

St Albans Road

WATFORD, HERTFORDSHIRE

A collection of new 1 & 2 bedroom apartments
available with Shared Ownership

A home of your own

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Welcome to St Albans Road

St Albans Road is a new development of contemporary one and two bedroom apartments. These homes come with south facing private outdoor space and are ideally located to access both London and the Home Counties.

Legal & General Affordable Homes is offering a unique opportunity to purchase a sleek new apartment on the second and third floors of this stylish new building built by Weston Homes. Thanks to this scheme, you can own your new home with a lower deposit than is required to buy outright or with other buying schemes.



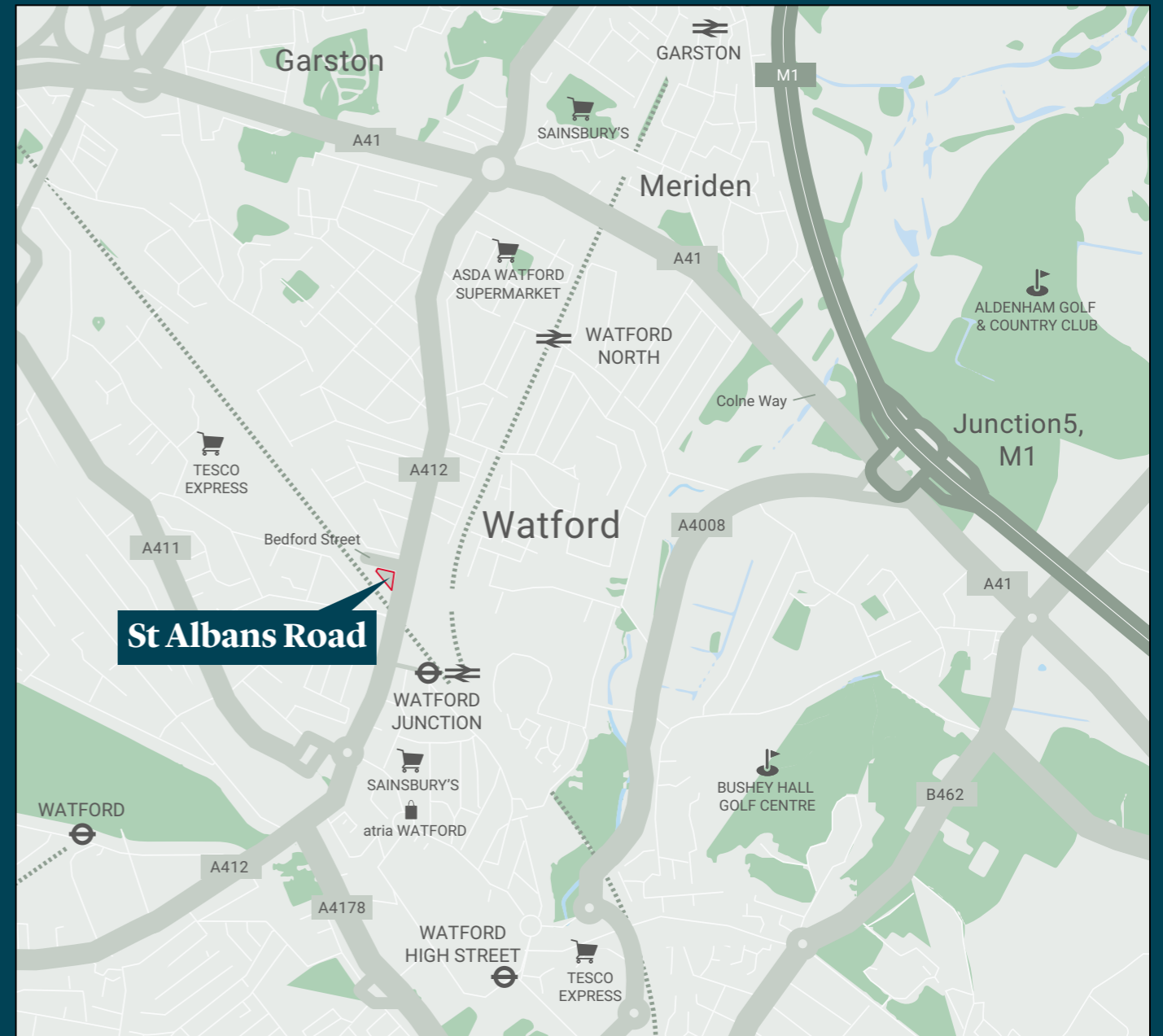
Explore the high street

Everything you need is here

Watford has seen significant development to its high street and, with a £2m investment, the town centre is an attractive and welcoming place to shop, dine and enjoy. The high street is a hive for shoppers and is located next to Hertfordshire's largest shopping centre, atria Watford, only 1.1 miles from St Albans Road. Indulge with designer shops including Hugo Boss, Levi's, Superdry and Kurt Geiger. Leading department stores such as M&S and Primark will also complement your shopping experience and a plethora of restaurants to suit all tastes including Côte Brasserie and TGI Fridays.

