



Fantastic new apartments
& houses available through
shared ownership





Computer generated illustration indicative only

Make your new home at Oaklands



B3 at Home bring you the opportunity to acquire a fabulous new home at Oaklands through shared ownership. Situated alongside the New River, this outstanding collection of 2 bedroom apartments and 2 & 3 bedroom houses has been designed for contemporary lifestyles, offering easy access to Hoddesdon, local amenities and transport networks.

A place to call your own

Our homes are available through shared ownership, making it possible for you to own your own home in a way which is flexible and affordable to you.

What is Shared Ownership?

Shared ownership is designed to help people who are unable to afford to buy a home outright, to step onto the property ladder. It is more affordable than buying outright because initially you purchase a share between 25% and 75%, and pay rent on the remaining share. In addition you only need to raise a deposit based on the share you are purchasing, rather than the full market value! Better still, you usually only need to raise a deposit of between 5% and 10% of the share value. At Oaklands shares are available from 50%.

What about the share I don't own?

The share you don't own will be retained by b3. You will pay b3 rent on the unsold equity which is charged at 2.75%. This means that the more of the property you own, the less rent you pay.

Can I buy more shares in my property?

You can buy additional shares in your property at any time, up to and including 100% of the home - this is called staircasing. When you are ready to do this, speak to us and we will guide you through the process - Not forgetting, the more of the property you own the less rent you pay!

Discover more about the full process at [b3athome.co.uk](https://www.b3athome.co.uk)

1

Register your interest for Oaklands

Our friendly sales team at Red Loft will contact you and discuss next steps

2

Eligibility and affordability

Provide your Help to Buy reference number and complete a free financial assessment

3

Meet with our sales team

View the property or the plans with our team to decide which property is best for you

4

Reserve

Subject to eligibility you will be offer a property for reservation, you will pay a reservation fee to secure the property in your name

5

Apply for mortgage and instruct solicitor

Instruct you solicitor and mortgage broker who will deal with your mortgage and conveyancing

6

Time to move in!

Once the property is built and your conveyancing is complete, we will handover your keys and welcome you into your new home

Discover Hoddesdon and the Lea Valley

Hoddesdon is a thriving, characterful town which has grown from its historic roots as a coaching stop between London and Cambridge.



Hoddesdon is prominently located just off the A10 and has become a popular commuter destination, benefiting from a thriving town centre, good transport links and plenty of green space.

The town centre, just a 5 minute walk from Oaklands, blends historic and modern and offers a varied choice of shopping, restaurants and amenities

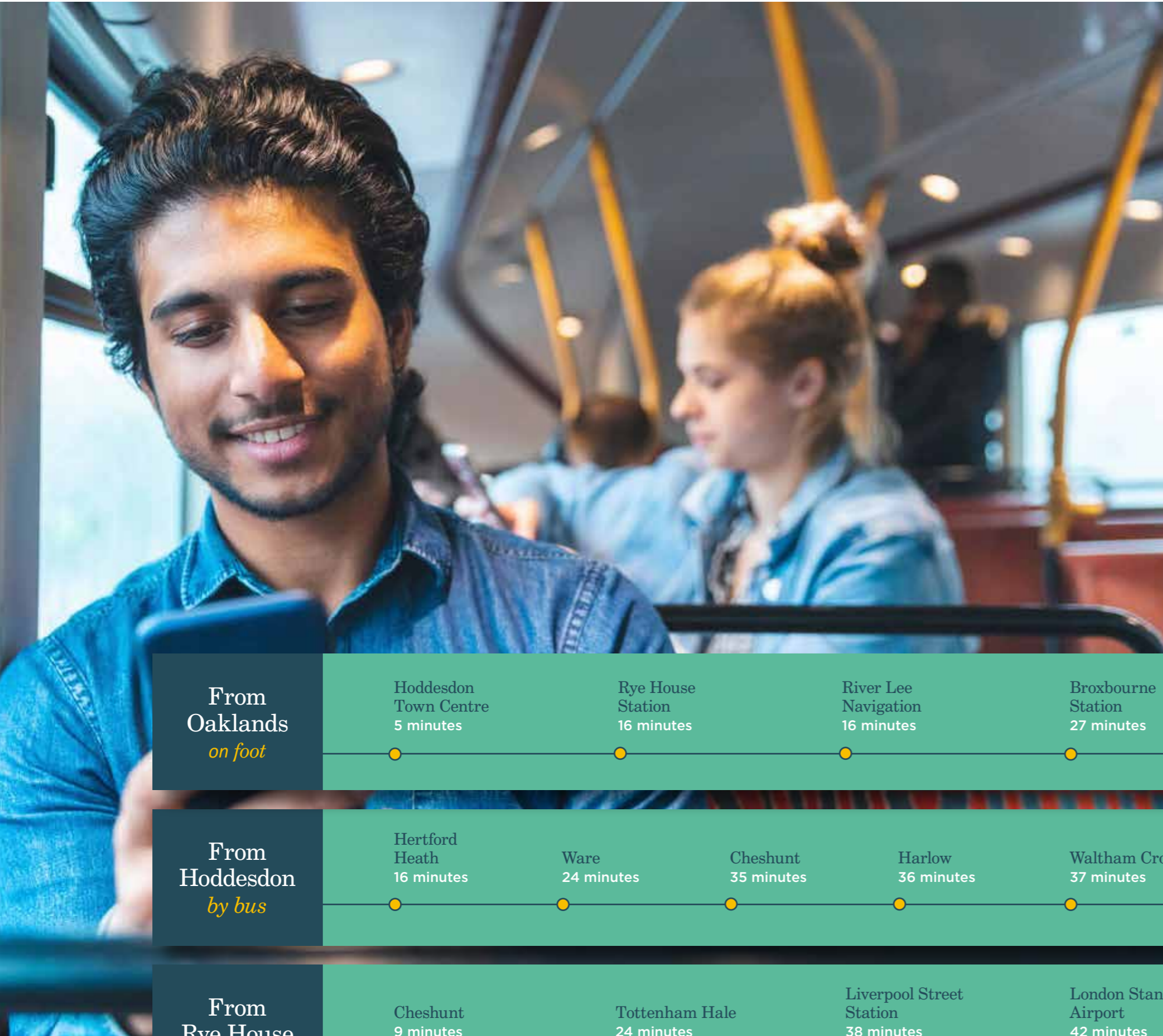
that includes gyms, museums and entertainment. Just a mile from Oaklands you'll find the John Warner Sports Centre, with children's activities, pool, gym and outdoor football pitches.

