

LIMETREE

PLACE



Witham · Essex

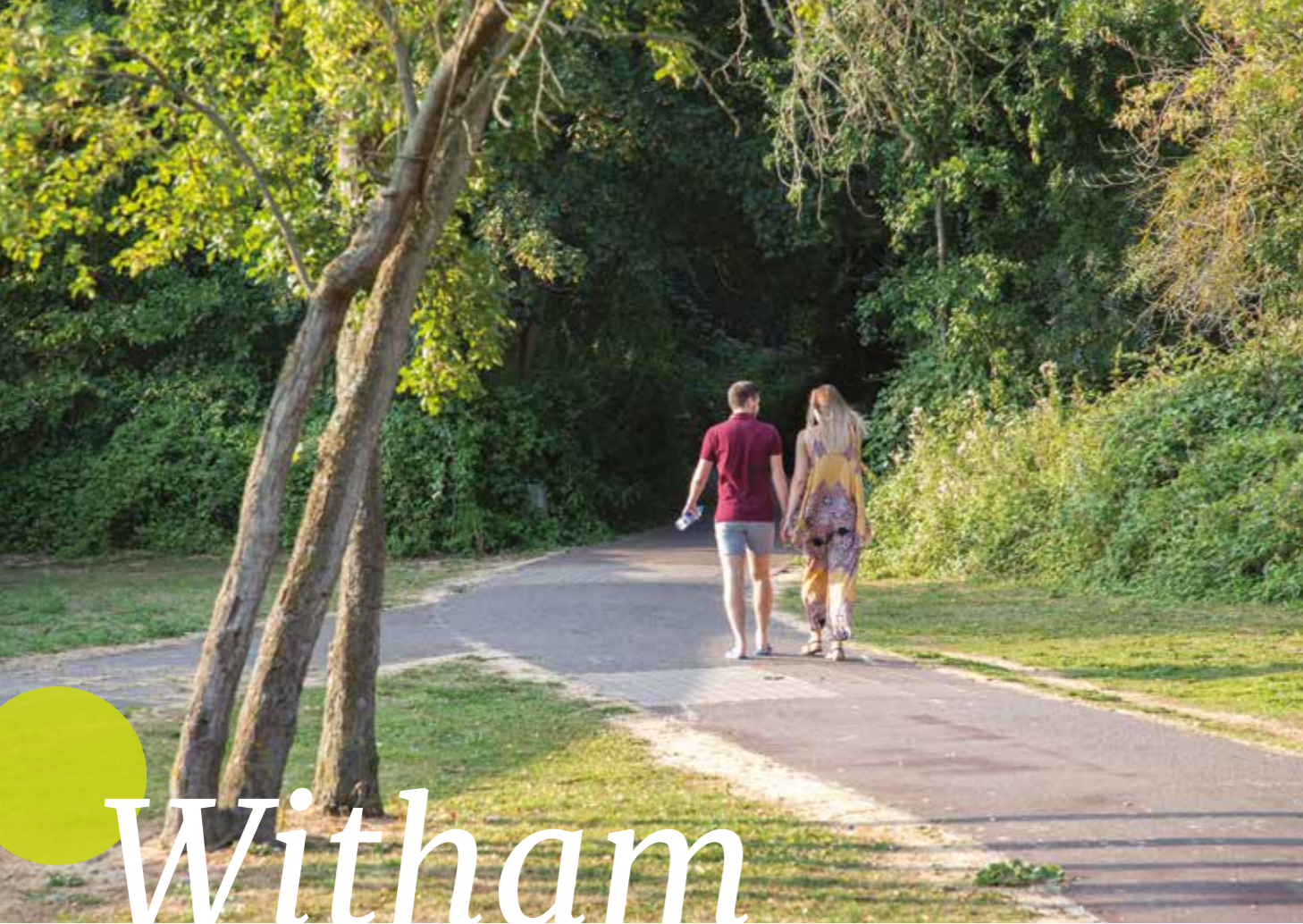


A modern, multi-story brick apartment building with a curved facade and large windows. The building is surrounded by a well-maintained green lawn and a black metal fence. A large tree is visible in the background, partially obscuring the building. The sky is blue with scattered white clouds.

# LIME TREE PLACE WITHAM

*One studio, 75 one bedroom and  
22 two bedroom high-specification  
apartments on Collingwood Road,  
in the heart of Witham in Essex.*





# Witham

# THE PERFECT BLEND

Witham is perfect for those who like fresh air and the great outdoors but also want to be able to enjoy everything London and Chelmsford have to offer. It's just 45 minutes from London Liverpool Street and 10 minutes from Chelmsford, while London Stansted Airport can be reached in 25 minutes for a trip away.



All the essentials are just a short walk. There's the Newlands and Grove Shopping Centres, almost every supermarket, and a great choice of restaurants and bars – so enjoy a glass of wine at Crofters or spice up your evening with tapas at El Pulpo. The town is also surrounded by some of Essex's most popular villages for some great country pub grub.