Entertainment is on your doorstep, with a variety of theatres and attractions to choose from including Watford Palace Theatre and Watford Colosseum - home to the best live music and entertainment outside of central London.

Just a 13 minute drive away from St Albans Road is the world famous Leavesden Studios, home to the Warner Bros. Studio Tour, The Making of Harry Potter.



You're connected wherever you're heading

St Albans Road is the perfect base for commuters. With just a 5 minute walk to Watford Junction, St Albans Road has great connectivity into the heart of the capital, and is just 16 minutes from London Euston.

By car, the M25 can be reached in just 9 minutes giving you easy access not only to London but also the Home Counties. When you're ready to head further afield, Heathrow Airport is 26 minutes away.



By Foot

Co-op Food Store
3 minutes

Watford Junction Station
5 minutes

Watford Leisure Centre
13 minutes

Watford Colosseum
21 minutes

Watford Tube Station
28 minutes

Vicarage Road Stadium
30 minutes



By Train

from Watford Station

Harrow & Wealdstone
6 minutes

Wembley Central
11 minutes

London Euston
16 minutes

Milton Keynes
21 minutes

Birmingham New Street
1hr 8 minutes

Heathrow Airport
1hr 15 minutes



By Bus

Sainsbury's Food Store
7 minutes

Watford Palace Theatre
8 minutes

atria Watford
7 minutes

M25
9 minutes

The Grove Golf Course
10 minutes

Watford General Hospital
11 minutes



The Grove Golf Course



Watford Palace Theatre



Watford Town Centre



Site Plan

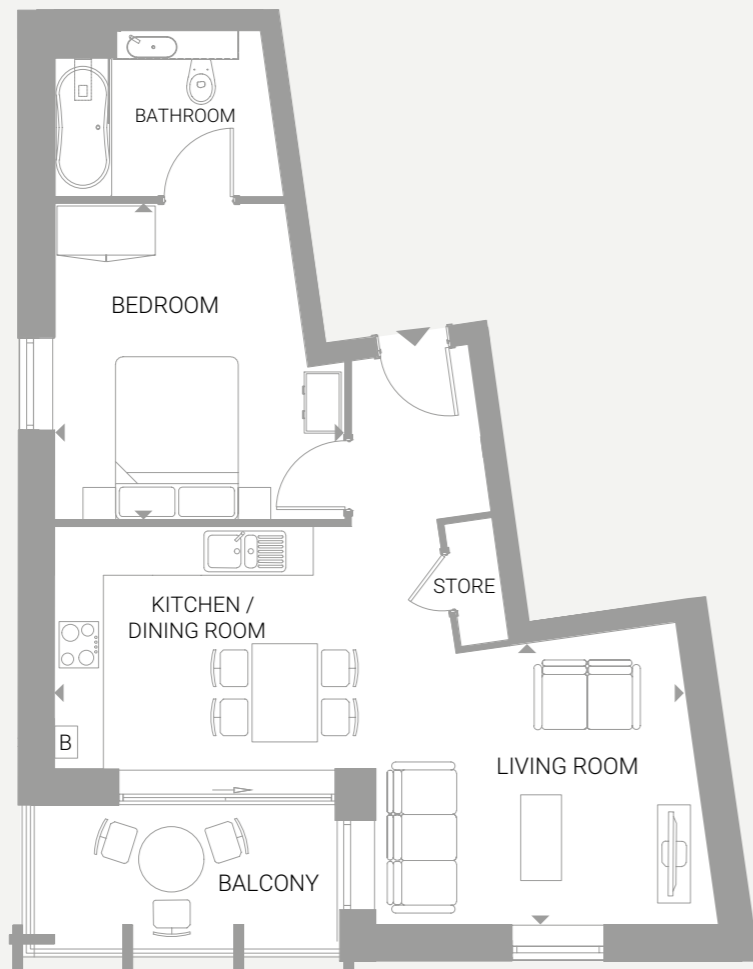
Key	
●	One & Two Bedroom Apartments
●	LGAH Rented Homes
●	Weston Homes

