



Welwyn Garden City

Making home ownership possible

Floor Plans



SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in language that makes sense.

SO Resi by Metropolitan Thames Valley, is a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

A collection of
stylish one, two and
three bedroom homes
for shared ownership

Modern living in a classic town

Discover a stylish collection of newly built one, two and three bedroom SO Resi homes, at the heart of beautiful Welwyn Garden City. Just 25 miles from London, with fast rail links, this elegant town is set in the rolling countryside of characterful Hertfordshire, close to St Albans, Hatfield and Knebworth.

Part of a stunning new development created around the landmark of the city's famous Shredded Wheat factory, these light and inviting modern homes are ideal for those who love the vibrancy of modern life surrounded by endless green space.

Set in landscaped gardens, with everything from great restaurants to green travel options moments from your front door, this is living at the next level. Each bright and elegant home has been designed to reflect its desirable location, with stunning interiors and private balconies and terraces, all designed for both comfort and style.



Indicative exterior at SO Resi Welwyn Garden City, for illustrative purposes only.



Sat Nav location
AL7 3BZ

Key

- SO Resi
- Commercial
- Limited parking (selected homes only)
- Cycle store
- Bin store
- Car club offering homeowners vehicle hire

The site layout is intended for illustrative purposes only and is subject to change.

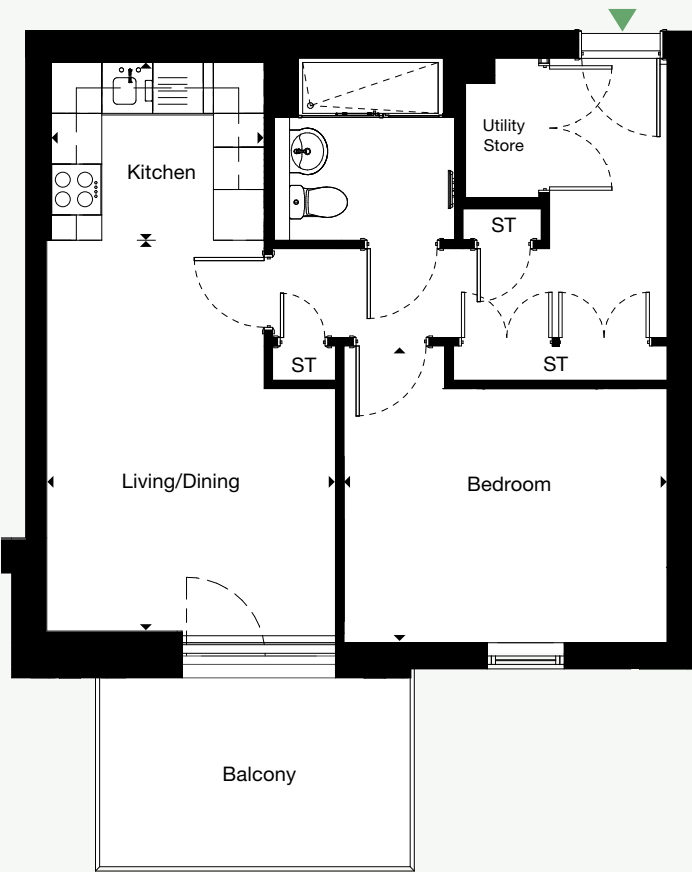


Block 10
Plots 83, 85, 87, 91, 93, 98, 100

Block 11
Plots 184, 186, 188, 192, 194, 199, 201

Type 06

1 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 3.41m x 4.62m | 11' 2" x 15' 2" | [B] Boiler |
| Kitchen | 2.57m x 2.15m | 8' 5" x 7' 1" | [D] Dishwasher |
| Bedroom 1 | 3.82m x 3.50m | 12' 6" x 11' 6" | [F] Fridge/Freezer |
| GIA | 50.51 sq m | 543.69 sq ft | [W] Washer/Dryer |
| | | | [ST] Store |

