAL INTERNAL AREA

63.7 M²
685.6 Sq ft

BALCONY

4.3 M²
46.3 Sq ft

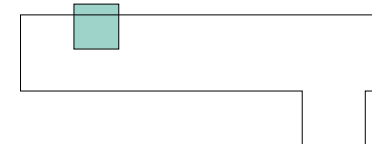
TERRACE

17.1 M²
184.1 Sq ft

| | | |
|--------------|--------|----------------|
| Ground Floor | B.0.03 | (with Terrace) |
| 1st Floor | B.1.03 | (with Balcony) |
| 2nd Floor | B.2.03 | (with Balcony) |

KEY

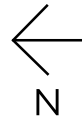
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- FF: Fridge Freezer
- WM: Washing Machine
- ST: Storage
- W: Wardrobe



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2 BEDROOM APARTMENT

PLOTS - B.0.04, B.1.04 AND B.2.04



KITCHEN, DINING, LIVING

6.53 m x 4.16 m
21' 5" x 13' 8"

MASTER BEDROOM

4.54 m x 3.24 m
14' 11" x 10' 8"

BEDROOM 2

3.98 m x 3.03 m
13' 1" x 9' 11"

TOTAL INTERNAL AREA

71.6 M²
770.6 Sq ft

BALCONY

4.3 M²
46.3 Sq ft

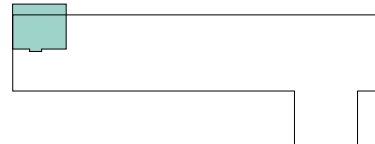
TERRACE

19.3 M²
207.7 Sq ft

Ground Floor B.0.04 (with Terrace)
1st Floor B.1.04 (with Balcony)
2nd Floor B.2.04 (with Balcony)

KEY

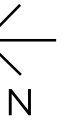
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ST: Storage
W: Wardrobe



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2 BEDROOM APARTMENT

PLOT - B.3.04



LIVING/DINING

5.03 m x 3.22 m
16' 6" x 10' 7"

KITCHEN

3.49 m x 5.84 m
11' 5" x 19' 2"

MASTER BEDROOM

4.93 m x 2.75 m
16' 2" x 9' 0"

BEDROOM 2

3.72 m x 3.27 m
12' 2" x 10' 9"

TOTAL INTERNAL AREA

80.2 M²
863.2 Sq ft

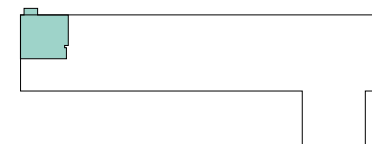
BALCONY

4.3 M²
46.2 Sq ft

3rd Floor B.3.04 (with Balcony)

KEY

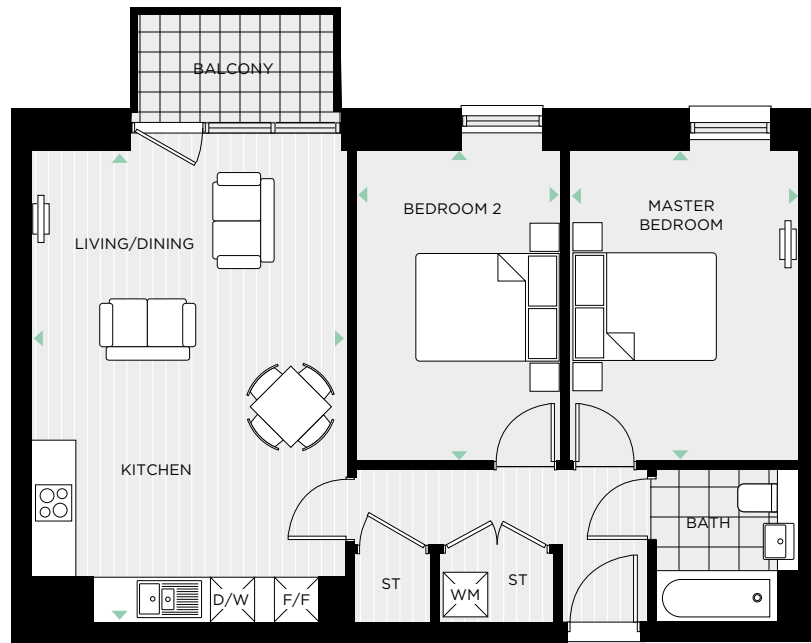
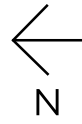
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2 BEDROOM APARTMENT

PLOT - B.3.03



KITCHEN, DINING, LIVING

6.54 m x 4.41 m
21' 5" x 14' 6"

