

# LANTERN CRESCENT

AN EXCLUSIVE DEVELOPMENT OF FIFTEEN 2 & 3 BEDROOM NEW HOMES FOR SHARED OWNERSHIP



# LANTERN CRESCENT

**THESE STYLISH AND  
CONTEMPORARY 2 AND  
3 BEDROOM NEW HOMES  
COMBINE THOUGHTFUL  
DESIGN WITH A SUPERB  
SPECIFICATION, TO CREATE  
DESIRABLE AND  
AFFORDABLE HOMES  
FOR MODERN LIVING.**





## ABOUT SHARED OWNERSHIP

SHARED OWNERSHIP IS A GOVERNMENT BACKED PART BUY/PART RENT SCHEME DESIGNED TO HELP YOU TAKE THAT FIRST STEP ON THE PROPERTY LADDER.

AT LANTERN CRESCENT, YOU CAN PURCHASE A SHARE IN A NEW HOME FROM 30% FOR HOUSES AND 50% FOR AN APARTMENT UP TO A MAXIMUM OF 75% OF THE INITIAL PURCHASE PRICE, SUBJECT TO ELIGIBILITY AND QUALIFYING CONDITIONS. YOU WILL BE EXPECTED TO PURCHASE THE MAXIMUM SHARE YOU CAN AFFORD AND SUSTAIN IN THE LONG TERM VIA SAVINGS AND A MORTGAGE, AND THIS WILL BE DEPENDENT ON YOUR INCOME AND SAVINGS (FOR YOUR DEPOSIT), AND ANY FINANCIAL COMMITMENTS YOU MAY ALREADY HAVE.

## ADVANTAGES OF SHARED OWNERSHIP

- THE PERFECT FIRST STEP ONTO THE PROPERTY LADDER.
- YOU ONLY NEED A DEPOSIT FOR THE SHARE YOU ARE BUYING.
- YOU CAN BUY MORE SHARES AS YOU CAN AFFORD AND EVENTUALLY OWN 100% OF YOUR HOME (KNOWN AS STAIRCASING).
- MORE SECURITY OF TENURE.
- PERSONALISE YOUR HOME - UNLIKE RENTING, YOU CAN CHOOSE TO DECORATE YOUR HOME, YOUR WAY.



**A COLLECTION OF STYLISH MODERN HOMES AVAILABLE FOR SHARED OWNERSHIP, LOCATED OFF LUMEN ROAD IN THE ATTRACTIVE TOWN OF ROYSTON, HERTFORDSHIRE.**

Steeped in history dating back to the 12th century, Royston offers a rich heritage, which includes the Augustinian Priory, the medieval Royston Cave and the Roisia Stone, from whence the town gets its name.

**ON THE DOORSTEP**

A traditional market town, Royston hosts regular markets twice a week on Market Hill in the heart of the town. Here you will also find a range of independent shops and businesses for everyday needs including a range of cafes and restaurants. Enjoy the green open spaces of the award winning Priory Memorial Gardens and the nearby Heath, with its woodland footpaths, the rare pasque flower and chalk tracks.



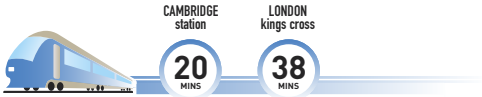
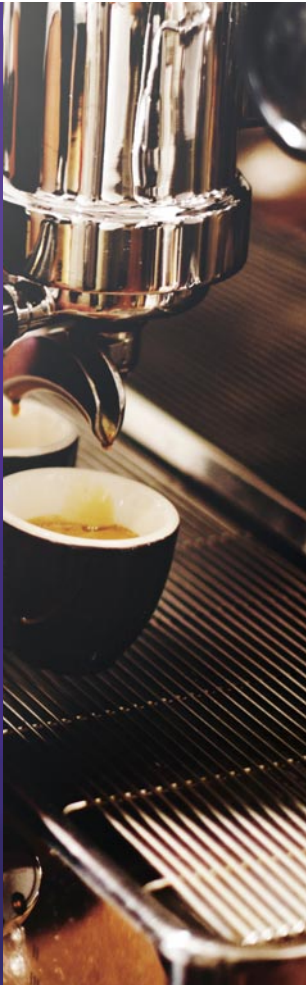


