

# THE BOULEVARD

CRAWLEY

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## INTRODUCING THE BOULEVARD

Set in the commuter-friendly town of Crawley, The Boulevard is a newly-built block of 1 and 2 bedroom apartments a stone's throw from the bustling town centre. The 33 modern homes available through Shared Ownership offer light-filled spaces with superb quality fittings and fixtures – perfect for those looking for style and affordability in an increasingly popular pocket of West Sussex. Crawley Borough Council and partners are also delighted to announce a programme to regenerate the town centre, breathing new life into key locations in order to realise the area's full potential as a fantastic place to visit, live, work and do business.



CGI VIEW OF THE BOULEVARD, INDICATIVE ONLY



LOCAL AREA

DORKING

SURREY HILLS

Area of Outstanding  
Natural Beauty

GATWICK  
AIRPORT

F

CRAWLEY

HORSHAM

TO BRIGHTON

HAYWARDS  
HEATH

SEVENOAKS

TONBRIDGE

ROYAL  
TUNBRIDGE  
WELLS

CROWBOROUGH

Map not to scale. Locations and distances are approximate.

Reigate

Redhill

Bletchingley

Oxted

Westerham

Ide Hill

Sevenoaks  
Weald

Shipbourne

Hildenborough

Leigh

Penshurst

Groombridge

Frant

Mark Cross

Rotherfield

Mayfield

Five Ashes

Buxted

Fletching

Nutley

Chelwood  
Gate

Wych Cross

Horsted  
Keynes

Ardingly

Balcombe

Handcross

Staplefield

Lower  
Beeding

Faygate

Rusper

Charlwood

Norwood Hill

Horley

Salfords

South  
Godstone

Outwood

Newchaple

Dormansland

Edenbridge

Four Elms

Holtye

Ashurst

Copthorne

Crawley Down

Turners Hill

Pease Pottage

Lindfield

Cuckfield

A23

A264

A23

A2011

A264

M23

M23

A22

M25

M25

M25

A21

A26

A21

A26

A26

A26

A272

A272

A24

A24

A24

A24

## AN EXCITING PLACE TO CALL HOME

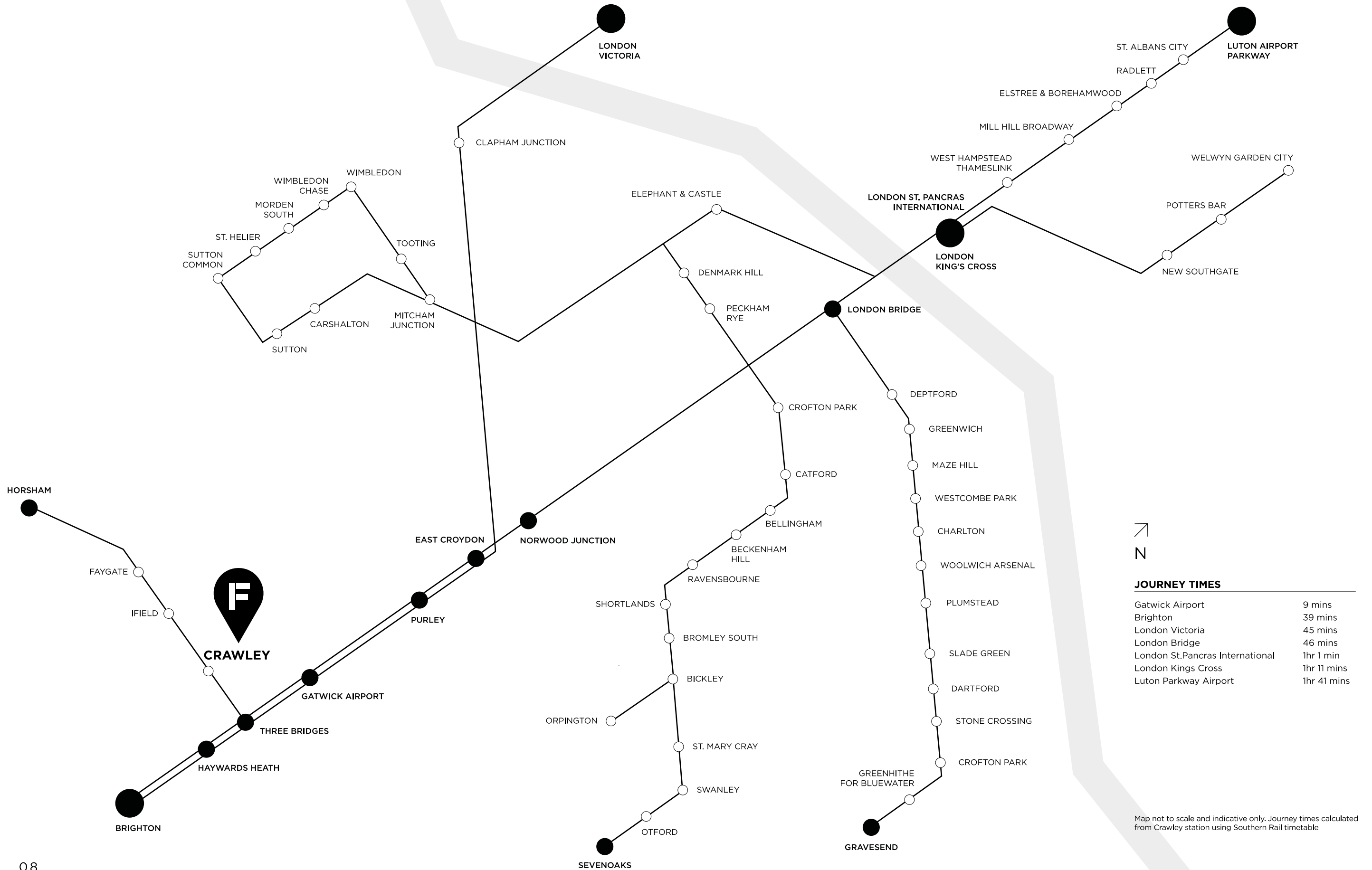
Crawley's many listed buildings such as The Old Punch Bowl – a much-loved timber-framed pub dating back to the 15th century – are a reminder of its historic past, yet the town also looks to the future. With plans in place for a major regeneration project, Crawley promises to bring positive changes for its residents: locals can look forward to a state-of-the-art town hall, a brand-new public square, commercial spaces and housing projects, while work on improved pavements, cycling routes, trees and lighting is already underway. An impressive £300million will be invested into the regeneration and development of Crawley within the next 5 years.

