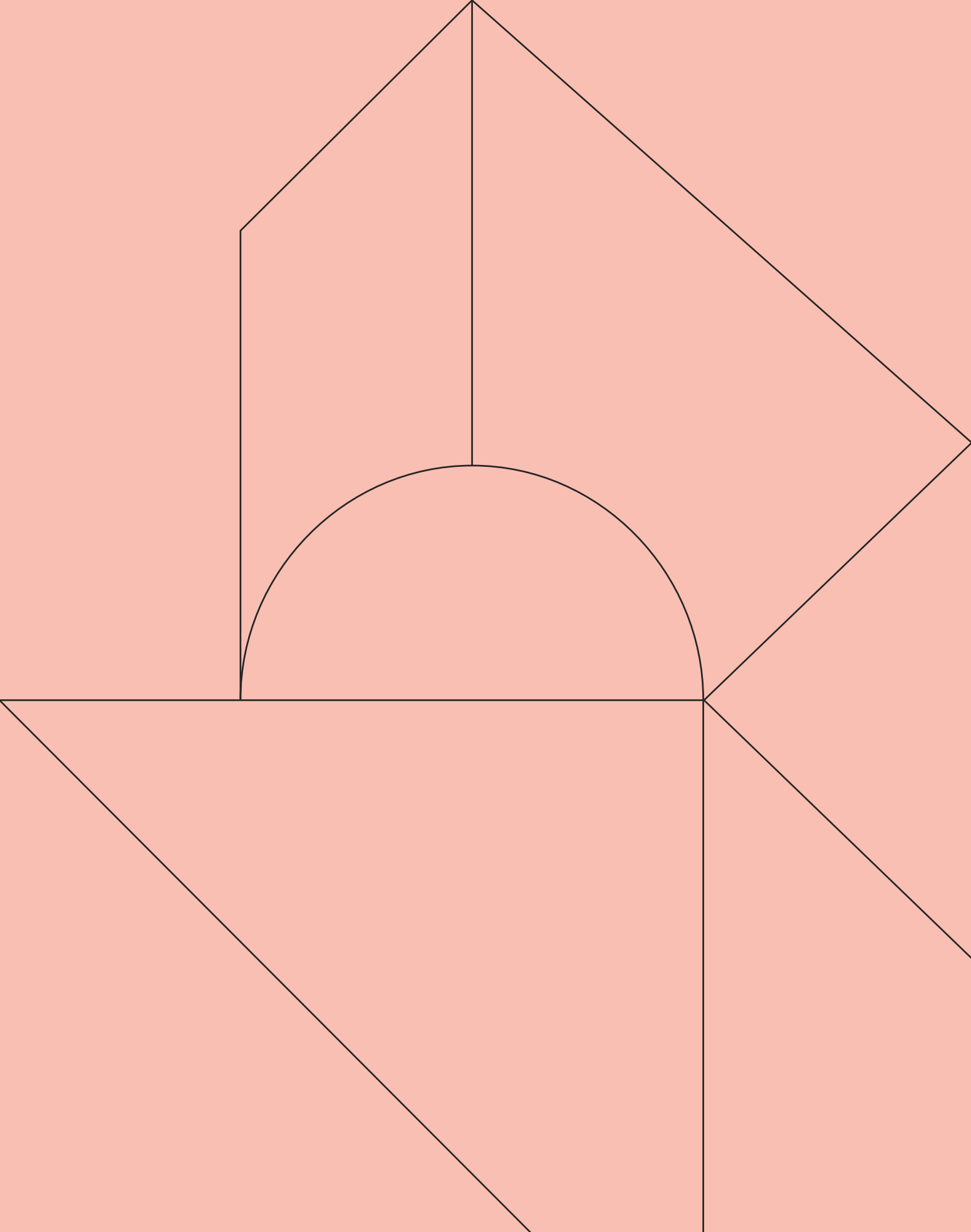




Brooklands
Park





Computer generated image, indicative only.