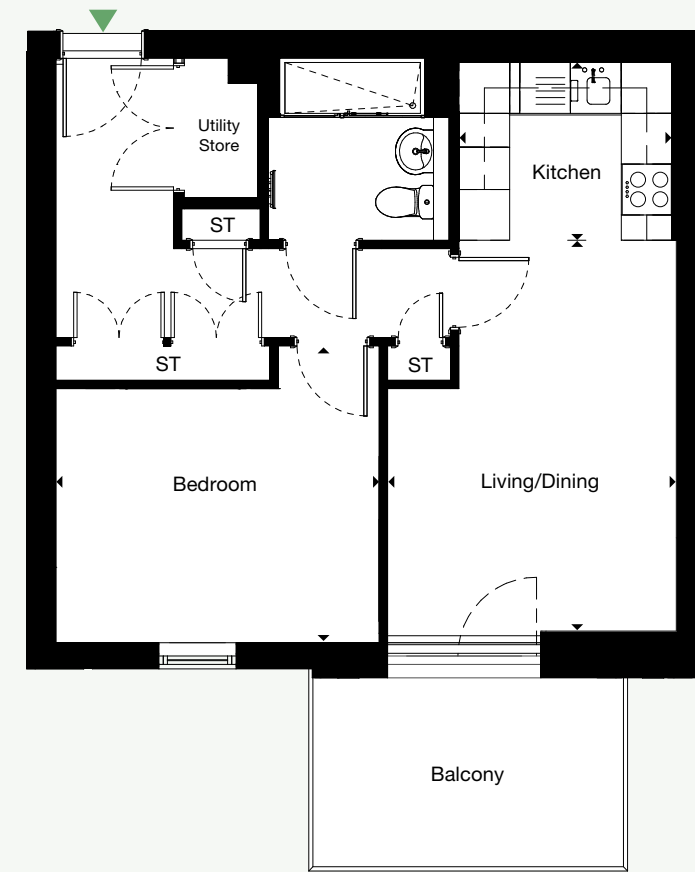
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Block 10
Plots 86, 92, 99

Block 11
Plots 187, 193, 200

Type 06m

1 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 3.41m x 4.62m | 11' 2" x 15' 2" | [B] Boiler |
| Kitchen | 2.57m x 2.15m | 8' 5" x 7' 1" | [D] Dishwasher |
| Bedroom 1 | 3.82m x 3.50m | 12' 6" x 11' 6" | [F] Fridge/Freezer |
| GIA | 50.51 sq m | 543.69 sq ft | [W] Washer/Dryer |
| | | | [ST] Store |

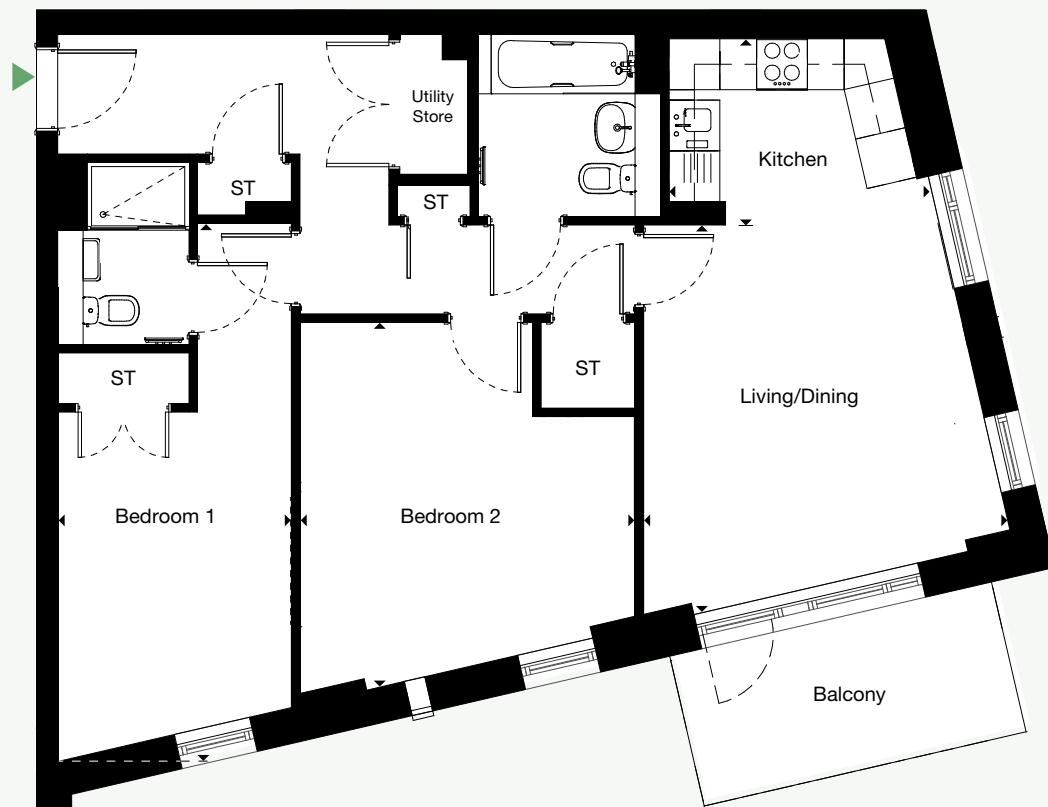
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Type 15

