

SQUIRES PARK

2 luxury apartments with balconies and parking
in a new development in Bushey

Russell Place, Plots 3 & 4

Price: £380,000

(80% of price based on a shared equity purchase)





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THE DEVELOPMENT

Squires Park is a flagship development of 55 luxurious apartments and houses, situated in the most desirable gated location in Bushey.

It is surrounded by greenbelt countryside and open fields. It offers modern living in a delightful rural setting. Each of these desirable properties have been carefully designed to the highest specification with sleek modern kitchens and luxurious bathrooms offering the ultimate in contemporary living, whilst incorporating traditional external features in-keeping with the historical feel of the area it sits within.

As part of this development, Hertsmere will be helping to deliver 2 x two bedroom apartments on an 80% shared equity basis.

The 100% market value for these apartments is = £475,000.

Therefore the purchase price for these apartments at 80% of value = £380,000.

These elegantly designed two-bedroom apartments are ideal for buyers who want a spacious, luxurious home that retains a sense of warmth and comfort. The apartments are surrounded by opulent landscaped gardens, combine modernity with comfortable living.

A bright and spacious open plan kitchen, living and dining area leads out to a private outdoor space.

The apartments also feature a family bathroom designed with a wealth of modern conveniences, echoing the high-quality aesthetic throughout the properties.

LOCATION

Squires Park is an exceptional development has been thoughtfully positioned close to a range of transport links, amenities and places of interest.

The Bushey Hall Golf Club and Bushey Rangers Youth & Football Club are just a short walk from Squires Park, while the Bushey Grove Leisure Centre and David Lloyd Gym are nearby and feature swimming pools, a spa, cafés and large event rooms to hire.

Bushey also has a number of beautiful parks and open spaces to wander through at your leisure, including King George Recreation Ground (featuring a splash park and café), Fishers Field Nature Reserve, Bushey Rose Garden and Hilfield Park Reservoir.

Bournehall Primary School, Bushey Heath Primary School and Merry Hill Infant School and Nursery are based in the town of Bushey and all currently hold an outstanding Ofsted rating. In nearby Watford, the towns Boys and Girls Grammar Schools both hold an outstanding rating and are considered two of the most esteemed secondary schools in Hertfordshire.

Watford also plays host to a number of exciting amenities and attractions. The impressive Atria Shopping Centre features a number of high street stores and restaurants, while the stunning Edwardian Watford Palace Theatre runs a number of productions throughout the year. In addition, sports fans can pay a visit to Vicarage Road, home to Watford Football Club. If you are looking to venture further afield, the M1 motorway is just a five-minute drive from Squires Park, while the two nearest train stations, Watford and Bushey, are within a 20-minute walk.



SHARED EQUITY

Squires Park has just two shared equity properties. These apartments are valued at £475,000, however through this programme any purchaser wanting to buy either of the properties will only have to pay 80% of the market value. This figure is £380,000 with Hertsmere owning the other 20%. Therefore, buyers will be required to put down a deposit and take out a mortgage for the 80% value being £380,000. Please note buyers will have the opportunity of purchasing the extra 20% further down the line, therefore owning 100% of the property.

This is an opportunity for a first time buyer to purchase a luxury property for a smaller amount of money and take their first steps onto the property ladder. There is no rent to pay as these are not shared ownership programmes. We strongly advise for all interested parties to speak to our mortgage broker **Paul McManus on 07850 363578** or **Paul.McManus@mab.org.uk** so that you are aware of minimum deposit levels required by lenders and the affordability on the remaining balance to come from the mortgage company.

The application criteria for this scheme are as follows:

First Joint Priority

- Resident in Hertsmere and currently a tenant of a Registered Social Landlord no minimum period of residency required.
- Armed Forces personnel living in Hertsmere or had lived in Hertsmere immediately before being posted elsewhere.

Second Priority

Current resident in Hertsmere in rented or other accommodation considered settled by the Council and on the Council's Housing Register

Third Priority

Current resident in Hertsmere in rented or other accommodation considered settled by the Council.

Fourth Priority

Continuously employed within the Borough of Hertsmere for a minimum period of 6 months. The main place of employment is situated within the borough.

Fifth Priority

Have a close relative that lives in the Borough and has done so continuously for the last 12 months. Close relative is defined as parent, son, daughter, brother or sister. (Note if the connection is either an applicant's son or daughter, the son/daughter must be over 18 years of age) – Evidence of a local connection gained through family will be required in the form of birth certificates.

All the above must be first time buyers, not own any other property within the United Kingdom or abroad and this purchase will be their only residence

All the above must earn less than, or a maximum of, £80,000 per annum per household.

All applications must be approved and authorised by Hertsmere Borough Council.