**THINGS TO DO**

Nearby, Wimpole Estate offers acres of parkland to explore, abundant with wildlife, trails and tracks for cycling. Once you've walked and taken in the stunning views, treat yourself to something to eat in one of the three cafes available. If you prefer something more active, you can take part in the Wimpole Estate parkrun event every Saturday.

Explore the manmade Royston Caves which are cut into the chalk beneath the streets of Royston. The carvings in the cave have led to much speculation about the origin and function of the cave. Being unique in Europe, if not the world, the cave remains a mysterious and magical place, attracting visitors from around the world.

IWM Duxford tells the story of the impact of aviation on the nature of war and on people's lives. Set within Britain's best-preserved Second World War fighter station, seven impressive hangars filled with extraordinary collections and state-of-the-art exhibitions take you on an unforgettable journey through times of war and peace.



**Approx journey times from Royston**  
All times & distances are approximate and based on normal travel conditions and current available information/timetables.





## DEVELOPMENT PLAN



### THE LUMEN

2 BEDROOM HOUSES - PLOTS 1, 2, 3 & 7



### THE FOUNDRY

3 BEDROOM HOUSES - PLOTS 4, 5 & 6



### THE LANTERNS

2 BEDROOM APARTMENTS -  
PLOTS 8, 9, 10 & 11 (ground floor)  
PLOTS 12, 13, 14 & 15 (upper floor)



*Development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.*



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## THE LANTERNS

2 BEDROOM APARTMENTS PLOTS 8 - 15



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○ **THE LANTERNS** PLOTS 8 & 12

LIVING / KITCHEN	3919	x	7324	12' 9"	x	24' 0"
BEDROOM 1	2957	x	4361	9' 7"	x	14' 3"
EN-SUITE	1725	x	1788	5' 7"	x	5' 9"
BEDROOM 2	2993	x	4361	9' 8"	x	14' 3"
BATHROOM	1700	x	2225	5' 6"	x	7' 3"
<b>Total floor area</b>	<b>72.2 sq m</b>			<b>777.2 sq ft</b>		

○ **THE LANTERNS** PLOTS 9 & 13

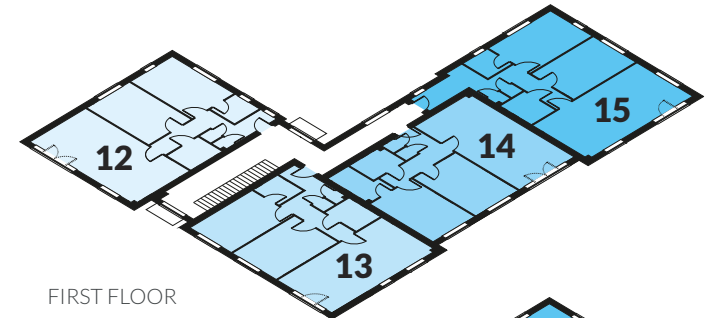
LIVING / KITCHEN	3843	x	7324	12' 6"	x	24' 0"
BEDROOM 1	4362	x	2880	14' 3"	x	9' 4"
EN-SUITE	1725	x	1788	5' 7"	x	5' 9"
BEDROOM 2	3069	x	4361	10' 1"	x	14' 3"
BATHROOM	1738	x	2225	5' 7"	x	7' 3"
<b>Total floor area</b>	<b>71.7 sq m</b>			<b>771.7 sq ft</b>		