# PLENTY TO SATISFY

Whatever your interests, Witham's variety of sporting and recreational activities has plenty to satisfy. Join Witham's football or hockey clubs, play golf on pristine Essex courses, or enjoy beautiful riverside walks. The national cycle route also passes through the town, great if you like to spend your time on two wheels.





# Chelmsford FULL OF ZEST

Witham's proximity to Chelmsford means you won't have to travel far to immerse yourself in a city full of zest. Its huge selection of stores includes a flagship John Lewis on Bond Street, the Meadows and Chelmer shopping centres, boutiques on Moulsham Street, and an eclectic mix of stuff at Chelmsford Indoor Market.







Chelmsford is also great for an evening out with friends. In addition to the Civic Theatre and Odeon Cinema, there's a huge choice of restaurants. Head to Banana Tree for fragrant wok-tossed noodles and jungle cocktails, Byron for a proper hamburger, The Golden Fleece for some old fashioned pub grub, or Zizzi for a more continental experience. You're spoilt for choice.

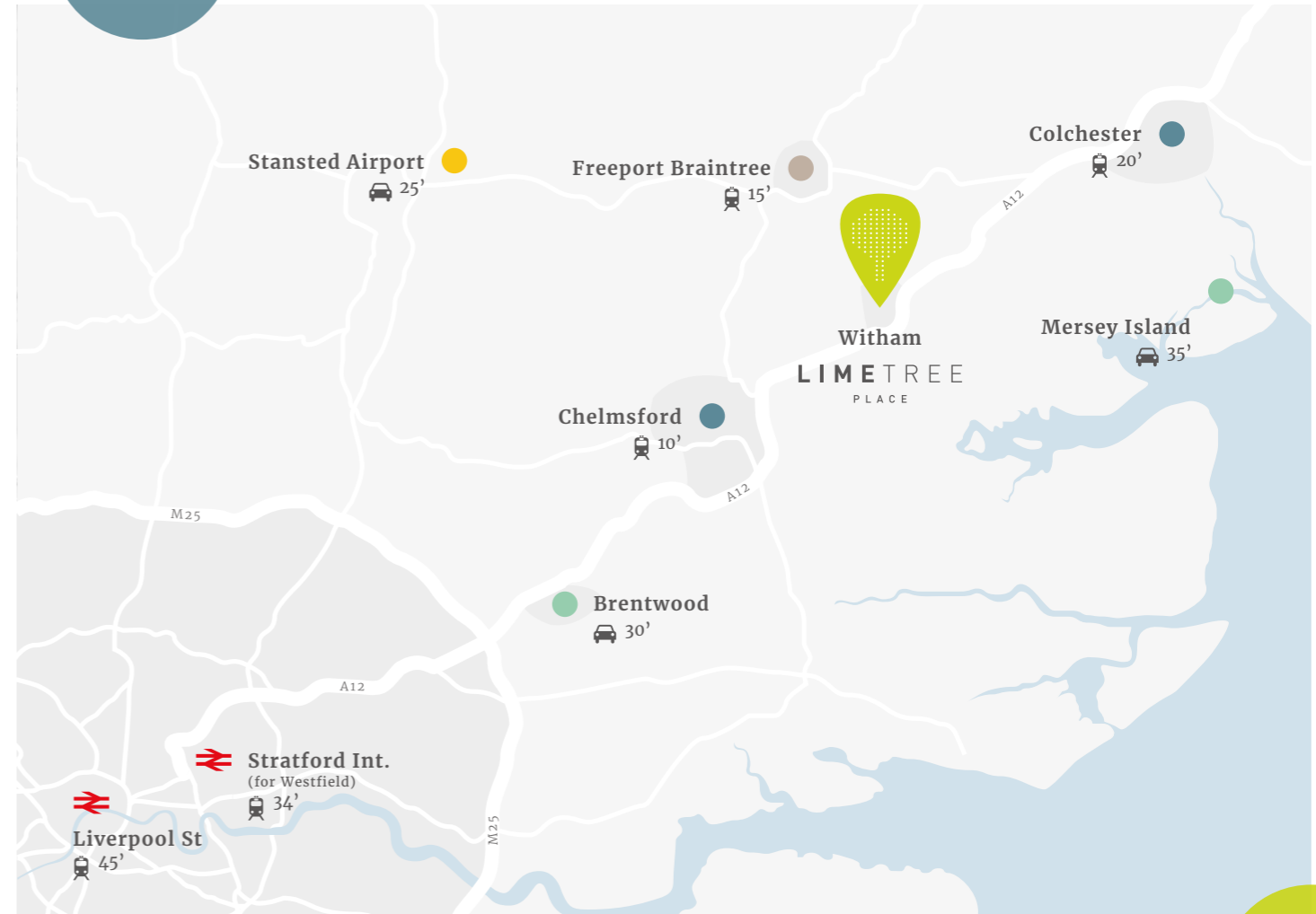
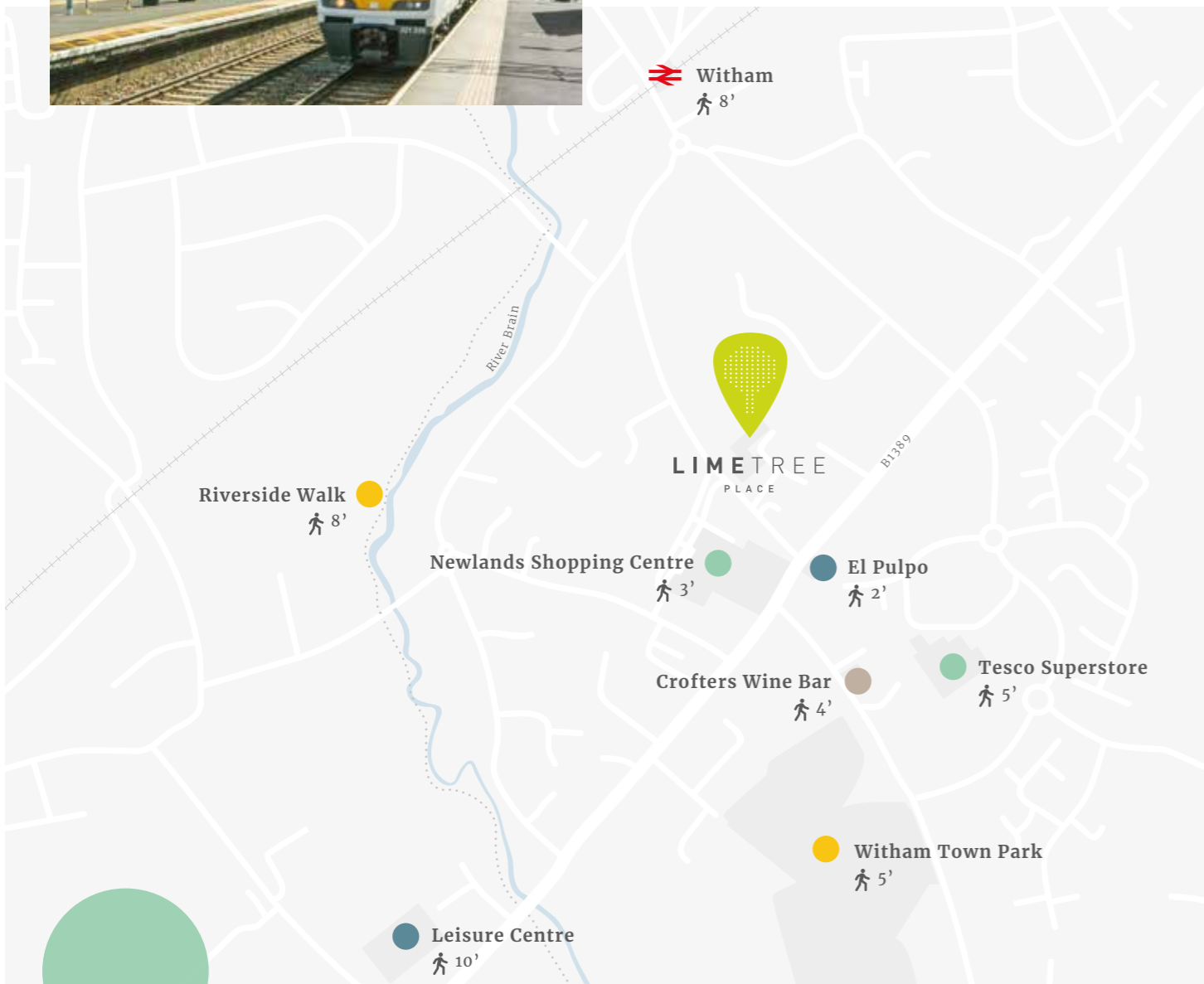




# WELL CONNECTED



An 8 minute walk to Witham railway station



45 minutes from the buzz of Shoreditch & The City





# HOUSES WITH A TWIST

*Lime Tree Place twists design convention on its head to offer high quality homes that are in reach of first-time buyers.*





LIMETREE  
PLACE

8  
COLLINGWOOD  
ROAD



*Step into a new way of living  
in a tree-lined setting just  
moments from Witham railway  
station and the town centre.*



