



settle.

# Phase 2 at Meridian Gate

SHARED OWNERSHIP IN ROYSTON

A collection of contemporary 2 & 3 bedroom  
houses in the picturesque town of Royston.



## PERFECTLY LOCATED

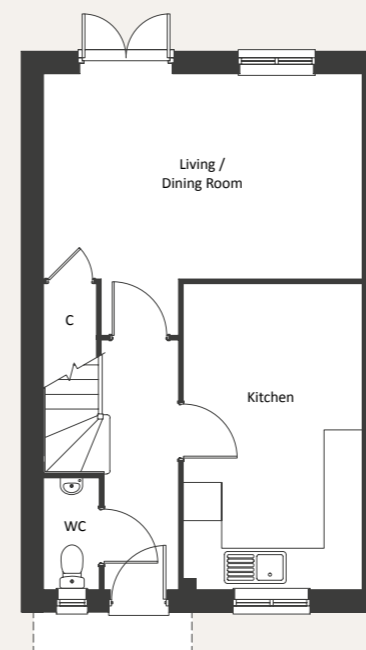
These beautiful homes at Meridian Gate are well placed in the market town of Royston. With a large selection of high street stores, independent boutiques, banks, supermarkets and a range of delectable eateries, everything you need is on your doorstep. Your new home is under an hour by train into London St. Pancras International, a location that offers excellent connections into the city and into other European cities such as Paris and Amsterdam. The bustling city of Cambridge is just 19 miles down the road, bursting with history and culture, it's not just a great place for shopping and dining but an excellent day out for the whole family.

## THE EVELEIGH – PLOTS 88, 89, 99, 100, 101 & 102

### THREE BED SEMI-DETACHED HOUSES (81sqm / 878sqft)

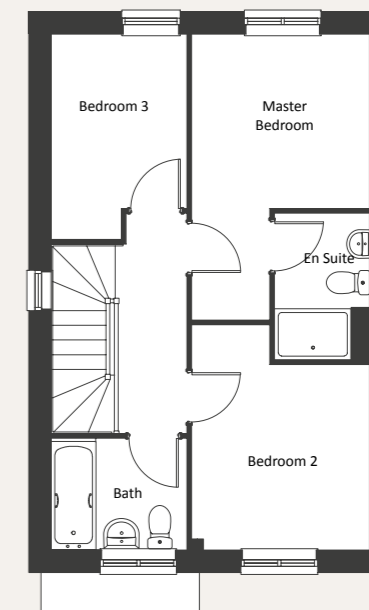
#### GROUND FLOOR

Kitchen	4.78m x 2.80m
Living / Dining Room	4.98m x 3.20m



#### FIRST FLOOR

Master Bedroom	2.78m x 2.72m
Bedroom 2	2.90m x 2.78m
Bedroom 3	3.20m x 2.12m



## SHARED OWNERSHIP

Shared ownership is an excellent way for you to take your first steps onto the property ladder, even if you don't have the savings to buy a property outright.

Through shared ownership, you buy a share of between 40–75% of the property's value (we'll help you work out what's affordable for you). The deposit you'll need for a mortgage on this share will be a lot less than the deposit required if you were buying the same property outright.

You'll then pay a subsidised rent on the remaining share of your home. Depending on what property you buy, you'll also pay a service charge which covers the cost of services such as buildings insurance, communal cleaning and grounds maintenance. Your total monthly payments will often be lower than if you were renting privately. At the same time, shared ownership provides you with the security and stability to build your future by purchasing additional shares in your home, usually until you own 100% of your property outright. So much better than renting for years with nothing to show for it.

**Shared ownership:** it's about getting the home you want, with a savings amount that's achievable, and owning a chunk of equity in your home.



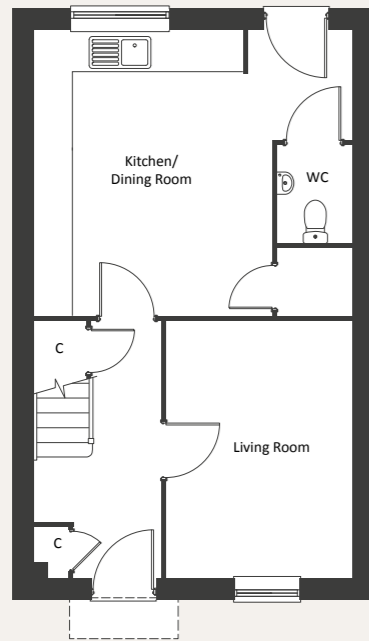
Computer Generated Image. Landscaping is indicative only.

