



PHASE FOUR

THE
VIOLA
COLLECTION

AT HOLMHURST GARDENS

**SOUTHERN
HOUSING**
new homes



THE VIOLA COLLECTION

AT HOLMHURST GARDENS

A PLACE TO MAKE FOREVER MEMORIES

Welcome to Holmhurst Gardens, a unique collection of high specification and energy efficient Shared Ownership homes carefully curated with sustainability and community in mind.

The Viola Collection features 20 light, bright and spacious two and three-bedroom homes. Nestled to the north of the development, these homes are surrounded by vast green open spaces, offering residents private outdoor areas where they can enjoy the tranquility and beauty of nature.



Computer generated image of street scene is indicative only.

Your new home



Map not to scale. CP | Car Port BS | Bin Store Affordable Rent Shared Ownership (other phases) Phase 4 - The Viola Collection





Computer generated image of the Anne (Plots 92, 93, 94, 95 and 96) is indicative only.



Image shown is indicative only



Specification

KITCHEN

- Contemporary Paula Rosa Fjord colour kitchen units with a white glass splash back
- LED strip lighting underside of wall units
- Amtico Spacia mulled oak wood effect flooring
- Integrated appliances including:
 - Single oven to 2 and 3 bedroom houses
 - Double oven to 4 bedroom houses only
 - Ceramic hob with touch control
 - Integrated cooker hood
 - Fridge / freezer
 - A-rated dishwasher
 - Washing machine

BATHROOM / ENSUITE

- Duravit Durastyle wash basin, mixer tap and back-to-wall WC
- Forum ceramic floor tiles in Amstel beige
- Pietra stone wall tiles in matt beige
- Straight Chrome Reina Capo Electric radiator
- Fitted mirror included and is subject to window location
- Contemporary Kaldewei Cayono enamelled steel bath with bath screen
- Bath/shower mixer tap
- Ground floor WC
- Shaver sockets included

BEDROOM / S

- Built-in wardrobe to main bedroom
- Wool mix carpet in steel colour

GENERAL, SECURITY & PEACE OF MIND

- Allocated parking
- Garden with shed included†
- Predicted energy assessment (PEA) rating is B
- White paint throughout
- Amtico Spacia mulled oak wood effect flooring to hallway
- Smoke / heat detectors
- LABC warranty

ELECTRICAL

- LED downlights to kitchen / dining, hallway, bathroom and ensuite**
- Pendant light to living area and bedroom(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky+Q), phone and data points to living room, master bedroom and bedroom 2
- Electric Vehicle Charging Point (EVCP)††

HEATING

- Air Source Heat Pumps (ASHP) to all houses***
- Gas free homes that will produce less CO2 emissions and carbon reduction†††
- HIVE Active Heating thermostat with dual channel receiver

*Subject to change.

** En suite to selected plots only, refer to floor plans for more information.

*** Locations of ASHP are restricted as there is a maximum distance allowed between the cylinder and the pump located in the garden.

†Please be aware that if you have a structural retaining wall in your garden, large trees or shrubs planted too close could cause damage to their integrity and should be avoided.

†† The EVCP will either be on a pole or pole mounted depending on the location of your property and allocated bays.

††† Part L Building Regulations means new homes will produce approximately 31% less CO2 emissions on the current SAP model. As the development is also 'gas free' the carbon reduction is significantly higher than 31%.