Watford Junction
5 minutes walk

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

One Bedroom Apartment

Plot No 146

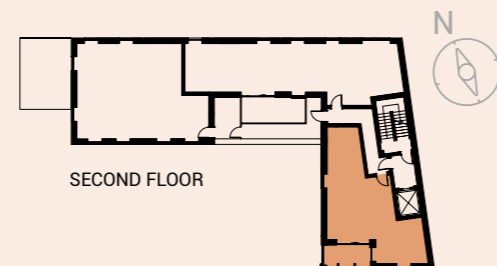


Key

B - BOILER

Dimensions TOTAL AREA: 50.1 SQ M 540 SQ FT

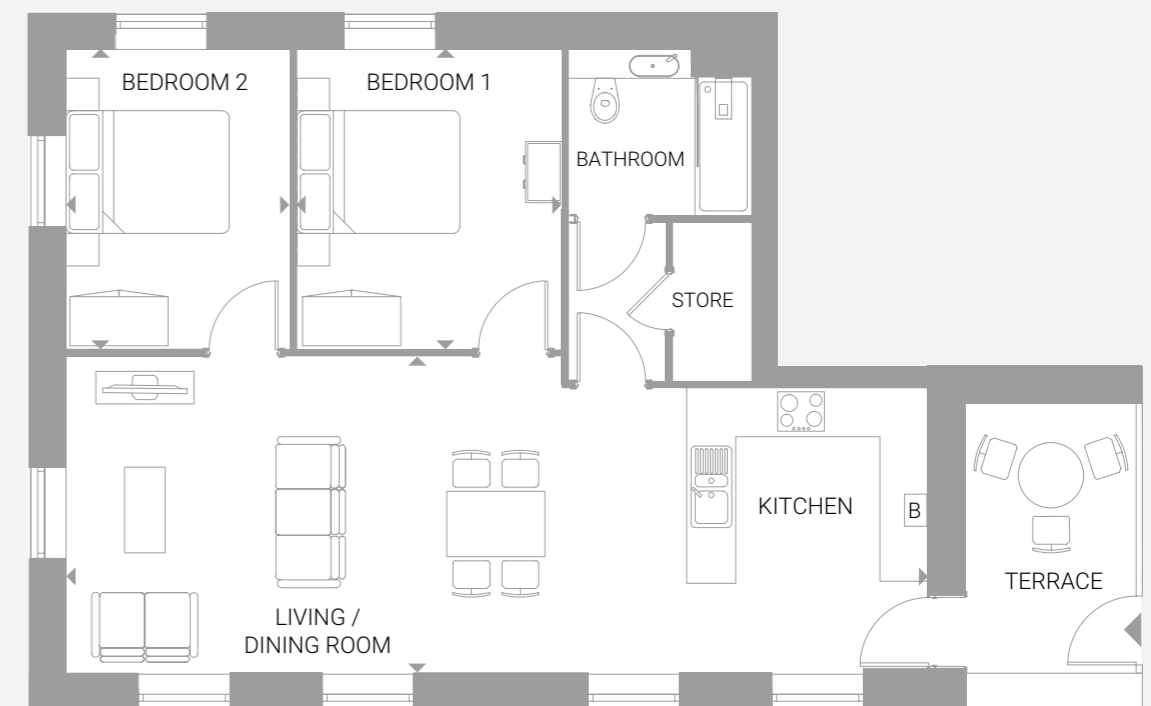
	Length	Width	Length	Width
Living / Dining / Kitchen	7.79m	x 3.46m	25' 7"	x 11' 4"
Bedroom	3.81m	x 3.51m	12' 7"	x 11' 6"



Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Two Bedroom Apartment

Plot No 144

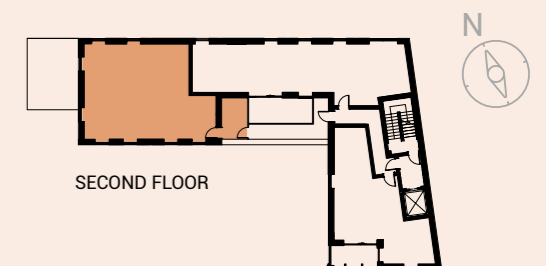


Key

B - BOILER

Dimensions TOTAL AREA: 73.3 SQ M 788 SQ FT

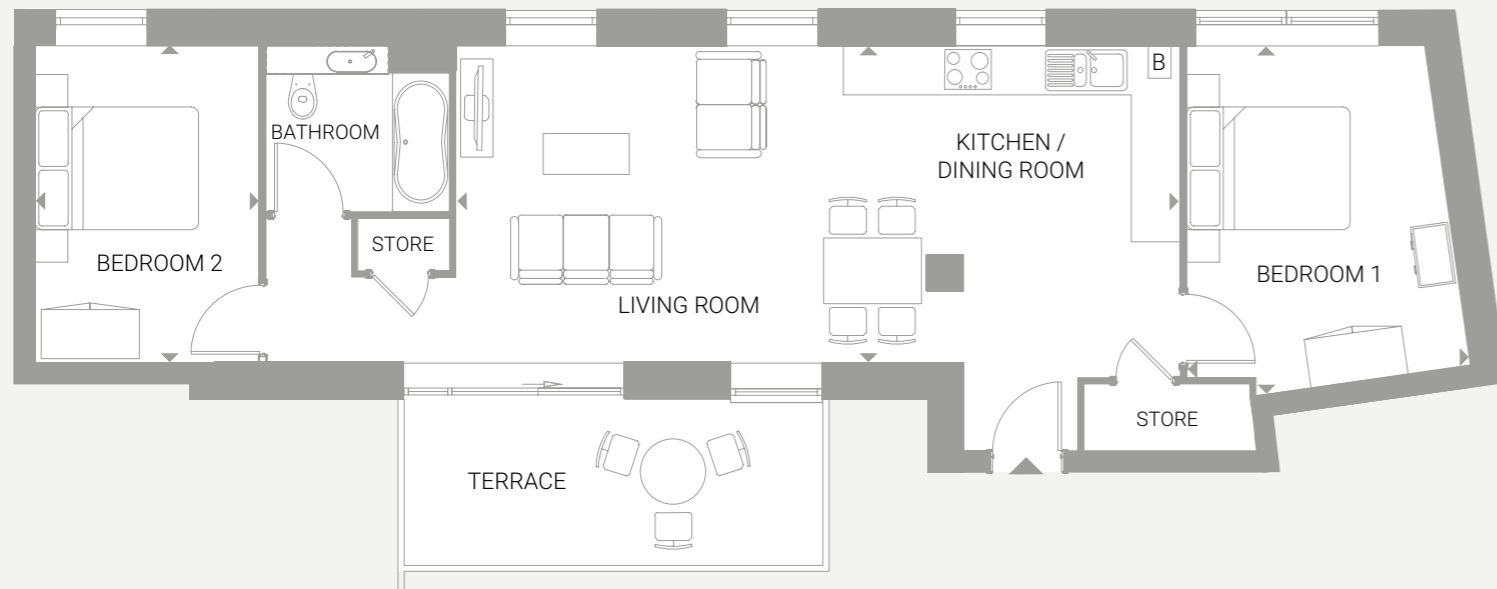
	Length	Width	Length	Width
Living / Dining / Kitchen	10.68m	x 4.06m	35' 0"	x 13' 4"
Bedroom 1	3.67m	x 3.21m	12' 1"	x 10' 7"
Bedroom 2	3.67m	x 2.72m	12' 1"	x 8' 11"



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Two Bedroom Apartment

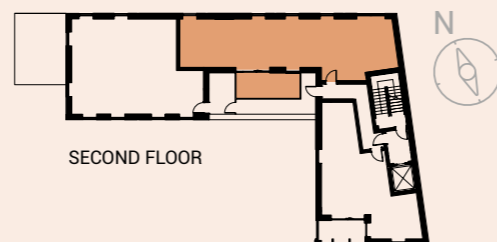
Plot No 145



Key

B - BOILER

Dimensions	TOTAL AREA: 74 SQ M		796 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	8.62m	3.96m	28' 3"	13' 0"
Bedroom 1	4.22m	3.75m	13' 10"	12' 4"
Bedroom 2	3.96m	2.75m	13' 0"	9' 0"



