

SHARED OWNERSHIP
TOWN CENTRE
APARTMENTS





EVES HOUSE

Located within the historic Randalls development, with the iconic converted former department store at its heart, Eves House is a superb collection of thoughtfully designed 1 and 2 bedroom apartments available through shared ownership. Offering a high specification throughout these new apartments are ideally placed for Uxbridge town centre and its excellent transport links.

Computer generated illustration indicative only

BUYING A HOME WITH SHARED OWNERSHIP

Subject to eligibility, shared ownership is an affordable housing scheme that allows you to part buy and part rent your home. In the future you can purchase additional shares in the property at market value at that time, until you own 100% of the property.

YOU COULD BE ELIGIBLE FOR SHARED OWNERSHIP IF:

- Your household income is between £25,000 and £90,000
- You cannot buy a property on the open market for a variety of reasons
- You meet the local authorities eligibility criteria

SHARED OWNERSHIP - HOW IT WORKS

You will need a mortgage and deposit for your share, and you will pay an affordable rent on the remaining share that Rosewood continues to own. The minimum initial share you could purchase is 25% and the maximum is 75%. However, the shares you can purchase will depend on the development and on your individual circumstances.

We assess applications on an individual basis and we will discuss with you the maximum share you can afford.

HOW IS RENT CALCULATED?

Rent is calculated based on the value of the share retained by Rosewood at the time of your first purchase. The annual rent is set at 2.75% per annum of this value.

For example – you buy a 50% share in a property valued at £200,000. The value of the equity retained by Rosewood is £100,000.

$£100,000 \times 2.5\% = £2,750$ per annum, or £52.88 per week.

CAN I BUY MORE SHARES IN MY PROPERTY?

You can purchase additional shares in your property after 1 year from your initial purchase. You can eventually own the property outright and this is called 'staircasing'.

The cost of any further shares will be based on the open market value at the time you apply.

If you do buy more shares, the amount retained by Rosewood will reduce and your rent will be reduced accordingly.