○ **THE LANTERNS** PLOTS 10 & 14

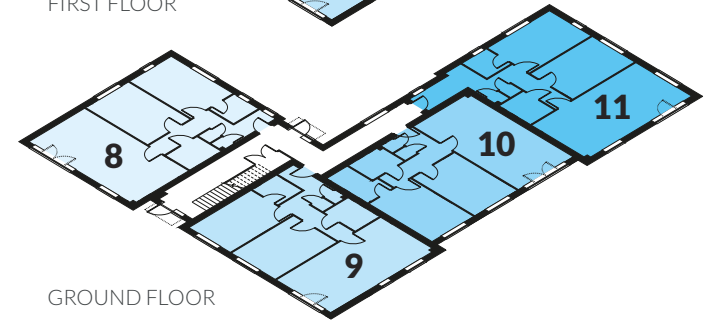
LIVING / KITCHEN	3860	x	7402	12' 7"	x	24' 3"
BEDROOM 1	4439	x	2959	14' 6"	x	9' 7"
EN-SUITE	2913	x	1755	9' 6"	x	5' 8"
BEDROOM 2	4439	x	2981	14' 6"	x	9' 8"
BATHROOM	1700	x	2232	5' 6"	x	7' 3"
<b>Total floor area</b>	<b>72.5 sq m</b>			<b>780.4 sq ft</b>		

○ **THE LANTERNS** PLOTS 11 & 15

LIVING / KITCHEN	3932	x	4325	12' 9"	x	14' 2"
BEDROOM 1	4362	x	2956	14' 3"	x	9' 7"
EN-SUITE	1789	x	1725	5' 9"	x	5' 7"
BEDROOM 2	2969	x	4362	9' 7"	x	14' 3"
BATHROOM	1738	x	2216	5' 7"	x	7' 3"
<b>Total floor area</b>	<b>76.0 sq m</b>			<b>818.0 sq ft</b>		

