



Making home ownership possible

Times Square

by Metropolitan Thames Valley



SHARED OWNERSHIP

SO Resi redefines shared ownership, and makes home ownership possible for more people. You can buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest. SO Resi make everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy.

PRIVATE SALES

SO Resi also offers selected properties for private sale, for those who want to buy their home the traditional way (with a standard deposit and repayment mortgage).

Whether you buy through shared ownership or outright, you can be sure that all our SO Resi homeowners are important to us. We aim to build strong, lasting relationships through our commitment to home ownership, and 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 homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.



Welcome
to the best
of both
worlds

Introducing Times Square

An exciting new SO Resi development offering a choice of stylish studio, one, two and three bedroom apartments and duplexes to own in the unique and popular Welwyn Garden City – the second garden city in England and one of the first new towns; a place that realises the vision of its founder Ebenezer Howard by offering the best of both town and country. The apartments are available through Shared Ownership and Private Sale, with Help to Buy available.

Surrounded by beautiful, rolling Hertfordshire countryside, Welwyn Garden City brings together the very best of urban living with contemporary shopping and amenities, convenient commuter links, inviting communal spaces plus a wealth of open green space to relax and recharge.

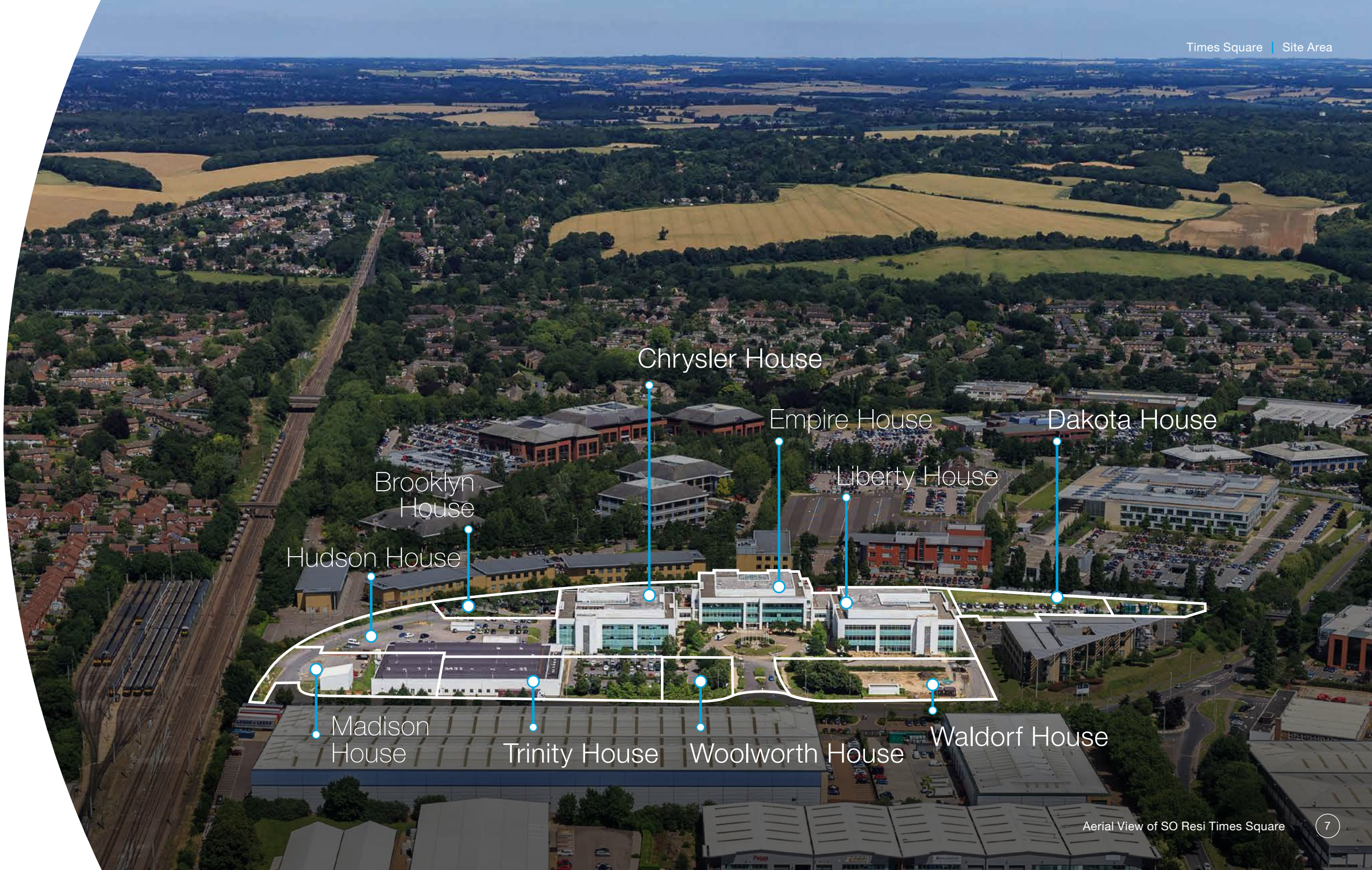
Contents

- 6 The times are changing
- 8 Always live on the bright side of life
- 10 Town & country contentment
- 14 Local area attractions
- 19 Development overview
- 20 Easy living, easy links
- 22 Living side by side
- 25 Specification
- 30 SO Resi. We're here to help

The times are changing

Times Square offers a fantastic opportunity for everyone to purchase a new home.

Whether local or from further afield, if you are ready to move in a new home at an affordable price, then Times Square is for you.



Always live on the bright side of life

Welwyn Garden City is a town designed for healthy living, offering a striking balance between a full social life in a town bursting with shops, nightlife and sporting facilities, and the tranquillity of lush green countryside that surrounds it.