FLOOR PLANS - FIRST FLOOR



2 bedrooms



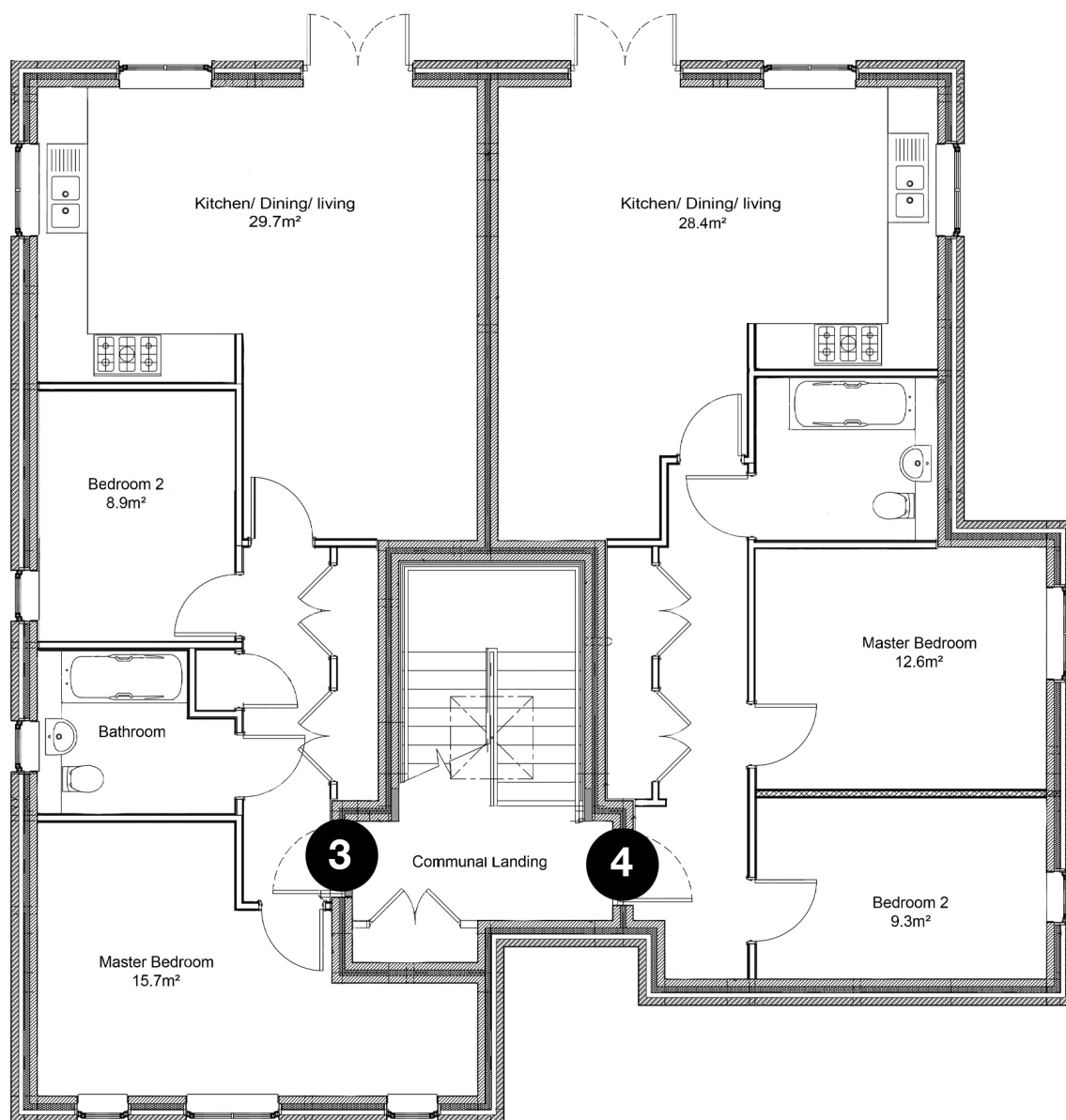
1 bathroom

Russell Place, Plot 03

Approx 70.1 sq²m (754.54 sq²ft)

Russell Place, Plot 04

Approx 68.4 sq²m (736.25 sq²ft)



Russell Place, F1 plots 1-4



Marketed by:



Imagine Land & New Homes

Block B, 26 Wilmington Close
Watford, WD18 0FQ

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imagine-group.co.uk

PLEASE NOTE: All images used are for illustrative purposes. These and the dimensions given are illustrative for this property type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties.

With a Help to Buy Equity Loan the government lends you 20% of the cost of your newly built home. You only need to pay a deposit of 5%, and then only require a 75% mortgage. You won't be charged interest on the 20% loan for the first five years of owning your home.

Please note the information contained within this brochure was correct at time of publishing. Certain details may have changed since this time. Floorplans and dimensions are taken from architectural drawings and are indicative only. Maximum dimensions are usually stated and there may be projections into these. Floorplans and kitchen layouts are for guidance only. Computer Generated Images are not to scale and trees or landscaping shown are indicative only.