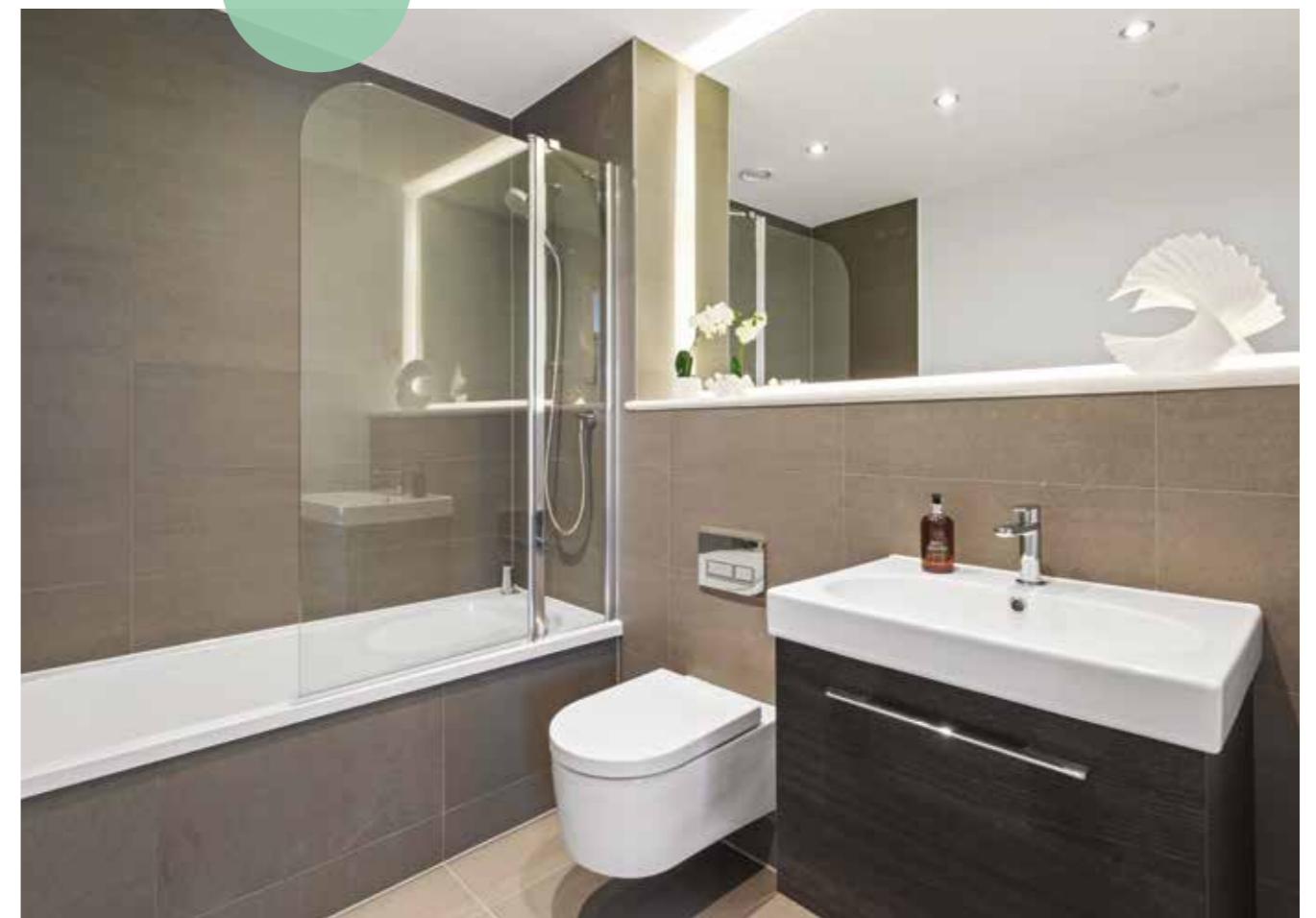
Perfectly formed hallway-free, open-plan interiors make the most of every inch of space. You'll enjoy a beautiful space expertly designed and finished with features such as hardwood floors, Italian designer kitchens, big name bathrooms and 1 Gb broadband by Hyperoptic – the UK's fastest.

# PERFECTLY FORMED





**LIVE IN**  
**STYLE** *with an*  
**UNCOMPROMISINGLY**  
*high quality finish*











# TOP TIPS FROM JOANNA ZIATABARI

*Smart living requires smart thinking. Interior designer Joanna Ziatabari offers her top tips to help first-time buyers create a micro-apartment space that is both exciting and inviting.*

## #1 Fabric-ate the fabulous

Silk and velvet soft furnishings look brilliant but can cost a fortune. Luckily a number of high street shops have created cheaper versions, which look no less fabulous. Once you've decided on a colour scheme, try textured pieces in rayon and velour for a luxurious feel.



## #2 Keep the balance

Ensure that your furniture is in proportion. Balance is important and will help create different sections for you to enjoy. Having separate areas for dining and watching TV will enhance the feeling of space. If you want to create more space for entertaining, choose a coffee table that converts into a dining table.

## #3 Hold in store

Divan beds with additional drawers in the base are useful, whilst sofa beds not only accommodate guests but often have hidden storage space incorporated. Fitted wardrobes with mirrored sliding doors will maximise storage and enhance the feeling of space.

