

ELIZABETH PARK

HERSHAM

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INTRODUCING ELIZABETH PARK

Set in former school grounds, Elizabeth Park presents an exciting opportunity for savvy first time buyers to step onto the property ladder. This collection of 18 shared ownership 1 & 2 bed apartments gets full marks for its location in Hersham.

The welcoming town offers its residents the very best of out of town living: a picturesque riverside setting and a thriving community spirit. Nearby are plenty of green spaces, superb eateries and historical places of interest, while London is also within easy reach.

A stone's throw from both Hersham and Walton-on-Thames train stations, and minutes from the bustling town centre, the two blocks as part of phase 2 feature modern 1 and 2 bedroom apartments with carefully considered interiors made up of spacious bedrooms, bathrooms and open plan kitchen and living areas.





Map not to scale. Locations and distances are approximate.



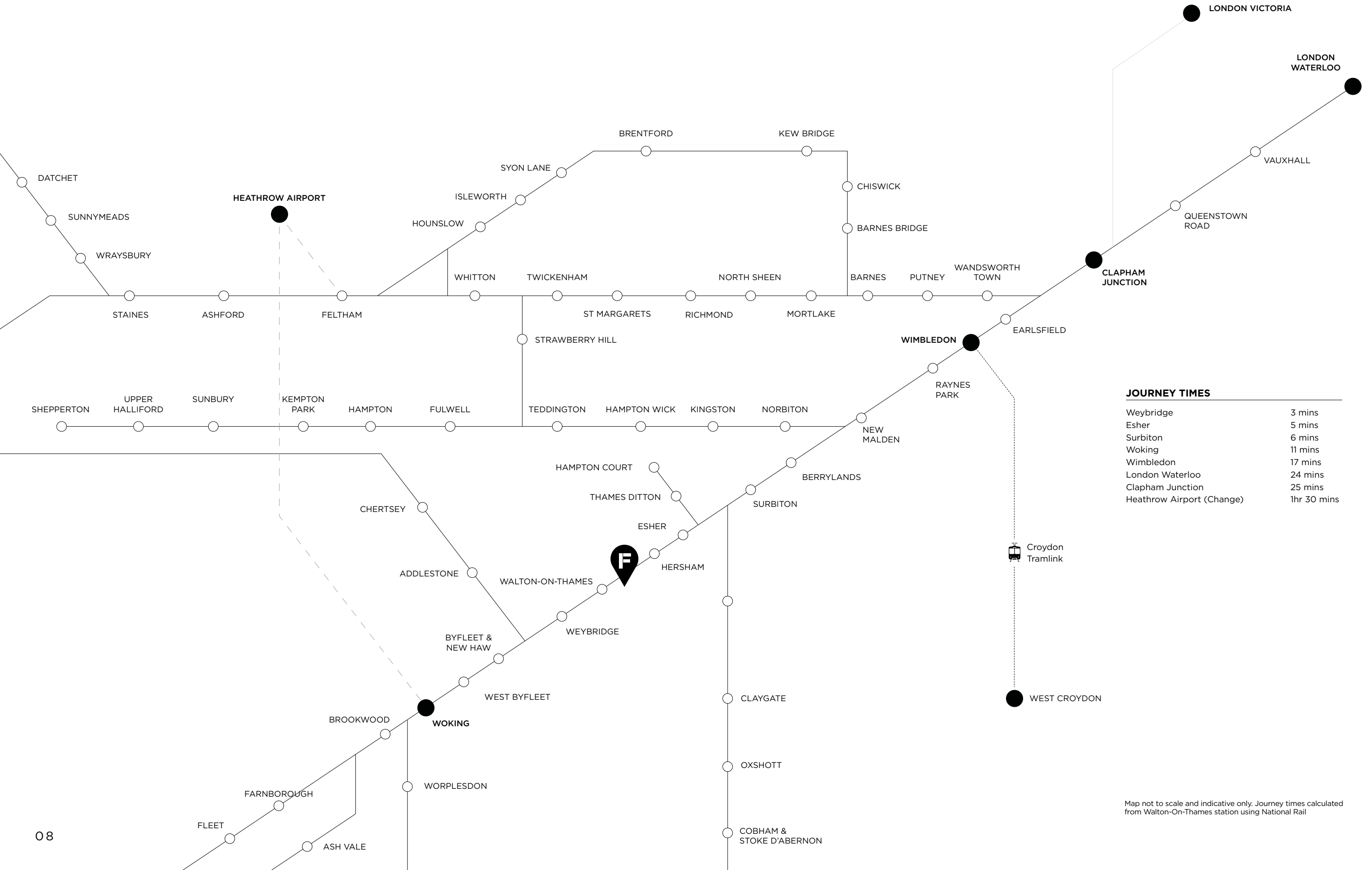
A WELL-CONNECTED TOWN

Hersham exudes a welcoming feel, yet this picturesque pocket of Surrey is close to the M3, M25 and just a 25-minute train ride from London's beating heart. Commuters are transported directly to Waterloo from Walton-on-Thames and Hersham stations (0.5 miles and 1.3 miles respectively), with four capital-bound trains leaving every hour.

Regular bus services link Hersham to nearby towns such as Weybridge, Molesey and Kingston-upon-Thames. International travel is easy too: Heathrow Airport is only a 26-minute car journey from Elizabeth Park.



STAY CONNECTED



VIBRANT LIVING

Boasting a sought-after Surrey postcode, this attractive new build development is moments from Walton on-Thames's vibrant core, where high street shops and restaurants sit next to independent boutiques, cosy cafés and entertainment venues.

This pretty pocket of South East England is where you'll find some of the UK's top rated schools, adding to its appeal for young families. Lush parks and the charming riverside setting make for perfect picnic days out, while a plethora of high-end sports facilities provide plenty of opportunity for active fun. Nearby are Weybridge, Esher and Cobham - all highly desirable hotspots in the affluent borough of Elmbridge. And although Elizabeth Park offers the very best of suburban living, it's also a commuter's dream: the capital is less than half an hour away by rail.