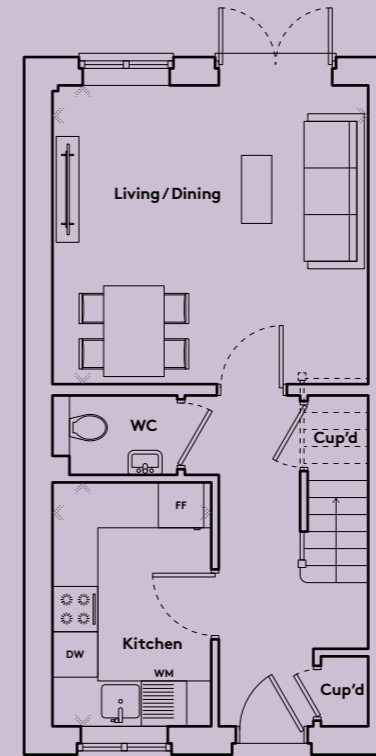


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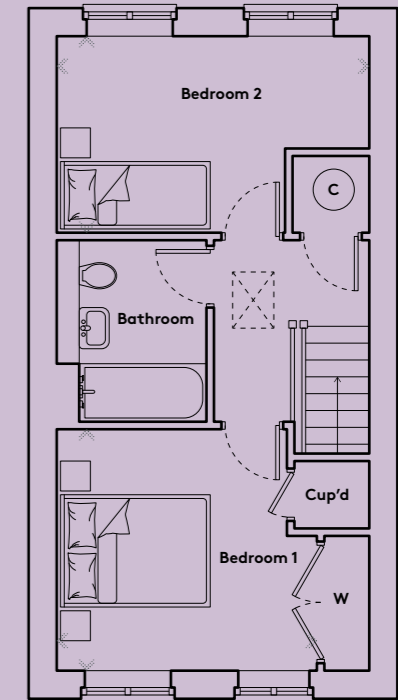
Anne

TWO BEDROOM

PLOTS 92, 93, 94, 95, 96



GROUND FLOOR



FIRST FLOOR

Kitchen	2.10m x 3.24m	6'11" x 10'8"
Living/Dining	4.16m x 3.93m	13'8" x 12'11"
Bedroom 1	3.46m x 3.24m	11'4" x 10'8"
Bedroom 2	4.16m x 2.62m	13' 8" x 8'7"
GROSS INTERNAL AREA	70.5 sq m	758 sq ft

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

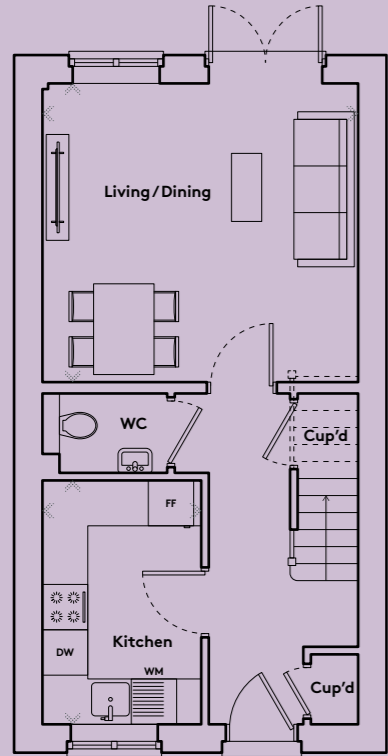
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.



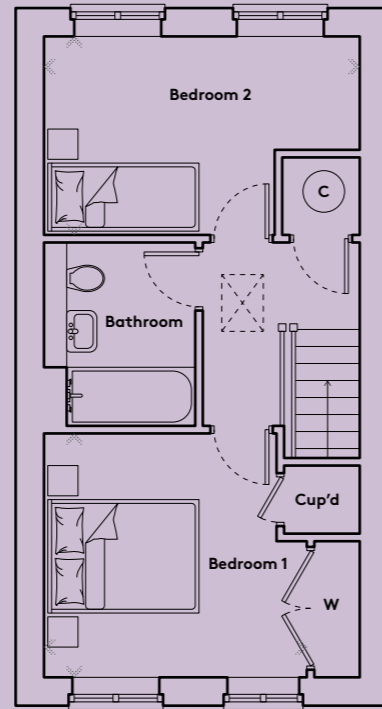
Mary

TWO BEDROOM

PLOTS 108, 109, 110, 111, 120*, 121*, 122*, 123*



GROUND FLOOR



FIRST FLOOR

Kitchen	2.10m x 3.24m	6'11" x 10'8"
Living/Dining	4.16m x 3.93m	13'8" x 12'11"
Bedroom 1	3.47m x 3.24m	11'5" x 10'8"
Bedroom 2	4.16m x 2.62m	13'8" x 8'7"
GROSS INTERNAL AREA	70.5 sq m	759 sq ft