Block 10
84, 88, 94, 101

Block 11
185, 189, 195, 202

2 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 4.37m x 4.59m | 14' 4" x 15' 1" | [B] Boiler |
| Kitchen | 2.55m x 2.25m | 8' 4" x 7' 5" | [D] Dishwasher |
| Bedroom 1 | 2.68m x 5.93m | 8' 10" x 19' 5" | [F] Fridge/Freezer |
| Bedroom 2 | 3.96m x 5.24m | 13' 0" x 17' 2" | [W] Washer/Dryer |
| GIA | 77.71 sq m | 836.46 sq ft | [ST] Store |

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Type 16

Block 10
Plots 89

Block 11
Plots 190

3 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|-------------------|--------------------|--------------------|
| Living/Dining/Kitchen | 5.91m x 6.66m | 19' 5" x 21' 10" | [B] Boiler |
| Bedroom 1 | 3.26m x 4.41m | 10' 8" x 14' 6" | [D] Dishwasher |
| Bedroom 2 | 3.68m x 3.43m | 12' 1" x 11' 3" | [F] Fridge/Freezer |
| Bedroom 3 | 2.35m x 3.43m | 7' 9" x 11' 3" | [W] Washer/Dryer |
| GIA | 93.12 sq m | 1,002 sq ft | [ST] Store |

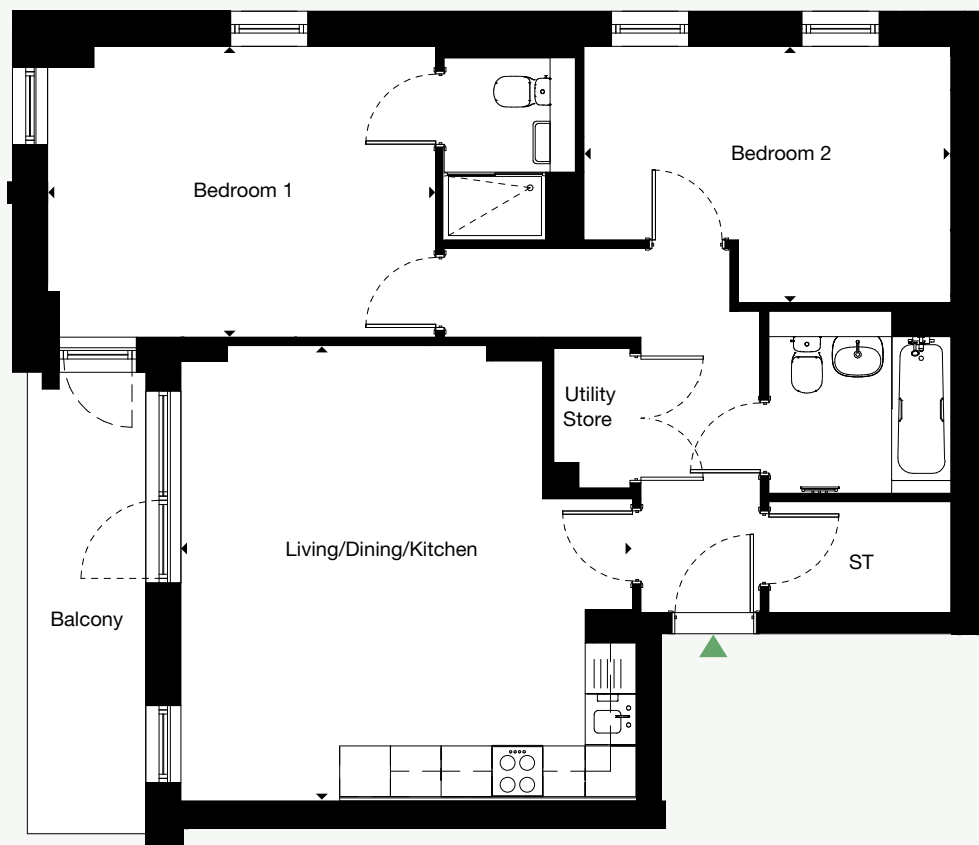
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Block 10
Plots 90, 97, 104