RELAX AND UNWIND

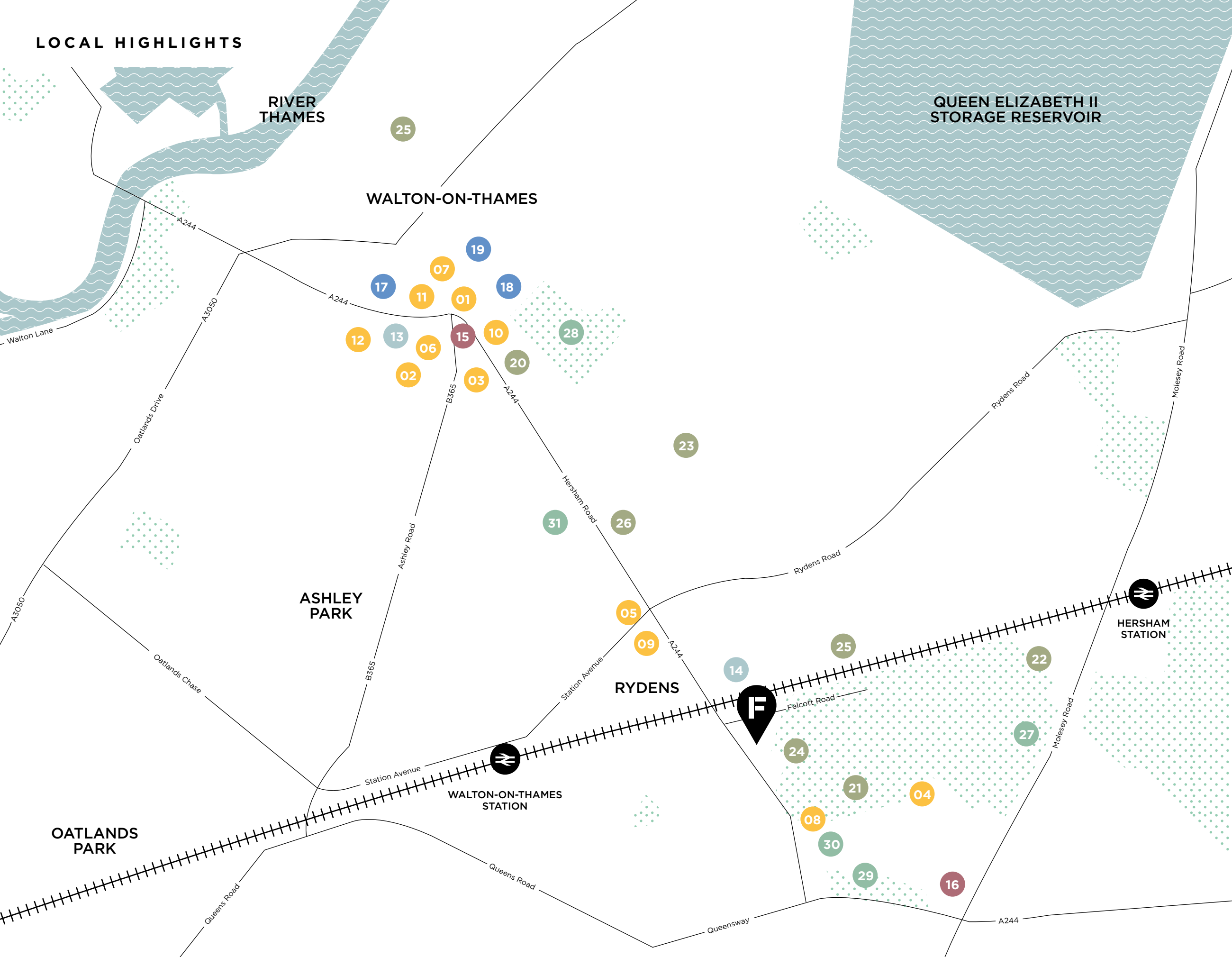
Residents of Elizabeth Park don't have to venture far for global eats. Walton's best-loved Italian restaurant, Prima Fila, serves up delicious dishes such as seafood risotto and grilled fillet steak among intimate, candlelit surroundings. Another popular spot is The Everyman, a boutique cinema showcasing the best arthouse releases and one-of-a-kind theatre productions.

At The Heart, Carluccio's and Wagamama are very reliable classics. But for a real taste of Walton-on-Thames living, head to the riverside pubs such as The Anglers or The Swan for scenic al fresco pints and sumptuous Sunday roasts.

Meanwhile in Cobham, an offshoot of London celebrity haunt, The Ivy, offers all-day dining and designer interiors within a beautiful grade II listed building. Esher is also a culinary destination, its High Street lined with top-class eateries including Paris inspired Côte Brasserie, the cantina style Red Peppers and The Giggling Squid, featuring Thai tapas and a modern, wood-lined interior.



LOCAL HIGHLIGHTS



Cafes & Restaurants

- 01 The 1955 Club
- 02 Carluccio's
- 03 Coppadocia
- 04 Hello Sushi
- 05 La Terraza Tapas
- 06 Pizza Express
- 07 Prima Fila
- 08 The Royal George
- 09 The Gingerbread Man Bakery
- 10 The Walton Village
- 11 Wagamama
- 12 Buenasado Argentine Steakhouse

Shops

- 13 Sainsbury's
- 14 Tesco Express

Culture & Leisure

- 15 Everyman Cinema
- 16 Hershams Library

Banks

- 17 Barclays
- 18 HSBC
- 19 Halifax

Schools & Nurseries

- 20 Ashley Church of England Primary School
- 21 Bell Farm Primary School
- 22 Cardinal Newman Catholic Primary School
- 23 Danesfield Manor School
- 24 Three Rivers Academy
- 25 Toad Hall Nursery
- 26 Westward School

Parks & Recreation

- 27 Coronation Recreation Ground
- 28 Elm Grove Recreational Ground
- 29 Hershams Recreation Ground
- 30 Hershams Sports & Social Club
- 31 Walton Tennis Club

Map not to scale and shows approximate locations only.