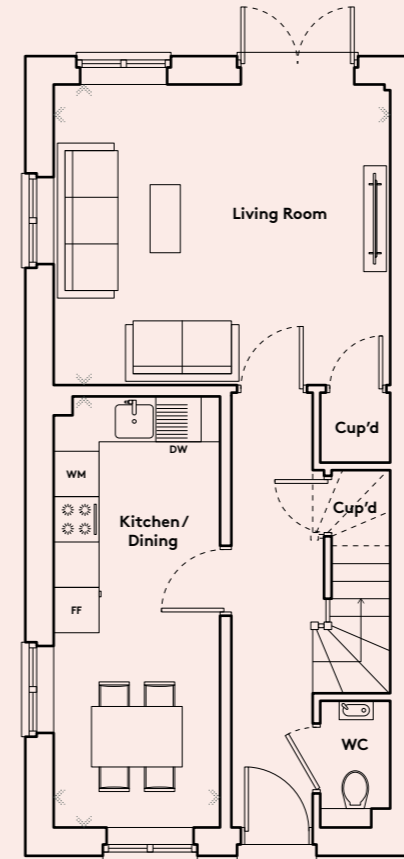
FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

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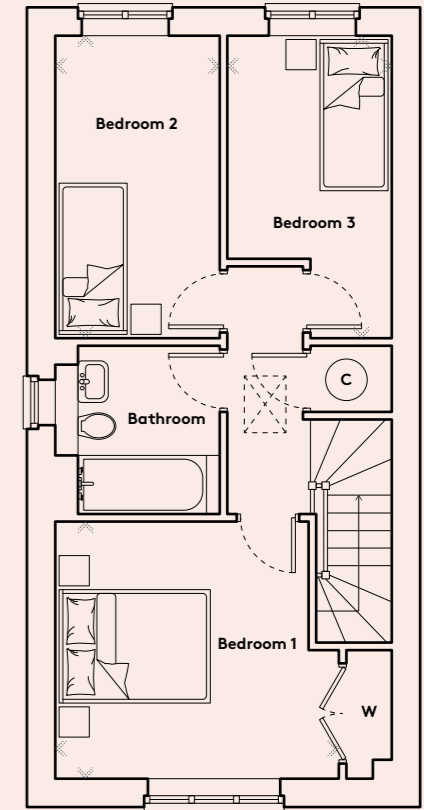
Utopia

THREE BEDROOM

PLOTS 90*, 91, 112*, 113, 124*, 125, 163



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	2.19m x 5.69m	7'2" x 18'8"
Living Room	4.45m x 3.97m	14'7" x 13'0"
Bedroom 1	3.76m x 3.36m	12'4" x 11'0"
Bedroom 2	2.18m x 4.02m	7'2" x 13'3"
Bedroom 3	2.18m x 4.02m	7'2" x 13'3"
GROSS INTERNAL AREA	87.4 sq m	941 sq ft

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

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SOUTHERN HOUSING

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SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

HOW DOES IT WORK?

You'll start by buying a share of your home that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

THE DETAILS

You need to consider a few details before deciding to proceed:

- Your total household income must be £80,000 a year or less.
- These houses are Leasehold with Shared Ownership, and will become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which increases each year. See price list for more details.
- Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.

ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale. Read more about who we are and what we do as a housing association at shnewhomes.co.uk

GIVE US A CALL: 0300 555 2171

VISIT OUR WEBSITE: SHNEWHOMES.CO.UK/HOLMHURST

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