## #4 Stay focused and reflect

Wall shelves will help you make the most of your space and can house decorative objects to offer visual intrigue. Adding glass and mirrors help to lighten the room and make it feel spacious. You could try incorporating these in a subtle way, perhaps through a mirror-topped coffee table.



## #5 Don't cut corners

Plant displays look visually striking and create a restful atmosphere whilst taking up little space. Floor lamps also work well in corners and create a great feature for your room. Try creating a cosy little area using a pouffe with a throw and some artwork featured on the wall above.

## #6 Sing a rainbow

Colour palettes took an edgier turn this year. Vibrant colours are very in - warm rich yellows feel organic and make a great accent colour. Purple hues, metallics and blues are also bang on trend. You can incorporate these subtly through cushions and accessories. Keeping the walls light will help achieve a brighter, larger looking space. Soft greys or wallpapers with a metallic sheen work nicely in achieving this. Contrast is also important, so remember to add in a few pieces of dark furniture to create a feeling of depth.



## #7 Add some toppings

For those on a tight budget, adding in new accessories will revive basic furniture pieces and enable you to create a seamless link between rooms. For example, an old sofa could be lifted with new vibrant cushions which tie in with the colours from a piece of artwork. If you're feeling more adventurous, add a lick of paint to create your own piece of bespoke furniture. Try painting bedsides in the same colour as the wall for a seamless look.





# THE DETAIL

## External

- Red brickwork with grey render panelling
- Dark grey double-glazed PVC windows
- Automatic sliding entry doors
- Car parking for every apartment
- Secure bike storage
- 10 Year Home Owner's Warranty

## Internal

- Mahogany effect apartment front door with Chubb door lock
- Painted internal doors with satin chrome hinges
- Double grooved skirting boards with door architraves
- Panetti brushed chrome or stainless steel Italian door handles throughout

## General

- Grey smoked engineered hardwood flooring in living areas
- Crystal grey carpet in bedrooms
- Low energy recessed LED downlighting throughout

## Kitchen

- Arta Cucine Italian high-end, soft-close units
- Luxury quartz worktops and splash-backs
- CDA single-lever taps
- Utility cupboard housing washer/ dryer
- High quality integrated appliances, including:
  - Bosch built-in oven
  - Bosch electric induction hob
  - Extractor hood extractor
  - Fridge/ freezer
  - Slimline dishwasher

## Bathroom

- Porcelain floor and wall tiles
- Tulio pure white sanitaryware
- Tissino taps
- Space-saving sliding shower screen
- Angelo vanity unit in Barossa Oak
- Heated chrome towel rail

## Technology

- Electric water heating system with electric radiators
- 1Gb Hyperoptic broadband connection – fastest in UK
- BT points
- Wired for Sky Q with TV points in bedrooms and living areas
- USB charger plug sockets in kitchen and bathroom areas
- CCTV to building
- Electronic fob entry to building
- Security entry phone





# TYPICAL 1-BEDROOM



## Dimensions

Bedroom	3.60m × 2.44m	11'10" × 8'1"
Bathroom	2.56m × 2.44m	8'5" × 8'1"
Kitchen / Living	5.43m × 3.43m	17'10" × 11'3"
Total	33.36 m <sup>2</sup>	359 sq. ft.