1 CHOOSE A PROPERTY

Register your interest in a new apartment at Randalls

2 AFFORDABILITY & ELIGIBILITY

Your eligibility for shared ownership will be assessed

3 MEET OUR SALES TEAM

Discuss the affordability assessment and view the property or plans

4 YOUR OFFER

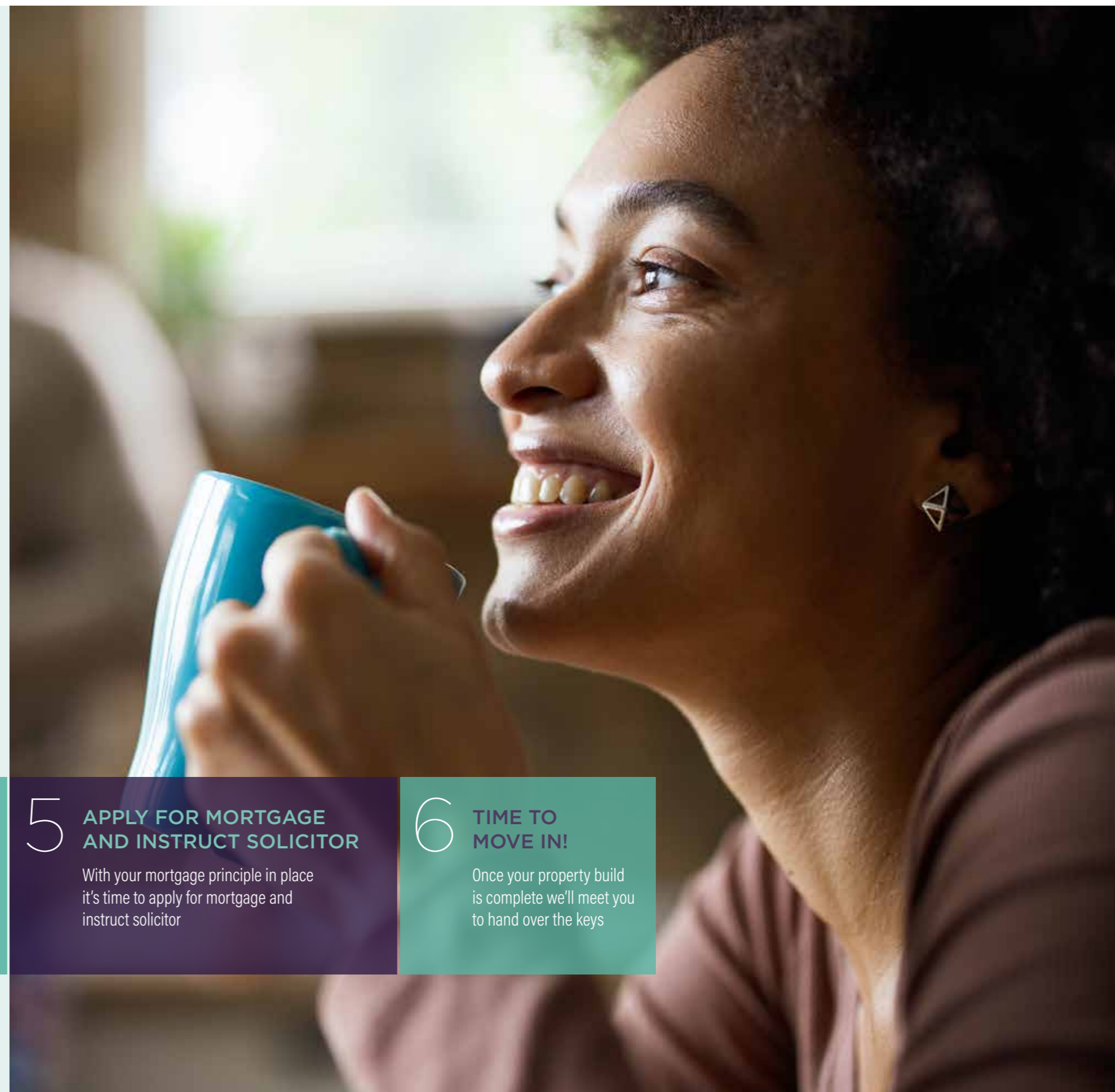
If you meet eligibility and affordability criteria Rosewood will offer you a property and a reservation fee will be required

5 APPLY FOR MORTGAGE AND INSTRUCT SOLICITOR

With your mortgage principle in place it's time to apply for mortgage and instruct solicitor

6 TIME TO MOVE IN!

Once your property build is complete we'll meet you to hand over the keys



THE DEVELOPMENT

Randalls comprises five separate buildings, each with its own character and style.

- 
Eves House
 Located behind Old Brigade House, Eves House comprises just nine 1 and 2 bedroom apartments available through shared ownership
- 
Gatsby House
 The conversion of the Grade II Listed department store has resulted in the creation of fourteen unique apartments
- 
Charleston House
 Adjoining the Grade II Listed department store, Charleston House comprises a further sixteen 1 and 2 bedroom apartments

- 
Old Brigade House
 The original Fire Station has been carefully restored to create three split level apartments
- 
Dalloway House
 Dalloway House is a stylish new collection of sixteen new build apartments