The desirable West Sussex location is also something to celebrate: surrounded by the expansive green landscapes of the High Weald and South Downs National Parks, Crawley offers all the comforts of urban life, as well as easy access to the seaside town of Brighton to the South and the bright lights of London to the North.





## TRANSPORT CONNECTIONS





## A WELL-CONNECTED TOWN

A major advantage of living at The Boulevard is the excellent public transport links nearby. Crawley train station is an 8-minute walk away, and with direct services to London Victoria, London Bridge and Clapham Junction, commuters can be in the capital in approximately 45 minutes. It's easy to get to the seaside too, with regular fast trains from Three Bridges Station to Brighton, Hove and Worthing. As for holidays further afield, Gatwick Airport is just 10 minutes away by car (4 miles), via the easily accessible A23.

Within Crawley itself, there's the reliable Fastway bus system, designed specifically to avoid congestion spots. The regeneration project also sees a new network of cycle lanes, bus routes and pedestrian walkways, carving the way for a more sustainable, and traffic-free town centre.



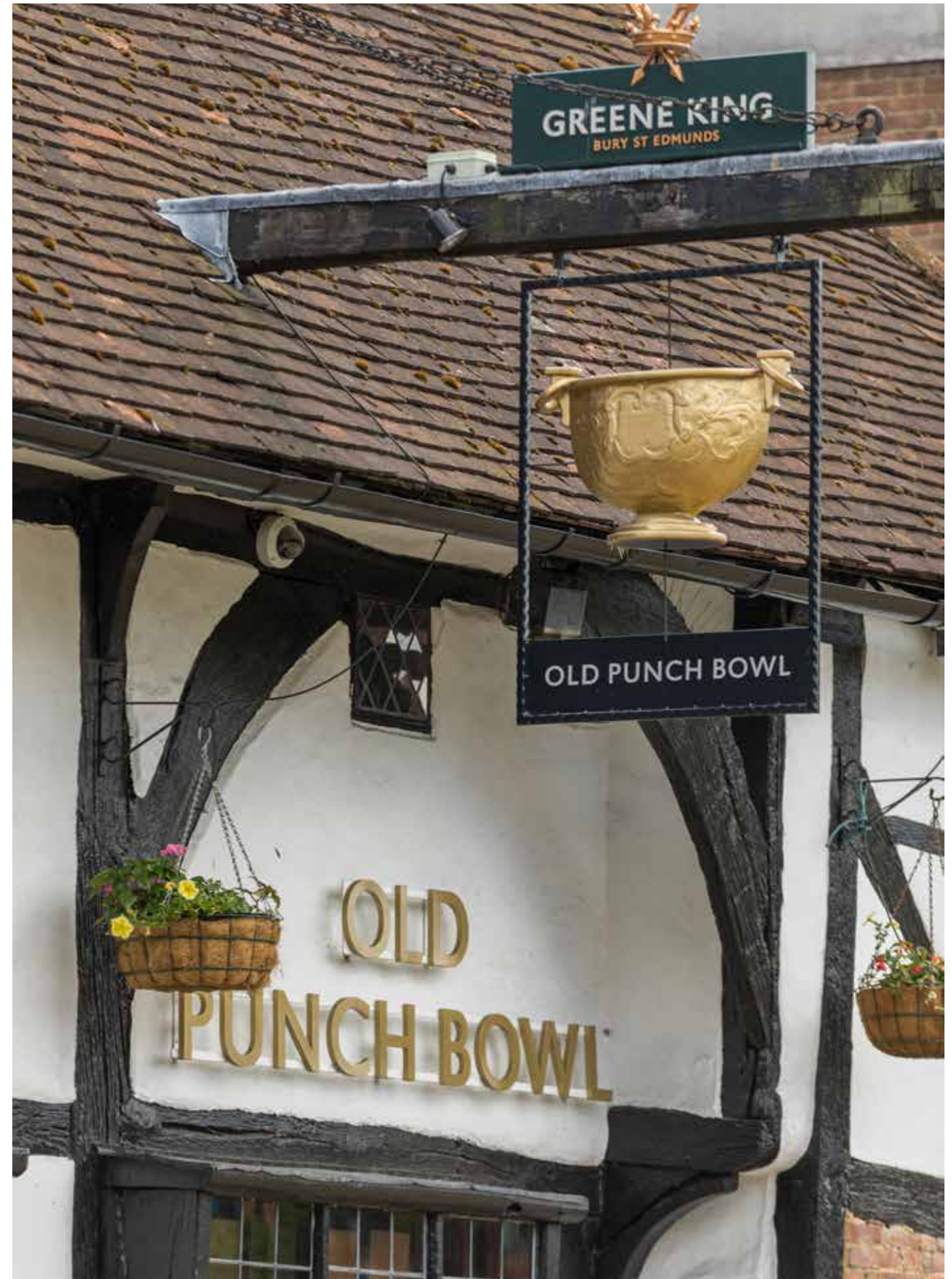




## MEMORABLE MEALS OUT

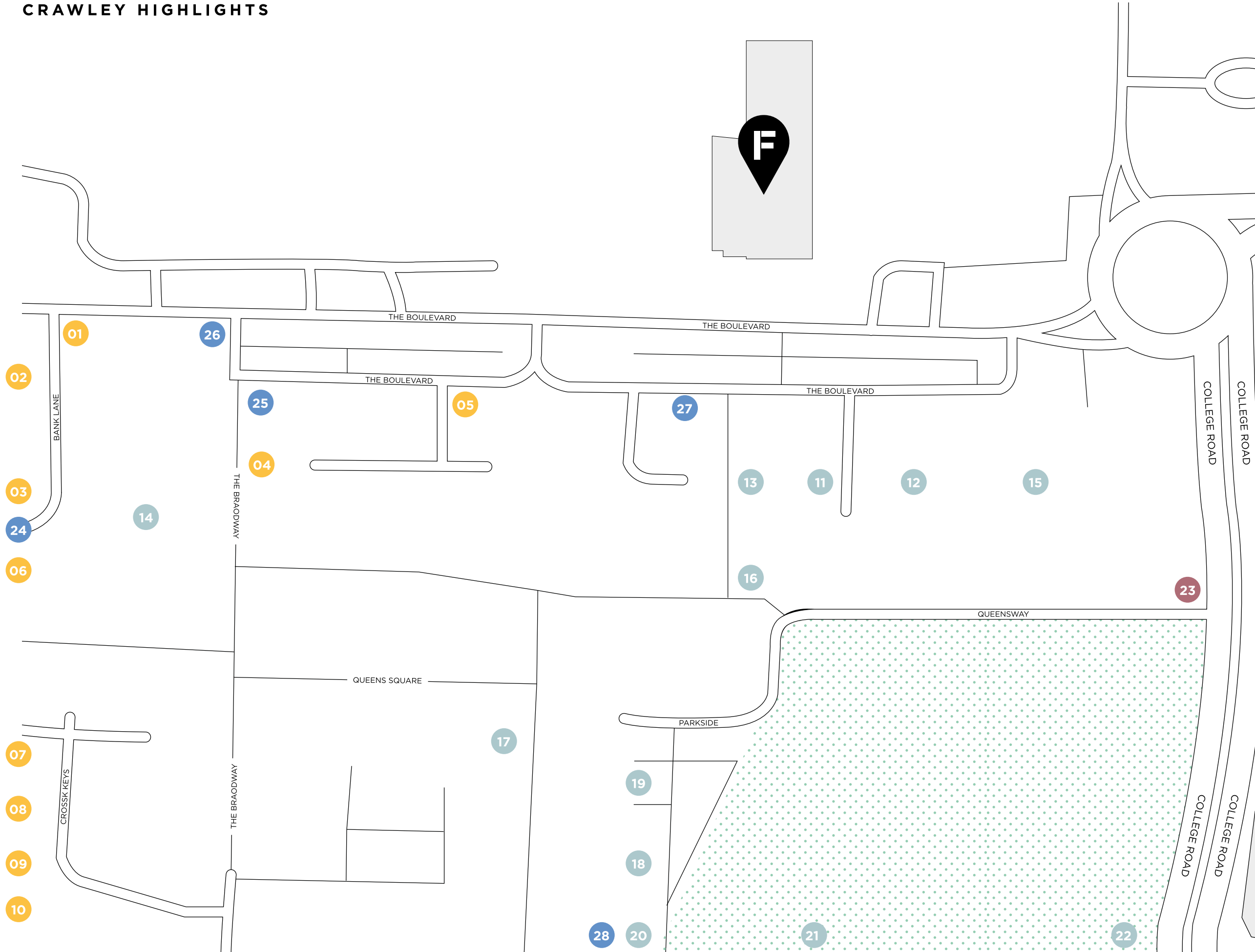
Crawley's centre buzzes with activity, thanks to its choice of restaurants, cafes and bars. A local favourite is colourful Caribbean classic, Turtle Bay, known for its delicious spicy flavours and craft cocktails. Another well-loved choice is the tastefully decorated Hillside Inn, a cosy gastropub serving up British seasonal dishes that never disappoint.