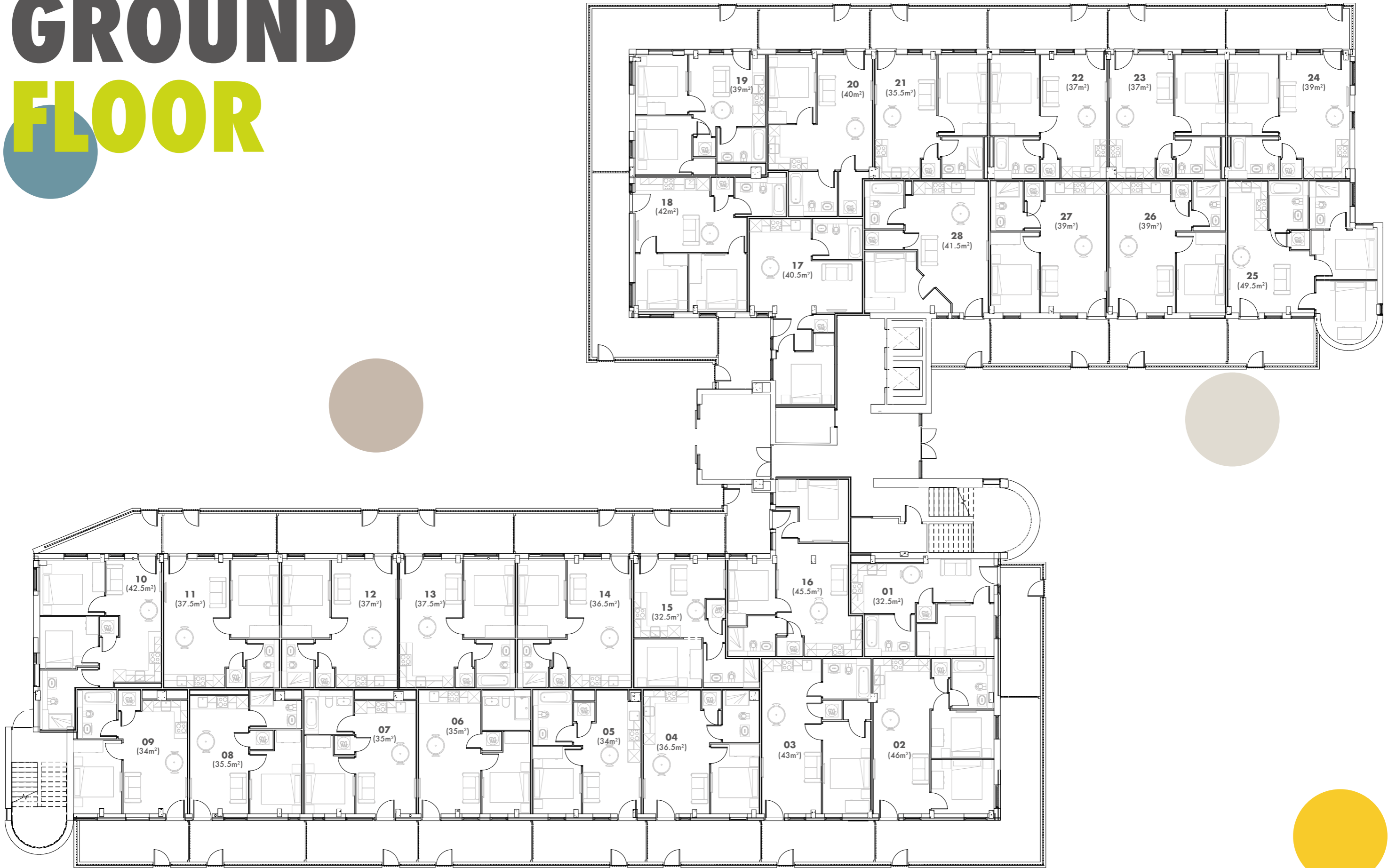
# TYPICAL 2-BEDROOM

## Dimensions

Bedroom 1	3.30m × 2.50m	10'10" × 8'2"
Bedroom 2	2.70m × 2.61m	8'10" × 8'7"
Bathroom	2.45m × 2.00m	8' × 6'7"
Ensuite	2.00m × 2.00m	6'7" × 6'7"
Kitchen area	3.61m × 2.45m	11'10" × 8'
Living area	3.30m × 2.50m	10'10" × 8'2"
Total	43.72 m <sup>2</sup>	471 sq. ft.



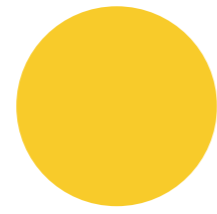
# GROUND FLOOR



Total areas are approximate only and may vary. Plans are subject to change, please ask sales advisor for further information.



# FIRST FLOOR



Total areas are approximate only and may vary. Plans are subject to change, please ask sales advisor for further information.