MASTER BEDROOM

4.32 m x 3.20 m
14' 2" x 10' 6"

BEDROOM 2

4.32 m x 2.90 m
14' 2" x 9' 6"

TOTAL INTERNAL AREA

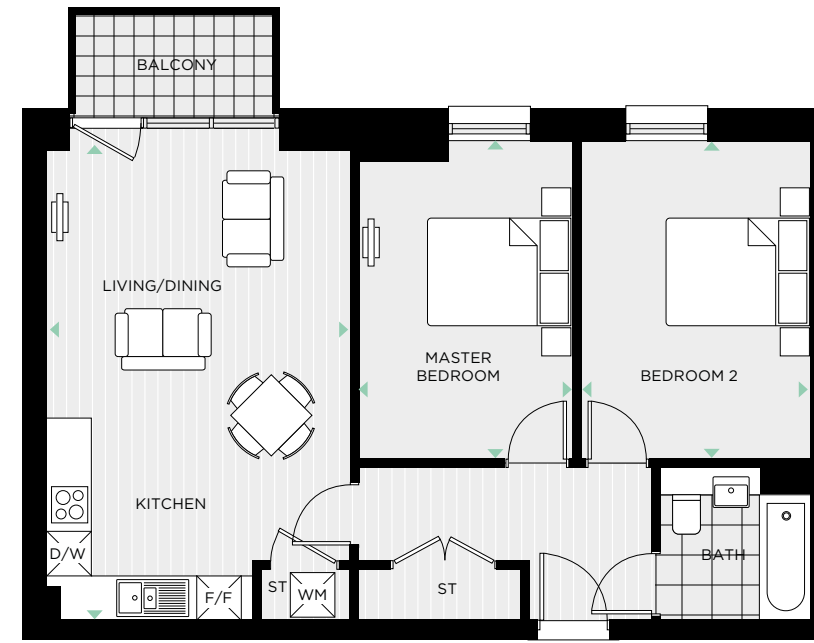
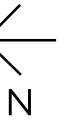
71.2 M²
766.3 Sq ft

BALCONY

4.3 M²
46.2 Sq ft

2 BEDROOM APARTMENT

PLOT - B.3.06



KITCHEN, DINING, LIVING

6.52 m x 4.22 m
21' 5" x 13' 10"

MASTER BEDROOM

4.46 m x 3.20 m
14' 8" x 10' 6"

BEDROOM 2

4.46 m x 3.00 m
14' 8" x 9' 10"

TOTAL INTERNAL AREA

71.4 M²
768.5 Sq ft

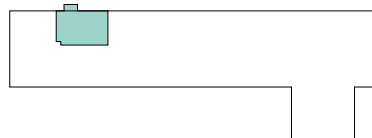
BALCONY

4.3 M²
46.2 Sq ft

3rd Floor B.3.03 (with Balcony)

KEY

DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe

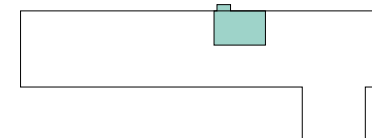


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3rd Floor B.3.06 (with Balcony)

KEY

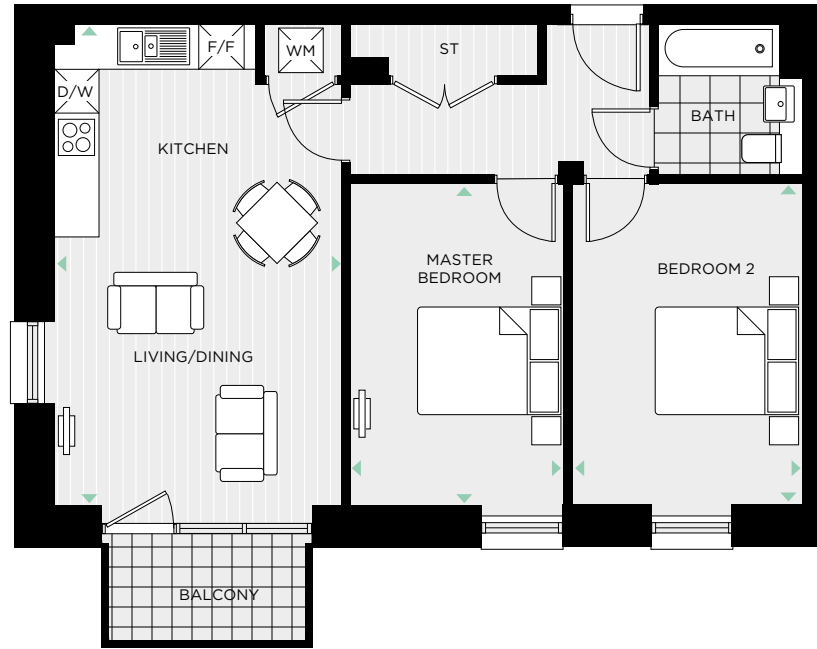
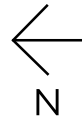
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2 BEDROOM APARTMENT

