



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

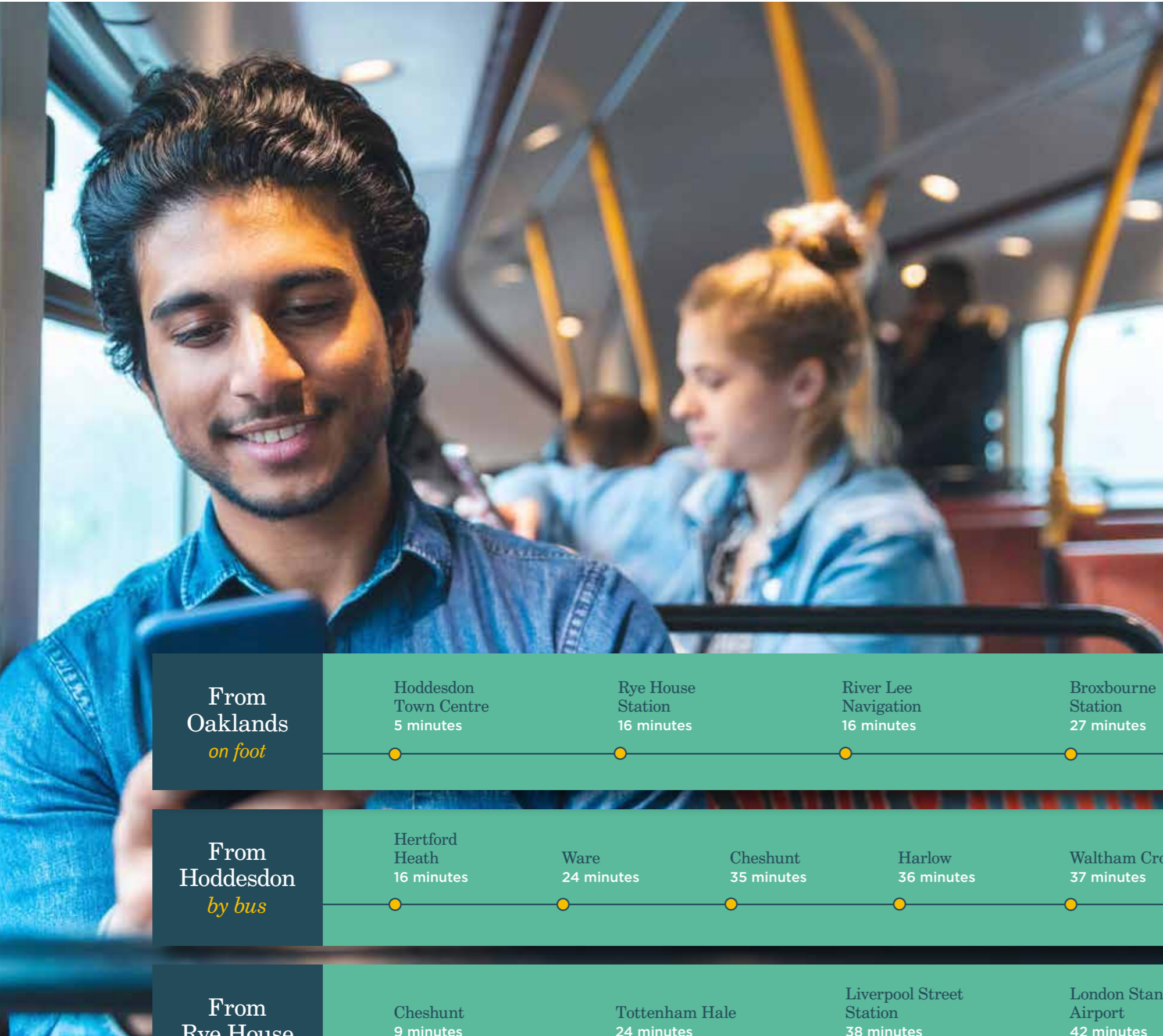
that includes gyms, museums and entertainment. Just a mile from Oaklands you'll find the John Warner Sports Centre, with children's activities, pool, gym and outdoor football pitches.

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.



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



OAKLANDS

HODDESON



Development Layout



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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 - ALL SOLD