Welcome home

Brooklands Park is a brand-new neighbourhood, offering the best of urban living, nestled beside an idyllic new park.

Situated in lively Ashford, our stylish studio, one and two bedroom apartments enclose a flourishing park and are a short drive from the famously stunning Surrey countryside.

Brooklands Park offers an escape from the clamour of the city, while retaining a cosmopolitan lifestyle and enviable connections to London. And with shared ownership available, Brooklands Park is ideal for first-time buyers.

A thriving community

Brooklands Park delivers the best in contemporary urban living. A host of curated shops and restaurants spill out onto the bustling hub of Brooklands Square. Picture neighbours strolling across the idyllic Brooklands Green, friends catching up over coffee on Saturday mornings and families taking long, lazy lunches on sun-soaked Sunday afternoons.





Ashford
Station

Heathrow
Airport

Bedfont Lakes
Office Park

Bedfont Lakes
Country Park

B

Richmond

Waterloo

Sainsbury's
Local

Ashford
Library

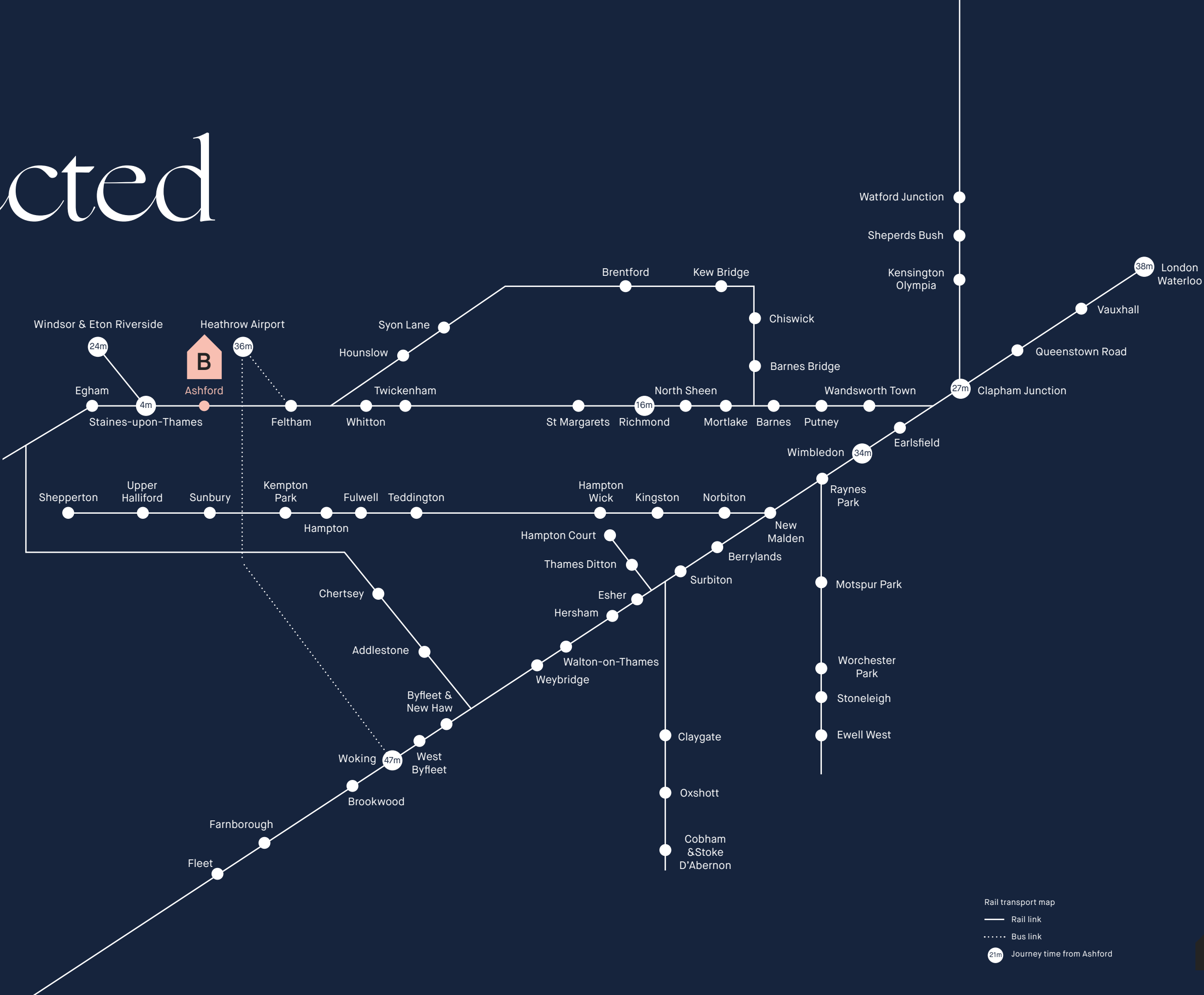
Ashford
Post Office

M3

Stay connected

London is right on your doorstep, with regular rail connections to the transport hubs of Waterloo and Clapham Junction.

For those travelling by car there's easy access to the M4 and M25, which can get you to Heathrow Airport in 12 minutes, or the expansive Surrey Hills Area of Outstanding Natural Beauty in 35 minutes. Alternatively, for a day out further afield by the coast there's the M3 nearby to easily reach Southampton or Portsmouth Harbour.

