



homemade

homes by accent



Computer generated image is illustrative only

Welcome to stylish new
shared ownership homes
in Roxton.

The Grange Development Layout

/// what3words.com/verdict.flashback.landowner

Shared Ownership

- 2 Bed House
- The Kingbury
- 3 Bed Houses
- The Shipley
- Homes for rent by Accent
- Homes developed by others



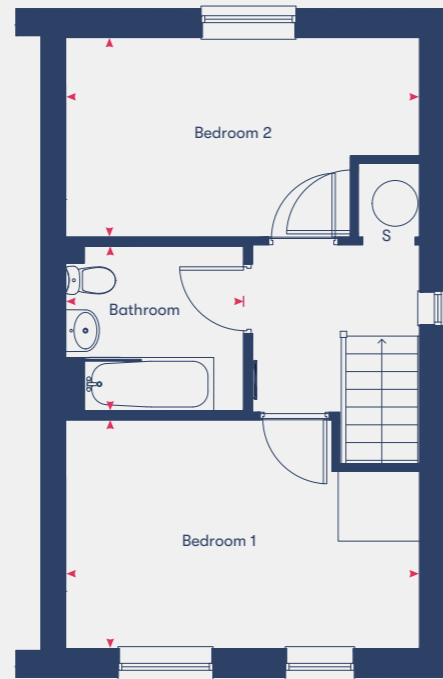
The Kingbury

2 bedroom house

Plot 3



Ground Floor



First Floor

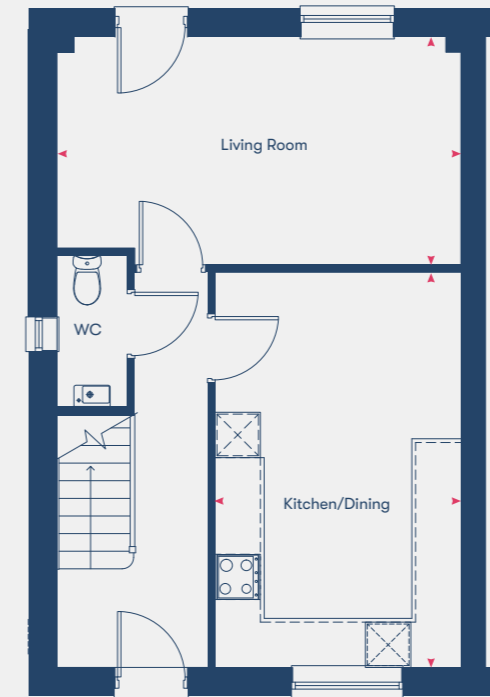
Kitchen/Dining	4.92m x 2.48m
Living Room	3.07m x 4.69m
Bedroom 1	2.37m x 4.69m
Bedroom 2	2.62m x 4.69m
Bathroom	2.23m x 2.39m
75.5m²	

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

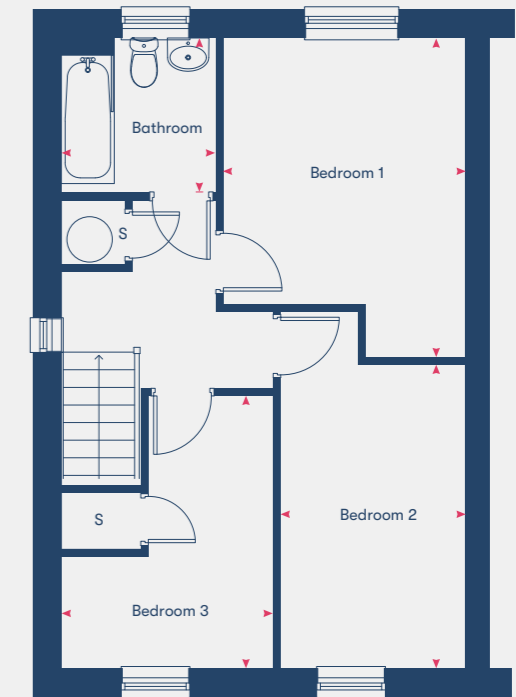
The Shipley

3 bedroom houses

Plots 31* & 32



Ground Floor



First Floor

Kitchen/Dining	5.26m x 3.29m
Living Room	5.39m x 2.83m
Bedroom 1	3.40m x 3.24m
Bedroom 2	4.70m x 2.48m
Bedroom 3	3.64m x 2.84m
Bathroom	2.09m x 2.08m
89m²	

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

Specification

Kitchen

- Contemporary Symphony Kitchen in Urban Pebble colour with brushed nickel door handles & oak colour worktop
- Fan Assisted Oven
- Induction hob with glass splashback
- Chrome spotlights
- Stainless steel 1.5 bowl kitchen sink with matching taps
- Space for fridge freezer
- Removeable cupboard for dishwasher space

Flooring

Each home is provided with a flooring package which feature carpet and vinyl. Ask your Sales Consultant for details of the chosen floor type by area.

- Cormar Primo Plus Cloudy Bay Carpet
- Vinyl Hometex flooring - Toronto 506

Bathroom

- Contemporary white sanitary ware
- Shine Platino tiling
- Chrome spotlights
- Glass shower screen to bath
- Chrome towel rail
- Shaver point

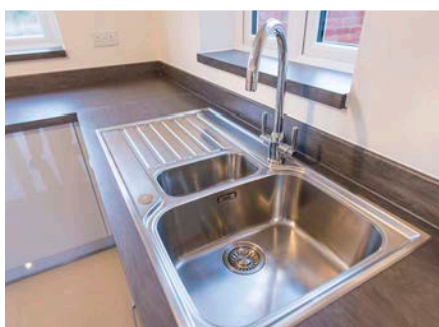
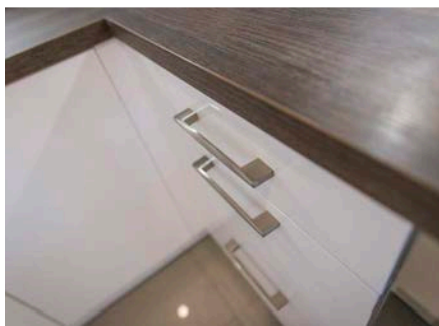
Electrical & Heating

- Standard Pendant Lighting in other areas
- Mains operated with battery back-up smoke detectors
- Mains wired carbon dioxide alarm to be provided with battery back-up
- Mains wired doorbell
- Heat provided by air source heat pump

General

- Double-glazed uPVC windows with child restrictors
- Matt white emulsion on walls and ceiling
- Matt white woodwork

The specification is correct at time of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.





homemade

homes by accent

All information supplied is correct when published (August 2024) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: Registered Office: 3rd Floor Scorex House, 1 Bolton Road, Bradford, BD1 4AS

T 0345 678 0552

W [homemadehomes.com](https://www.homemadehomes.com)

E info@homemadehomes.com