You'll also find high street names such as M&S and Decathlon, and the popular County Mall Shopping Centre features over 90 stores, with a kids' soft-play area and an international food court. For farm-fresh vegetables, baked goods, delicious cheeses and an array of delicacies, Crawley market opens on Wednesdays, Fridays and Saturdays every week.





CRAWLEY HIGHLIGHTS



Cafes & Restaurants

- 01 Pizza Express
- 02 The Old Punch Bowl
- 03 Anjelique Bar
- 04 Fatboys Joint
- Afghan Canteen
- 05 Pizza Hut
- 06 Brewery Shades
- 07 The White Hart
- 08 Blue India Crawley
- 09 The Hive Bar
- 10 Ask Italian

Shops

- 11 Marks & Spencer
- 12 Sainsbury's
- 13 New Look
- 14 Wilko
- 15 TK Maxx
- 16 Decathlon
- 17 Waterstones
- 18 H&M
- 19 Sports Direct
- 20 County Mall
- Shopping Centre
- 21 River Island
- 22 Debenhams

Culture & Leisure

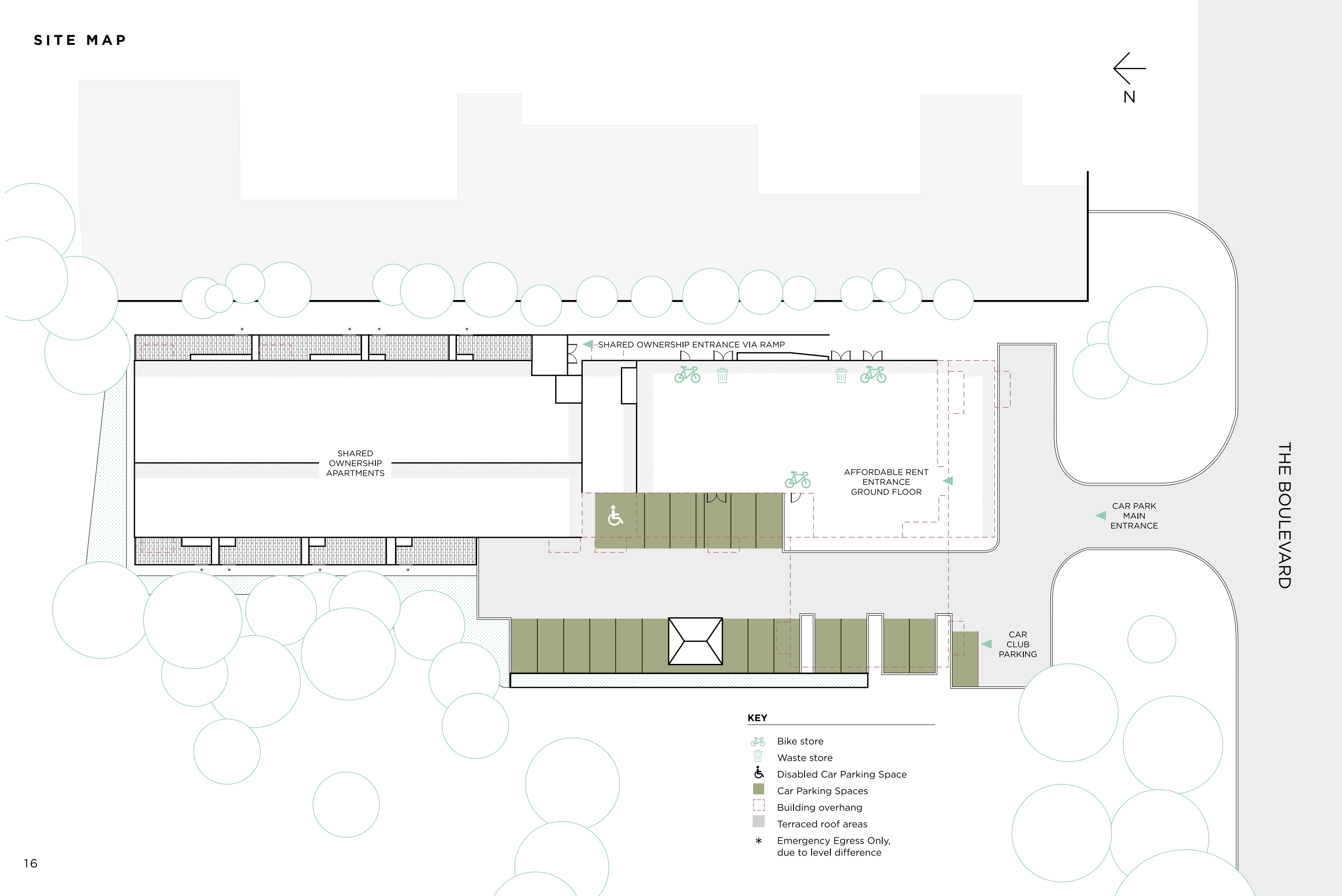
- 23 Chinese Culinary Arts

Banks

- 24 Barclays Bank
- 25 Lloyds Bank
- 26 Natwest Bank
- 27 Nationwide
- Building Society
- 28 Halifax Bank

Map not to scale and shows approximate locations only.