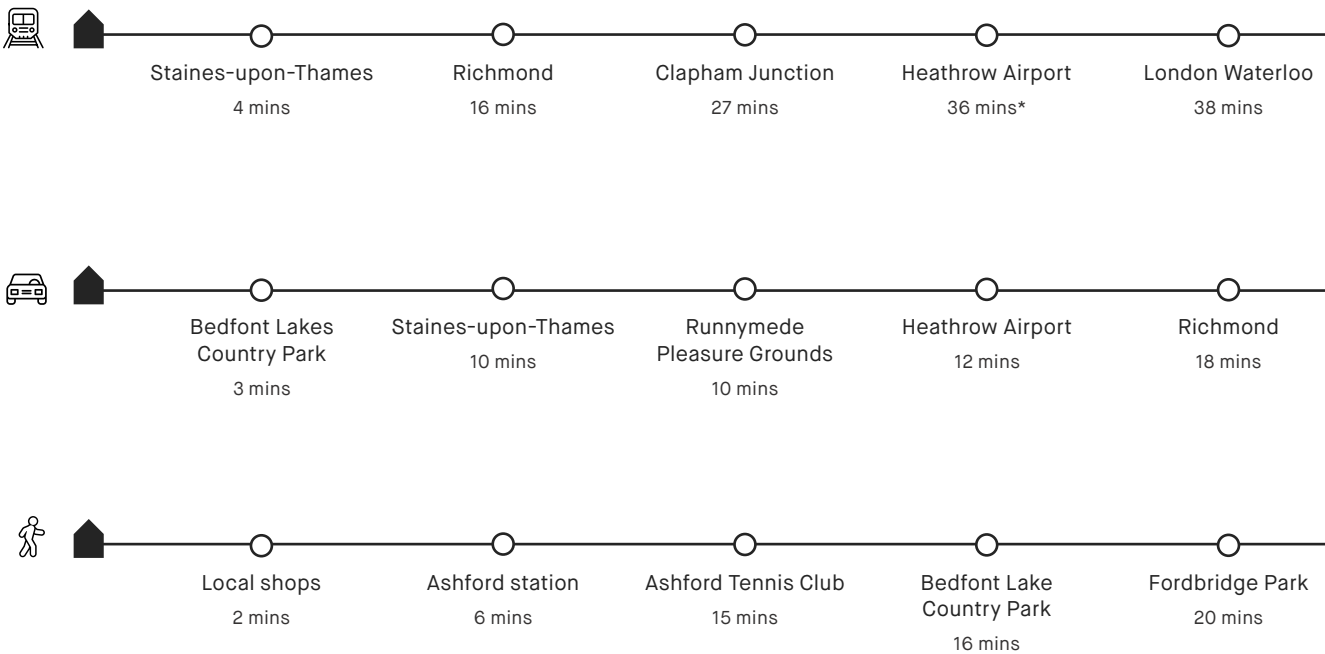


*Driving times source: Google maps.
Public transport source: tf.gov.uk

Perfect location

Our unique location offers a cosmopolitan atmosphere in a beautiful parkland setting. Just 38 minutes away is central London, while 72 acres of gorgeous countryside are minutes away by car.

Take a short drive to Staines-upon-Thames to sample the eclectic Californian fare at Limeyard or the authentic Japanese flavours at Sushi Nara. Alternatively, hop onto the train to reach Soho for an