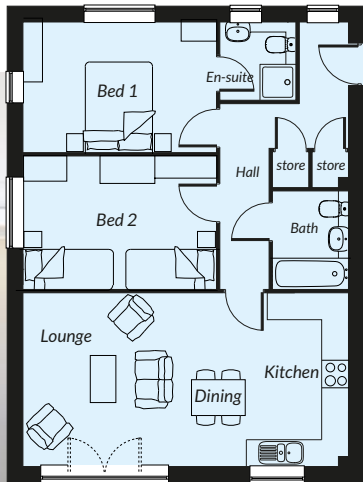


FIRST FLOOR

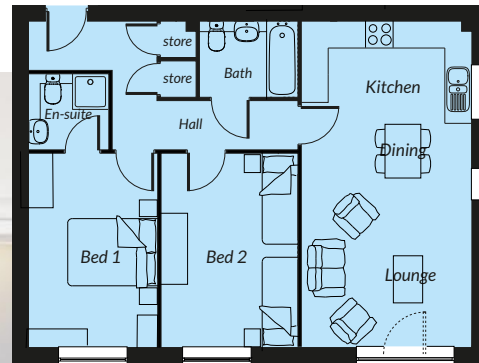


GROUND FLOOR

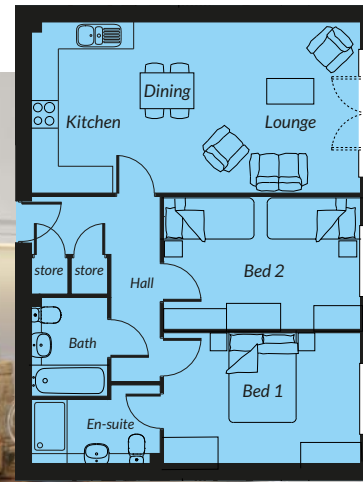
PLOTS 8 & 12



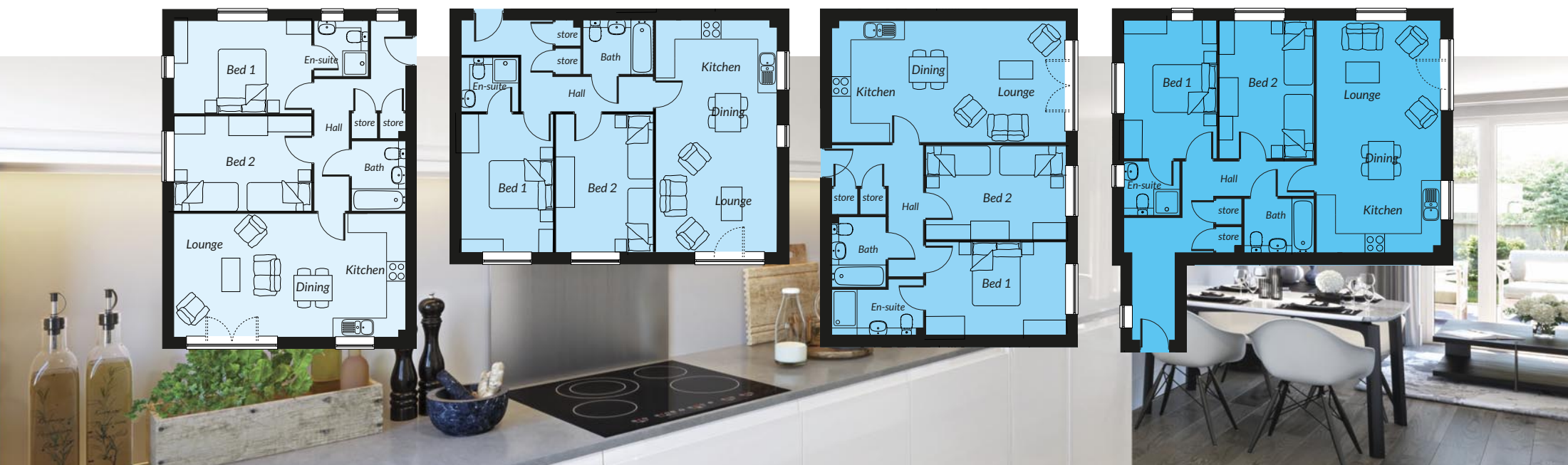
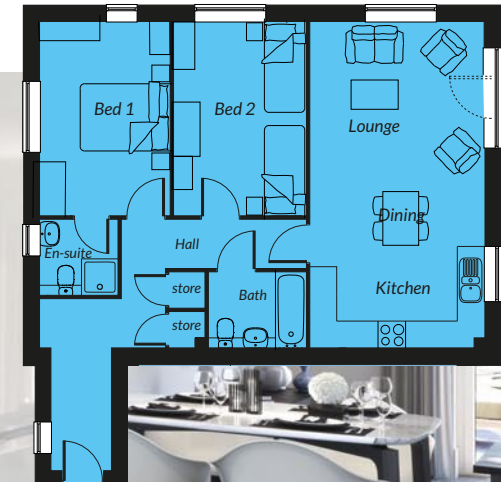
PLOTS 9 & 13



PLOTS 10 & 14



PLOTS 11 & 15



## THE LUMEN

2 BEDROOM HOUSES PLOTS 1, 2, 3 & 7

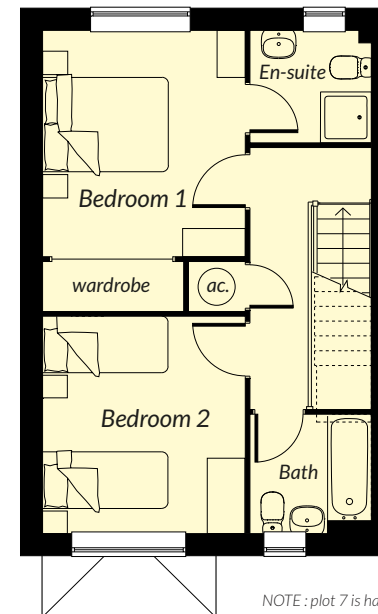
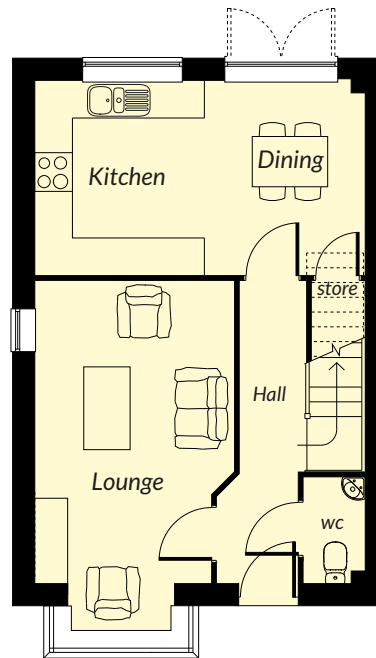