Block 11
Plots 191, 198, 205

Type 17

2 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|-------------------|---------------------|--------------------|
| Living/Dining/Kitchen | 5.44m x 5.38m | 17' 10" x 17' 8" | [B] Boiler |
| Bedroom 1 | 4.59m x 3.44m | 15' 1" x 11' 3" | [D] Dishwasher |
| Bedroom 2 | 4.33m x 3.03m | 14' 2" x 9' 11" | [F] Fridge/Freezer |
| GIA | 78.01 sq m | 839.69 sq ft | [W] Washer/Dryer |
| | | | [ST] Store |

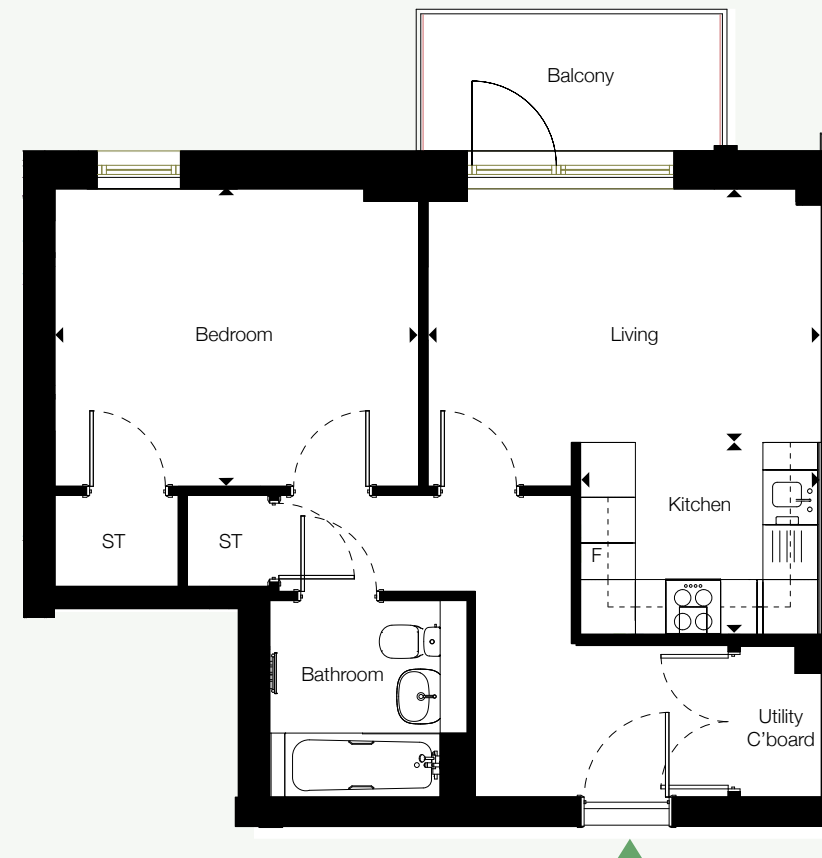
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Block 10
Plots 96, 103, 106, 197, 204, 207

Block 11
Plots 197, 204, 207

Type 18

1 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 4.32m x 3.26m | 14' 2" x 10' 8" | [B] Boiler |
| Kitchen | 2.60m x 2.10m | 8' 6" x 6' 11" | [D] Dishwasher |
| Bedroom 1 | 3.98m x 3.26m | 13' 1" x 10' 8" | [F] Fridge/Freezer |
| GIA | 50.47 sq m | 543.25 sq ft | [W] Washer/Dryer |
| | | | [ST] Store |

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Block 10
Plots 105

Block 11
Plots 206

Type 19

2 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|-------------------|---------------------|--------------------|
| Living/Dining/Kitchen | 5.94m x 6.11m | 19' 6" x 20' 1" | [B] Boiler |
| Bedroom 1 | 3.44m x 5.05m | 11' 3" x 16' 7" | [D] Dishwasher |
| Bedroom 2 | 5.26m x 2.85m | 17' 3" x 9' 4" | [F] Fridge/Freezer |
| GIA | 82.55 sq m | 888.56 sq ft | [W] Washer/Dryer |
| | | | [ST] Store |