evening of fine dining and theatre with friends. For those looking to rejuvenate after a hectic week, jog around Brooklands Green in the morning and pick up a flat white from AJ's Coffee House in Ashford before escaping to the picturesque Surrey Hills.



*Requires bus for part of journey.
Driving and walking times source: Google maps.
Public transport source: tfl.gov.uk

Metropolitan ideal



Six-minute walk to Ashford station.



On-site green space.



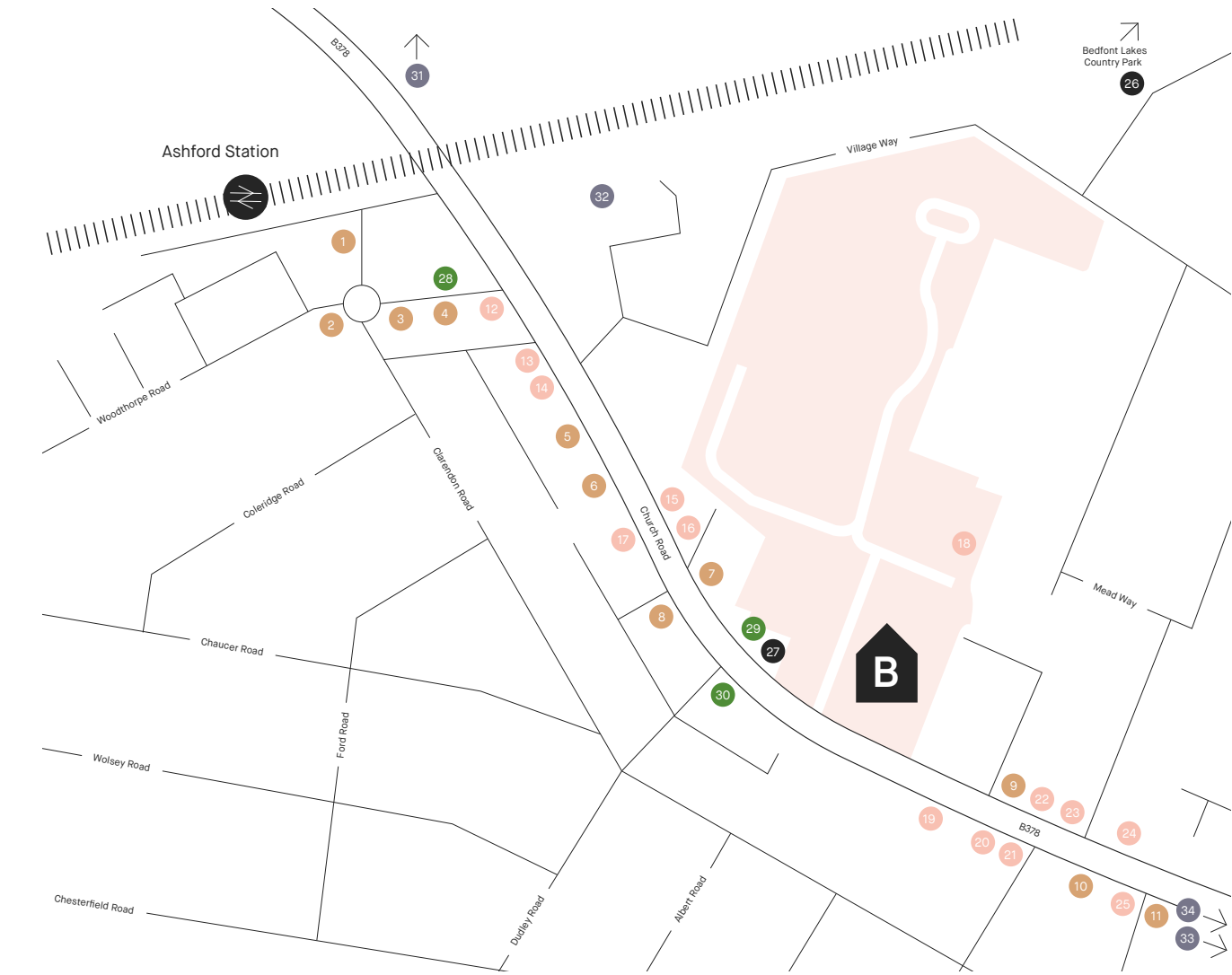
Thriving social scene.