Schooling is well catered for locally covering all age groups, with a number of primary schools rated 'good' or 'excellent' by Ofsted.

When you want to get out and get active the nearby Lea Valley Regional Park offers a host of possibilities, including walking, cycle trails, horse-riding, golf and watersports including white water rafting. Stretching for over 26 miles and covering 10,000 acres this idyllic park is just a 25 minute walk from Oaklands.



Lea Valley Regional Park



Getting around

Oaklands' location promises easy access to road, rail and air networks

Oaklands is situated less than a mile from Rye House station, from where services to London Liverpool Street operate with journey times of approximately 40 minutes. There's also a service operating directly to Stansted

airport via Stansted Express. Bus services are available within a 6 minute walk towards the town centre. For motorists, the A10, linking London and Cambridge, is a 5 minute drive away and connects directly with the M25.



<p>From Oaklands <i>on foot</i></p>	<p>Hoddesdon Town Centre 5 minutes</p>	<p>Rye House Station 16 minutes</p>	<p>River Lee Navigation 16 minutes</p>	<p>Broxbourne Station 27 minutes</p>	
<p>From Hoddesdon <i>by bus</i></p>	<p>Hertford Heath 16 minutes</p>	<p>Ware 24 minutes</p>	<p>Cheshunt 35 minutes</p>	<p>Harlow 36 minutes</p>	<p>Waltham Cross 37 minutes</p>
<p>From Rye House <i>by train</i></p>	<p>Cheshunt 9 minutes</p>	<p>Tottenham Hale 24 minutes</p>	<p>Liverpool Street Station 38 minutes</p>	<p>London Stansted Airport 42 minutes</p> <p>Change Broxbourne</p>	



OAKLANDS
HODDESDON



Development Layout



OAKLANDS
HODDESDON

The homes at Oaklands have been carefully designed to offer open green space and parking for all residents. All houses afford private gardens with apartments offering private balconies, or why not take advantage of the thoughtfully landscaped communal grounds.