SITE MAP







YOUR NEW HOME'S INTERIORS

Kitchen

- Bespoke fitted, matt-finish kitchens
- Laminate worktop with upstand
- Integrated appliances including:
 - Zanussi fridge freezer
 - Zanussi oven and 4-zone hob
 - Zanussi extractor
- Pelmet under-cupboard lighting
- 1 1/2 bowl stainless steel sink and drainer

Bathroom

- Porcelanosa floor and wall tiles
- Roca bath
- Mirror fitted over basin
- Roca W/C
- Roca basin with Vado Monobloc taps
- Heated white towel radiator

Interior finishes & electrics

- White electrical sockets and switches throughout
- Carpet to bedrooms
- Vinyl flooring to kitchen, dining room, living room and hallway
- Fitted wardrobe to master bedroom
- Built in storage cupboard
- LED ceiling downlights to bathroom and kitchen
- BT point to living room

Images are of the show home at Elizabeth Park by FABRICA developments. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserve the right to amend the specification as necessary and without notification.

Communal areas

- Landscaped gardens
- Residents parking (1 space per home)
- Communal bin store
- Communal bicycle store

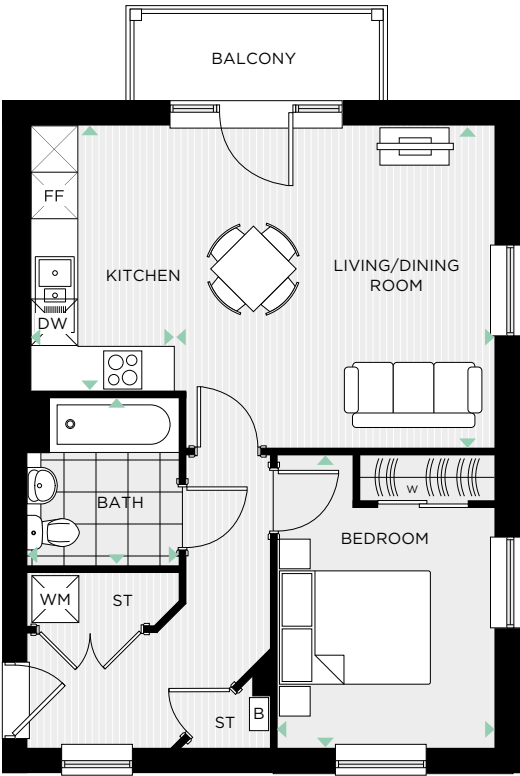
Heating and hot water

- Individual gas boilers to supply heating and gas
- Stelrad horizontal radiators

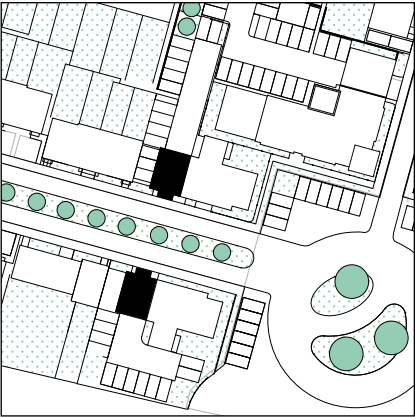


1 BEDROOM APARTMENT

PLOT 280, 283, 289* AND 292*



LIVING, DINING
4.10 m x 4.26 m
13' 6" x 13' 12"
KITCHEN
3.53 m x 2.09 m
11' 7" x 6' 10"
BEDROOM
3.88 m x 2.89 m
12' 9" x 9' 6"
BATHROOM
2.22 m x 2.02 m
7' 3" x 6' 8"
TOTAL INTERNAL AREA
50.29 M ²
541.3 Sq ft
BALCONY
3.450 m x 1.250 m
11' 31" x 4' 10"