Phase 2

Plot 39 - 2 bedroom apartment

Plot 40 - 2 bedroom apartment

Plot 41 - 2 bedroom apartment

Plot 42 - 2 bedroom apartment

Plot 43 - 2 bedroom apartment

Plot 44 - 2 bedroom apartment

Plot 45 - 2 bedroom apartment

Plot 46 - 2 bedroom apartment

Plot 47 - 2 bedroom apartment

Plot 48 - 2 bedroom apartment

Plot 49 - 2 bedroom apartment

Plot 50 - 2 bedroom apartment

Plot 51 - 2 bedroom apartment

Plot 52 - 2 bedroom apartment

Plot 53 - 2 bedroom apartment

Plot 54 - 2 bedroom apartment



The apartments



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Two bedroom apartment

Plots 39 - 42

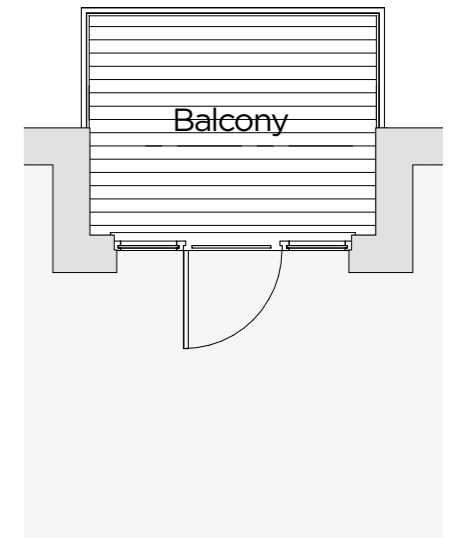
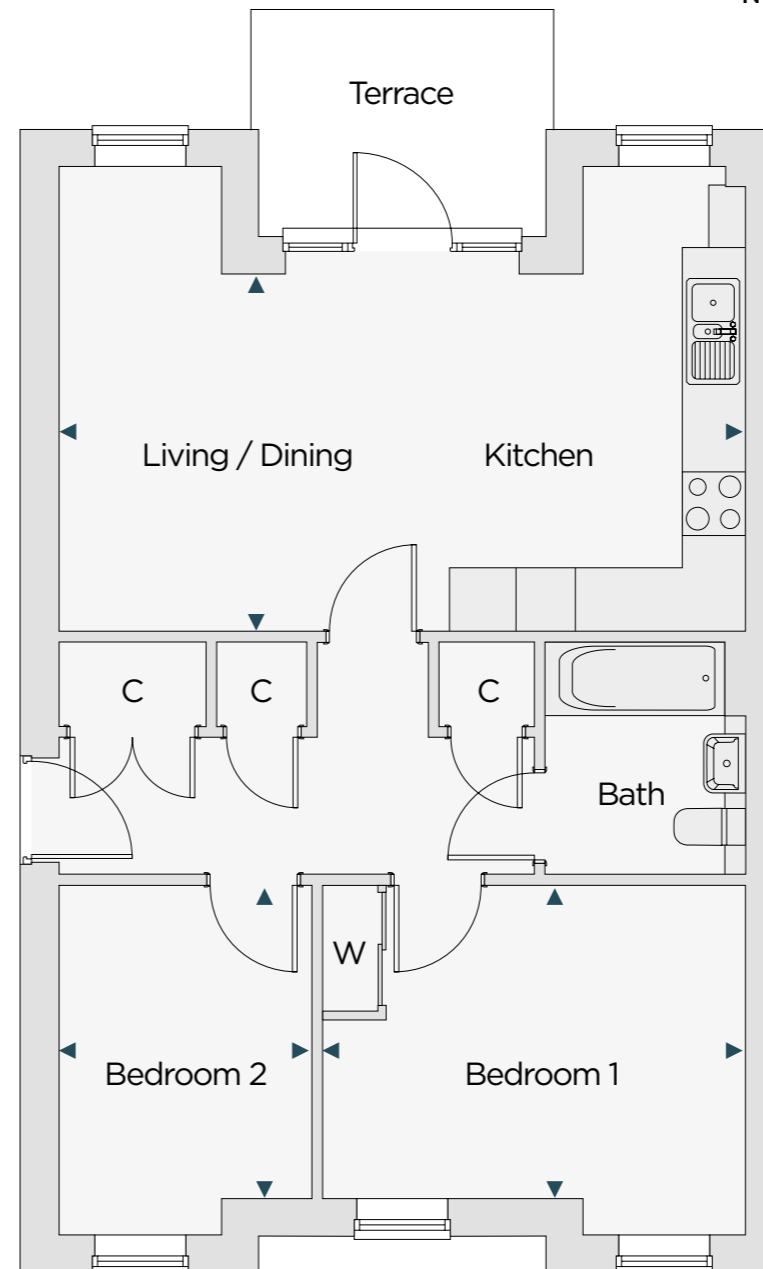


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Plot 39 - ground floor / Plot 40 - first floor

Plot 41 - second floor / Plot 42 - third floor

Kitchen / Living	6.54m x 3.42m	21'5" x 11'2"
Bedroom 1	4.04m x 3.00m	13'3" x 9'10"
Bedroom 2	3.00m x 2.43m	9'10" x 7'11"

