

WATER'S EDGE

Mytchett, Surrey

CONTENTS

02	Welcome to Lavender Gardens
04	London on your doorstep
06	An authentic London neighbourhood
08	Local connection times
10	Local life at Lavender Gardens
12	Local Highlights
14	Site Map
16	Specification
18	Floorplans
24	Why Shared Ownership
26	Shared Ownership Process
27	About FABRICA



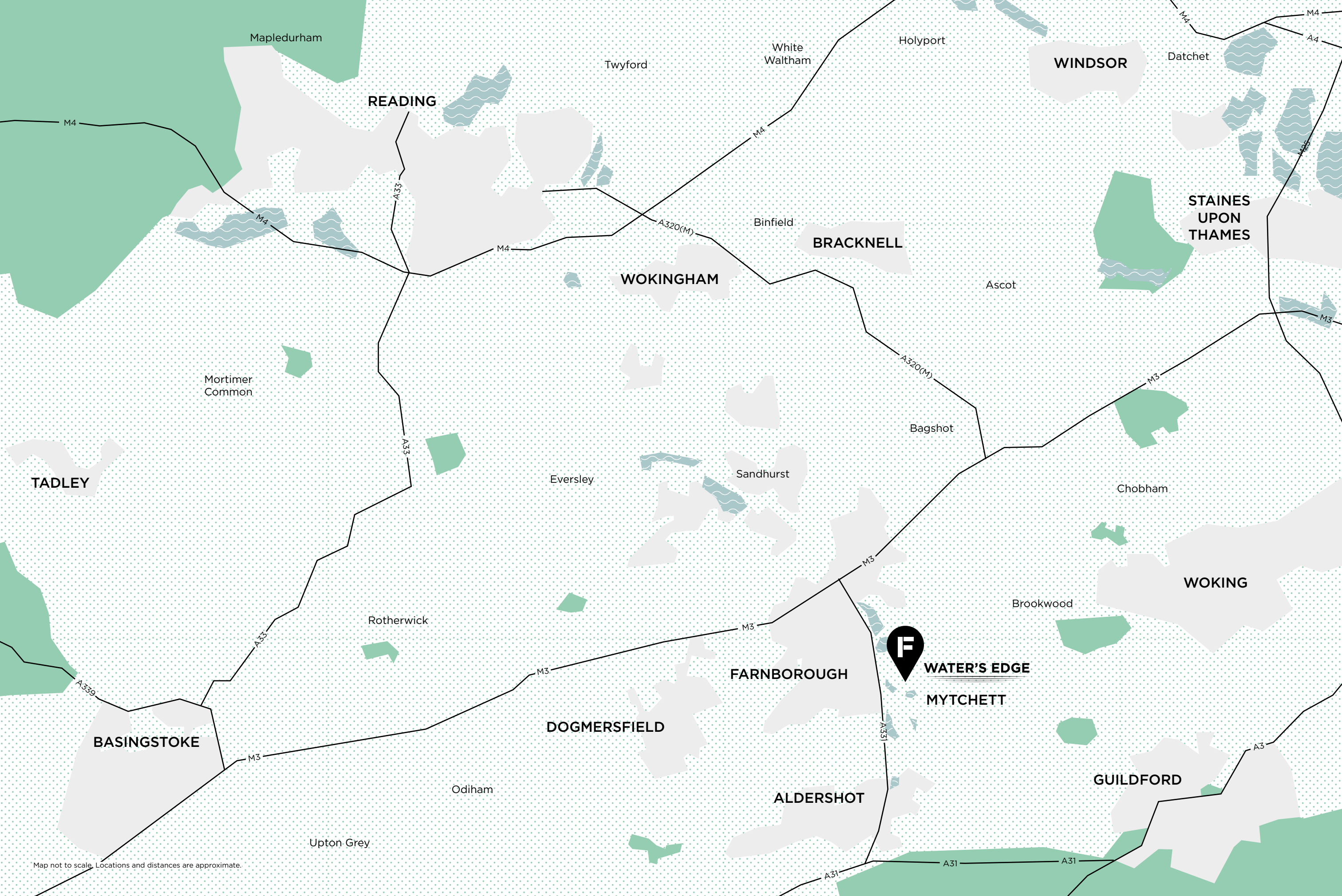
Computer generated image, indicative only.