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## THE LUMEN PLOTS 1, 2, 3 & 7

LIVING ROOM	4864	x	3216 (max)	15' 10"	x	10' 6" (max)
KITCHEN/DINING	5281	x	3145	17' 3"	x	10' 3"
WC	1737	x	963	5' 7"	x	3' 2"
BEDROOM 1	3641	x	3262	11' 9"	x	10' 7"
EN-SUITE	1828	x	1970	5' 10"	x	6' 5"
BEDROOM 2	3497	x	3262	11' 5"	x	10' 7"
BATHROOM	1970	x	1938	6' 5"	x	6' 4"
<b>Total floor area</b>	<b>85.2 sq m</b>			<b>917.1 sq ft</b>		



NOTE: plot 7 is handed



## THE FOUNDRY

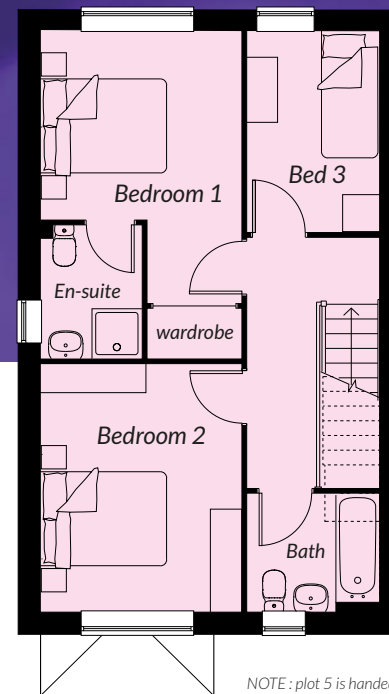
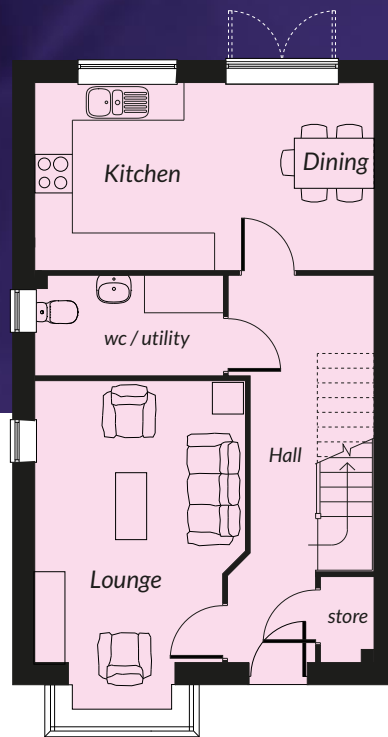
3 BEDROOM HOUSES PLOTS 4, 5 & 6





## THE FOUNDRY PLOTS 4, 5 & 6

LIVING ROOM	4527	x	3401 (max)	14' 9"	x	11' 2" (max)
KITCHEN/DINING	5467	x	3040	17' 9"	x	9' 10"
WC	1632	x	3050	5' 4"	x	10' 0"
BEDROOM 1	3258	x	3040 (min)	10' 7"	x	9' 10" (min)
EN-SUITE	1666	x	2155	5' 5"	x	7' 1"
BEDROOM 2	3258	x	4005	10' 7"	x	13' 1"
BEDROOM 3	2160	x	3238	7' 1"	x	10' 6"
BATHROOM	1938	x	2160	6' 4"	x	7' 1"
<b>Total floor area</b>	<b>101.7 sq m</b>			<b>1094.7 sq ft</b>		