Phase 1

Plot 1 - 2 bedroom house

Plot 2 - 2 bedroom house

Plot 9 - 3 bedroom house

Plot 10 - 3 bedroom house

Plot 11 - 3 bedroom house

Plot 12 - 3 bedroom house

Plot 13 - 3 bedroom house

Plot 14 - 3 bedroom house

Plot 15 - 3 bedroom house

Plot 16 - 3 bedroom house

Plot 17 - 3 bedroom house

Plot 18 - 3 bedroom house

Plot 19 - 3 bedroom house

Plot 20 - 3 bedroom house

Plot 21 - 2 bedroom apartment

Plot 22 - 2 bedroom apartment



The houses



OAKLANDS
HODDESDON



Two bedroom house

Plot 1



OAKLANDS
HODDESDON

GROUND FLOOR

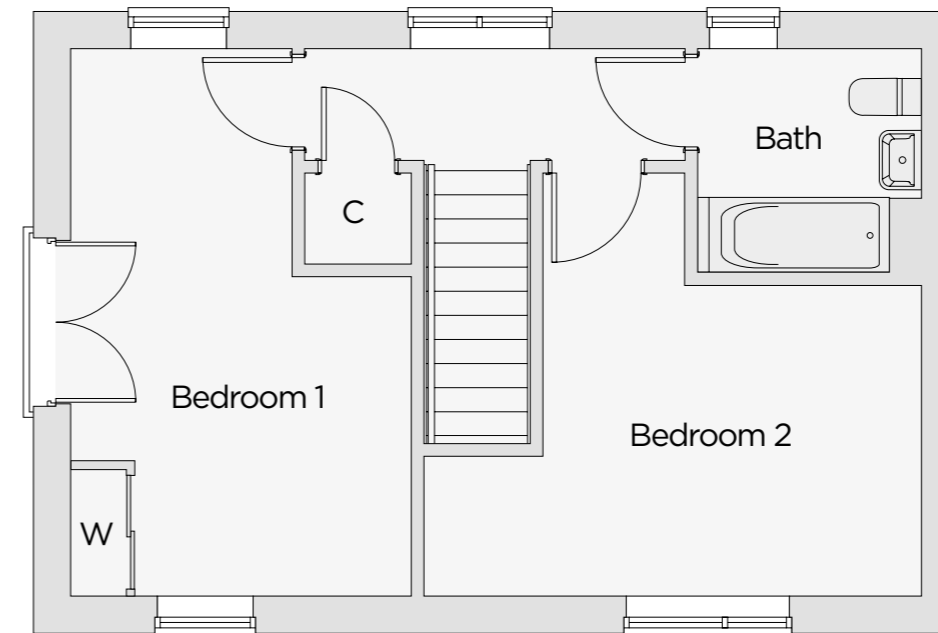
Kitchen	3.55m x 3.27m	11'7" x 10'8"
---------	---------------	---------------

Living / Dining	5.14m x 3.16m	16'10" x 10'4"
-----------------	---------------	----------------

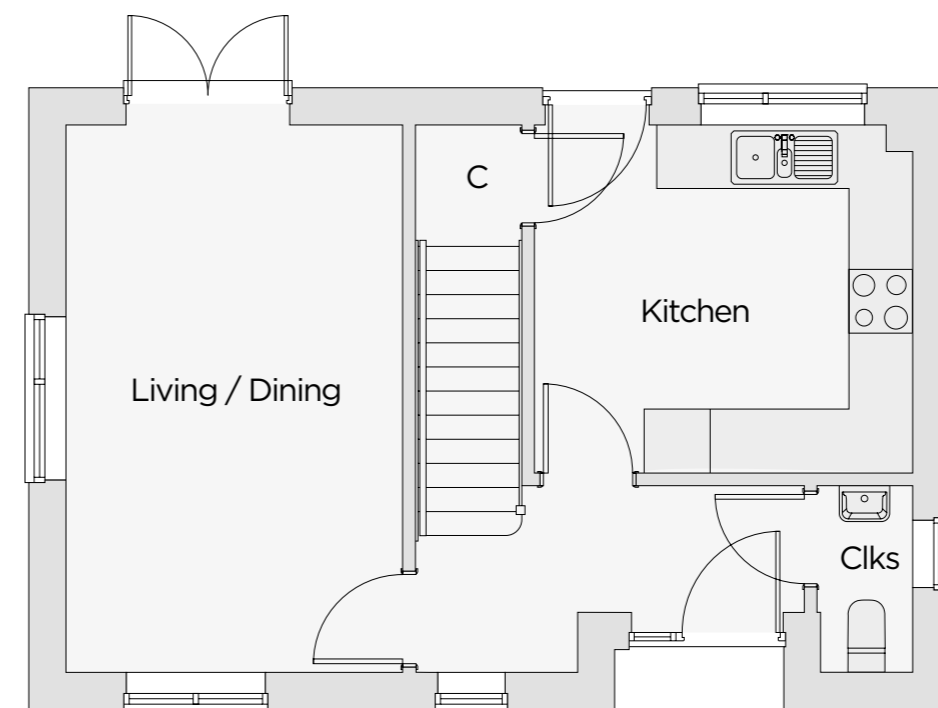
FIRST FLOOR

Bedroom 1	5.14m x 3.16m	16'10" x 10'4"
-----------	---------------	----------------

Bedroom 2	3.55m x 2.92m	11'70" x 9'7"
-----------	---------------	---------------



FIRST FLOOR



GROUND FLOOR

C: Cupboard Clks: Cloakroom

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary.
All room dimensions are to a +50mm (2") tolerance.

Two bedroom house

Plot 2



OAKLANDS

HODDESDON

GROUND FLOOR

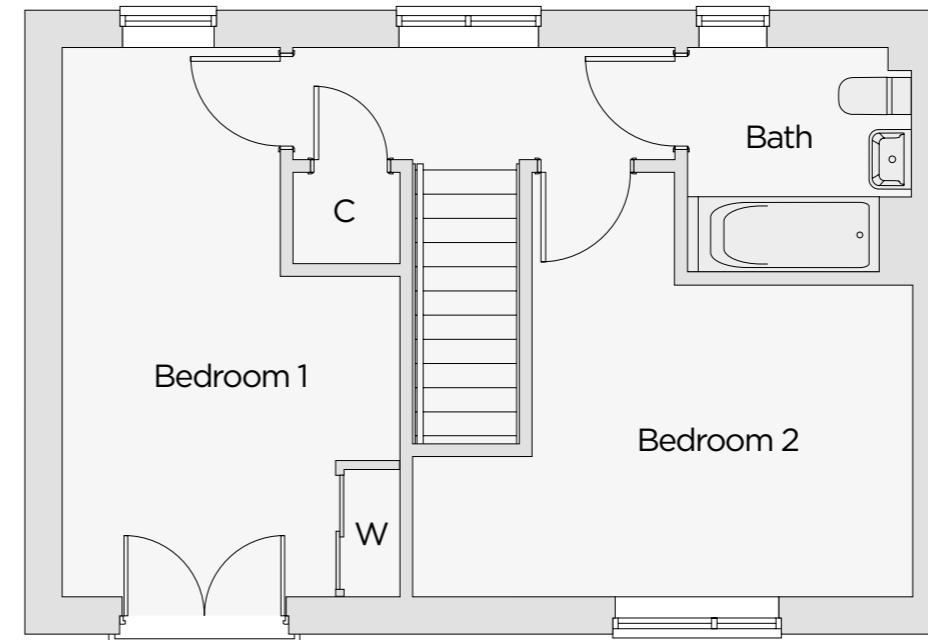
Kitchen	3.55m x 3.27m	11'7" x 10'8"
---------	---------------	---------------

