

# HEATHBOURNE VILLAGE

BUSHEY HEATH · HERTFORDSHIRE

New shared Ownership apartments  
from St. Arthur Homes situated  
in a traditionally styled gated community  
within leafy private grounds



## WELCOME TO HEATHBOURNE VILLAGE



Situated within wide leafy boulevards and mature trees, Heathbourne Village is a collection of beautifully crafted homes designed to reflect the spirit of the Arts and Crafts era and provide an environment of timeless living.

St. Arthur Homes is presenting just four stylish apartments available through Shared Ownership. Offering the very best of open plan living, the spacious properties are available in a range of one and two bedroom layouts, each finished with a high quality interior specification.

Situated within a short walk of Bushey Heath, residents can enjoy an array of independent shops and eateries, golf and country clubs. Several walks can also be enjoyed across the easily accessible open countryside and woodland.



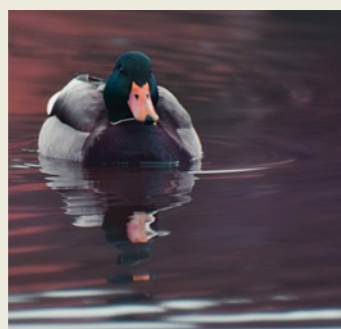
# Love the VILLAGE LIFE



Just a short stroll from Heathbourne Village, Bushey Heath offers a range of shops, cafes and restaurants for day to day needs. A little further on, Bushey Village provides a much-desired quaint village atmosphere complete with green open space, duck pond and traditional high street. For the complete retail experience, locals flock to Intu in Watford, with an abundance of shops and services to take advantage of.

An idyllic setting for first-time buyers and families alike, Heathbourne Village is within walking distance of local open spaces, including Stanmore Common, Merry Hill and Bentley Priory Nature Reserve, with a further collection of country clubs close by.

If you fancy your hand at a round of golf, Hartsbourne, Grims Dyke, Stanmore and Pinner Hill Golf Clubs each offer the full eighteen holes, complete with pro shops and golfing lessons. For sporting and leisure facilities, Bushey Grove Leisure Centre accommodates a range of activities, including indoor courts for badminton, netball, basketball and squash, a gym offering daily workout classes, a swimming pool, a spa and wellbeing centre and outdoor sporting facilities.





## CONNECTING COMMUNITIES

Perfect for commuters, the town of Bushey Heath is a well-connected location. By car, junction 4 of the M1 is less than two miles away, as well as links to the A1 and A41.

A short drive from Heathbourne Village is Bushey, the nearest train station with a direct service to London Euston in under half an hour. Other easily accessible stations include Harrow & Wealdstone and Watford Junction, or from Elstree & Borehamwood there are Thameslink services to London St Pancras. There are also several bus stops close by serving various local routes.

### WALKING

from Heathbourne Village

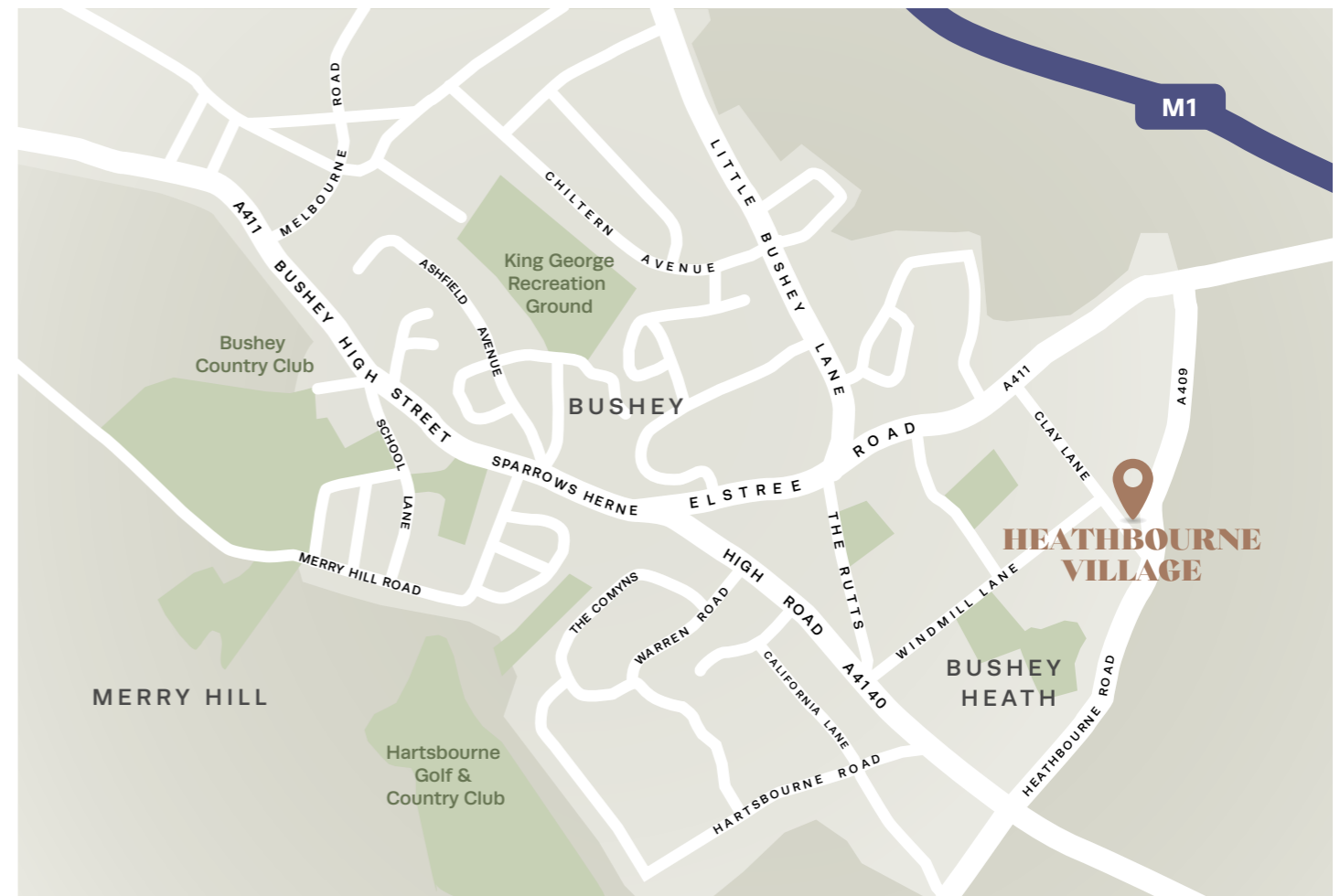
Windmill Park	5 mins
Warren Lake	17 mins
Stanmore Cricket Club	19 mins
Bushey Library	21 mins
Hartsbourne Golf Course and Country Club	22 mins