NOTE: plot 5 is handed

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## SPECIFICATION

### INTERIOR FINISHES

- 2 PANEL WHITE INTERNAL DOORS
- BRILLIANT WHITE MATT PAINT FINISH TO ALL INTERNAL WALLS AND CEILINGS
- WHITE SATIN FINISH TO ALL WOOD WORK
- MIRRORED WARDROBE TO BEDROOM 1 (2 & 3 BEDS)
- VINYL FLOORING TO BATHROOM, EN-SUITE, WC AND KITCHEN
- CARPETS TO ALL OTHER AREAS

### GENERAL

- GAS CENTRAL HEATING WITH THERMOSTATICALLY CONTROLLED RADIATORS
- WHITE PLASTIC ELECTRICAL FACEPLATES
- LOW VOLTAGE CHROME DOWNLIGHTERS TO HALLWAYS, BATHROOMS AND EN-SUITES
- PENDANT LIGHT FITTING TO BEDROOMS AND LOUNGE
- TURF TO FRONT AND REAR GARDENS

### SECURITY

- MULTI-POINT LOCKING MECHANISM TO ALL EXTERNAL SINGLE DOORS
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTORS TO GROUND FLOOR AND FIRST FLOOR HALLWAYS
- VIDEO ENTRY SYSTEM TO APARTMENTS

\*where possible we will be able to offer buyers variations and choices on the internal finishes, although the availability of this will depend upon the stage of construction that each property has reached when a reservation is made.

\*\*dependent on size of property.

All specifications are subject to change.

### KITCHEN

- LEMON GRASS KITCHEN UNITS
- STAINLESS STEEL SPLASHBACK
- INTEGRATED ZANUSSI APPLIANCES TO INCLUDE GAS HOB, SINGLE OVEN, EXTRACTOR HOOD
- CHROME LIGHT FITTINGS

### BATHROOM & EN-SUITE

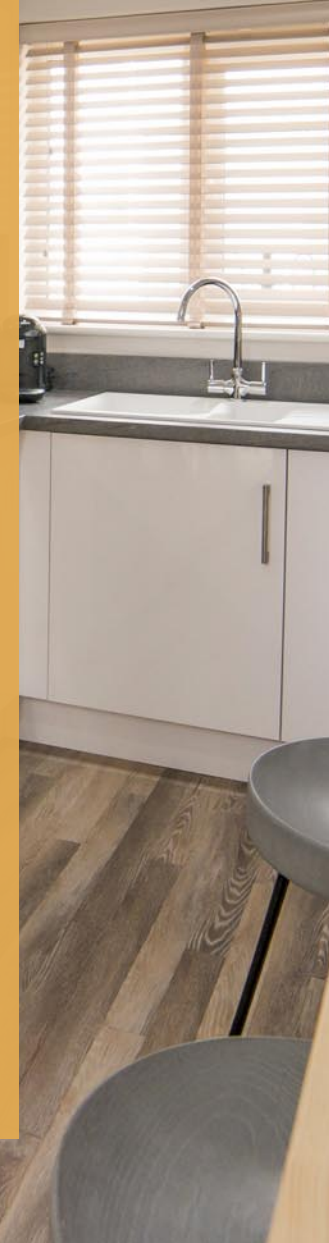
- CONTEMPORARY SANITARY WARE
- BATH WITH BRISTAN ARTISAN THERMOSTATIC BATH/SHOWER MIXER
- SHAVER SOCKET TO BATHROOM AND EN-SUITE
- HEATED CHROME TOWEL RAIL
- PORCELENOSA WALL TILES TO BATHROOM AND EN-SUITE