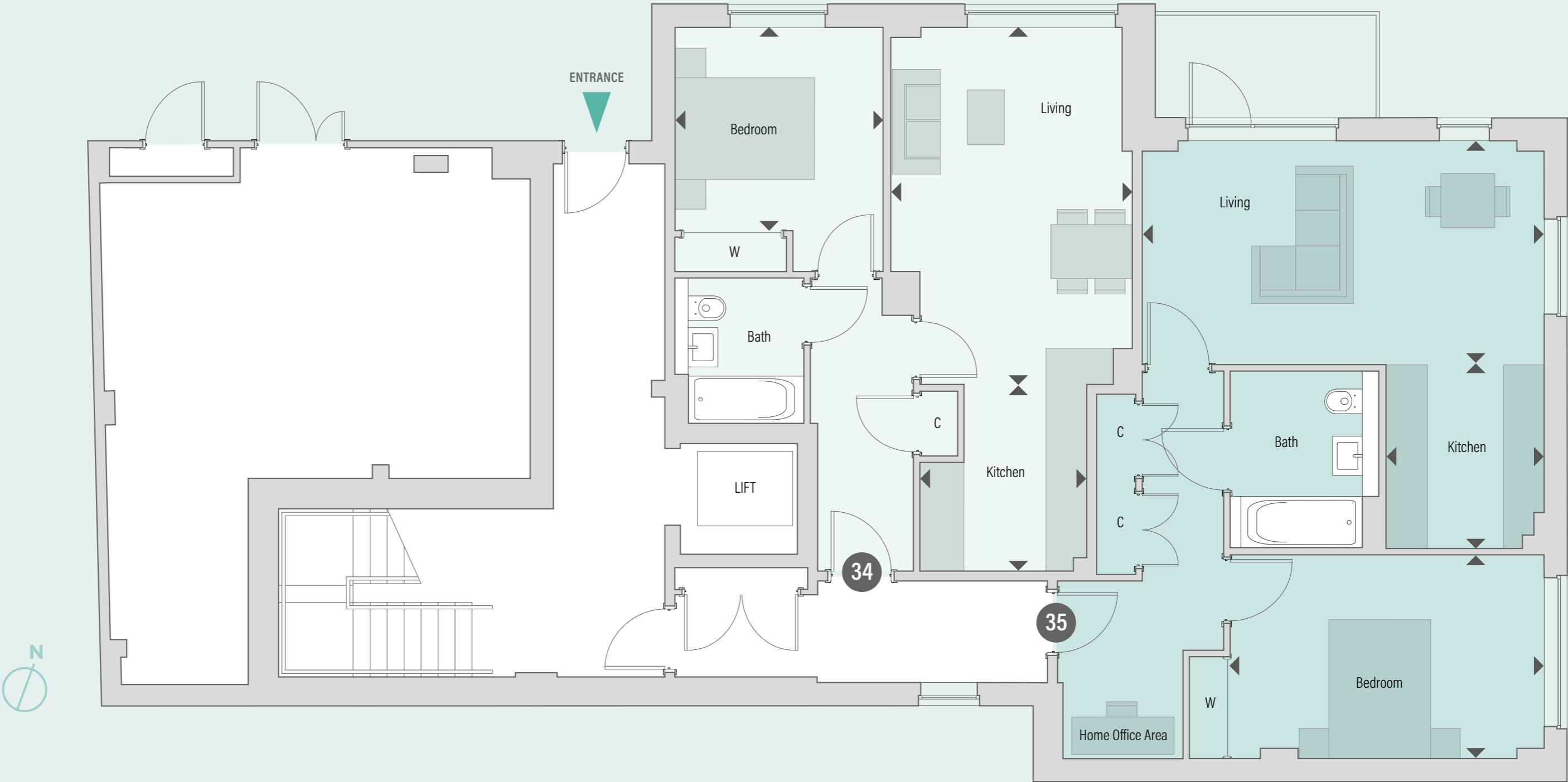
GROUND FLOOR

APARTMENT 34

Kitchen	2.46m x 2.75m	8'1" x 9'0"
Living	3.55m x 5.26m	11'8" x 17'3"
Bedroom	3.07m x 3.00m	10'1" x 9'10"

APARTMENT 35

Kitchen	2.34m x 2.71m	7'8" x 8'11"
Living	5.92m x 3.30m	19'5" x 10'10"
Bedroom	4.62m x 3.00m	15'2" x 9'10"



