



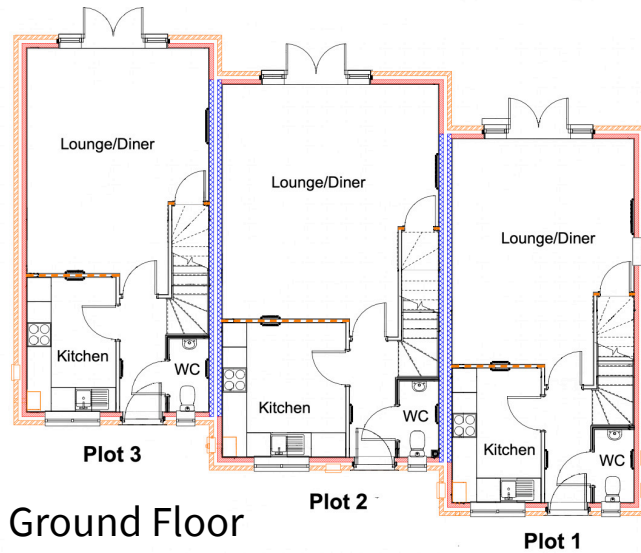
GREAT HEART, HEMEL HEMPSTEAD



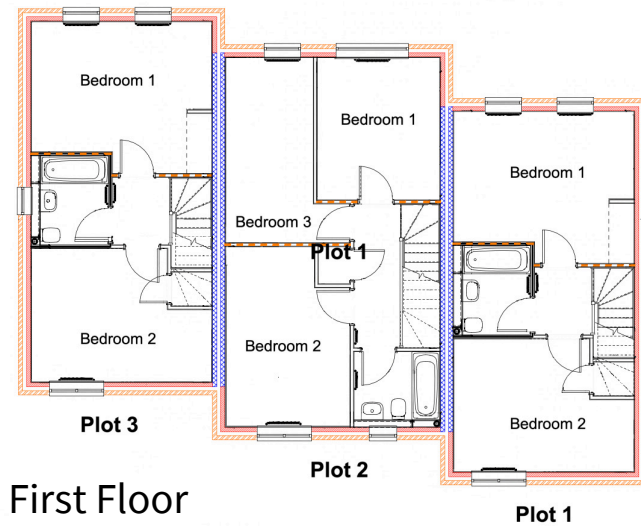
Thrive

**A collection of two and
three-bedroom houses
available through Rent
to Homebuy**

FLOOR PLANS AND DIMENSIONS



Plots 1 and 3	
Room	Dimensions
Kitchen	3.86m x 2.2m
Lounge/Diner	5.6m (max) x 4.6m (max)
Bedroom 1	4.6m (max) x 3.8m (max)
Bedroom 2	4.6m (max) x 3.4m (max)



Plot 2	
Room	Dimensions
Kitchen	3.4m x 3.1m
Lounge/Diner	5.6m (max) x 5.4m (max)
Bedroom 1	3.6m x 3.1m
Bedroom 2	4.5m (max) x 3.2m (max)
Bedroom 3	4.7m x 2.2m