### BY TRAIN

from Bushey Railway Station

Watford Junction	2 mins
Harrow & Wealdstone	11 mins
Tring	22 mins
London Euston	29 mins
Milton Keynes Central	48 mins

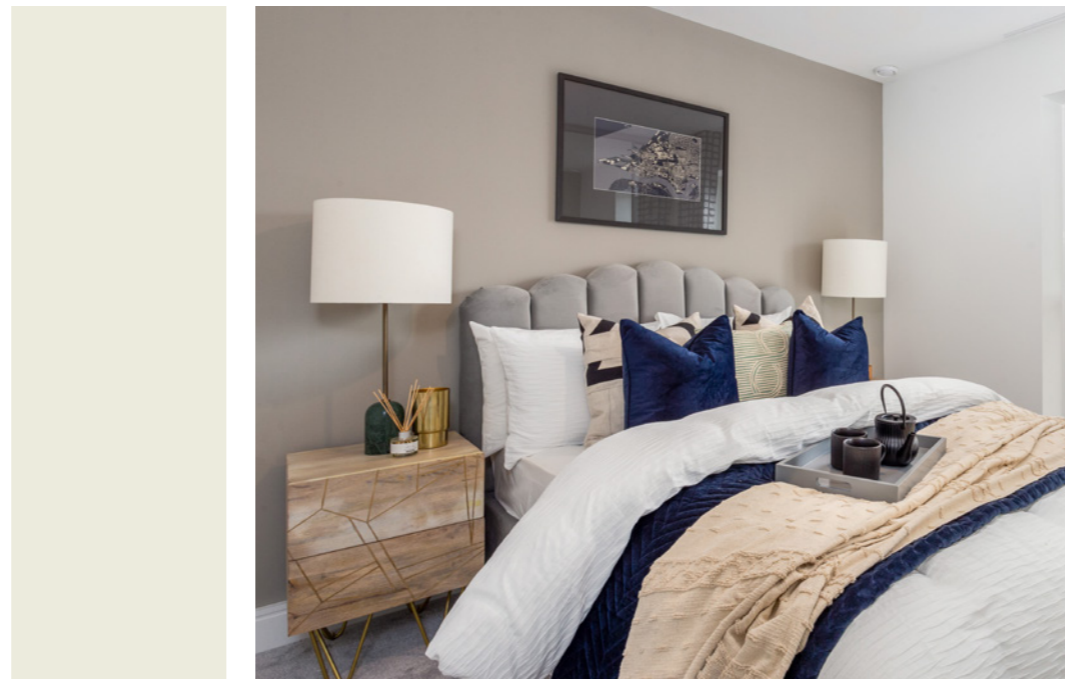
Heathbourne Village, Birchville Court, Heathbourne Road,  
Bushey Heath, Hertfordshire, WD23 1PB



# QUALITY SPECIFICATION

Heathbourne Village seamlessly blends the charm and spirit of a traditional village community with modern luxury homes, reflected within each stunning apartment.