WELCOME TO WATERS EDGE

Water's Edge is a haven of tranquillity, with city life still in easy reach. A handpicked location that benefits from an abundance of natural beauty, right on your doorstep. Surrounded by forestry, with views of the neighbouring lake, there are a number of cycling and walking routes for you to enjoy, including a walking path that takes you from the development straight to Farnborough station. Whether walking your dogs, or simply spending some time with your family outdoors, there is plenty to see and do.

The largest freshwater lake in Hampshire, Fleet Pond, is a designated Site of Special Scientific Interest and less than five miles away. Frensham Ponds and Virginia Waters are beautiful and scenic locations closeby for weekend walks. You can also enjoy walking or cycling down the towpath of Basingstoke Canal which runs through the town. The canal stretches 31 miles, with 29 working locks and over a dozen waterside pubs to explore.

Frimley Lodge Park is only a short walk along the canal between Mytchett and Frimley Green. It has playgrounds for the children to enjoy with cafes and a miniature steam railway - a fun day out for the family.



Map not to scale. Locations and distances are approximate.

THE LOCAL AREA

Ideal for families, several reputable schools can be found around the vicinity of Water's Edge, including Mytchett Primary School, which boasts a "Good" rating from Ofsted. There is also the prestigious Salesian College for boys, Farnborough Hill for girls and Holly Lodge Primary Academy, which are all within easy reach.

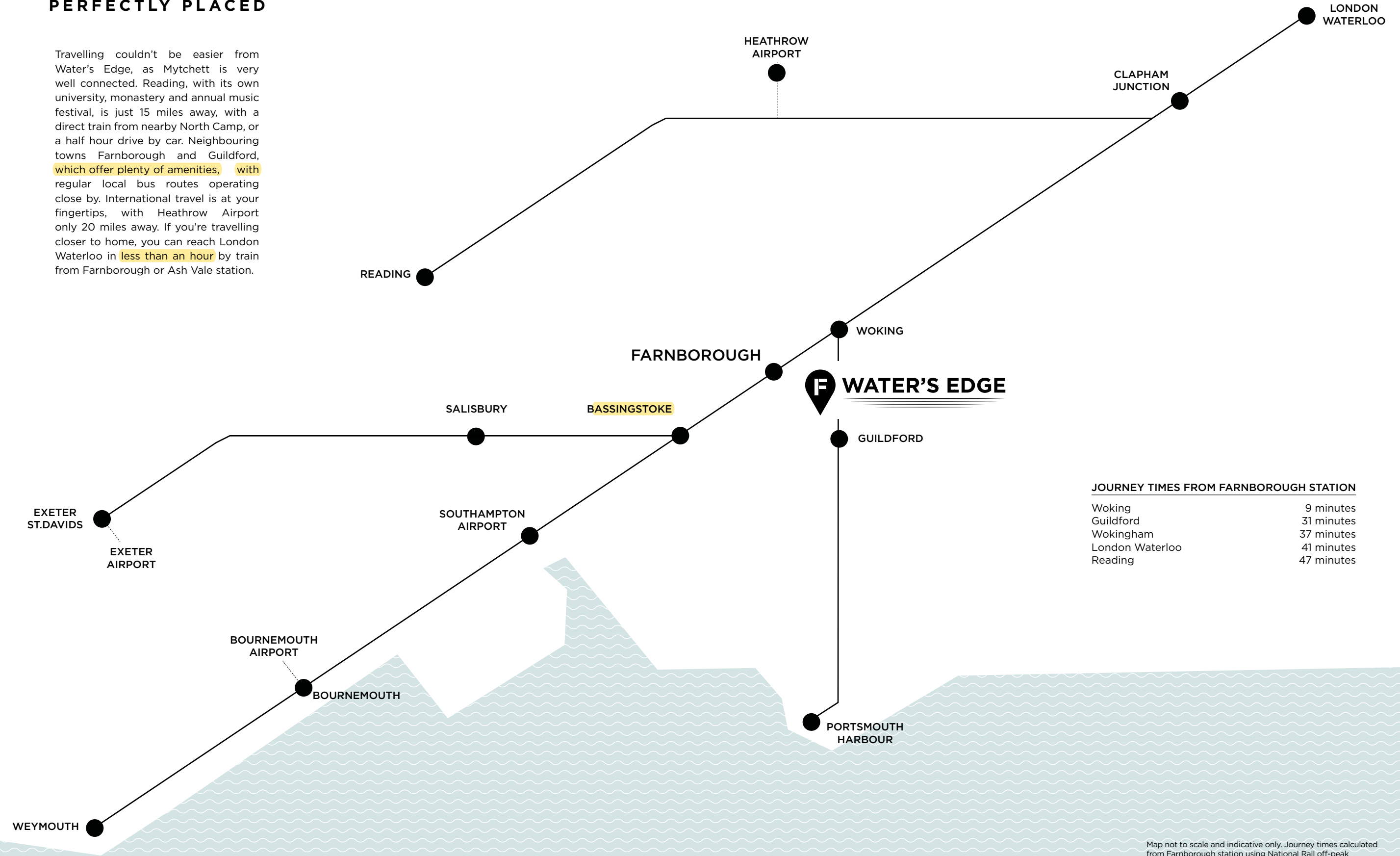
Mytchett has plenty of amenities for your everyday convenience. Less than 10 minutes away, you will find supermarkets **Including** Sainsbury's, Co-Op food and a post office. There are also a number of doctors' surgeries and opticians for your important appointments.