### TELECOMMUNICATIONS

- TV POINTS PROVIDED TO LOUNGE, KITCHEN AND BEDROOM 1
- QUADRAPLEX SKY PLUS AND SKY Q COMPATIBLE TV POINTS PROVIDED TO LOUNGE AND BEDROOM 1
- BT POINTS PROVIDED TO LOUNGE, KITCHEN AND BEDROOM 1

### WARRANTY

- 10 YEAR PREMIER GUARANTEE





## ABOUT US

Lea Valley Homes is dedicated to providing high quality, individual homes in the South East.

We originated in Hertfordshire as part of Aldwyck Housing Group, so our home building expertise and knowledge is extensive.

Lea Valley Homes is responsible for the sales and marketing of Aldwyck Housing Group's new build shared ownership, previously owned shared ownership (re-sales) and market sale properties.

Our properties range from apartments to large family homes. Our experienced development team and our dedicated staff understand the needs and expectations of our clients and we aim to deliver high quality homes and excellent service.



## CUSTOMER CARE & CUSTOMER CODE

Lea Valley Homes is committed to offering excellent customer services. Our sales and marketing team aim to ensure that your experience of buying a new home through us is as smooth as possible.

We are open and honest with you and keep you informed throughout the purchase. Your new home will be covered by a 10 year warranty.

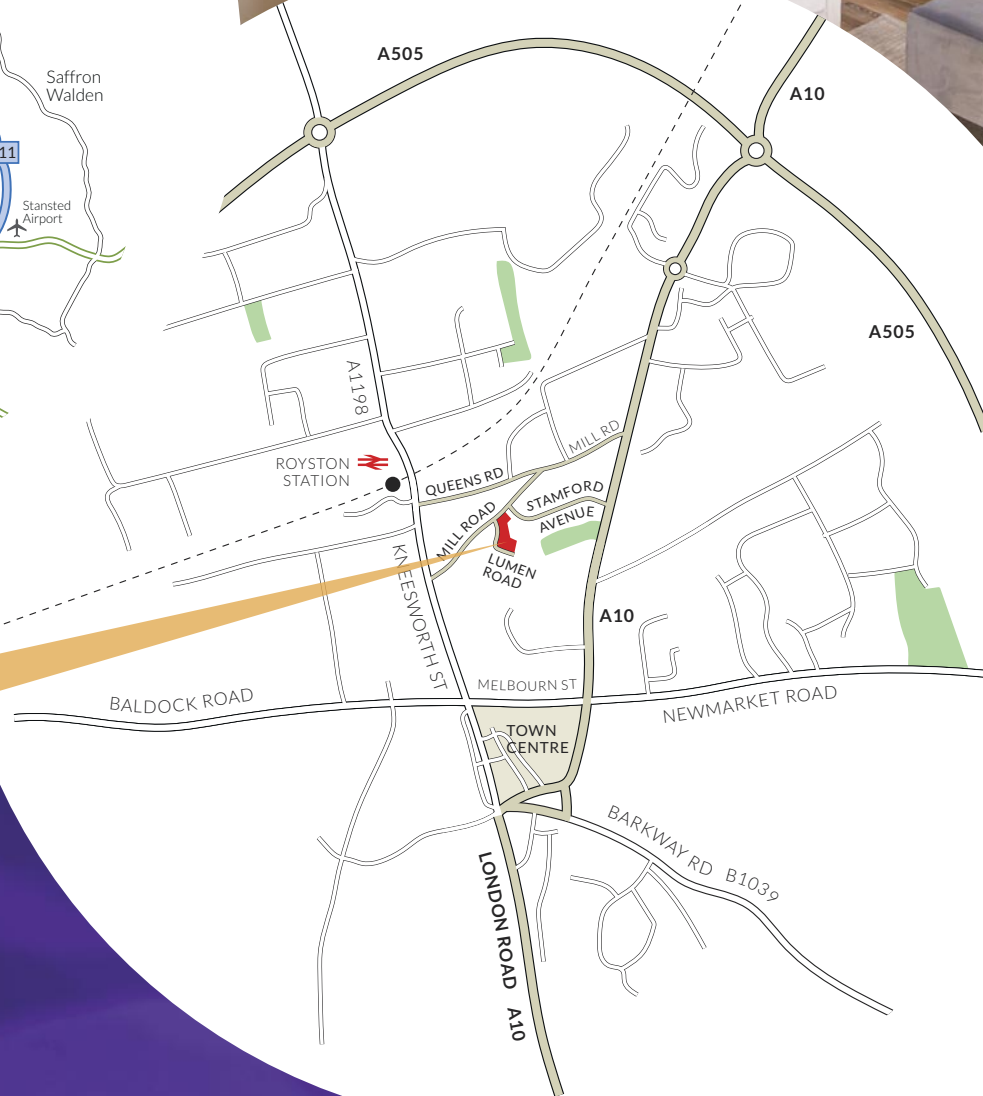
The aim of the Code is to ensure that all new home buyers:

- are treated fairly at all times
- are given reliable information about their purchase
- know what service levels to expect
- know how to access the dispute resolution scheme.

CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

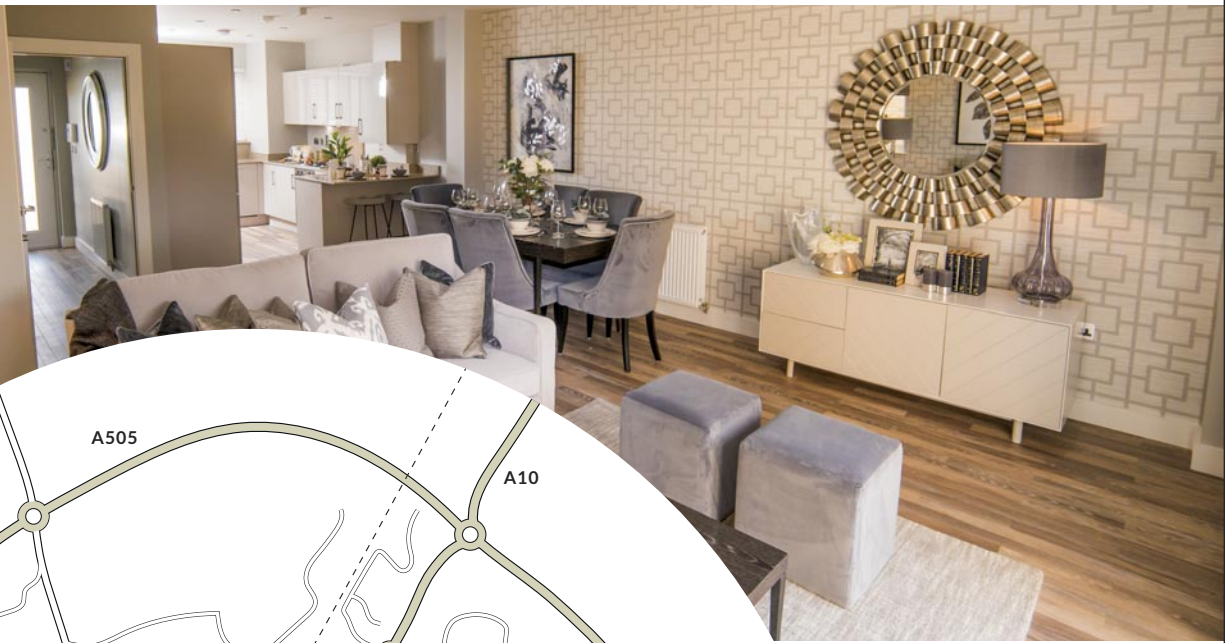
For more information on the  
Customer Code please visit  
[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)





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OFF LUMEN ROAD  
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HERTFORDSHIRE SG8 7AG



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