# SECOND FLOOR

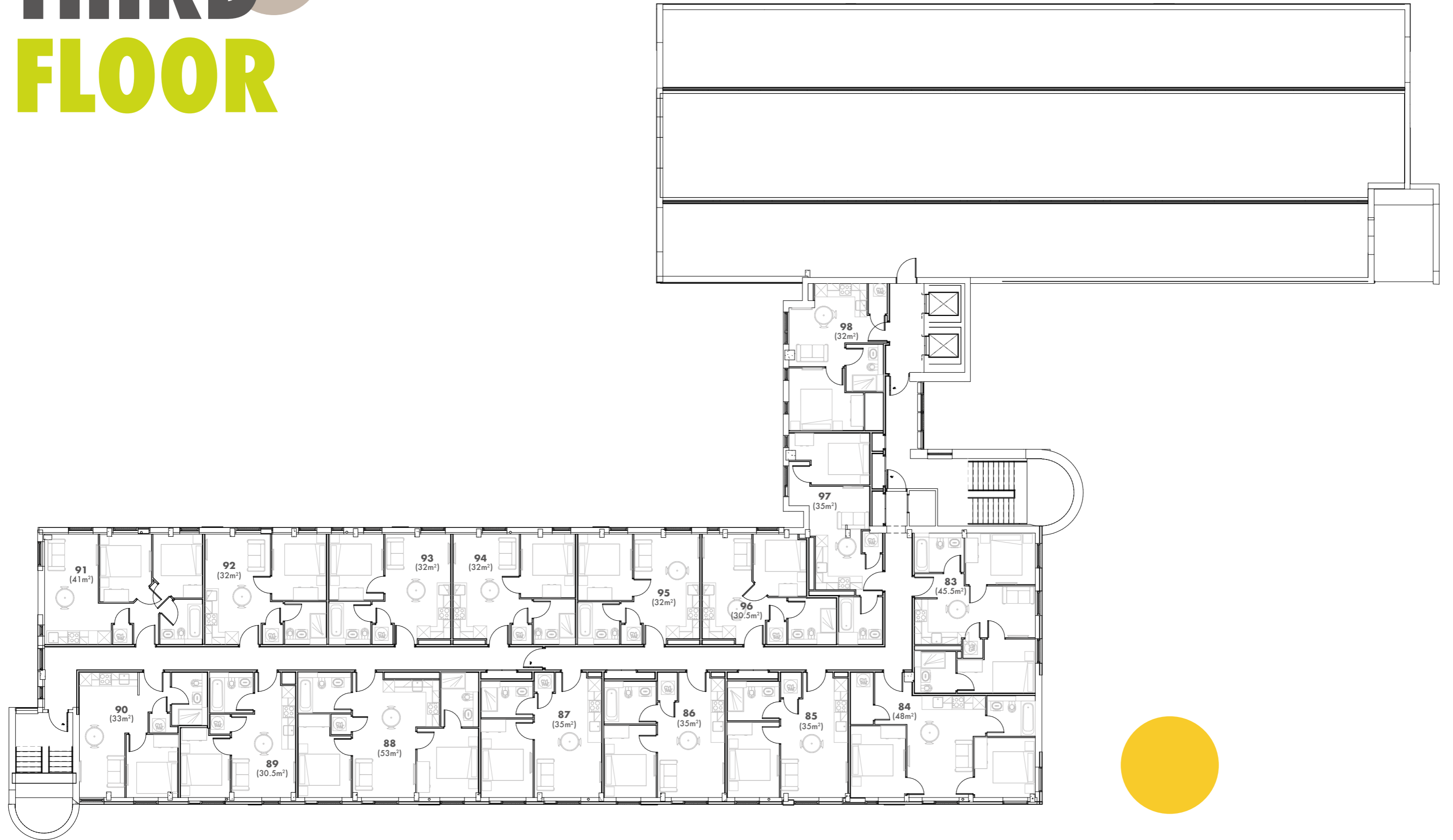
## FLOOR



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# THIRD FLOOR



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# EQUINOX LIVING

Equinox Living is a property developer with a singular mission: to provide first-time buyers and investors with a choice of affordably-priced apartments, expertly developed for modern living. All of our developments are designed by us in close collaboration with a number of award-winning designers, and all are characterised by superb aesthetics, stylish, modern open-plan living solutions and the clever and innovative use of space. All of our apartments also have superior specifications and are constructed and fitted out to a high standard. Each comes with a 10-Year Home Owner's Warranty. Wherever possible we choose multi-unit locations in London and the South East that offer attractive local amenities and good transport links, ensuring home buyers benefit from the best of both worlds – smarter living spaces and vibrant communities.

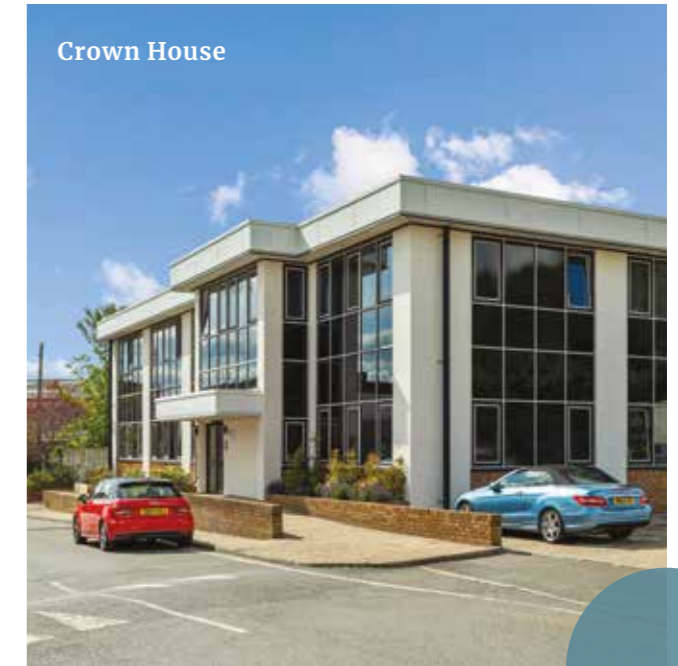


## Abbey House – Bracknell

40 one and two bedroom apartments located in the attractive, leafy environs of Trinity Church and The Lexicon Shopping Centre.

## Foundry – Luton

Located in the central triangle of Luton town centre, on Liverpool Road, Foundry offers 66 one and two bedroom apartments.



## Mercury House – Worcester Park

17 one, two and three bedroom apartments situated in a quiet cul-de-sac less than 200 metres from Worcester Park train station and the High Street.