For those who like to take care of their health and wellness, there are plenty of gyms in Mytchett and the neighbouring towns to help you keep active.



YOUR HOME IS PERFECTLY PLACED

Travelling couldn't be easier from Water's Edge, as Mytchett is very well connected. Reading, with its own university, monastery and annual music festival, is just 15 miles away, with a direct train from nearby North Camp, or a half hour drive by car. Neighbouring towns Farnborough and Guildford, which offer plenty of amenities, with regular local bus routes operating close by. International travel is at your fingertips, with Heathrow Airport only 20 miles away. If you're travelling closer to home, you can reach London Waterloo in less than an hour by train from Farnborough or Ash Vale station.



JOURNEY TIMES FROM FARNBOROUGH STATION

Woking	9 minutes
Guildford	31 minutes
Wokingham	37 minutes
London Waterloo	41 minutes
Reading	47 minutes

Map not to scale and indicative only. Journey times calculated from Farnborough station using National Rail off-peak



LOCAL LIFE AT WATER'S EDGE

To keep you entertained, there are a number of highly rated pubs, bars and restaurants nearby. The Kingfisher on the Quay is a waterside restaurant just a stone's throw away. Basingstoke Canal is a great place for catching up with friends or family, and if you are looking for somewhere to keep the kids entertained, you can spend a day at Pennybridge Farm or Farnham Park, both just a short drive away. For something more educational, Farnborough Air Sciences Trust Museum is fabulous for children of all ages.





Cafes & Restaurants

- 01 Kingfisher on the Quay
- 02 Frimley Lodge Cafe
- 03 The Miners Arms
- 04 Gloster
- 05 The Swan
- 06 The Squirrell
- 07 Spice Lounge

Shops

- 08 Sainsbury's
- 09 Asda Superstore
- 10 Jasmine Flowers
- 11 Co-op Food
- 12 Post Office

Parks

- 13 Rectory Road Recreation Ground & Play Area
- 14 Frimley Lodge Park
- 15 Quay Swimming Lake
- 16 King George V Playing Fields
- 17 Farnborough Bowling Club

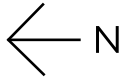
Schools and Colleges





- 18 Mytchett Primary School
- 19 South Farnborough Junior School
- 20 Salesian College
- 21 Holly Lodge Primary School
- 22 Cherry Vale Nursery

Map not to scale and shows approximate locations only.

SITE MAP

Site Entrance



-  Plot locations
-  Parking spaces
-  Lakeside walkway
-  Phase 2 coming soon

THE MEWS
Homes coming soon

THE VILLAGE
Homes coming soon



Map not to scale and shows approximate locations only.



SPECIFICATION

Kitchen

- Bespoke fitted, matt-finish kitchens
- Stainless steel splashback behind hob
- Grey laminate worktop with upstand
- Integrated appliances including:
 - Single oven
 - 4 ring gas hob
 - Extractor hood
 - Fridge/freezer
- Provision for dishwasher and washing machine, to be supplied and fitted by purchaser
- LED under-cupboard lighting
- Stainless steel sink

Bathroom & en-suite

- Large format floor and wall tiles
- White bath
- Glass bath screen
- WC
- Basin and Hansgrohe mixer tap
- Hansgrohe shower and bath filler
- Chrome towel rail

Interior finishes & electrics

- White electrical sockets except chrome in kitchen above counter
- Carpet to bedrooms
- Laminate flooring to kitchen, dining room, living room and corridors in apartments. Carpet to living room and upstairs landing in houses
- Fitted wardrobe to master bedroom
- Built-in storage cupboard
- LED ceiling recessed downlights to kitchen and bathrooms
- Pendant lighting to living room, hallway, dining room and bedrooms.
- BT points to living room and twin point in master bedroom