KEY
DW: Space for Dishwasher
FF: Fridge Freezer
WM: Space for Washing Machine
ST: Storage
W: Wardrobe
B: Boiler
*: Denotes handed plots

2nd Floor	283, 292*
1st Floor	280, 289*

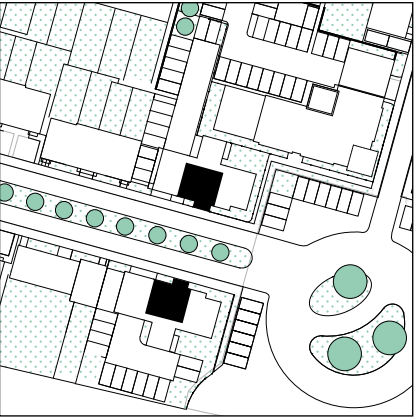
The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor Furniture layouts are indicative only and do not necessarily reflect the electrical layouts. Please speak to your Sales Executive for details.

1 BEDROOM APARTMENT

PLOT 281, 284, 290* AND 293*



LIVING, DINING
4.54 m x 4.28 m
14' 11" x 14' 1"
KITCHEN
2.11 m x 3.90 m
6' 11" x 12' 10"
BEDROOM
3.45 m x 3.36 m
11' 4" x 11'
BATHROOM
2.24 m x 2.11 m
7' 4" x 6' 9"
TOTAL INTERNAL AREA
51.31 M ²
552.2 Sq ft
BALCONY
3.450 m x 1.250 m
11' 31" x 4' 10"

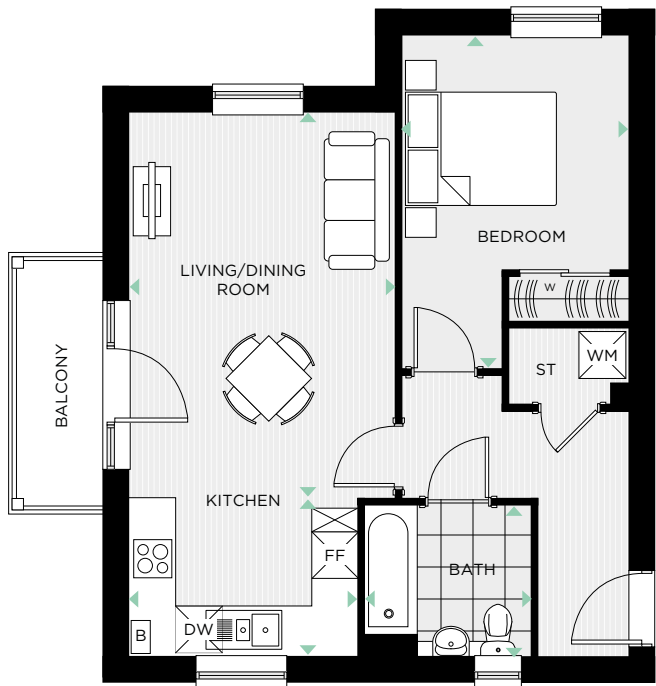


KEY
DW: Space for Dishwasher
FF: Fridge Freezer
WM: Space for Washing Machine
ST: Storage
W: Wardrobe
B: Boiler
*: Denotes handed plots

2nd Floor	284, 293*
1st Floor	281, 290*

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor Furniture layouts are indicative only and do not necessarily reflect the electrical layouts. Please speak to your Sales Executive for details.