PLOT - B.3.05



KITCHEN, DINING, LIVING

6.72 m x 3.99 m
22' 1" x 13' 1"

MASTER BEDROOM

4.46 m x 3.20 m
14' 8" x 10' 6"

MASTER BEDROOM

4.46 m x 3.00 m
14' 8" x 9' 10"

TOTAL INTERNAL AREA

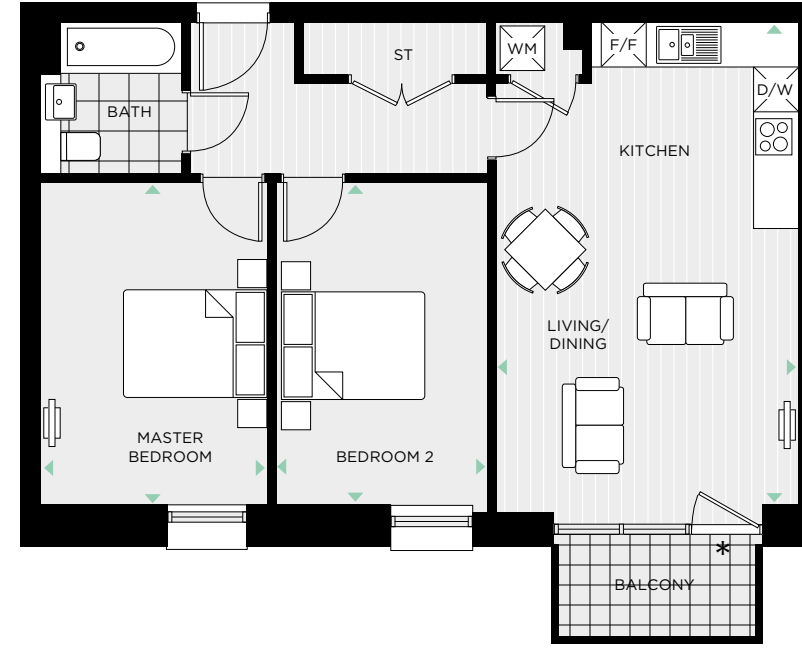
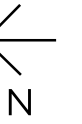
71.6 M²
797.2 Sq ft

BALCONY

4.3 M²
46.2 Sq ft

2 BEDROOM APARTMENT

PLOTS - B.0.09*, B.1.09 AND B.2.09



KITCHEN, DINING, LIVING

6.69 m x 4.24 m
21' 11" x 13' 11"

MASTER BEDROOM

4.47 m x 3.20 m
14' 8" x 10' 6"

BEDROOM 2

4.47 m x 2.96 m
14' 8" x 9' 9"

TOTAL INTERNAL AREA

72.1 M²
776.0 Sq ft

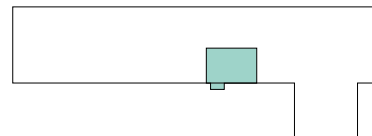
BALCONY

4.3 M²
46.2 Sq ft

3rd Floor B.3.05 (with Balcony)

KEY

DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe

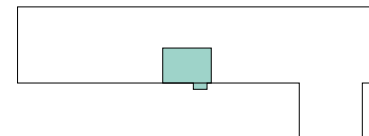


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Ground Floor B.0.09* (with Juliet Balcony)
1st Floor B.1.09 (with Balcony)
2nd Floor B.2.09 (with Balcony)

KEY

DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe
* Juliet Balcony to plots



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SHARED OWNERSHIP PROCESS

1. The Conveyancing Process

This is the process of transferring ownership of a property from one person to another. It usually takes 4 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

2. Searches

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

3. Survey

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

4. 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 you will need to send this to us so that we can approve it.

5. Exchange Of Contracts

When you exchange contracts you will need to pay a deposit (normally 5%) which makes the sale legally binding at the price agreed. 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.

6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. 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. A transfer document showing that the home is now leased to you will be sent to Land Registry.

ABOUT FABRICA

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 that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with worldclass architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA
by A2Dominion

FABRICA

by A2Dominion

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