Heating and hot water

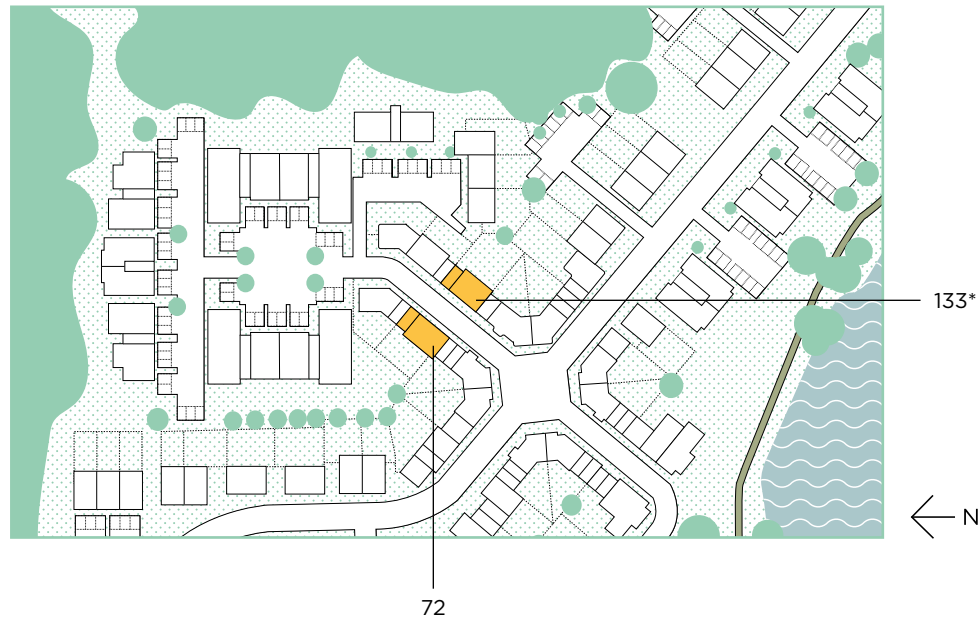
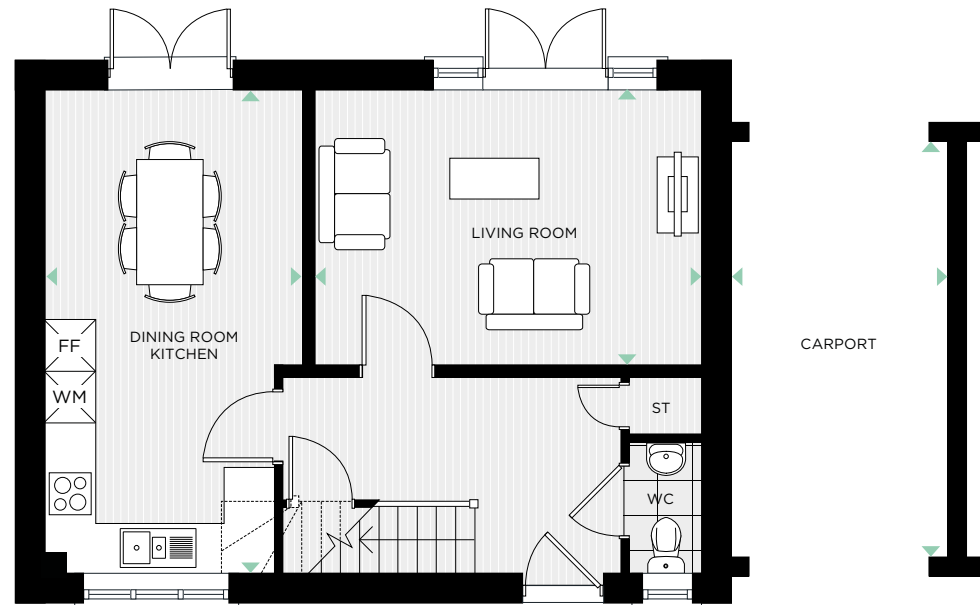
- Valiant boiler for heating and hot water
- Single panel radiators



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.

Photography is indicative only, it depicts a typical FABRICA apartment and is not intended to illustrate specification.