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Block 10
Plot 107

Block 11
Plot 208

Type 20

3 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 4.75m x 3.96m | 9' 4" x 13' 0" | [B] Boiler |
| Kitchen | 2.19m x 2.90m | 7' 2" x 9' 6" | [D] Dishwasher |
| Bedroom 1 | 4.95m x 3.57m | 16' 3" x 11' 9" | [F] Fridge/Freezer |
| Bedroom 2 | 3.64m x 2.15m | 11' 11" x 7' 1" | [W] Washer/Dryer |
| GIA | 86.54 sq m | 931.50 sq ft | [ST] Store |

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Block 10
Plots 82

Block 11
Plot 183

Type 31

3 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 3.33m x 4.77m | 11' 10" x 15' 8" | [B] Boiler |
| Kitchen | 3.58m x 2.15m | 11' 9" x 7' 1" | [D] Dishwasher |
| Bedroom 1 | 3.41m x 3.47m | 11' 2" x 11' 5" | [F] Fridge/Freezer |
| Bedroom 2 | 2.27m x 3.47m | 7' 5" x 11' 5" | [W] Washer/Dryer |
| Bedroom 3 | 2.26m x 3.47m | 7' 5" x 11' 5" | [ST] Store |
| GIA | 75.80 sq m | 815.90 sq ft | |

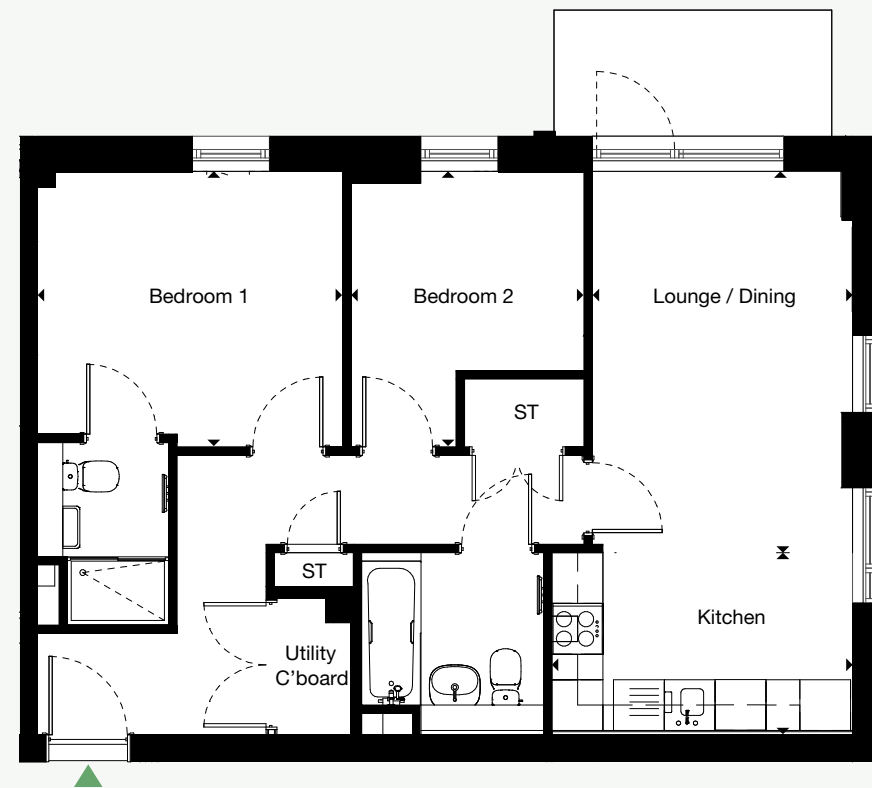
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Block 10
Plots 95, 102