Living / Dining	5.14m x 3.16m	16'10" x 10'4"
-----------------	---------------	----------------

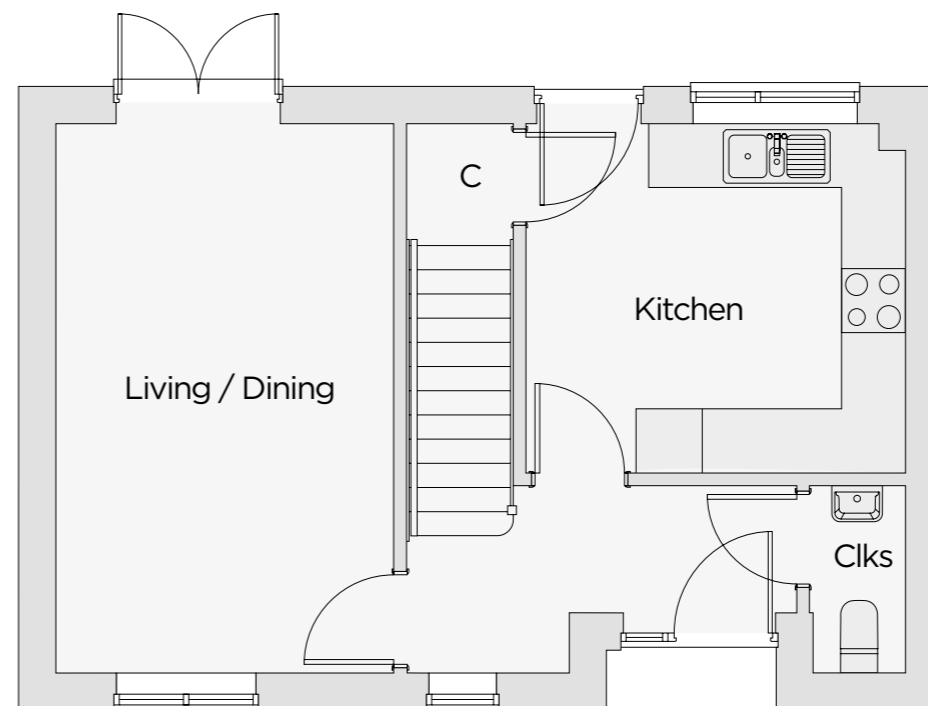
FIRST FLOOR

Bedroom 1	5.14m x 3.16m	16'10" x 10'4"
-----------	---------------	----------------

Bedroom 2	3.55m x 2.92m	11'7" x 9'7"
-----------	---------------	--------------



FIRST FLOOR



GROUND FLOOR

C: Cupboard Clks: Cloakroom

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance.

Three bedroom house

Plots 9, 10, 12, 13, 15, 16, 18 & 19



OAKLANDS
HODDESDON

Plots 9, 12, 15 & 18 as shown / Plots 10, 13, 16 & 19 are mirrored

GROUND FLOOR

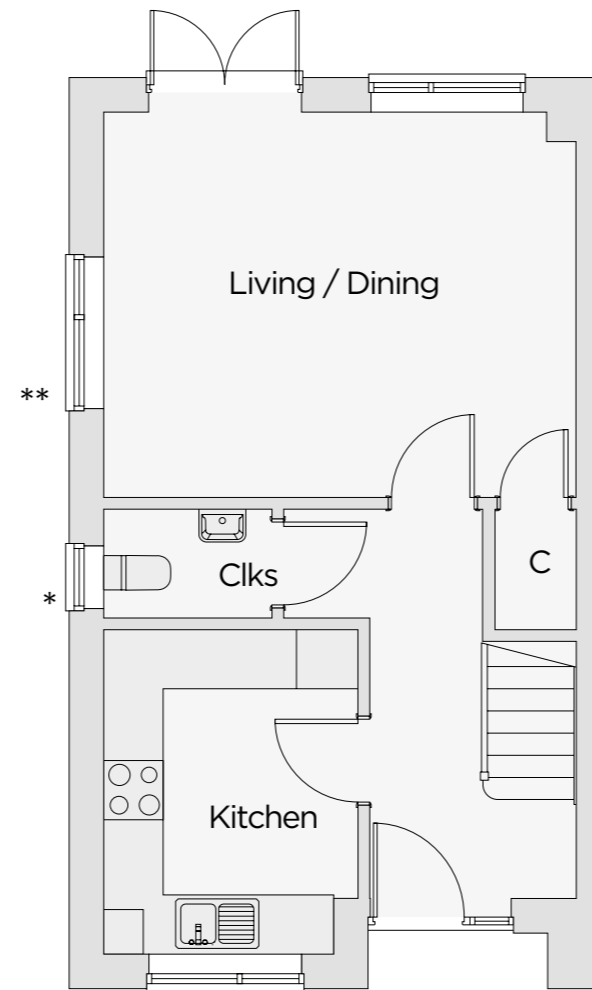
Kitchen	3.28m x 2.57m	10'9" x 8'5"
Living / Dining	4.78m x 3.90m	15'8" x 12'9"