SITE MAP



- KEY**
- Bike store
  - Waste store
  - Disabled Car Parking Space
  - Car Parking Spaces
  - Building overhang
  - Terraced roof areas
  - \* Emergency Egress Only, due to level difference









YOUR NEW HOME'S INTERIORS

Kitchen

- Bespoke fitted kitchen
- Laminate worktop with upstand
- Integrated appliances including:
  - Extractor Fan
  - Zanussi stainless steel oven
  - Zanussi electric ceramic 4-zone hob
  - Fridge freezer
  - Bosch dishwasher
- Hotpoint washer dryer
- LED under-cupboard lighting
- 1.5 bowl stainless steel sink

Bathroom & en-suite

- Large format white floor and wall tiles
- Saniform white bath
- Glass bath screen
- Full height mirror
- Vanity top to main bathroom
- Vitra WC
- White basin with Hansgrohe sink taps
- Hansgrohe multi-hand shower
- Heated chrome towel radiator

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.

Interior finishes & electrics

- White electrical sockets and switches except chrome in kitchen above counter
- Carpets to all bedrooms
- Vinyl flooring to kitchen, dining room, living room and corridors
- Fitted wardrobe to master bedroom in selected homes
- LED ceiling recessed downlights to bathrooms, living room, kitchen & corridors

External finishes

- Paved patio area

Communal areas

- Landscaped areas
- Allocated residents' parking to selected homes

Heating and hot water

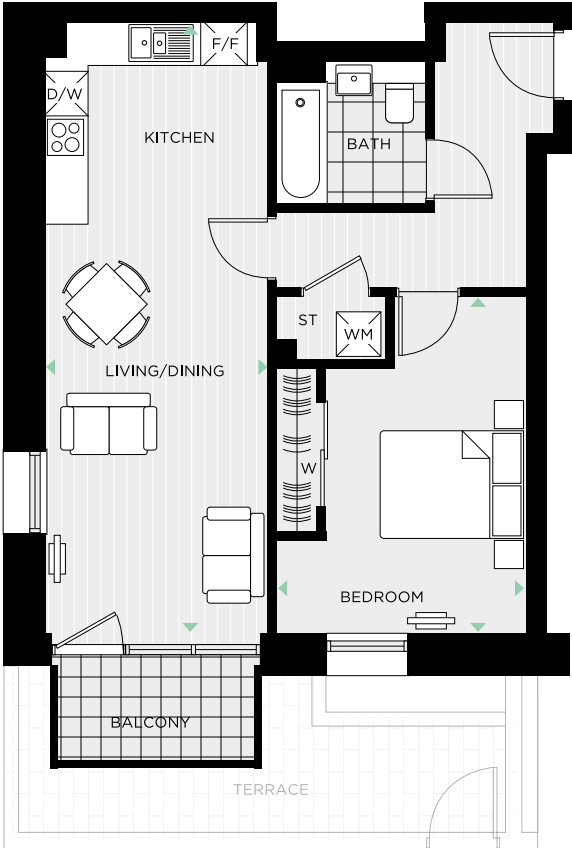
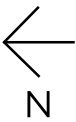
- The heating and hot water will be supplied by communal boilers.
- Myson radiators



Images of actual showhome at The Boulevard

1 BEDROOM APARTMENT

PLOTS - B.0.05, B.1.05 AND B.2.05



<b>KITCHEN, DINING, LIVING</b>
8.52 m x 3.09 m
27' 11" x 10' 2"
<b>BEDROOM</b>
4.71 m x 3.51 m
15' 5" x 11' 6"
<b>TOTAL INTERNAL AREA</b>
57,5 M <sup>2</sup>
547.8 Sq ft
<b>BALCONY</b>
4.3 M <sup>2</sup>
46.3 Sq ft
<b>TERRACE</b>
13.3 M <sup>2</sup>
143.1 Sq ft

Ground Floor	B.0.05	(with Terrace)
1st Floor	B.1.05	(with Balcony)
2nd Floor	B.2.05	(with Balcony)

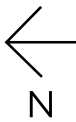
<b>KEY</b>
DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe



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

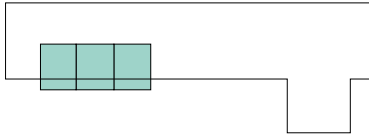
PLOTS - B.0.06, B.0.07, B.0.08, B.1.06\*, B.1.07\*, B.1.08\*, B.2.06\*, B.2.07\* AND B.2.08\*



<b>KITCHEN, DINING, LIVING</b>
6.70 m x 4.14 m
21' 12" x 13' 7"
<b>BEDROOM</b>
3.44 m x 3.46 m
11' 3" x 11' 4"
<b>TOTAL INTERNAL AREA</b>
52.5 M <sup>2</sup>
565.1 Sq ft
<b>TERRACE</b>
15.4 M <sup>2</sup>
165.7 Sq ft

Ground Floor	B.0.06	B.0.07	B.0.08	(with Terrace)
1st Floor	B.1.06*	B.1.07*	B.1.08*	(with Juliet Balcony)
2nd Floor	B.2.06*	B.2.07*	B.2.08*	(with Juliet Balcony)

<b>KEY</b>
DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe
* Juliet Balcony to plots

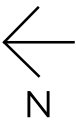


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1 BEDROOM APARTMENT

PLOTS - B.0.01, B.0.02, B.1.01\*, B.1.02\*, B.2.01\*, B.2.02\*, B.3.01\* AND B.3.02\*



KITCHEN, DINING, LIVING

6.70 m x 4.14 m  
21' 12" x 13' 7"