This charming town is laid out along tree-lined boulevards with a neo-Georgian town centre, enjoying its own environmental protection legislation the Scheme of Management for Welwyn Garden City.

At the heart of the town is Parkway, a central mall and scenic parkway, almost a mile long. The view along Parkway to the south has been described as one of the world's finest urban vistas.



Welwyn Garden City, as its name suggests, is a garden city, founded by Sir Ebenezer Howard in the 1920s following his previous success in Letchworth Garden City - combining elements of rural and urban areas.



Town & country contentment

In Welwyn Garden City, you can shop to your heart's content at the best the UK has to offer including; **John Lewis, Marks & Spencer, Waitrose and H&M to name but a few.** At the end of a busy day shopping you can always relax at one of the many quaint coffee shops or gastropubs.

A little further afield you can enjoy the culinary delights of Auberge du Lac at Brocket Hall. In Welwyn Garden City you are safe in the knowledge that all your shopping, dining and drinking requirements are amply catered for.



The Howard Centre, your local community shopping centre, will cater for all your shopping needs and is situated in the heart of the town centre, and is directly accessible from Welwyn Garden City train station.



Welwyn Garden City High Street: All images



One of the many green areas
in Welwyn Garden City



& country

The town boasts a rich cultural heritage with an arts centre and concert club, which promotes chamber music recitals and a male voice choir. Welwyn Garden City's Music Society gave its first concert in 1921 and have proceeded to perform a regular concert season ever since. If you're in the mood for something a bit more lively, pop into Roller City where you and your friends can roller skate to the best of the 70's and 80's grooves. Roller City also boasts; a cinema with all the latest releases, art classes, Zumba classes, pilates and line dancing classes. If you have a young family, Soft City is the ideal location to take the children for a day out, packed with fun activities including messy play, children's magician shows and a Sunday brunch special.

Welwyn Garden City is well regarded for its great schools, with Applecroft and Templewood primaries rated 'outstanding' and Monk's Walk secondary rated 'good' by Ofsted.