## Charles House – Wokingham

Charles House is a small development of 16 one bedroom apartments.

## Crown House – Wokingham

The development will comprise a minimum of 24 apartments, each with its own private parking place.





# HELP TO BUY

The Government's Help to Buy scheme means an end to renting and a chance to step onto the property ladder. All you need is a 5% deposit, there's no Stamp Duty if you're a first-time buyer, and a mortgage for 75% of the purchase price. The Government will then provide an equity loan of up to 20% of the purchase price, interest free for five years.



	£175,000 Property	£205,000 Property
Minimum 5% Deposit	£8,750	£10,250
HTB 20% Contribution	£35,000	£41,000
75% Mortgage Required	£131,250	£153,750
Monthly Repayment*	£556*	£651*

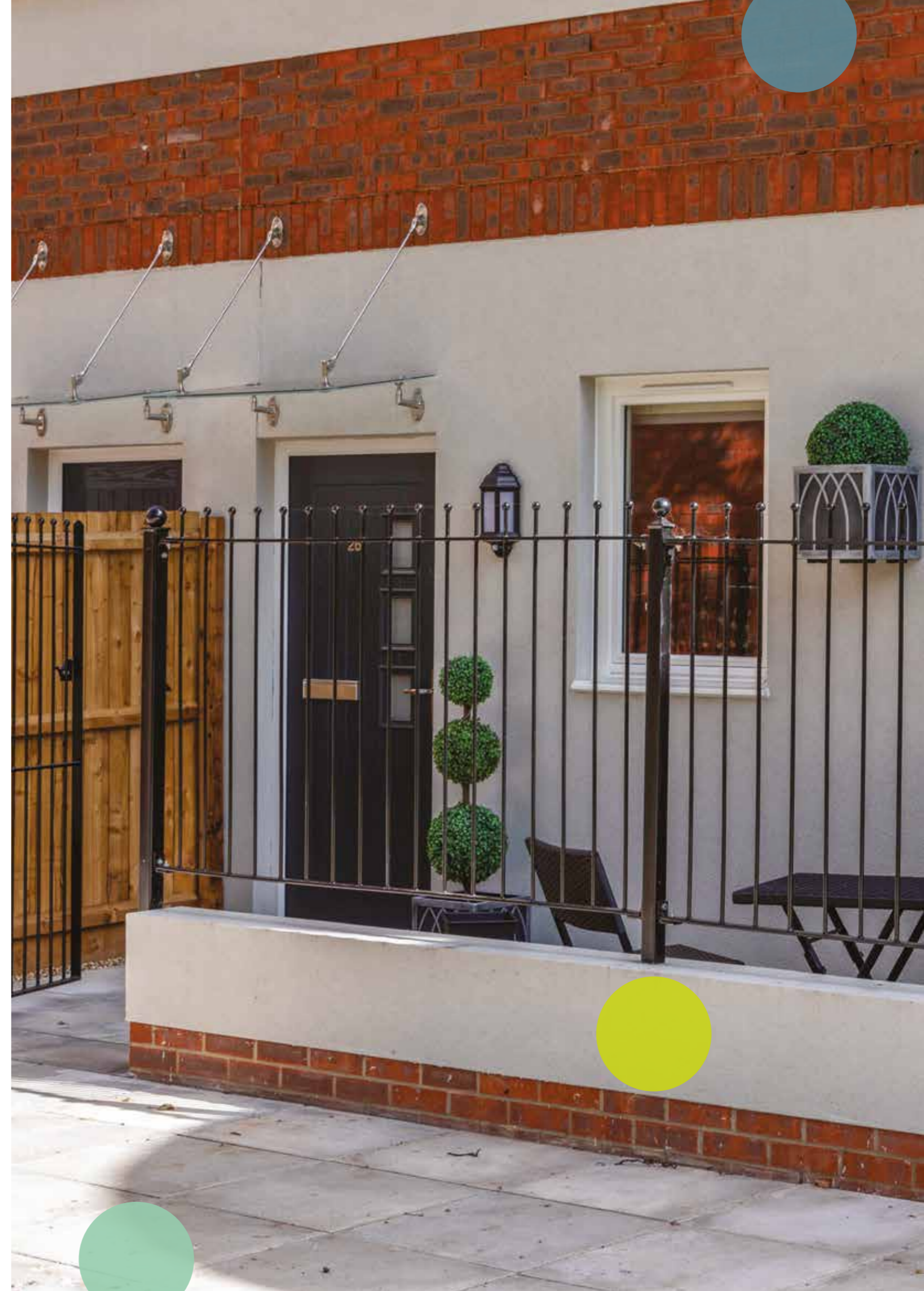
\* Based on interest rate of 1.99% and 25-year mortgage term.





**Subject to Contract**

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**EQUINOX  
LIVING**  
SMARTER STARTER HOMES

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