An open, active community



38 minutes to central London



- | | | | |
|--------------------------------|---------------------------|-------------------------------|---------------------------------------|
| Cafes & Restaurants | Shops | Culture & Leisure | Schools & Nurseries |
| 1 Top Wok Chinese | 12 Ashford Supermarket | 26 Bedfont Lakes Country Park | 31 St James Senior Boys School |
| 2 Kouchin Restaurant | 13 Superdrug | 27 Ashford Library | 32 Clarendon Primary School |
| 3 Baburchi Indian Restaurant | 14 La Belle Hair Salon | | 33 St Michael Catholic Primary School |
| 4 Anatolia Barbecue Restaurant | 15 Tesco | | 34 St Michael Catholic Nursery School |
| 5 The Jolly Baker | 16 Ashford Flowers | | |
| 6 M2 Pizza Pasta | 17 Sainsburys Local | | |
| 7 Two Brother Fish House | 18 Inspire Hair & Beauty | | |
| 8 Costa Coffee | 19 Co-op | | |
| 9 Pebbles Ice Cream Shop | 20 Fernando's Hair Studio | | |
| 10 Swans Peking Restaurant | 21 Shades Hair & Beauty | | |
| 11 Costa Coffee | 22 Boots | | |
| | 23 Blossoms Hair & Beauty | | |
| | 24 Ashford Post Office | | |
| | 25 Card Factory | | |

Map not to scale.

Unique balance

Excellence isn't limited to the carefully curated furnishings in our apartments. It is exemplified in every aspect of life in Ashford – the Ofsted-rated “Outstanding” schools, energising fitness hubs and comforting gastropub experiences. This is modern living, amplified.



Eat and drink

Finding buzzing watering holes and exciting restaurants in a new neighbourhood is one of the joys of modern life. Ashford and nearby Staines-upon-Thames offer something for every taste. Grab a fresh panini at Bella's, some lip-smacking peri peri chicken at Tarla Café Grill or a craft ale in the gorgeous leafy beer garden at The Ash Tree.



Shop

Situated on Ashford's vibrant High Street, Brooklands Park is brimming with diverse shops. Residents can pick up a fresh loaf of bread at The Jolly Baker or head into Staines-upon-Thames to saunter around Elmsleigh Shopping Centre. And from banks to supermarkets, pharmacies to post offices, all the handy essentials are right on your doorstep.

Exercise

For busy people, it is important to have an abundance of fantastic workout options nearby. Break a sweat at HITZone, brush up on the backhand at Ashford Tennis Club or practice your vinyasa flow in the expansive park.