For sports and leisure facilities, the town boasts The Gosling Sports Centre which houses a dry ski slope, golf driving range, indoor and outdoor tennis, squash, football pitches, an athletics track, velodrome, a gym and bowls.

The local Welwyn Garden City football team founded in 1921, are known as the Citizens and are based in Hens Lane. The King George V playing field, on the boundary of the old Hatfield Hyde village, was once used by the England football team for training.



Garden cities are famous for their urban planning with self-contained communities and lush greenbelts, containing well balanced areas of residences, industry and agriculture.



Boating Lake
in Stanborough Park



Local Pub



Local Adventure Park

Local area attractions



1

Stanborough Lakes

This beautiful 126 acre Riverside Park, man made from an old quarry, features two lakes (a boating lake and deeper 15 acre sailing lake) and surrounding hills. It is an ideal, safe family environment for running, walking, cycling, BBQ and for children to let off steam.

 11 minutes



2

Howard Centre

Situated in the heart of the town centre, adjoining the Railway Station, The Howard Centre is your first port of call for all your shopping needs.

Chemists, banks, opticians, high street fashion, sport shops, jewellers all found under one roof. Household names include Marks & Spencer, Monsoon, Boots, Dorothy Perkins and Next, to name but a few.

 16 minutes



3

Sherrardspark Wood

A Site of Special Scientific Interest, Sherrardspark Wood is an ancient woodland to the north west of Welwyn Garden City, one of 8 local nature reserves owned and managed by Welwyn Hatfield Borough Council.

Criss-crossed by many footpaths and bridleways, this is much-used beautiful place is perfect for spending time out in the open, for walkers, joggers, cyclists or horse riders.

 12 minutes



4

Tee for Three

Enjoy a day out at this World Welwyn Garden City boasts three golf courses: Panshanger, owned and operated by the borough council, Mill Green Golf Course located in Gypsy Lane and the Welwyn Garden City Golf Club, of which Sir Nick Faldo was once a member.

 **Panshanger:**
5 minutes

 **Mill Green Golf Course:**
9 minutes

 **Welwyn Garden City Golf Course:** 7 minutes



5

Hatfield House

This magnificent Jacobean mansion has been in the Cecil family for 400 years. It is normally open to the public between Easter and September each year.

 16 minutes



6

Knebworth House

Famous worldwide for its rock concerts, this beautiful Gothic Mansion offers a great day out with a maze, Dinosaur Trail and huge adventure playground (with water slide, zip wire, water splash area and bouncy castle, Gift shop and tea room.

 26 minutes

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.