FIRST FLOOR

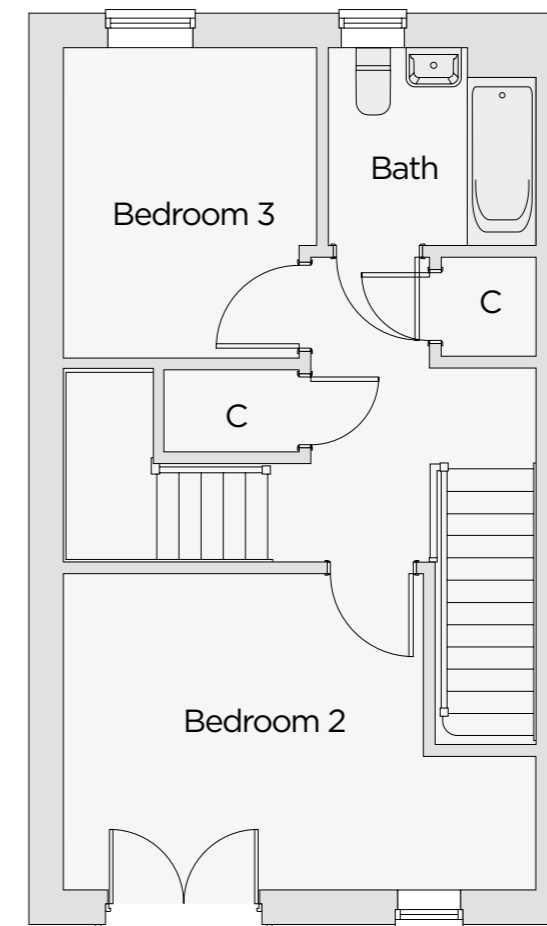
Bedroom 2	3.64m x 3.20m	11'11" x 10'6"
Bedroom 3	3.14m x 2.56m	10'3" x 8'4"

SECOND FLOOR

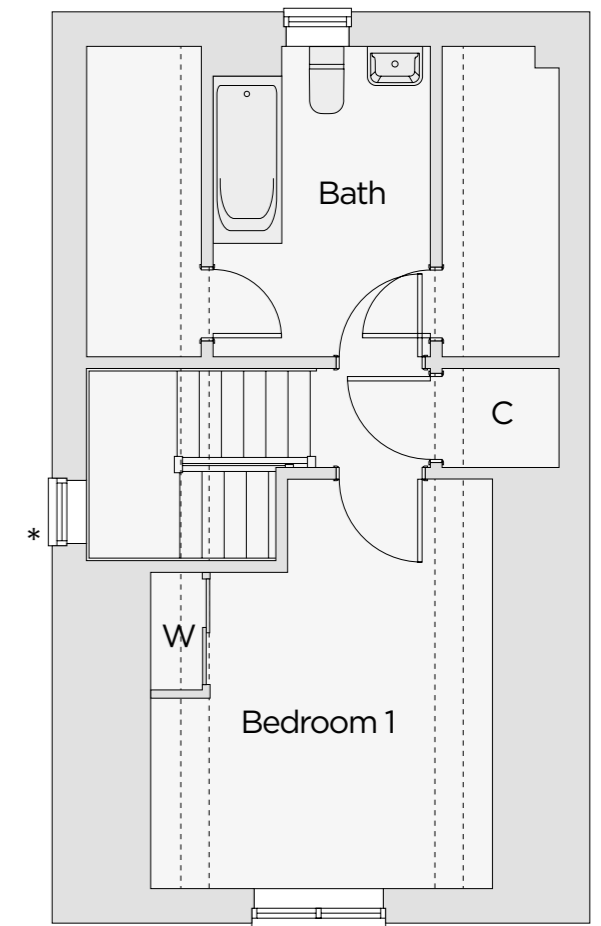
Bedroom 1	4.14m x 3.46m	13'7" x 11'4"
-----------	---------------	---------------



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*Windows to plots 9, 10, 13 & 18 only
**Window to plot 9 only

C: Cupboard Clks: Cloakroom

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary.
All room dimensions are to a +50mm (2") tolerance.