Schools

For parents and people looking to start families, the school run need not be long. This corner of Surrey is an exemplar of fine education, with several excellent schools nearby, including St Michael Catholic Primary School, St James Senior Boys' School and The Matthew Arnold School.





Going green

Embrace the scenic parkland setting of Brooklands Green at the heart of this lively development. The idyllic open space is the perfect backdrop for brisk morning runs, picnic spreads on a summer afternoon or gentle evening strolls just before the night draws in.



At weekends, take a leisurely wander through the woodlands, wetlands and wildflower meadows of Bedfont Lakes Country Park. Further afield is Runnymede Pleasure Ground, a delightful riverside spot with rolling green gardens. Take some time out here to enjoy refreshments from the charming Runnymede Café.



Computer generated image, indicative only.

Owning your
first home is a
monumental
achievement.

Site map

- Shared ownership
- Affordable Homes by A2Dominion
- Private Rental Homes
- Car Club parking
- Motorcycle parking
- Disabled parking
- Building entrance



Map not to scale and shows approximate locations only, indicative only.

Stylish apartments

Make your home
in Brooklands Park.



Our high-quality studio, one and two bed apartments offer sharp, contemporary styling at affordable prices. Warm oak details throughout complement spacious, well-lit rooms, creating a modern yet classic environment, bolstered by high-spec appliances.



Photography depicts show home and may include fixtures and fittings not included in the specification.

Specification

Kitchen

Laminate oak-finish worktop

Integrated appliances including:

Bosch oven & 4-zone hob

Bosch fridge / freezer

Bosch 3-speed extractor with LED lights and optional carbon filter

Bosch dishwasher

Smeg stainless steel sink

Bathroom & en suite

Large format floor and wall tiles

Saniform white bath

Scudo glass bath screen

Saneux glass shower screen (en-suite)

Vitra WC

Vitra basin with Hansgrohe mixer tap

Hansgrohe bath/shower valves

Mirrored wall

Heated towel rail

Interior finishes

Built in storage cupboard in hall

Hotpoint washer dryer in hall cupboard

Fitted wardrobe to master bedroom

Carpet to bedrooms

Featured oak vinyl flooring to kitchen, living room, dining room and hallway

Electrical & lighting

LED ceiling recessed downlights to bathroom, living room, dining room and hallway

Pendant lighting in bedrooms

BT points in living room and master bedroom

White electrical sockets throughout, except brushed chrome above kitchen counter

White finish shaver sockets in bathroom & en suite



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 depicts show home and may include fixtures and fittings not included in the specification.



Photography depicts show home and may include fixtures and fittings not included in the specification.

Shared ownership

Apartments offer shared-ownership opportunities for households earning up to £80k, even if buyers have previously owned a home or are in the process of selling an existing home. A bold, modern lifestyle is within easy reach.



Buy affordably through part renting & part owning



12-year construction warranty



Increase shares to eventually own entire property



2-year developer's defects warranty



Buy your home chain-free



From 5% deposit

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?

- **Apartments**
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 currently don’t 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

For new build developments outside London you will need to register with a Help to Buy agent. Help to Buy East and South East (for Surrey and Sussex) www.helptobuyagent3.org.uk/user/03333214044

Simple process

Shared Ownership Process

- **The Conveyancing**
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.
- **Searches**
Your solicitor will carry out a number of searches including environmental searches as well as local area searches.
- **Survey**
You will need to pay for a survey/valuation, which is carried out by your lender.
- **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.
- **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 nonrefundable. At this stage you are also now ready to agree a completion date.
- **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