Welwyn Garden City Clock Tower



Welwyn Garden City Station



Welwyn Garden City Parkway



Welwyn Garden City Station

SO Resi | Times Square

Explore more



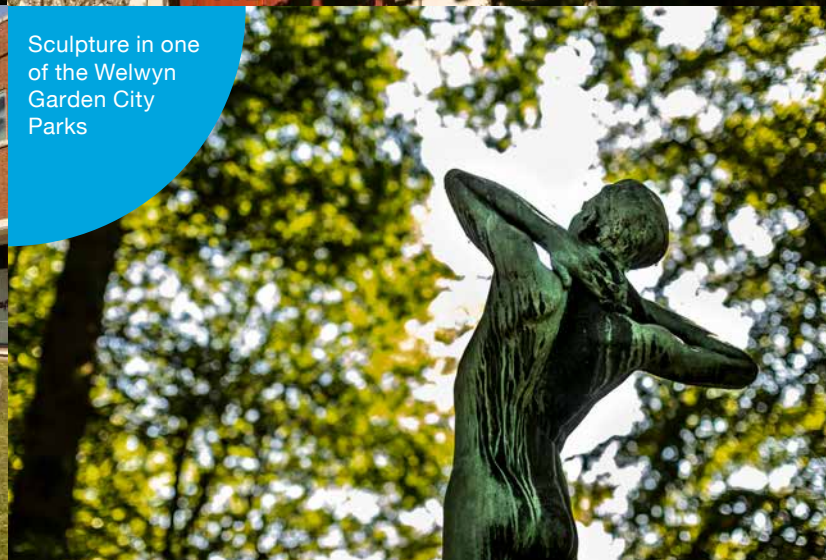
View of Welwyn Viaduct



Local Restaurant



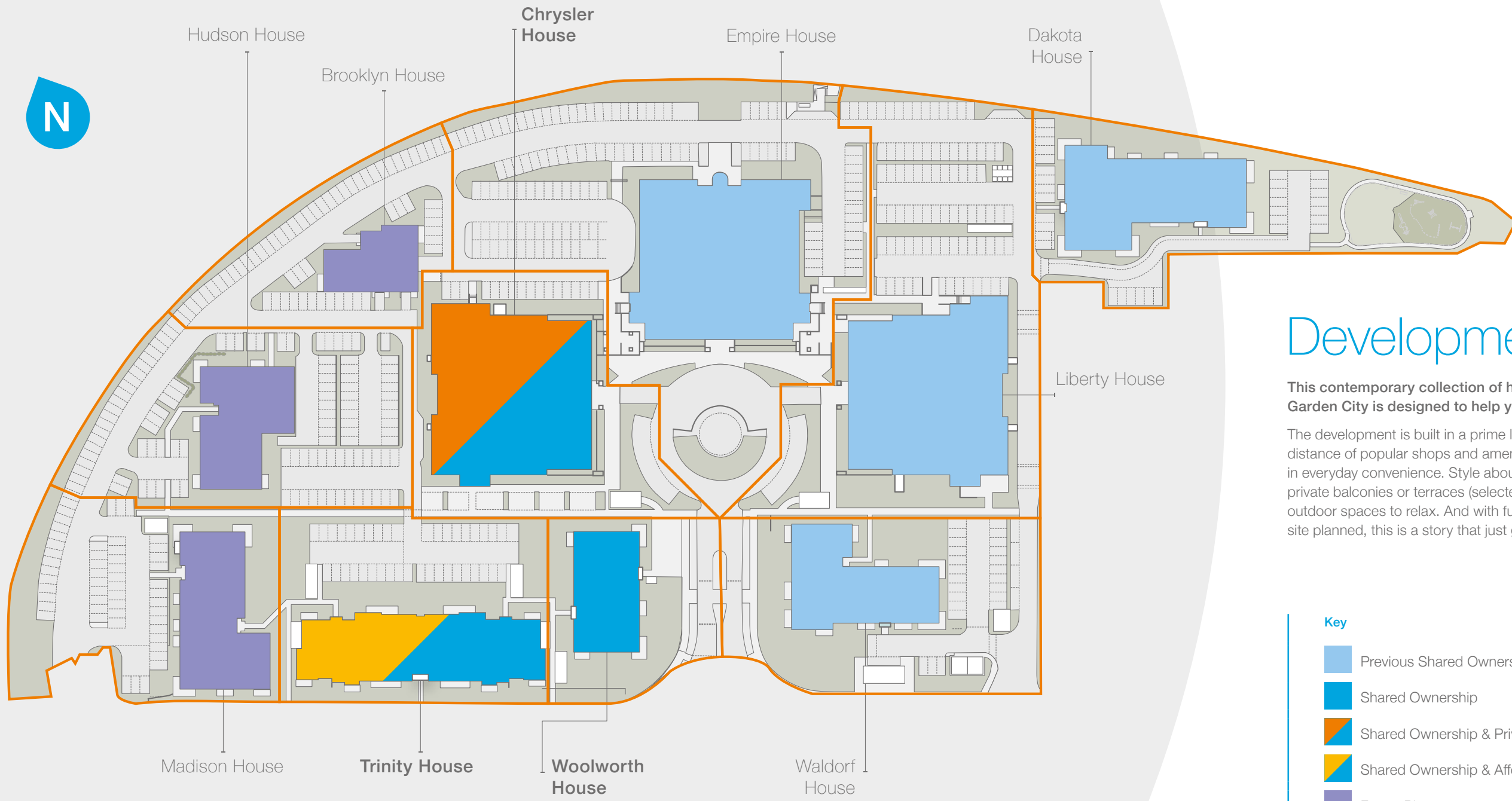
The Howard Centre



Sculpture in one of the Welwyn Garden City Parks



Welwyn Garden City High Street



Development overview

This contemporary collection of homes in central Welwyn Garden City is designed to help you make the most of living.

The development is built in a prime location within walking distance of popular shops and amenities for the ultimate in everyday convenience. Style abounds throughout and private balconies or terraces (selected homes only) provide outdoor spaces to relax. And with further expansion to the site planned, this is a story that just gets better and better.



Sat Nav Location
AL7 1FY

Key

- Previous Shared Ownership Phases
- Shared Ownership
- Shared Ownership & Private Sale
- Shared Ownership & Affordable Rent
- Future Phases