# THE ELVIN – PLOTS 105, 106, 163, 164, 165 & 166

THREE BED SEMI-DETACHED HOUSES  
(84sqm / 905sqft)

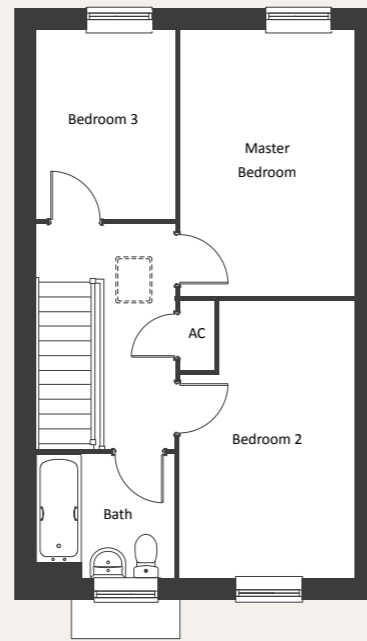
## GROUND FLOOR

Kitchen / Dining Room 4.90m x 4.50m  
Living Room 4.02m x 2.93m



## FIRST FLOOR

Master Bedroom 4.15m x 2.75m  
Bedroom 2 4.37m x 2.75m  
Bedroom 3 2.95m x 2.19m

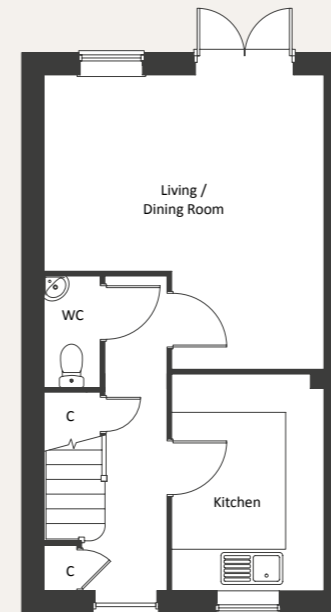


# THE ENDERS – PLOTS 90, 91, 94, 95, 96, 175, 176 & 177

TWO BED TERRACE HOUSES  
(71sqm / 760sqft)

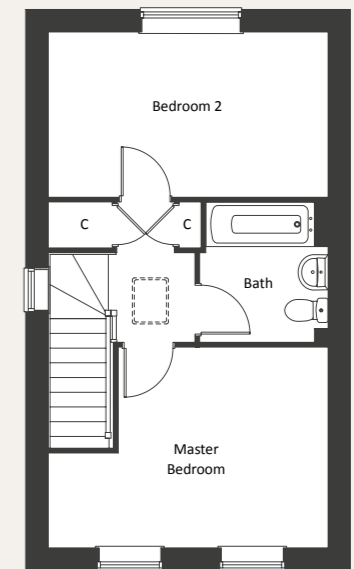
## GROUND FLOOR

Kitchen 3.43m x 2.40m  
Living / Dining Room 4.64m x 4.43m



## FIRST FLOOR

Master Bedroom 4.43m x 3.18m  
Bedroom 2 4.43m x 2.62m



Computer Generated Image.

Computer Generated Image. Landscaping is indicative only.



Computer Generated Image.

## SPECIFICATION

### Kitchen

- Plaza, Porcelain kitchen range
- Tectonic laminate worktop with upstand
- Integrated or stainless steel chimney style extractor
- Integrated oven with 4 ring gas hob and stainless steel splashback
- Integrated washing machine
- Integrated fridge freezer
- Track spot lighting
- Contemporary vinyl flooring

### Bathroom

- Contemporary white bathroom suite
- Gloss ceramic Porcelanoso full height tiling to bath
- Roman Collage shower screen
- Thermostatic bath/shower mixer
- Contemporary vinyl flooring