BEDROOM

3.44 m x 3.46 m  
11' 3" x 11' 4"

TOTAL INTERNAL AREA

50.6 M<sup>2</sup>  
567.2 Sq ft

TERRACE

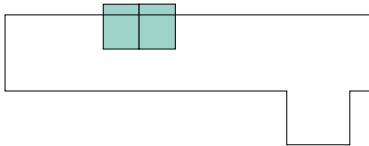
15.2 M<sup>2</sup>  
163.3 Sq ft

Ground Floor	B.0.01	B.0.02	(with Terrace)
1st Floor	B.1.01*	B.1.02*	(with Juliet Balcony)
2nd Floor	B.2.01*	B.2.02*	(with Juliet Balcony)
3rd Floor	B.3.01*	B.3.02*	(with Juliet Balcony)

KEY

DW: Dishwasher  
FF: Fridge Freezer  
WM: Washing Machine  
ST: Storage  
W: Wardrobe

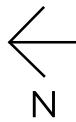
\* Juliet Balcony to plots



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2 BEDROOM APARTMENT

PLOTS - B.0.03, B.1.03 AND B.2.03



KITCHEN, DINING, LIVING

6.54 m x 3.46 m  
21' 5" x 11' 4"

MASTER BEDROOM

4.34 m x 3.10 m  
14' 3" x 10' 2"

BEDROOM 2

4.34 m x 2.74 m  
14' 3" x 8' 12"

TOTAL INTERNAL AREA

63.7 M<sup>2</sup>  
685.6 Sq ft

BALCONY

4.3 M<sup>2</sup>  
46.3 Sq ft

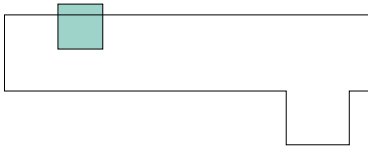
TERRACE

17.1 M<sup>2</sup>  
184.1 Sq ft

Ground Floor	B.0.03	(with Terrace)
1st Floor	B.1.03	(with Balcony)
2nd Floor	B.2.03	(with Balcony)

KEY

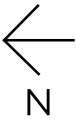
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FF: Fridge Freezer  
WM: Washing Machine  
ST: Storage  
W: Wardrobe



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2 BEDROOM APARTMENT

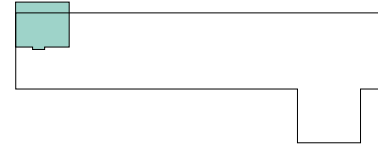
PLOTS - B.0.04, B.1.04 AND B.2.04



<b>KITCHEN, DINING, LIVING</b>
6.53 m x 4.16 m
21' 5" x 13' 8"
<b>MASTER BEDROOM</b>
4.54 m x 3.24 m
14' 11" x 10' 8"
<b>BEDROOM 2</b>
3.98 m x 3.03 m
13' 1" x 9' 11"
<b>TOTAL INTERNAL AREA</b>
71.6 M <sup>2</sup>
770.6 Sq ft
<b>BALCONY</b>
4.3 M <sup>2</sup>
46.3 Sq ft
<b>TERRACE</b>
19.3 M <sup>2</sup>
207.7 Sq ft

Ground Floor	B.0.04	(with Terrace)
1st Floor	B.1.04	(with Balcony)
2nd Floor	B.2.04	(with Balcony)

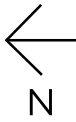
<b>KEY</b>
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W: Wardrobe



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2 BEDROOM APARTMENT

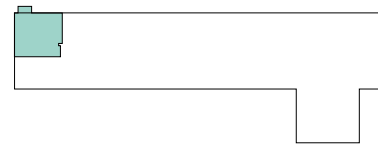
PLOT - B.3.04



<b>LIVING/DINING</b>
5.03 m x 3.22 m
16' 6" x 10' 7"
<b>KITCHEN</b>
3.49 m x 5.84 m
11' 5" x 19' 2"
<b>MASTER BEDROOM</b>
4.93 m x 2.75 m
16' 2" x 9' 0"
<b>BEDROOM 2</b>
3.72 m x 3.27 m
12' 2" x 10' 9"
<b>TOTAL INTERNAL AREA</b>
80.2 M <sup>2</sup>
863.2 Sq ft
<b>BALCONY</b>
4.3 M <sup>2</sup>
46.2 Sq ft

3rd Floor	B.3.04	(with Balcony)
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<b>KEY</b>
DW: Dishwasher
FF: Fridge Freezer
WM: Washing Machine
ST: Storage
W: Wardrobe