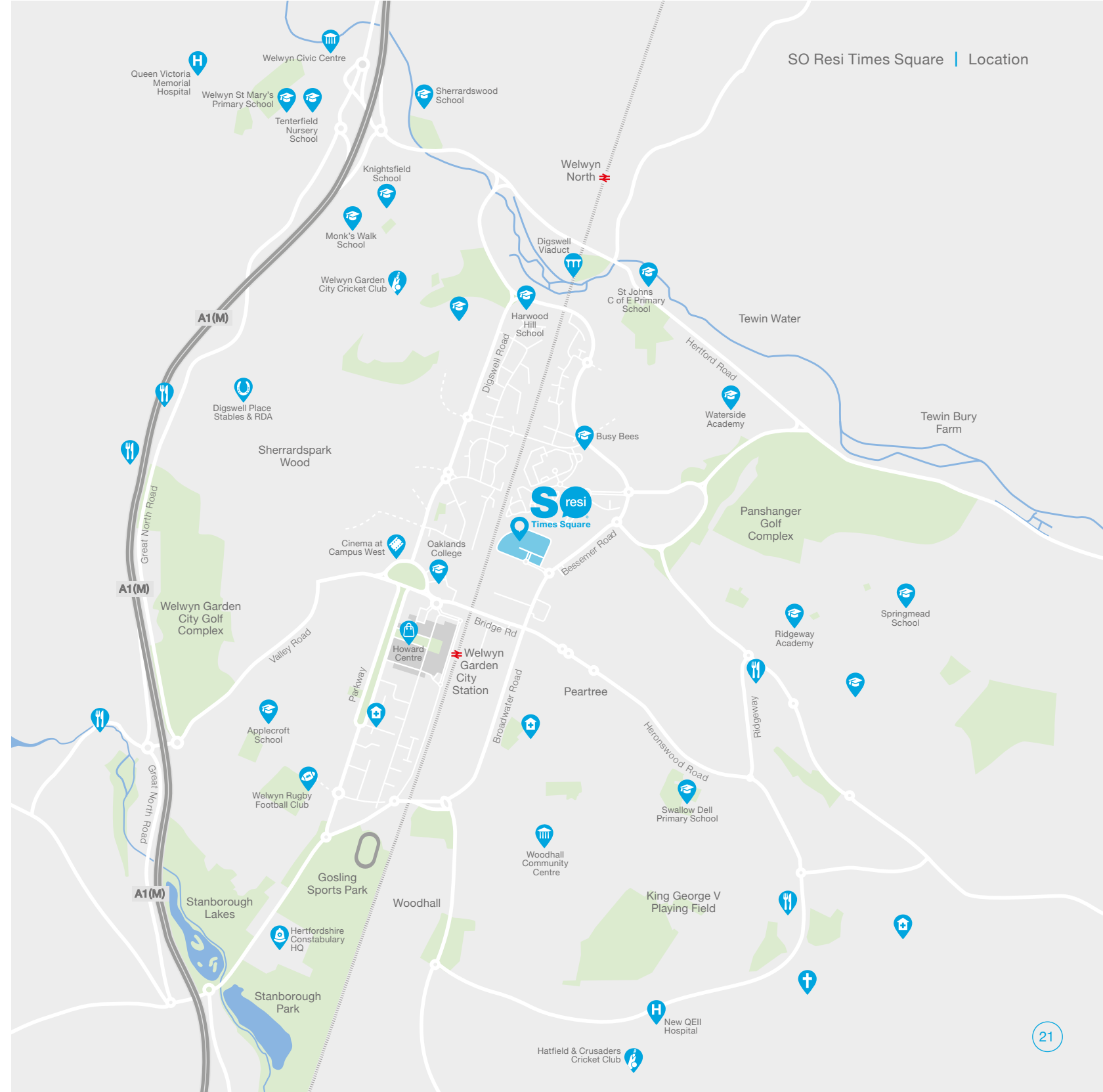
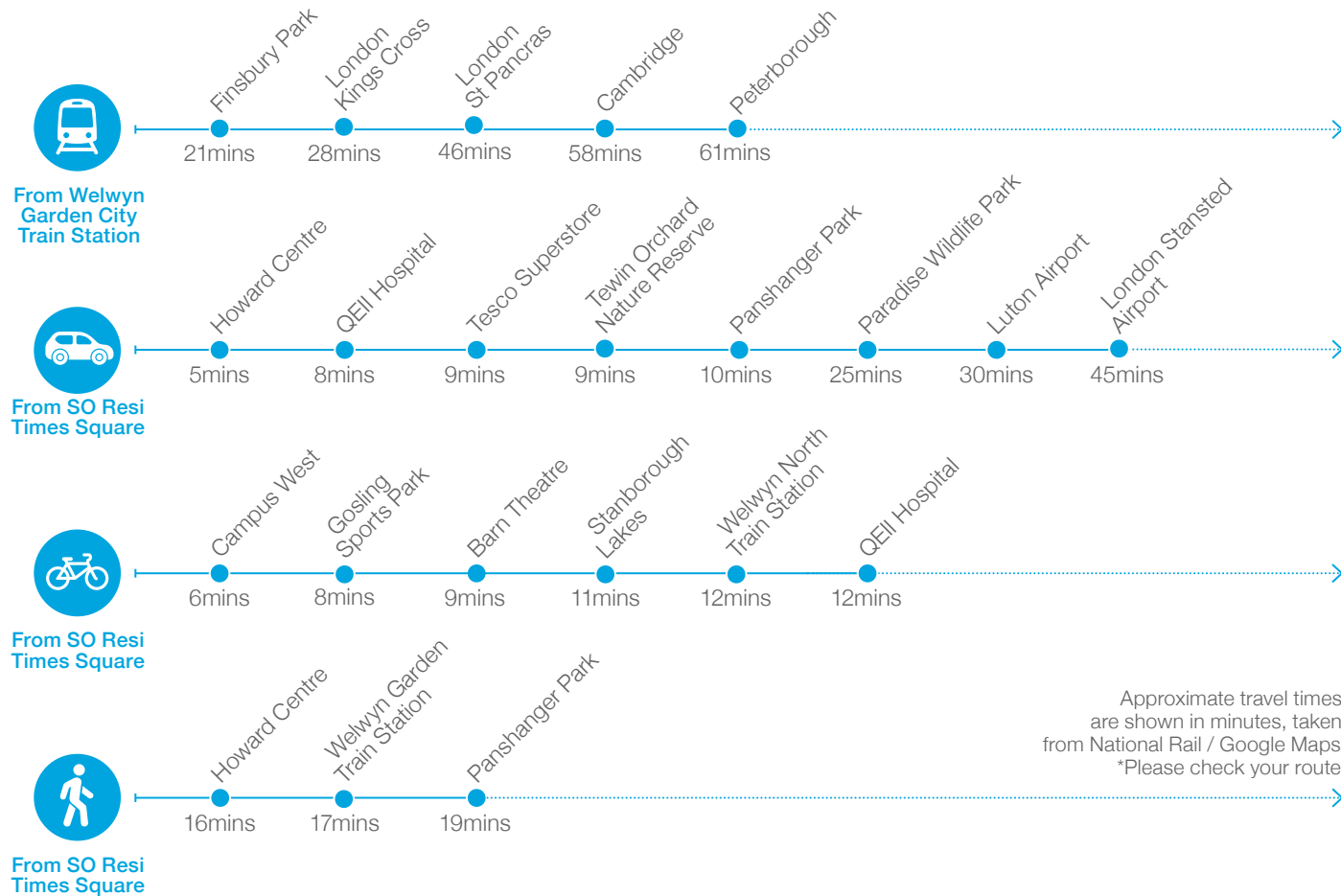
The site layout map is intended for illustrative purposes only and is subject to change