3 BED HOUSE
PLOT 72,133*



KITCHEN/DINING

5.82 m x 3.10 m
19' 1" x 10' 2"

LIVING

4.65 m x 3.32m
15' 3" x 10' 10"

BEDROOM 1

4.02 m x 3.04 m
13' 2" x 9' 11"

BEDROOM 2

3.77 m x 2.97 m
12' 4" x 9' 8"

BEDROOM 3

2.72 m x 2.72 m
8' 11" x 8' 11"

TOTAL INTERNAL AREA

93.2 M²
1,003 Sq ft

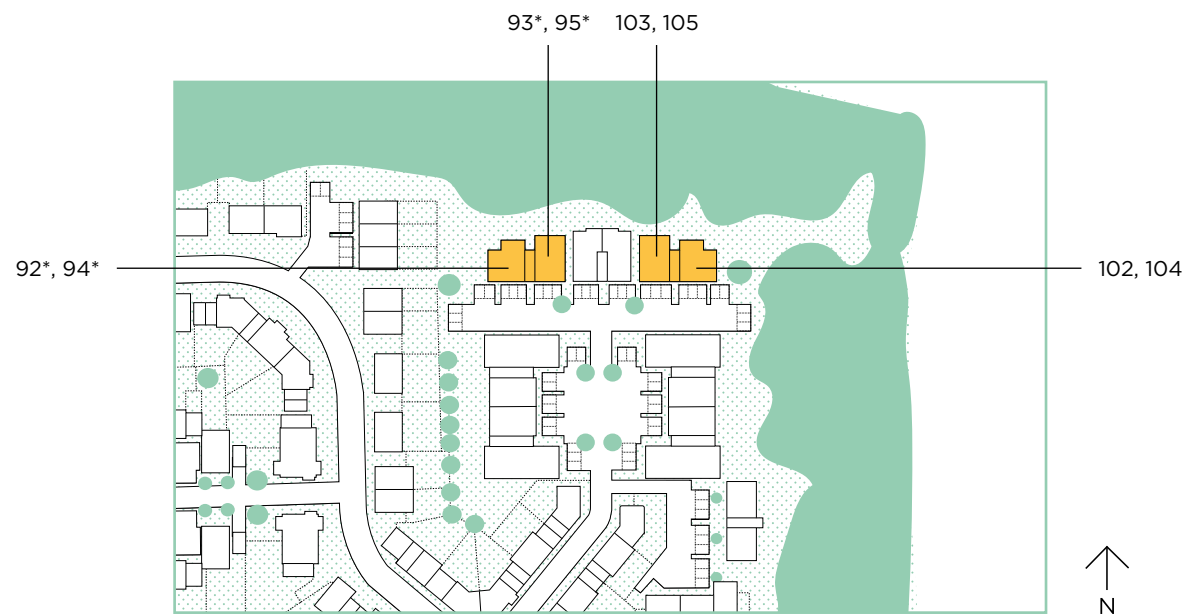
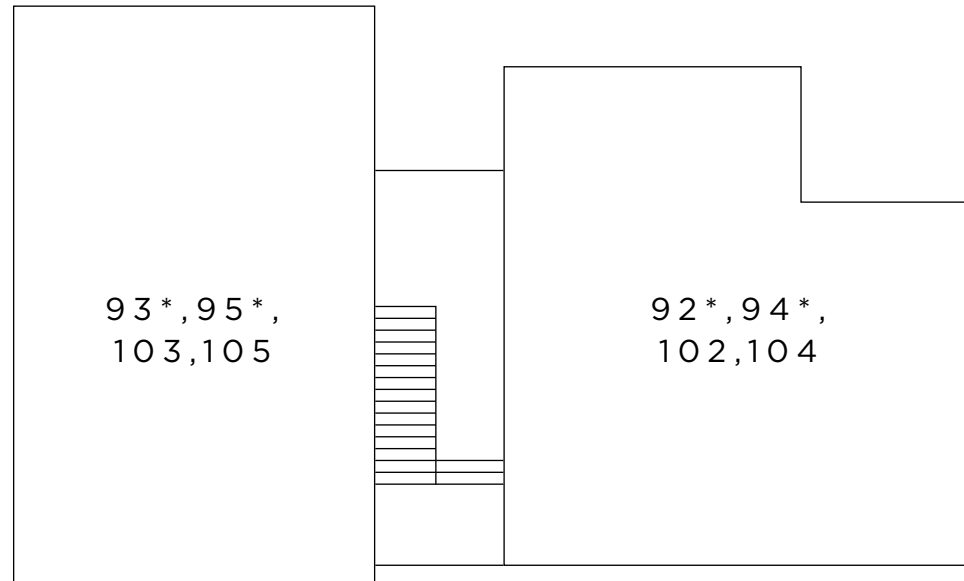
KEY