C Cupboard ES En Suite W Wardrobe W/D Washer/dryer

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

FIRST FLOOR

APARTMENT 36

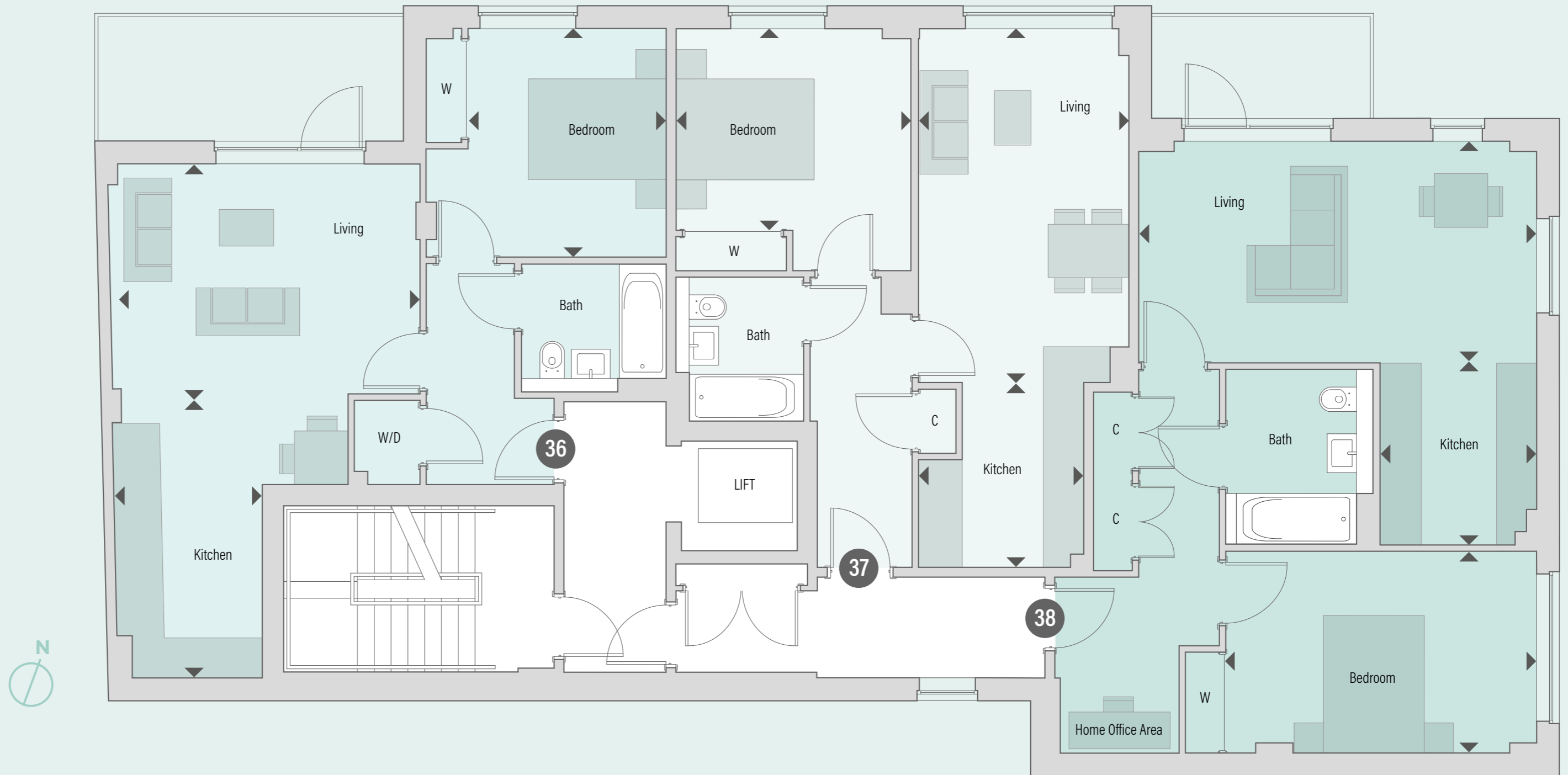
Kitchen	2.19m x 4.23m	7'2" x 13'10"
Living	4.65m x 3.42m	15'3" x 11'3"
Bedroom	2.95m x 3.40m	9'8" x 11'2"

APARTMENT 37

Kitchen	2.46m x 2.75m	8'1" x 9'0"
Living	3.13m x 5.27m	10'3" x 17'3"
Bedroom	3.51m x 3.00m	11'6" x 9'10"