Three bedroom house

Plots 11, 14, 17 & 20



OAKLANDS
HODDESDON

Plots 11 & 14 as shown / Plots 17 & 20 are mirrored

GROUND FLOOR

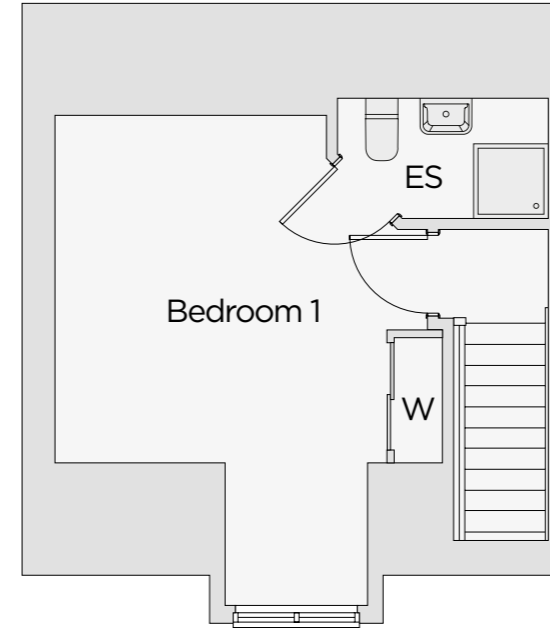
Kitchen	3.11m x 2.97m	10'2" x 9'8"
Living / Dining	5.32m x 3.19m	17'5" x 10'5"

FIRST FLOOR

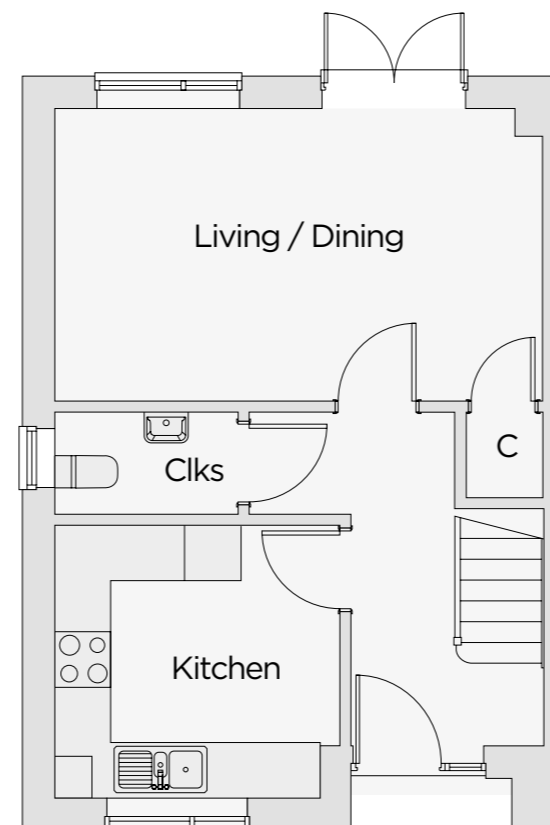
Bedroom 1	4.30m x 3.10m	14'1" x 10'2"
Bedroom 3	3.10m x 3.09m	10'2" x 10'1"

SECOND FLOOR

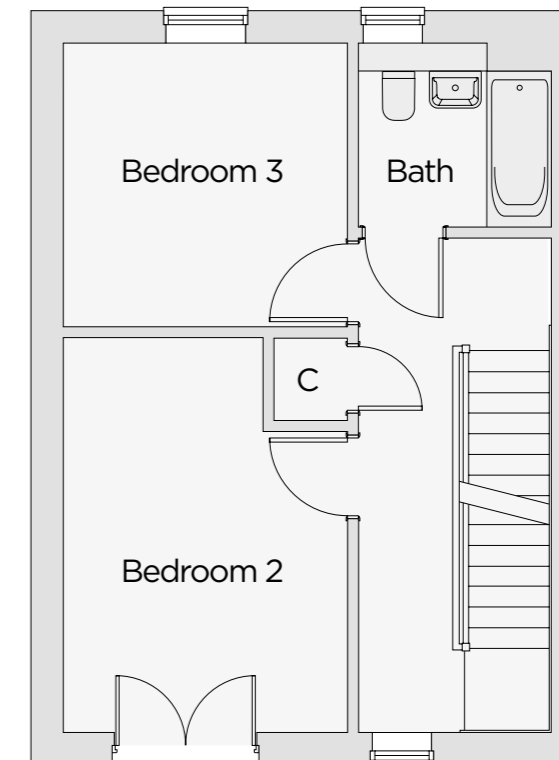
Bedroom 2	4.18m x 3.75m	13'8" x 12'3"
-----------	---------------	---------------



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

C: Cupboard Clks: Cloakroom ES: En Suite

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance.