Photography from a previous St Arthur Homes development



## KITCHEN

- Contemporary style units with feature under-cabinet lighting
- Siemens electric single oven with warming drawer, combination microwave oven and induction hob with a gas point
- Full height integrated fridge/freezer
- Sink tap with Flexi Hose
- Wine fridge (where applicable)
- Integrated Siemens dishwasher
- Siemens washer/dryer
- Compartmentalised recycle storage bins

## BATHROOM

- Built-in joinery vanity unit with washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Wall-mounted WC with soft closing seat and dual flush controls
- Chrome heated towel rails

## HEATING

- Gas fired central heating'
- Underfloor heating to all rooms

## BEDROOMS

- Hand-built contemporary design bespoke joinery fitted wardrobes to the principal bedroom and bedroom 2, with drawer pack to principal bedroom

## FLOOR COVERINGS

- Wood flooring to entrance hall, coat cupboard and open-plan kitchen / dining / living room
- Fitted carpets to bedrooms

## ELECTRICAL

- BT telephone points to kitchen and principal bedroom
- Provision for Sky Q TV with wiring as standard to the kitchen / living / dining room, and principal bedroom
- Two USB sockets above kitchen worktop, study and principle bedroom

## OTHER

- Video phone entry system
- Entrance door with multipoint locking system
- Secure electric entrance gates, with number plate recognition
- Communal areas have secure CCTV cameras
- Parking spaces have the infrastructure installed for electric car charger points
- Turf, planting and paving to selected areas of gardens

# DEVELOPMENT LAYOUT



# GROUND FLOOR

## APARTMENT 15

One bedroom apartment  
538ft<sup>2</sup> / 49.9m<sup>2</sup>

Kitchen/Lounge	5.8m 19' 0"	×	4.2m 13' 9"
Bedroom 1	3.1m 10' 2"	×	3.3m 10' 9"
Bathroom	2.1m 6' 10"	×	2.3m 7' 6"

## APARTMENT 16

Two bedroom apartment  
753ft<sup>2</sup> / 69.9m<sup>2</sup>

Kitchen/Lounge	5.4m 17' 8"	×	2.5m 8' 2"
Bedroom 1	3.0m 9' 10"	×	3.6m 11' 9"
Bedroom 2	2.7m 8' 10"	×	3.5m 11' 5"
Bathroom	2.1m 6' 10"	×	2.3m 6' 5"



All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

# FIRST FLOOR

## APARTMENT 17

One bedroom apartment  
538ft<sup>2</sup> / 49.9m<sup>2</sup>

Kitchen/Lounge	7.5m 24' 7"	×	3.1m 10' 2"
Bedroom 1	3.4m 11' 1"	×	3.5m 11' 5"
Bathroom	4.1m 13' 5"	×	1.6m 5' 2"

## APARTMENT 18

One bedroom apartment  
538ft<sup>2</sup> / 49.9m<sup>2</sup>

Kitchen/Lounge	3.6m 11' 9"	×	6.5m 21' 3"
Bedroom 1	3.7m 12' 1"	×	4.2m 13' 9"
Bathroom	2.9m 9' 6"	×	1.7m 5' 6"



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## SHARED OWNERSHIP

Shared Ownership lets buyers get a foothold on the property ladder in an affordable way. By choosing a part buy, part rent scheme you combine the security of ownership with the benefit of reduced monthly costs.

In a nutshell, Shared Ownership means you buy a share in the property, with the remaining share retained by St. Arthur Homes. At Heathbourne Village, you can purchase a 50% share of the property, with the opportunity to buy further shares up to 100% and outright ownership in the future. The beauty of this flexible ownership model means a smaller deposit and a smaller mortgage, topped up by rental payments on the remaining balance, making it a perfect option for first time buyers.

To qualify, you must have a household income of under £80,000, a good credit history and the ability to afford the regular payments. The initial outlay is as little as a 5% deposit bringing stylish urban living to genuinely affordable levels.



## ST. ARTHUR HOMES

St. Arthur Homes is a registered provider of affordable housing bringing a fresh approach to the shared ownership market. It focuses solely on high quality shared ownership homes that combine excellent standards of design and specification with outstanding locations.

St Arthur is committed to improving affordability for buyers and helping to support more people onto the property ladder. Working collaboratively as a member of the Wayfarer Partnership and approved by the government's Homes & Communities Agency, St Arthur is dynamic and forward-looking with strong ambitions for growth. It operates across outer London and the south and east of England, with several exciting new developments in the pipeline.



# HEATHBOURNE VILLAGE

BIRCHVILLE COURT,  
HEATHBOURNE ROAD,  
BUSHEY HEATH,  
HERTFORDSHIRE,  
WD23 1PB



[sales@starthurhomes.com](mailto:sales@starthurhomes.com)

020 7224 3066

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