APARTMENT 38

Kitchen	2.34m x 2.71m	7'8" x 8'11"
Living	5.92m x 3.28m	19'5" x 10'9"
Bedroom	4.63m x 3.03m	15'2" x 9'11"



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SECOND & THIRD FLOORS

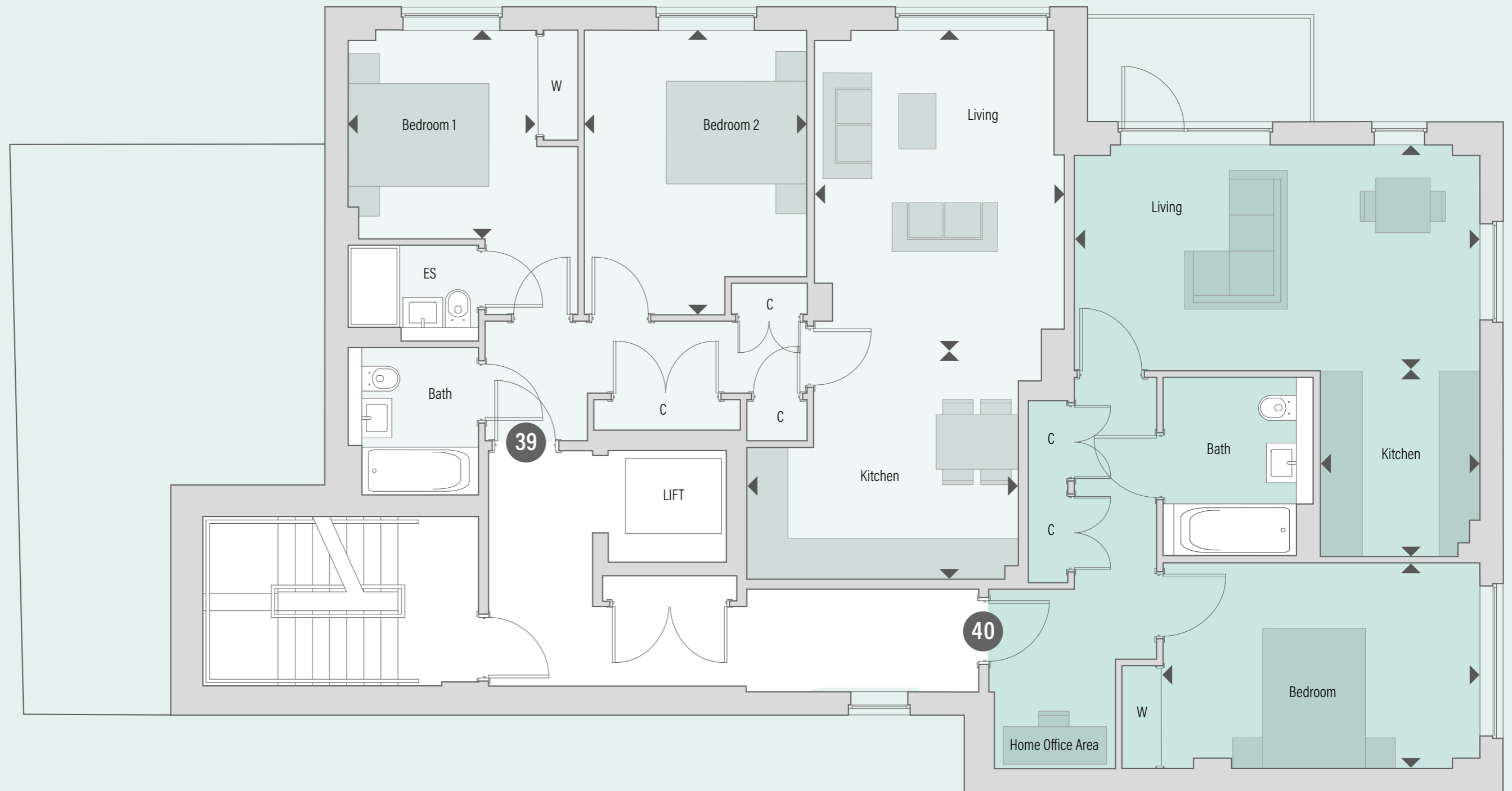
APARTMENTS 39 & 41

Kitchen	3.96m x 3.28m	13'0" x 10'9"
Living	3.66m x 4.73m	12'0" x 15'6"
Bedroom 1	2.75m x 3.04m	9'0" x 10'0"
Bedroom 2	3.25m x 4.15m	10'8" x 13'7"