The apartments



OAKLANDS
HODDESDON



Two bedroom apartment

Plots 21 & 22

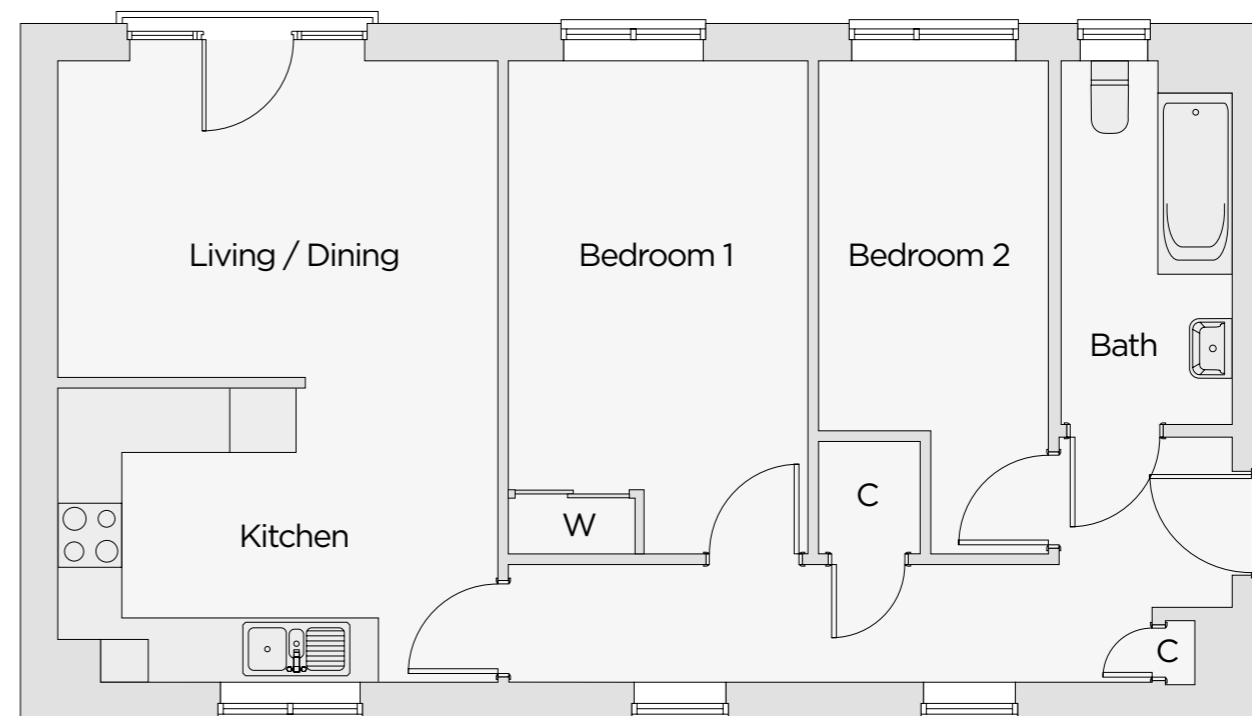


OAKLANDS

HODDESDON

Plot 21 - first floor / Plot 22 - second floor

Kitchen	4.14m x 2.78m	13'7" x 9'1"
Living	4.14m x 2.99m	13'7" x 9'9"
Bedroom 1	4.64m x 2.80m	15'2" x 9'2"
Bedroom 2	4.64m x 2.15m	15'2" x 7'0"



C: Cupboard Clks: Cloakroom

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary.
All room dimensions are to a +50mm (2") tolerance.

The Specification



OAKLANDS
HODDESDON



KITCHENS/UTILITY ROOMS

- White gloss kitchen units with soft close hinges
- Laminate worktops with matching upstand
- Single fan oven and 4 burner gas hob
- Integrated washer/Dryer and Fridge Freezer
- Integrated Dishwasher (600mm or 450mm dependent on property type)
- 1.5 bowl stainless steel sink with single mixer tap (single sink to plots 9, 10, 12, 13, 15, 16, 18 and 19)

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Contemporary white sanitaryware by Twyford Geberit
- Thermostatic bath shower mixer with handset
- Soft close seat and covers to all WCs
- Chrome towel radiator to main bathroom and en-suites (where applicable)
- Shower cubicles with low profile shower tray and silver framed clear glass door (to specific plots)
- Ceramic wall tiling by Porcelanosa

INTERNAL FEATURES/DECORATION

- Gas central heating with A rated energy efficient boiler, combined 7 day programmer and thermostat
- TV point to living room and all bedrooms with provision for SkyQ connection
- Mains powered smoke alarms
- Battery powered carbon monoxide detector
- Internal walls to be finished in white matt emulsion
- Smooth ceilings to be finished in white matt emulsion
- Woodwork to be finished in brilliant white gloss
- White internal doors with satin chrome door furniture
- Built in wardrobe to bedroom 1
- Floor finishes provided throughout
- LED downlighting to kitchen/dining, living area and bathrooms

FLOOR FINISHES

- Grey Oak laminate to all other areas on ground floor
- Vinyl flooring to kitchen (where separate room), bathroom, en-suite and WC
- Carpet to all other areas on upper floors

EXTERNAL FEATURES

- GRP composite entrance doors with multi-point locking
- uPVC windows and french doors with multi-point locking
- uPVC fascias and soffits
- Buff riven paved patios and paths (houses only - refer to hard landscaping drawing)
- Turf and planting scheme to front garden (houses only - refer to landscaping drawing)
- Garden Sheds to rear gardens
- Allocated parking space/s to each home (please refer to site plan for details)

LEASE & WARRANTY

- 999 year leases with zero ground rent
- NHBC Warranty



B3 at Home Our story

B3 at Home is a home ownership brand created by B3Living, a housing association based in Hertfordshire. B3Living own and manage over 4,500 properties across Hertfordshire and Essex and have successfully offered affordable home ownership schemes for a number of years.