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Two Bedroom Apartment

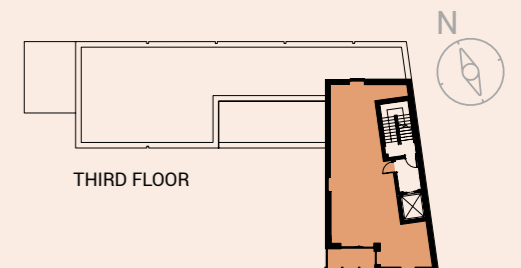
Plot No 147



Key

B - BOILER

Dimensions	TOTAL AREA: 73.9 SQ M		796 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.77m	3.44m	25' 6"	11' 3"
Bedroom 1	4.14m	3.10m	13' 7"	10' 2"
Bedroom 2	3.57m	2.87m	11' 9"	9' 5"



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Specification

Kitchen

- Contemporary matt white kitchen with brushed nickel handles and black limestone effect laminate worktop and upstand
- Stainless steel splashback
- Stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Zanussi electric single oven, ceramic hob and Electrolux chimney hood
- Space for fridge/freezer
- Plumbing for dishwasher
- Integrated recycling bin

Bathroom

- Contemporary white bathroom suite with thermostatic bath/shower mixer over bath and glass shower screen
- Chrome mixer tap to basin with click clack waste
- Full height large format ivory wall tiling to bath area with splashback tiling to basin
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to kitchen
- Grey effect vinyl flooring to bathroom
- Wool twist carpet in platinum to hall, lounge/dining area and bedrooms

General

- Walls, ceilings, architraves and skirtings painted white
- Oak effect finish flush internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- 10 year Premier Guarantee

Electrical

- Video door entry system
- Chrome finish downlights to kitchen area and bathroom
- Pendant lighting to hall, lounge/dining area and bedrooms
- White sockets and switches throughout
- TV point to lounge and master bedroom with SkyQ



Images depict a typical Legal & General Affordable Homes property

- to lounge via communal satellite dish
- Telephone point to lounge and master bedroom
- Carbon monoxide and smoke detectors installed
- Extractor fan to bathroom
- Shaver socket to bathroom

Communal Areas

- One parking space per apartment
- Cycle Store
- Lift to all floors
- Carpet to communal areas
- External freestanding post boxes

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

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

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

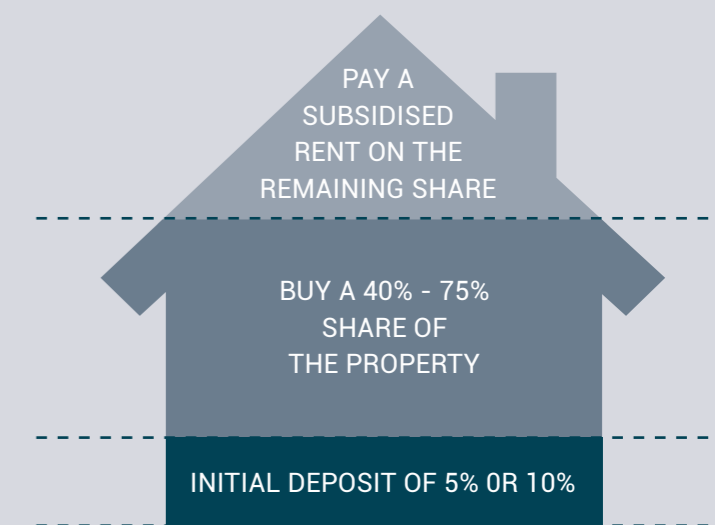
For more frequently answered questions go to www.landgah.com/faq

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit www.landgah.com



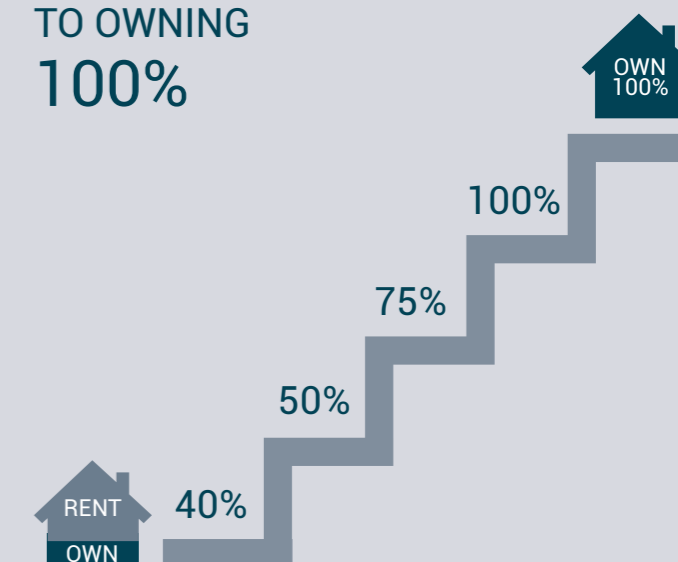
Breakdown example of a new home at St Albans Road