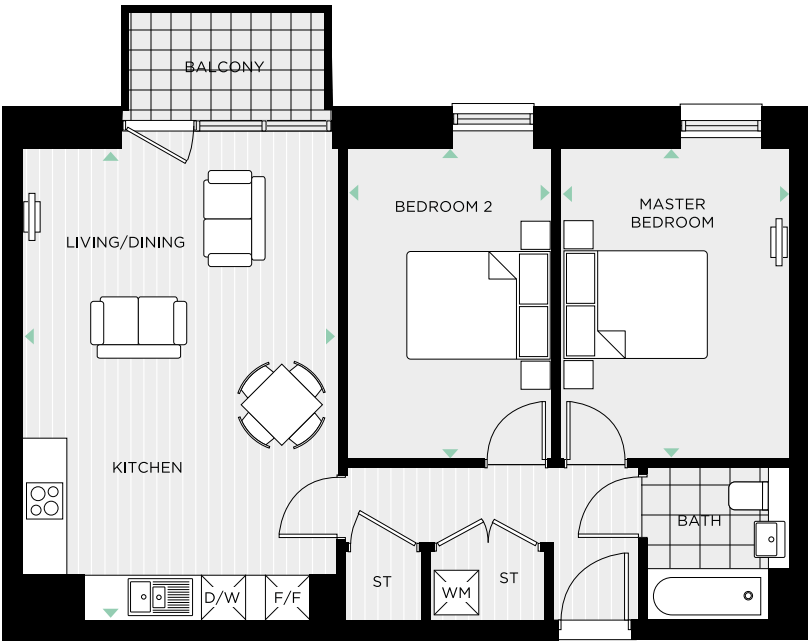
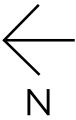


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2 BEDROOM APARTMENT

PLOT - B.3.03



KITCHEN, DINING, LIVING

6.54 m x 4.41 m  
21' 5" x 14' 6"

MASTER BEDROOM

4.32 m x 3.20 m  
14' 2" x 10' 6"

BEDROOM 2

4.32 m x 2.90 m  
14' 2" x 9' 6"

TOTAL INTERNAL AREA

71.2 M<sup>2</sup>  
766.3 Sq ft

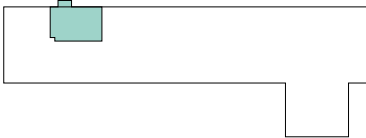
BALCONY

4.3 M<sup>2</sup>  
46.2 Sq ft

3rd Floor      B.3.03      (with Balcony)

KEY

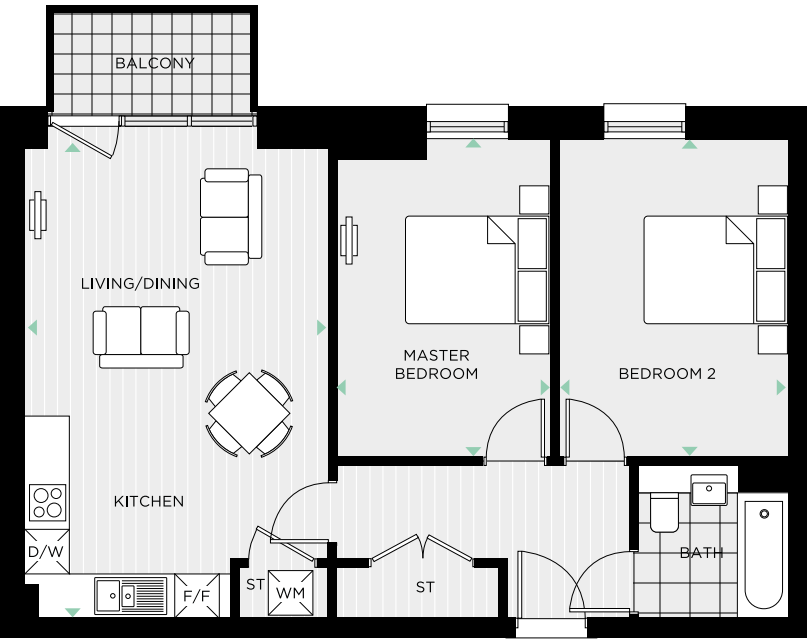
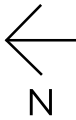
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2 BEDROOM APARTMENT

PLOT - B.3.06



KITCHEN, DINING, LIVING

6.52 m x 4.22 m  
21' 5" x 13' 10"

MASTER BEDROOM

4.46 m x 3.20 m  
14' 8" x 10' 6"

BEDROOM 2

4.46 m x 3.00 m  
14' 8" x 9' 10"

TOTAL INTERNAL AREA

71.4 M<sup>2</sup>  
768.5 Sq ft

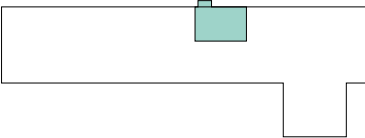
BALCONY

4.3 M<sup>2</sup>  
46.2 Sq ft

3rd Floor      B.3.06      (with Balcony)