Over recent years, the property buying market has under gone some big changes, making it more and more challenging for people to be able to own their own home.

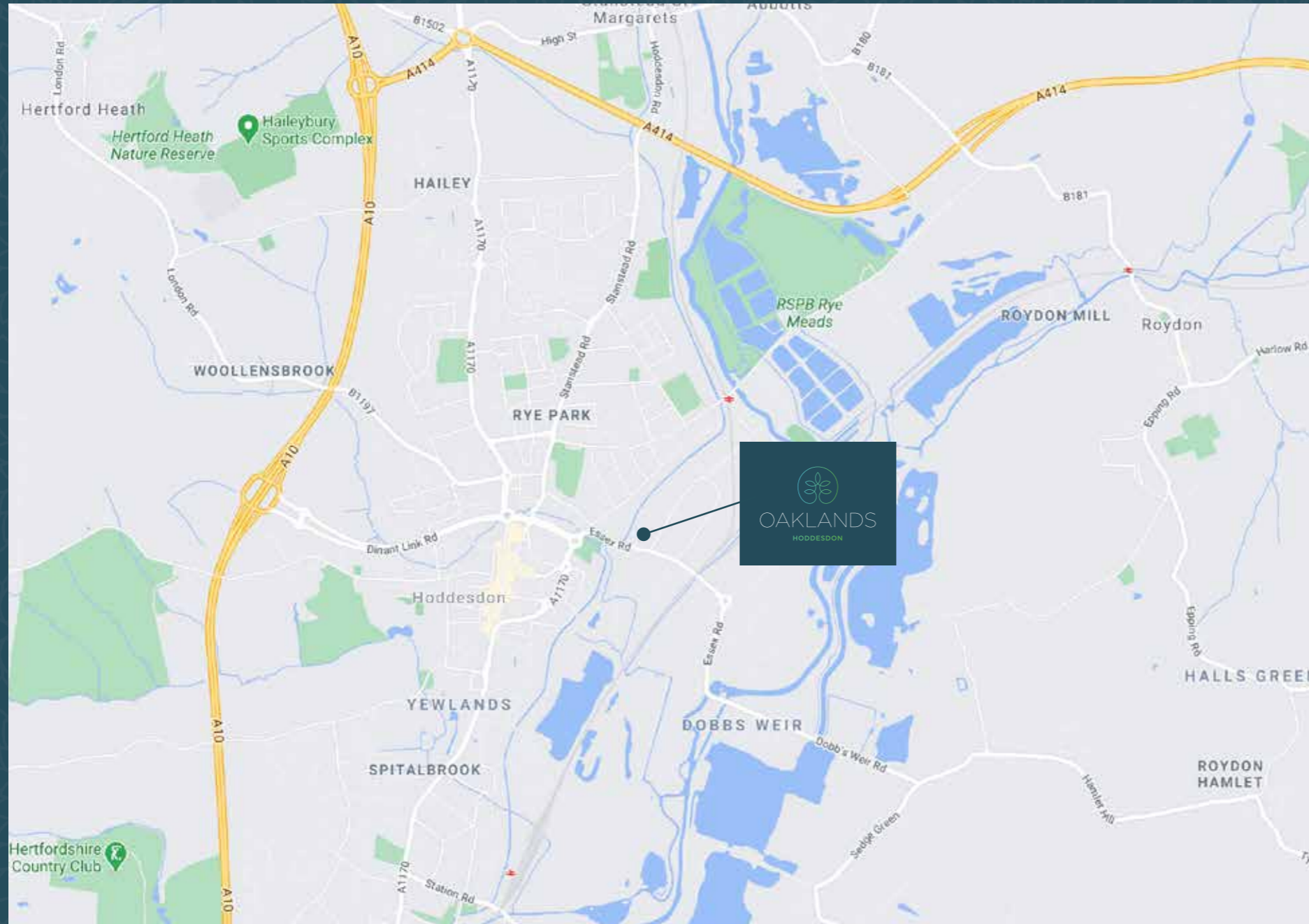
B3@Home was set up to provide thoughtfully designed homes in ideal locations for people wanting to get on the property ladder and who are struggling to own their own home through conventional methods.

Our homes are available through a shared ownership scheme and other similar schemes, making it possible for you to own your own home in a way which is flexible and affordable to you. We understand that the availability and quality of housing has a significant impact on people's lives, affecting choices of work and transport needs, as well as quality of life.

Our home ownership team work along side our sales agent Red Loft to provide the knowledge and expertise to help guide and advise you through the buying process and make sure that you find the right home for your needs and affordable for your budget.

b3athome.co.uk





t: 020 7539 3745
e: B3@redloft.co.uk
w: B3athome-oaklands.co.uk

Scania House
17 Amwell Street
Hoddesdon
Herts EN11 8TS

Disclaimer: Plans and illustrations used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. 03/21. Designed and produced by kbamarketing.co.uk