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

Buying more shares

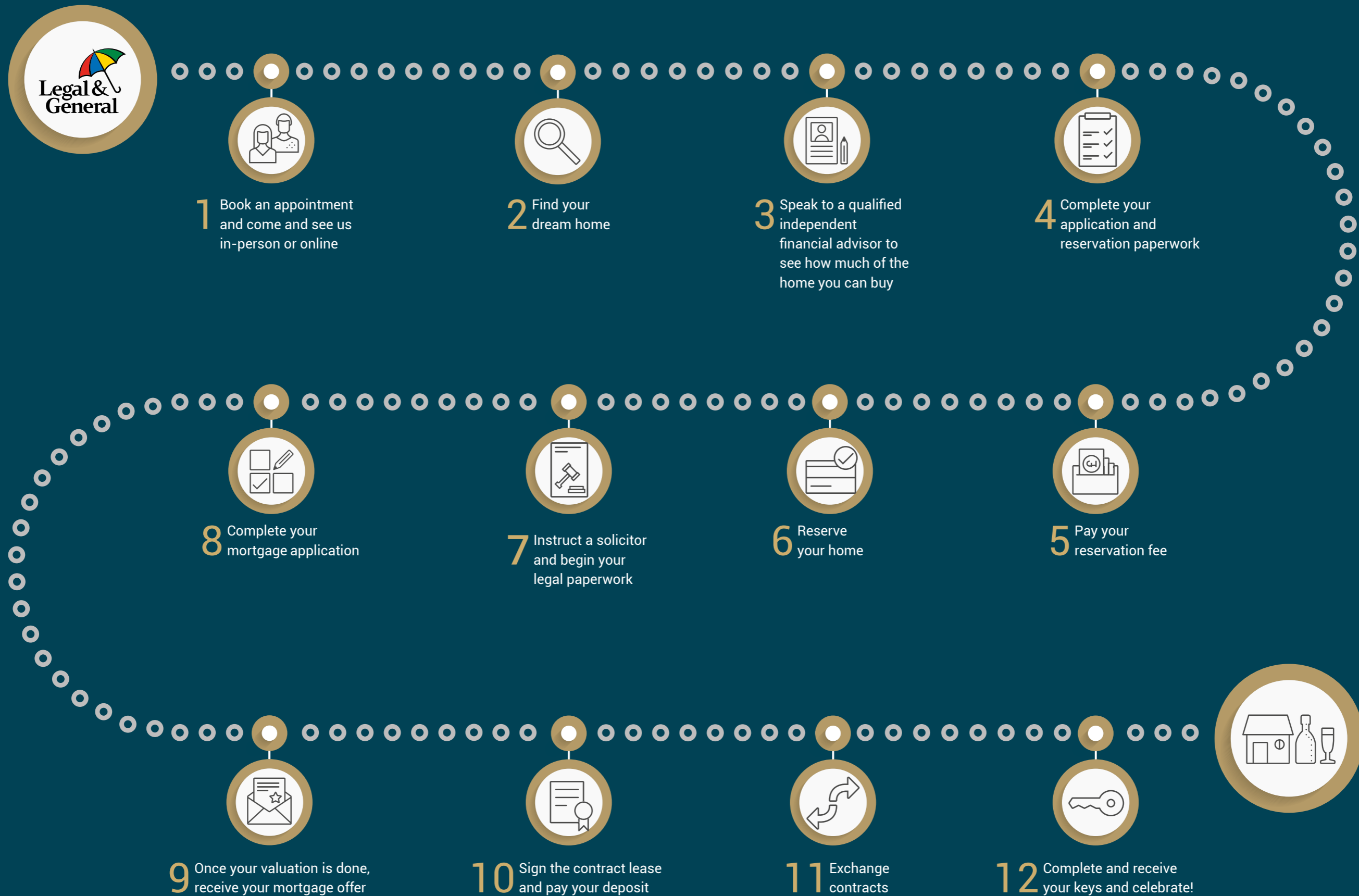
STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



Quality We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



Customer Service We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

St Albans Road

WATFORD, HERTFORDSHIRE WD24 5DT

Call to book an appointment



0800 211 8916



landgah.com/st-albans-road



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.