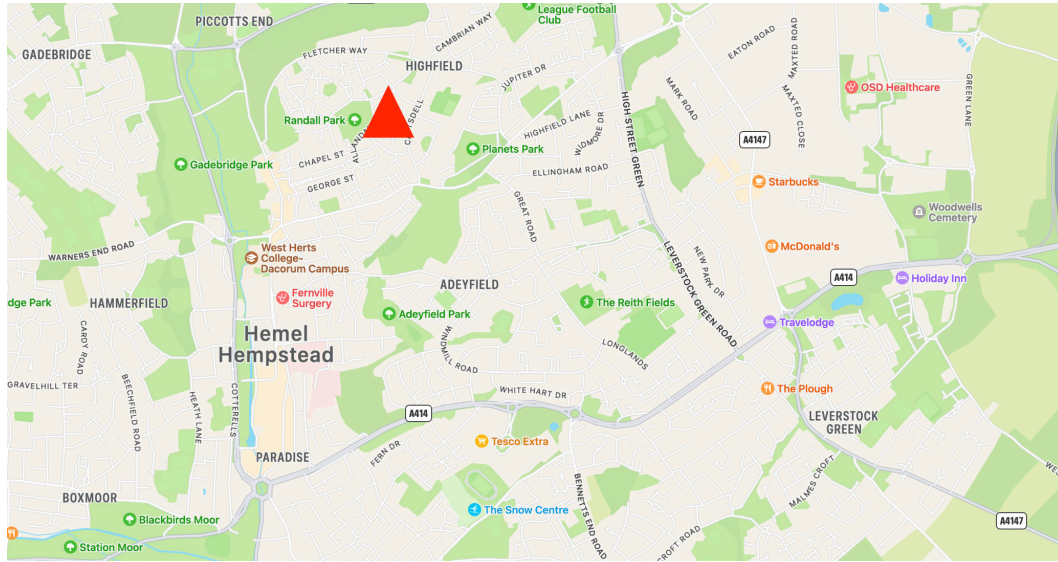
SPECIFICATION

- Energy efficient boiler with smart room thermostat
- Symphony kitchen units with wall unit downlights
- Stainless steel sink and mixer tap
- Electric Oven, gas hob and cooker hood
- Integrated fridge/freezer
- Integrated washing machine
- Integrated dishwasher
- Amtico flooring to ground floor
- Carpet to stairs, landing and bedrooms
- Ceramic floor tiles to bathroom
- Roca sanitaryware
- Shower over bath with glass screen
- Heated towel rail to bathroom and cloakroom
- Two parking spaces
- Turfed rear garden with patio area and close boarded fencing

SITE PLAN



The site plan is to show plot location only and should not be used for any other purpose



LOCATION PLAN

HEMEL HEMPSTEAD

Cosmopolitan and full of character; Hemel Hempstead has plenty going on, so it is easy to live life to the max.

The bustling town centre with its shops and cafés, you has plenty for you to enjoy along with a host of lively riverside pubs, restaurants and bars.

You'll be spoilt for choice when you want to grab a coffee, eat out with friends or sip cocktails as the sun goes down. The town has a lively nightlife too, whether you want to see a film at the IMAX then enjoy a beer, or experience live comedy at The Old Town Hall theatre.

Take your morning run in neighbouring Heath Park, a weekend bike ride in The Chiltern Hills Area of Outstanding Natural Beauty or walk the towpaths of The Grand Union Canal. Hemel Hempstead Leisure Centre runs fitness classes and has a pool, and you can play squash, football or try high intensity interval training.



With an ice rink, plenty of gyms, sport and golf clubs and the Snow Centre which is renowned throughout the South-East being the closest indoor ski slope to London, you'll love being active.

When you want to travel for work, to see a band or watch your team, London Euston is around 30 minutes from Hemel Hempstead or Apsley railway station.

WHAT IS RENT TO HOMEBUY?

Rent to HomeBuy is designed to ease the transition from renting to home ownership. By setting rent at 80% of the market rate, it enables you to save a deposit to buy your home in the future.

How does it work?

You will initially sign up to a fixed term Assured Shorthold Tenancy, with a break clause after six months. At any time, you can then apply to buy a percentage share in your home.

The value of any purchase is set at the time of application and subject to financial and credit checks.

Please note: when you buy a share, you become a Shared Owner so will be responsible for paying service charge and rent on the remaining percentage of your home.

Other things to consider:

- You will need to pay a security deposit equivalent to five weeks' rent and service charge
- You will need to pay your rent and service charge monthly in advance
- Only people included on your application can live in your home
- Bills are not included
- Rent and service charges will be reviewed annually

To be eligible:

- You must be employed
- You must meet both a credit referencing check & Right to Rent check
- You must have a minimum household income (gross) of **£45,000** to qualify for a 2 bed house and **£48,000** to qualify for the 3 bed house
- have a combined household income under **£80,000** a year. A household can be one person, or you and a partner, or you and a friend.
- You must have evidence to show that you have a minimum of **£3,000** in savings
- You must not be a homeowner

Thrive Homes is a professional landlord and property manager creating quality homes where people enjoy living. Our business is built around the importance of a home as the foundation that enables individuals and families to build and sustain the lives they want.

We own and manage around 5,000 homes throughout Hertfordshire, Bedfordshire, Buckinghamshire and Oxfordshire delivering much needed homes for shared ownership sales, affordable rent and private market rent.

Achieving a fair deal for our purchasers and tenants is a key focus at Thrive, and to ensure this, we launched our “Thrive Deal” in 2019. The Deal aims to ensure we are clear with you – our customers – about

We are proud to offer a quality customer service that is consistent, fair and respectful, with a digital platform at the forefront, where an online tool is provided for reporting repairs, and for emergencies, we are on hand 24/7.

Your home is at the heart of your relationship with us, and we want you to be proud of where you live. Working together, we will keep your home safe and any communal areas well maintained at a reasonable cost ensuring value for money

The Thrive logo is displayed in a bold, purple, sans-serif font. A small, light blue square is positioned above the letter 'i'.



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Maps are correct at time of going to print according to Google Maps. All travel times/distances are obtained from Google Maps and National Rail. These details may vary. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts/finishes, doors, windows and elevational treatments may vary. Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale. The details in this brochure should not be relied upon and are for guidance purposes only and remain subject to change without prior notice. Consequently these particulars cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up (i) repayments on a loan secured against it and/or (ii) rent payments. Details correct at time of going to print. July 2022