- DW: Provision for dishwasher (not supplied)
- FF: Fridge Freezer
- WD: Provision for washing machine (not supplied)
- ST: Storage
- W: Wardrobe
- *: Mirrored

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

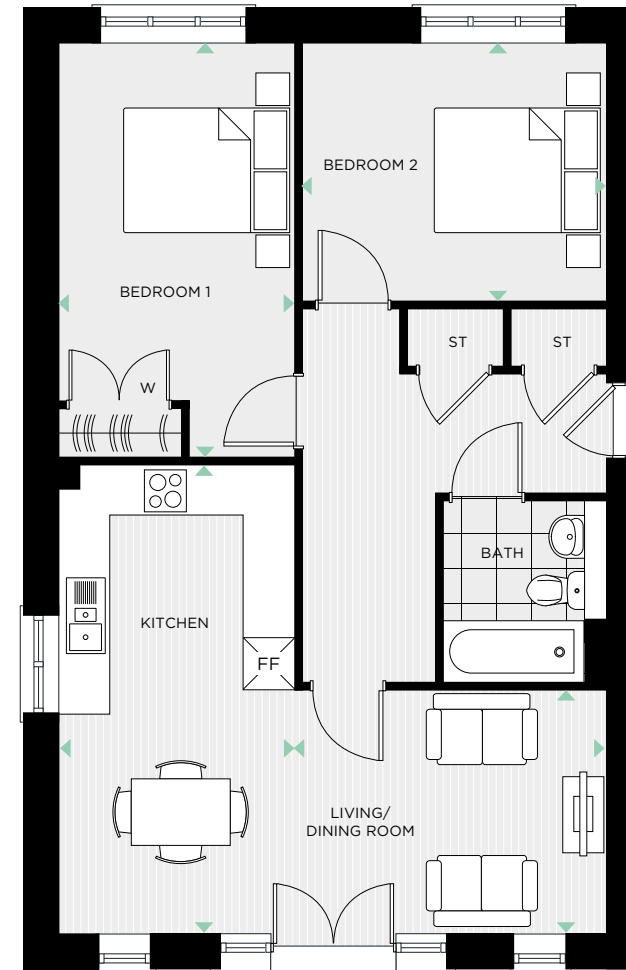
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS 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. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

THE APARTMENTS



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

2 BED APARTMENT PLOT 93*, 95*, 103, 105



KITCHEN
5.62 m x 2.82 m
18' 5" x 9' 3"

LIVING/DINING
3.66 m x 2.92 m
12' 0" x 9' 6"

BEDROOM 1
4.97 m x 2.82 m
16' 3" x 9' 3"

BEDROOM 2
3.65 m x 3.10 m
11' 11" x 10' 2"

TOTAL INTERNAL AREA
71 M²
765 Sq ft

Ground Floor 93*, 103
First Floor 95*, 105

KEY

DW: Provision for dishwasher (not supplied)
FF: Fridge Freezer
WD: Provision for washing machine (not supplied)
ST: Storage
W: Wardrobe
*: Mirrored

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

2 BED APARTMENT
PLOT 92*,94*,102,104

KITCHEN, DINING, LIVING

8.56 m x 3.45 m
 28' 1" x 11' 3"

BEDROOM 1

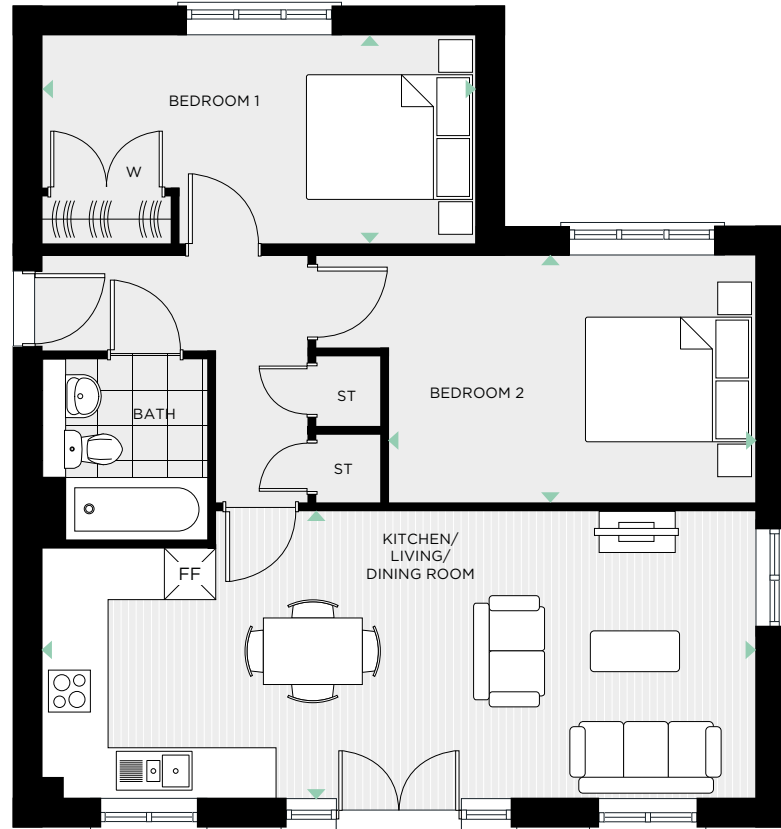
5.20 m x 2.50 m
 17' 0" x 8' 2"