Easy living, easy links

SO Resi Times Square is ideally situated in central Welwyn Garden City, the perfect location for commuting, living and leisure. Explore on foot, get on your bike or venture further afield.

Welwyn Garden City is blessed with an abundance of travel routes and links, including a robust bus service. The nearest railway station is Welwyn Garden City station in the town centre. Trains are operated by Great Northern and run every 20 minutes Monday to Friday south to London Moorgate and north to Hitchin and Stevenage. Welwyn Garden City also enjoys trains every 30 minutes south to London King's Cross, and north to Cambridge and Peterborough, including a regular weekend service.

Welwyn Garden City is well served by major arterial road routes, namely the A1(M) and the A414. The Great North Road also passes around it next to the A1(M). In addition, there are other links to St. Albans, Harpenden and Luton (via B653), Hatfield (via A1000 and A1001) and Hertford (via B1000).



Images of SO Resi Times Square show home are for illustrative purposes only and purchasers should not rely on these images.



Style & service

Living side by side

Times Square is a unique development, echoing stylish art-deco sensibilities from 1930's New York.

Times Square has taken on these influences while still providing contemporary apartments, all conveniently located a short walk from the town centre.

These attractive homes have been developed for MTVH by Chase New Homes and offer high quality fittings and fixtures to suit modern lifestyles.



Light,
bright &
modern

Specification

- Kitchens fitted with a selection of complementary doors, worktops and wall units.
- Kitchens fitted with washer-dryer, oven, hob and extractor hood.
- Bathrooms fitted with modern white suites, baths and a shaving point.
- Bath and shower rooms are half tiled.
- Ceramic tiles in bathroom and en-suite.
- Double-glazed windows throughout.
- Amtico Spacia flooring to kitchen, bathrooms and hall in one and two bedroom apartments.
- Fully carpeted living rooms and bedrooms in one and two bedroom apartments.
- Amtico Spacia flooring throughout suite apartments.
- Sky+HD satellite connections to living room and master bedroom (subject to subscription).



Every SO Resi Times Square home is made to the highest standard.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

Images of SO Resi Times Square show home are for illustrative purposes only and purchasers should not rely on these images.



Time for living



Images of SO Resi Times Square show home are for illustrative purposes only and purchasers should not rely on these images.



Time
to relax



Images of SO Resi Times Square show home are for illustrative purposes only and purchasers should not rely on these images.



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.

Email sales@soresi.co.uk

Visit www.soresi.co.uk

Call 020 8607 0550



Metropolitan Thames Valley has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Metropolitan Thames Valley does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Metropolitan Thames Valley undertakes continuous product development and any information given relating to our products may vary from time to time. The information and particulars set out within this brochure do not constitute part of a formal offer invitation or contract to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans prospectus, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Metropolitan Thames Valley.