APARTMENTS 40 & 42

Kitchen	2.33m x 2.71m	7'8" x 8'11"
Living	5.92m x 3.29m	19'5" x 10'9"
Bedroom	4.62m x 3.00m	15'2" x 9'10"

APARTMENT 39 - SECOND FLOOR
APARTMENT 41 - THIRD FLOOR



C Cupboard ES En Suite W Wardrobe

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APARTMENT 40 - SECOND FLOOR
APARTMENT 42 - THIRD FLOOR

SPECIFICATION

KITCHENS

- Contemporary handleless kitchen units
- Slimline quartz worktops with matching upstand & splashback
- Stainless steel sink and Hansgrohe chrome mixer tap
- Stainless steel oven, induction hob and integrated extractor hood
- Integrated appliances to include 70/30 fridge freezer and dishwasher
- Integrated microwave*
- Integrated washer/dryer (except plot 36 - see floor plan for detail)

BATHROOMS

- Contemporary white sanitaryware with chrome accessories
- Vanity units under sink to bathroom
- Fully recessed mirrors to bathroom and en suite
- Concealed cistern with soft close seat and chrome push plate
- Quartz shelf
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screens to baths
- Shower cubicle with thermostatic shower and clear glass shower to en suite
- Full height Porcelanosa wall tiling around bath (bathrooms) and shower cubicle (en suites)
- Porcelanosa floor tiles to bathroom and en suite
- Shaver point to bathroom and en suite
- Chrome ladder style towel rail to bathroom and en suite

INTERNAL FEATURES/DECORATION

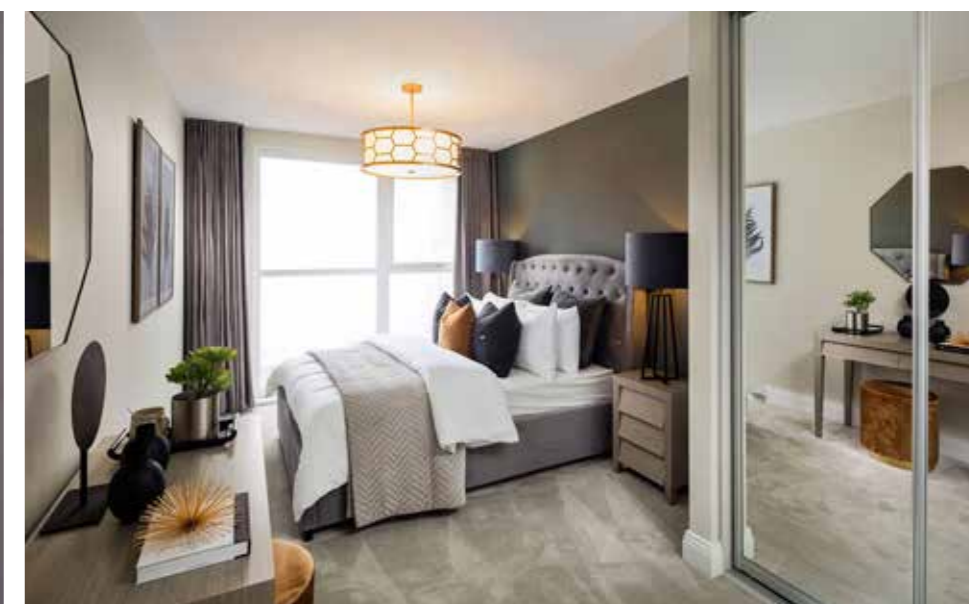
- Underfloor heating throughout
- Contemporary white ladder doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen, bathroom and ensuite
- Pendant lighting elsewhere
- Mains control smoke alarm

COMMUNAL/EXTERNAL FEATURES

- Video entry phone
- Decorated and carpeted corridors
- Secure gated development

PEACE OF MIND

10 Year Premier warranty. Each home will be independently surveyed during the construction process and a certificate will be issued on completion of the home.