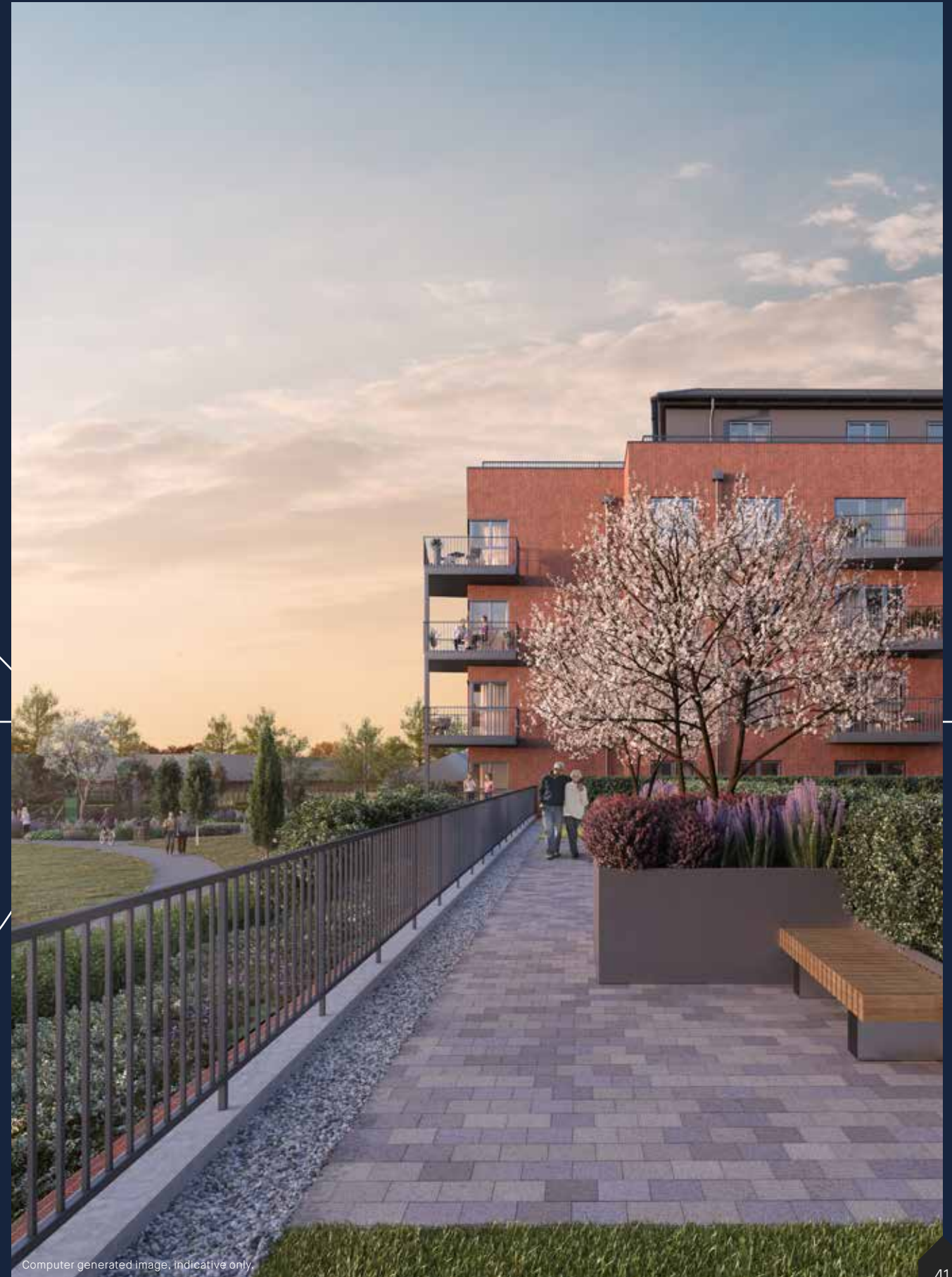
your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.



Photography depicts show home and may include fixtures and fittings not included in the specification.

A sense of belonging

Holding the keys to a first home is an extraordinary feeling. Brooklands Park offers the chance to achieve this dream affordably and without compromising on quality. Enjoy contemporary apartments in a bustling area with a wealth of open green space.



Computer generated image, indicative only.

Contact us

Get in touch to begin your next chapter
at Brooklands Park.

020 3918 6513
brooklands-park.co.uk