Block 11
Plots 196, 203

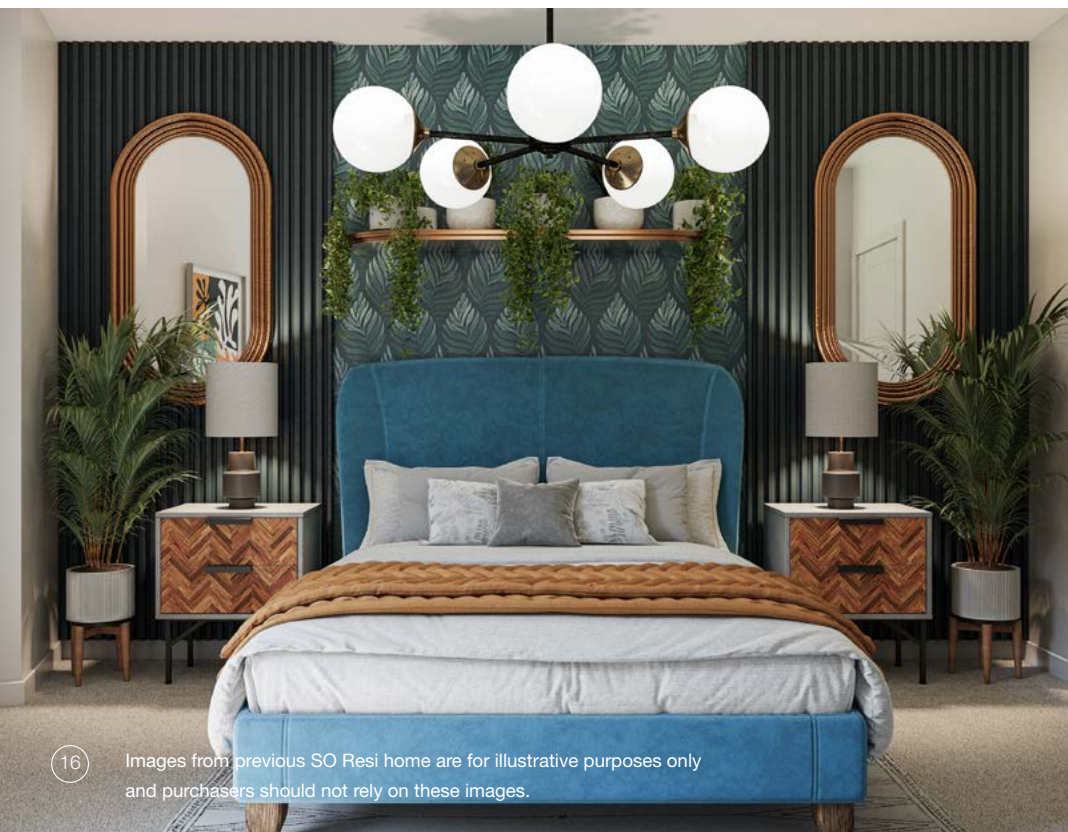
Type 40

2 bedroom apartment



| Room | Metric | Imperial | |
|---------------|-------------------|---------------------|--------------------|
| Living/Dining | 3.07m x 4.40m | 10' 1" x 14' 5" | [B] Boiler |
| Kitchen | 3.55m x 2.26m | 11' 8" x 7' 5" | [D] Dishwasher |
| Bedroom 1 | 3.60m x 3.26m | 11' 10" x 10' 8" | [F] Fridge/Freezer |
| Bedroom 2 | 2.75m x 3.26m | 9' 0" x 10' 8" | [W] Washer/Dryer |
| GIA | 63.81 sq m | 686.85 sq ft | [ST] Store |

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Attention to detail

Generous light-filled living spaces with high ceilings create an elegant and modern ambience for contemporary life. Welcoming comfort is complemented by clean lines and cleverly maximised storage for easy living. Luxurious materials and high quality fittings provide the perfect finishing touch in each energy-efficient and beautifully detailed home.

Living and Kitchen

- Häcker Kitchens
- Zanussi appliances
- High quality Amtico flooring
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Integrated oven
- Freestanding washer/dryer
- Ceramic hob
- Duropol laminate worktops
- Neutral coloured flooring

Bathrooms

- Porcelanosa wall tiles
- Contemporary white bathroom suite
- Chrome fittings
- Amarri mirror cabinets

Bedroom

- Tomkinson Twist flooring
- Dimmable lights

General

- Balconies and terraces to selected homes
- White Ash Amtico flooring in kitchen, living room, hallways and bathroom
- Dimmable lights in lounge, kitchen and bedrooms
- Ensuite bathrooms to selected homes



Every property at SO Resi Welwyn Garden City is made to the highest standard.

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With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your Metropolitan Thames Valley payment will be.

You can sell your share at any time if you decide to move on.

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Email sales@soresi.co.uk

Call 020 8607 0550

Visit soresi.co.uk



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