BEDROOM 2

4.44 m x 2.96 m
 14' 6" x 9' 8"

TOTAL INTERNAL AREA

70 M²
 758 Sq ft



Ground Floor 92*, 102
 First Floor 94*, 104

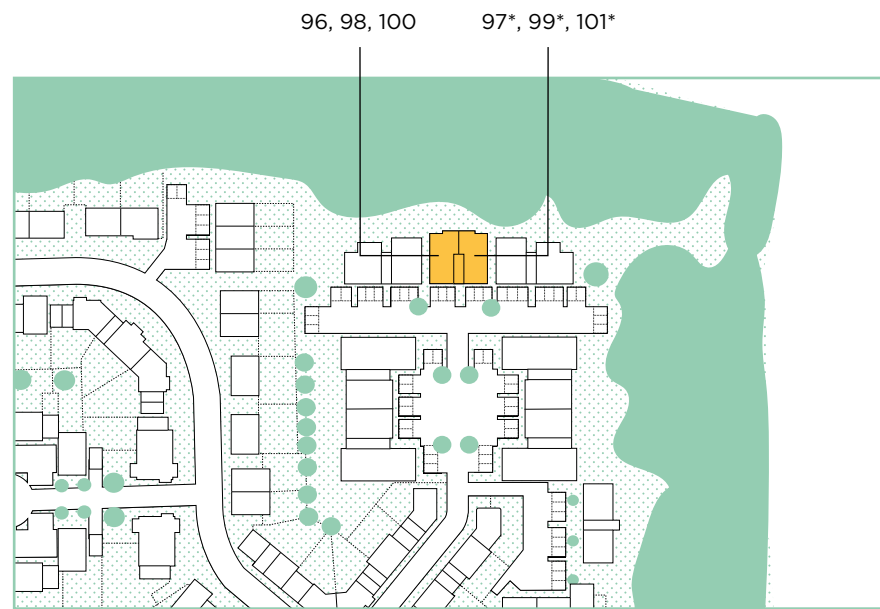
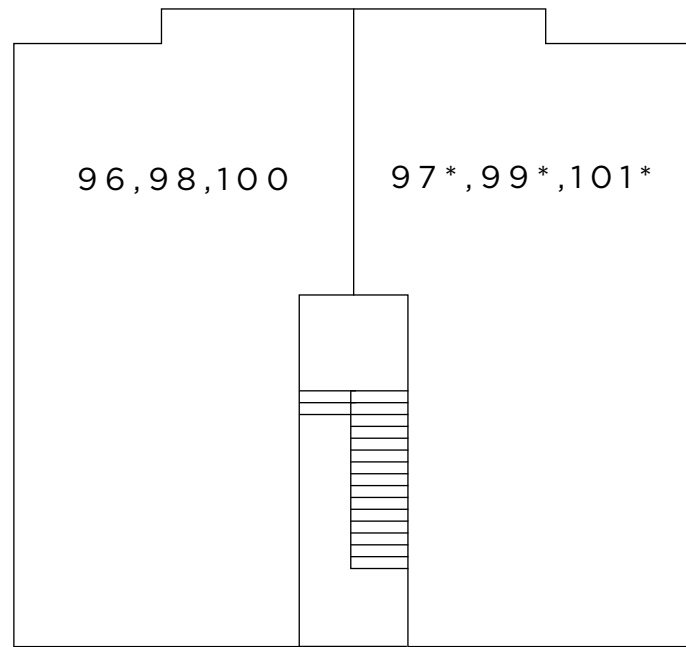
KEY