*Subject to layout, please check with your sales advisor
Images depict previous developments and indicative specification



LIVE THE UXBRIDGE LIFE

Today, Uxbridge has become a desirable destination for modern living with a lively town centre vibe complemented by tranquil award-winning green open spaces and the waterways of the Grand Union Canal.

Your new apartment at Randalls will put you within just a few steps of everything Uxbridge has to offer. Intu shopping centre plays host to a plethora of high street names and a multiscreen Odeon. In Windsor Street, part of the Conservation Area, historic buildings are home to a variety of independent retailers.

There's an amazing choice of restaurants in Uxbridge with tastes to suit all palates from all corners of the globe, in addition to coffee shops, pubs and bars.

If you want to escape the hustle and bustle of town centre living you'll find green space on your doorstep at Fassnidge Park, winner of the coveted Green Flag Award regularly since 2005. Designed by the same architect responsible for the art deco Randalls building, Fassnidge Park covers 4 acres and was opened in 1926. Today, this tranquil spot is a pleasant retreat and home to a bowling green, tennis courts and the popular Rusty Bike Café.

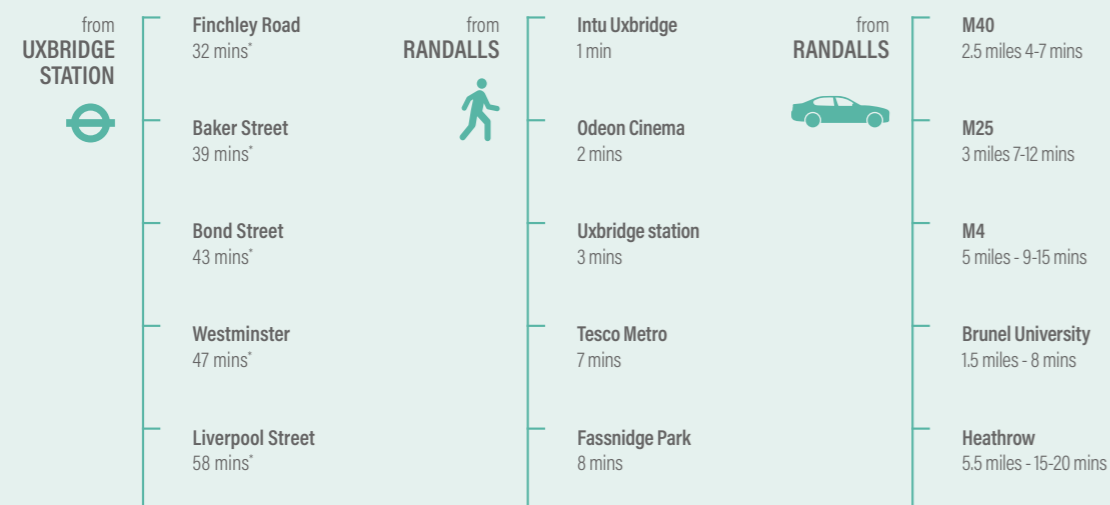
ALL THE RIGHT CONNECTIONS

One of the great advantages to life in Uxbridge is connectivity.

Underground services operate via either Metropolitan or Piccadilly lines to the heart of the capital, with Baker Street accessible within as little as 39 minutes, while sport and music lovers will appreciate services to Wembley with a travel time of around 25 minutes.

The nearest Crossrail station is nearby West Drayton, where forthcoming services will get you to Tottenham Court Road in 25 minutes and Canary Wharf in 38 minutes.

For wider world connections, Heathrow is just 6.5 miles away and is served by bus services from right outside your door on Vine Street.



*Source: www.tfl.gov.uk - minimum journey time / www.google.co.uk/maps





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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.
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