1 BEDROOM APARTMENT
PLOT 282, 285, 287, 291*, 294* AND 296*



LIVING, DINING
5.12 m x 3.54 m 16' 10" x 11' 7"
KITCHEN
2.09 m x 3.05 m 6' 10" x 9' 12"
BEDROOM
4.40 m x 3.03 m 14' 5" x 9' 11"
BATHROOM
2.22 m x 2.02 m 7' 3" x 6' 8"
TOTAL INTERNAL AREA
50.33 M ² 541.7 Sq ft
BALCONY
3.450 m x 1.250 m 11' 31" x 4' 10"

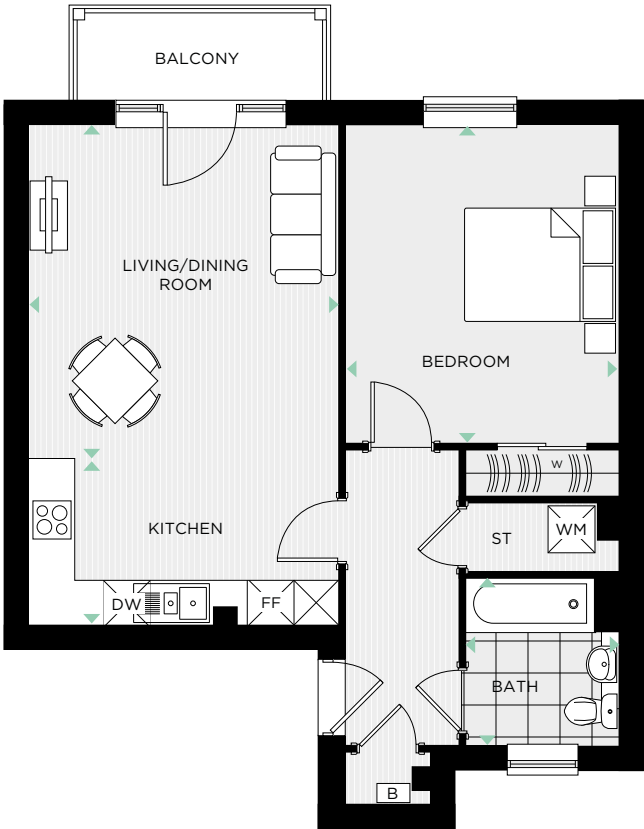


KEY
DW: Space for Dishwasher
FF: Fridge Freezer
WM: Space for Washing Machine
ST: Storage
W: Wardrobe
B: Boiler
*: Denotes handed plots

3rd Floor	287, 296*
2nd Floor	285, 294*
1st Floor	282, 291*

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor Furniture layouts are indicative only and do not necessarily reflect the electrical layouts. Please speak to your Sales Executive for details.

1 BEDROOM APARTMENT
PLOT 286 AND 295*



LIVING, DINING
4.26 m x 4.12 m 13' 12" x 13' 6"
KITCHEN
2.43 m x 4.12 m 7' 11" x 13' 6"
BEDROOM
4.26 m x 3.61 m 13' 12" x 11' 10"
BATHROOM
2.23 m x 2.02 m 7' 4" x 6' 8"
TOTAL INTERNAL AREA
57.66 M ² 620.6 Sq ft
BALCONY
3.450 m x 1.250 m 11' 31" x 4' 10"