- DW: Provision for dishwasher (not supplied)
- FF: Fridge Freezer
- WD: Provision for washing machine (not supplied)
- ST: Storage
- W: Wardrobe
- *: Mirrored

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



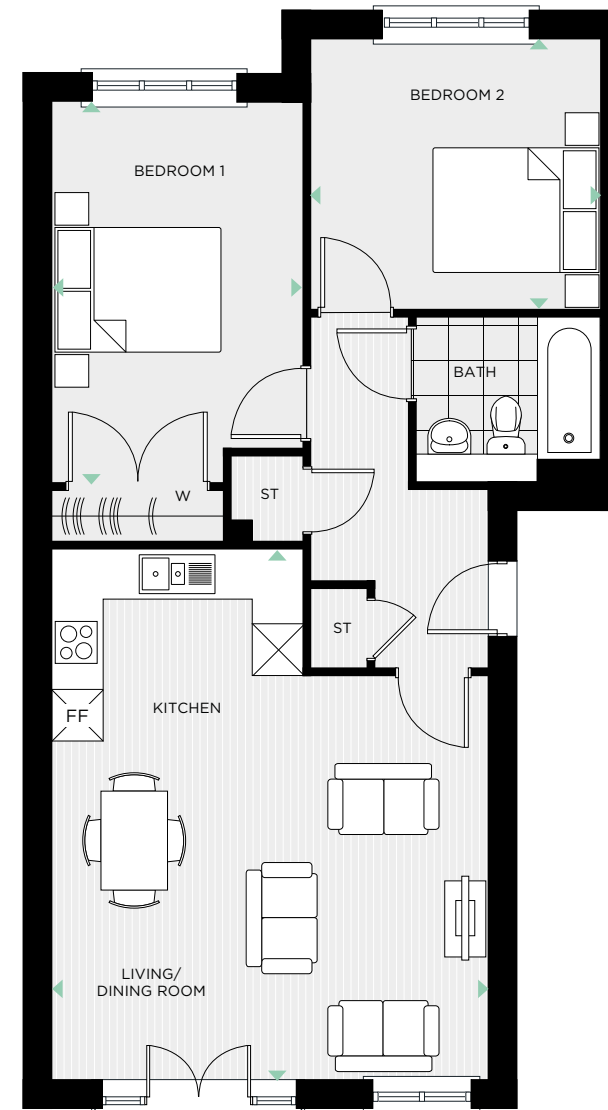
THE APARTMENTS



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

2 BED APARTMENT

PLOT 96, 97*, 98, 99*, 100, 101*



KITCHEN, DINING, LIVING

6.38 m x 5.23 m
20' 11" x 17' 2"

BEDROOM 1

4.57 m x 3.0 m
14' 12" x 9' 10"

BEDROOM 2

3.48 m x 3.24 m
11' 5" x 10' 7"

TOTAL INTERNAL AREA

71 M²
767 Sq ft

KEY

- DW: Provision for dishwasher (not supplied)
- FF: Fridge Freezer
- WD: Provision for washing machine (not supplied)
- ST: Storage
- W: Wardrobe
- *: Mirrored

Ground Floor	96, 97*
First Floor	98, 99*
Third Floor	100*, 101*

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



WHY SHARED OWNERSHIP?

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be 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 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 for your home, 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 12 year construction warranty from a leading warranty provider
- 2 year developer's defects warranty

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. On the share of the home you don't own, you will pay rent. 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?

As with all apartments, the Shared Ownership apartments will be Leasehold and typically be for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

How Much Will It Cost?

The level of deposit (from 5% of the share you purchase) 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'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating. 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 property prices in your area have gone up, you'll pay more than 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 a shared ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You don't currently own a property
- Your household income does not exceed £80,000 p.a.
- You pass the financial assessment

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 work in the Ministry of Defence
- 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

Please contact our Sales team for further information on how to register your interest.

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 (from 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 £9 billion across 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 7,000 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.

Pride in every detail is what we live by.



1.



2.



3.



4.

1. Carlton House, Putney SW15
2. Elmsbrook, Bicester OX27
3. Jigsaw, Ealing W13
4. Wyndham Studios, Camberwell SE5

FABRICA
by A2Dominion



©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).

FABRICA Head Office
The Point
37 North Wharf Road
London W2 1BD
fabrica.co.uk

A JOINT DEVELOPMENT BY

FABRICA
by A2Dominion



 **NICHOLAS KING**
HOMES