### General

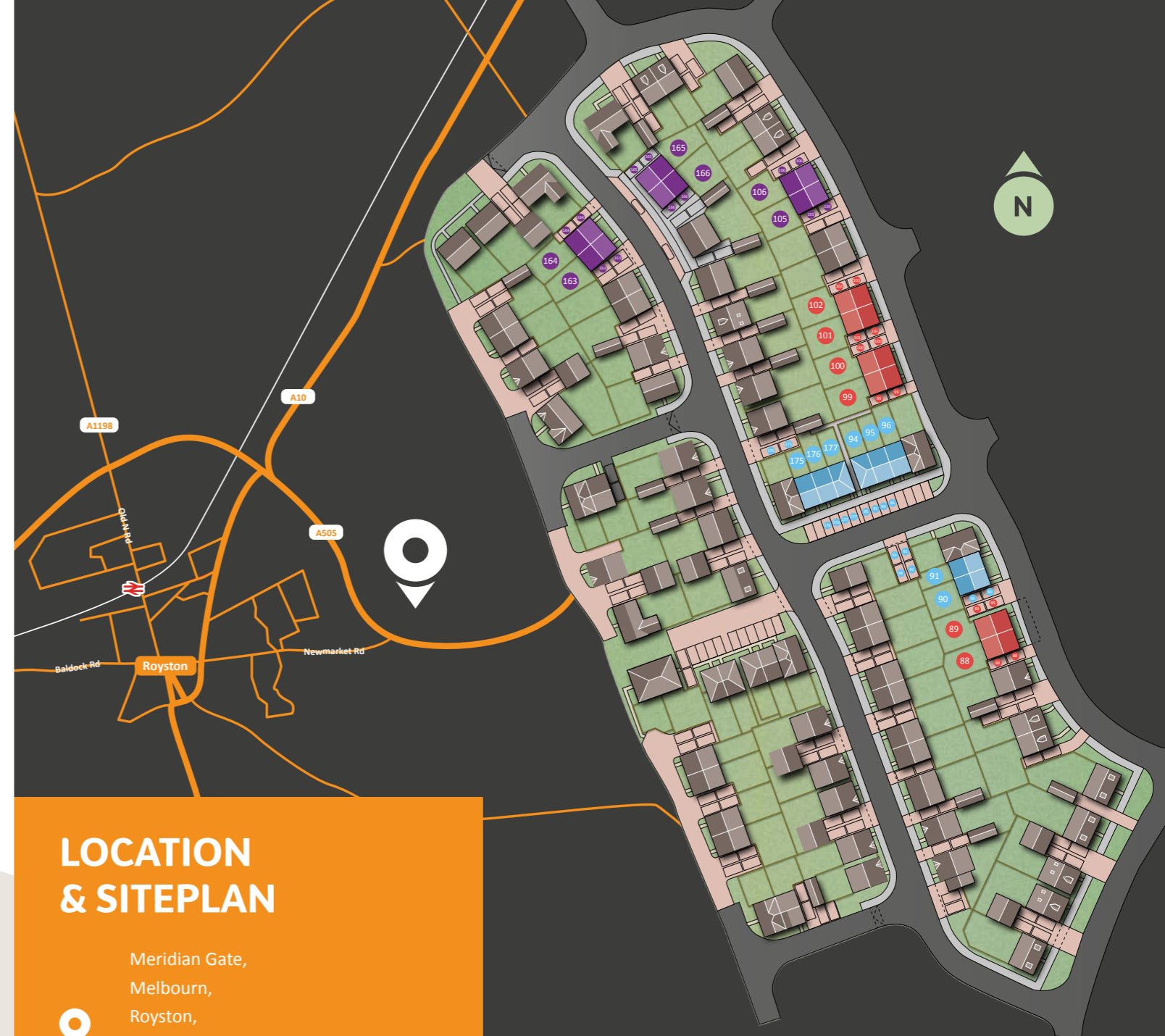
- Carpet to all bedrooms
- Carpet to Living / Dining Rooms
- Gas central heating with combination boiler
- Wired for Sky Q
- 2 parking spaces per house
- Turf to rear gardens and communal areas

## LOCATION & SITEPLAN

Meridian Gate,  
Melbourn,  
Royston,  
Hertfordshire,  
SG8 7LU



Royston Town Centre – 5 mins by car  
Cambridge – 15 mins by train  
Kings Cross, London – 40 mins by train  
Stansted Airport – 40 mins by car



**3 Bedroom house The Eveleigh - Plots 88, 89, 99, 100, 101 & 102**  
(Shared ownership)

**3 Bedroom house The Elvin - Plots 105, 106, 163, 164, 165 & 166**  
(Shared ownership)

**2 Bedroom house The Enders - Plots 90, 91, 94, 95, 96, 175, 176 & 177**  
(Shared ownership)

**settle.**

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The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details.

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