KEY

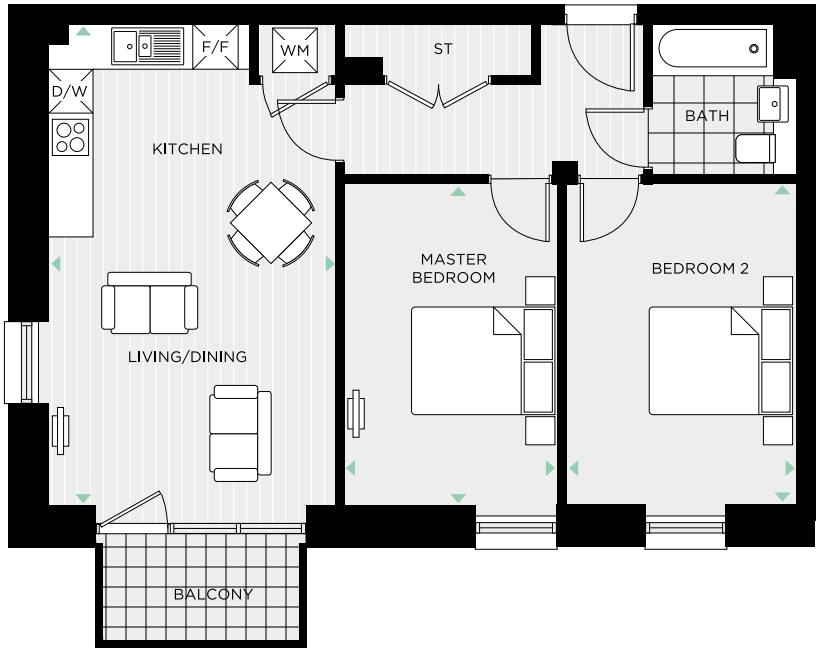
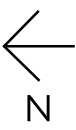
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2 BEDROOM APARTMENT

PLOT - B.3.05



KITCHEN, DINING, LIVING

6.72 m x 3.99 m  
22' 1" x 13' 1"

MASTER BEDROOM

4.46 m x 3.20 m  
14' 8" x 10' 6"

MASTER BEDROOM

4.46 m x 3.00 m  
14' 8" x 9' 10"

TOTAL INTERNAL AREA

71.6 M<sup>2</sup>  
797.2 Sq ft

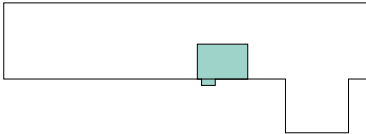
BALCONY

4.3 M<sup>2</sup>  
46.2Sq ft

3rd Floor B.3.05 (with Balcony)

KEY

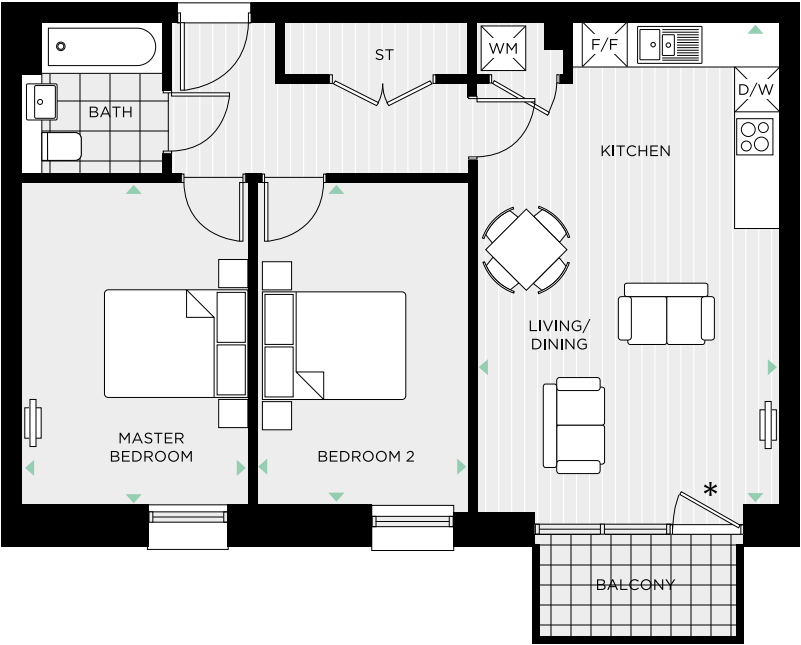
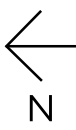
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ST: Storage  
W: Wardrobe



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2 BEDROOM APARTMENT

PLOTS - B.0.09\*, B.1.09 AND B.2.09



KITCHEN, DINING, LIVING

6.69 m x 4.24 m  
21' 11" x 13' 11"

MASTER BEDROOM

4.47 m x 3.20 m  
14' 8" x 10' 6"

BEDROOM 2

4.47 m x 2.96 m  
14' 8" x 9' 9"

TOTAL INTERNAL AREA

72.1 M<sup>2</sup>  
776.0 Sq ft

BALCONY

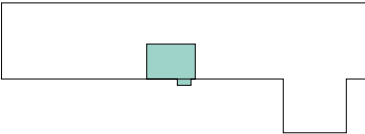
4.3 M<sup>2</sup>  
46.2Sq ft

Ground Floor B.0.09\* (with Juliet Balcony)  
1st Floor B.1.09 (with Balcony)  
2nd Floor B.2.09 (with Balcony)

KEY

DW: Dishwasher  
FF: Fridge Freezer  
WM: Washing Machine  
ST: Storage  
W: Wardrobe

\* Juliet Balcony to plots



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

Apartments offer shared-ownership opportunities for households earning up to £80k, even if buyers have previously owned a home or are in the process of seling an existing home. A bold, modern lifestyle is within easy reach.

- Buy affordably through part renting & part owning
- 12-year construction warranty
- Increase shares to eventually own entire property
- 2-year developer’s defects warranty
- Buy your home chain-free
- From 5% deposit

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 depos- it you will need depends on the mortgage provider you chose, the terms of the mortgage and your cred- it 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](http://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 7,000 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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**FABRICA**  
by A2Dominion