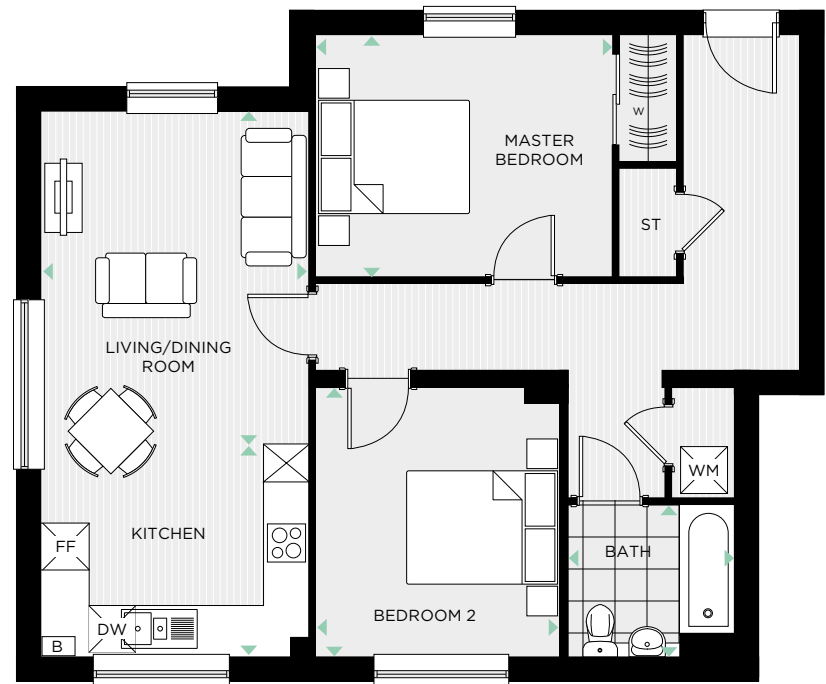


KEY
DW: Space for Dishwasher
FF: Fridge Freezer
WM: Space for Washing Machine
ST: Storage
W: Wardrobe
B: Boiler
*: Denotes handed plots

3rd Floor	286, 295*
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The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor Furniture layouts are indicative only and do not necessarily reflect the electrical layouts. Please speak to your Sales Executive for details.

2 BEDROOM APARTMENT
PLOT 279 AND 288*



LIVING, DINING
4.42 m x 3.54 m
14' 6" x 11' 7"
KITCHEN
2.79 m x 3.54 m
9' 2" x 11' 7"
MASTER BEDROOM
3.94 m x 3.21 m
12' 11" x 10' 6"
BEDROOM 2
3.57 m x 3.23 m
11' 9" x 10' 7"
BATHROOM
2.23 m x 2.02 m
7' 4" x 6' 8"
TOTAL INTERNAL AREA
74.56 M ²
802.5 Sq ft



KEY
DW: Space for Dishwasher
FF: Fridge Freezer
WM: Space for Washing Machine
ST: Storage
W: Wardrobe
B: Boiler
*: Denotes handed plots

Ground Floor 279, 288*

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor Furniture layouts are indicative only and do not necessarily reflect the electrical layouts. Please speak to your Sales Executive for details.



SHARED OWNERSHIP

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be a little daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What Is Shared Ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%–75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis. There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 12 year construction warranty from a leading warranty provider
- 2 year developer's defects warranty

How Does It Work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What Will You Own?

As with all apartments, the Shared Ownership apartments will be Leasehold and typically be for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

How Much Will It Cost?

The level of deposit (normally 5% of the share you purchase) you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating. If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for a shared ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- Your household income does not exceed £80,000 p.a.
- You pass the financial assessment

Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence
- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.

How To Apply

For new build developments outside London you will need to register with a Help to Buy agent.

Help to Buy East and South East
(for Surrey and Sussex)

www.helptobuyagent3.org.uk/user/03333214044

SHARED OWNERSHIP PROCESS

1. The Conveyancing Process

This is the process of transferring ownership of a property from one person to another. It usually takes 4 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

2. Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

3. Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

4. Mortgage Offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so that we can approve it.

5. Exchange Of Contracts

When you exchange contracts you will need to pay a deposit (normally 5%) which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.

ABOUT FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £9 billion across 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with worldclass architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Pride in every detail is what we live by.



1.



2.



3.



4.

- 1. Carlton House, Putney SW15
- 2. Elmsbrook, Bicester OX27
- 3. Jigsaw, Ealing W13
- 4. Wyndham Studios, Camberwell SE5



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