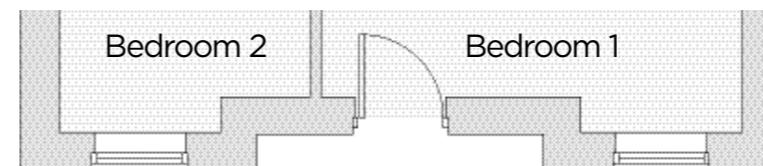


Balcony to plots 40, 41 & 42



C: Cupboard W: Wardrobe

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



Juliet Balcony to plots 40, 41 & 42

Two bedroom apartment

Plots 43 - 46

Plot 43 - ground floor / Plot 44 - first floor

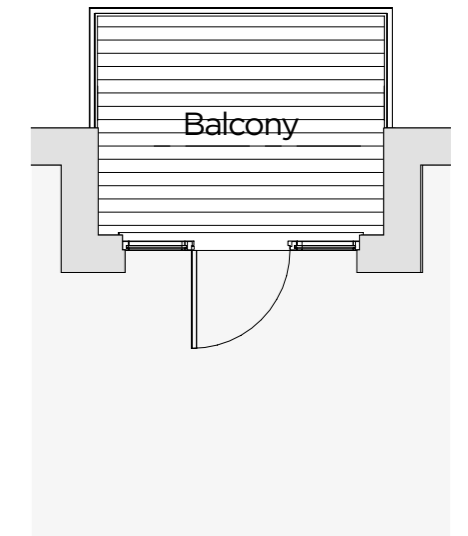
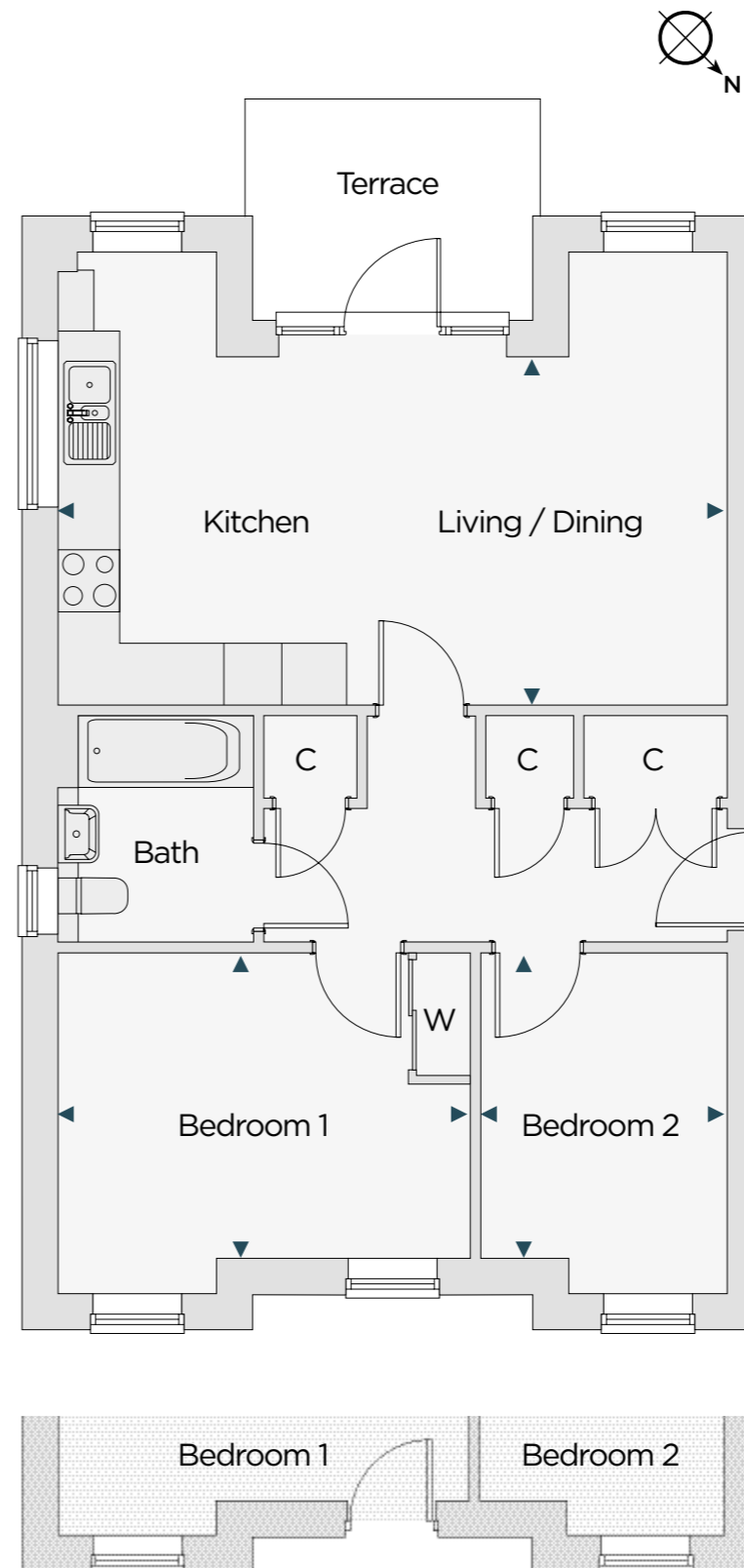
Plot 45 - second floor / Plot 46 - third floor

Kitchen / Living	6.54m x 3.42m	21'5" x 11'2"
Bedroom 1	4.04m x 3.00m	13'3" x 9'10"
Bedroom 2	3.00m x 2.43m	9'10" x 7'11"



C: Cupboard W: Wardrobe

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



Balcony to plots 44, 45 & 46

Juliet Balcony to plots 44, 45 & 46

Two bedroom apartment

Plots 47 - 50



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Plot 47 - ground floor / Plot 48 - first floor

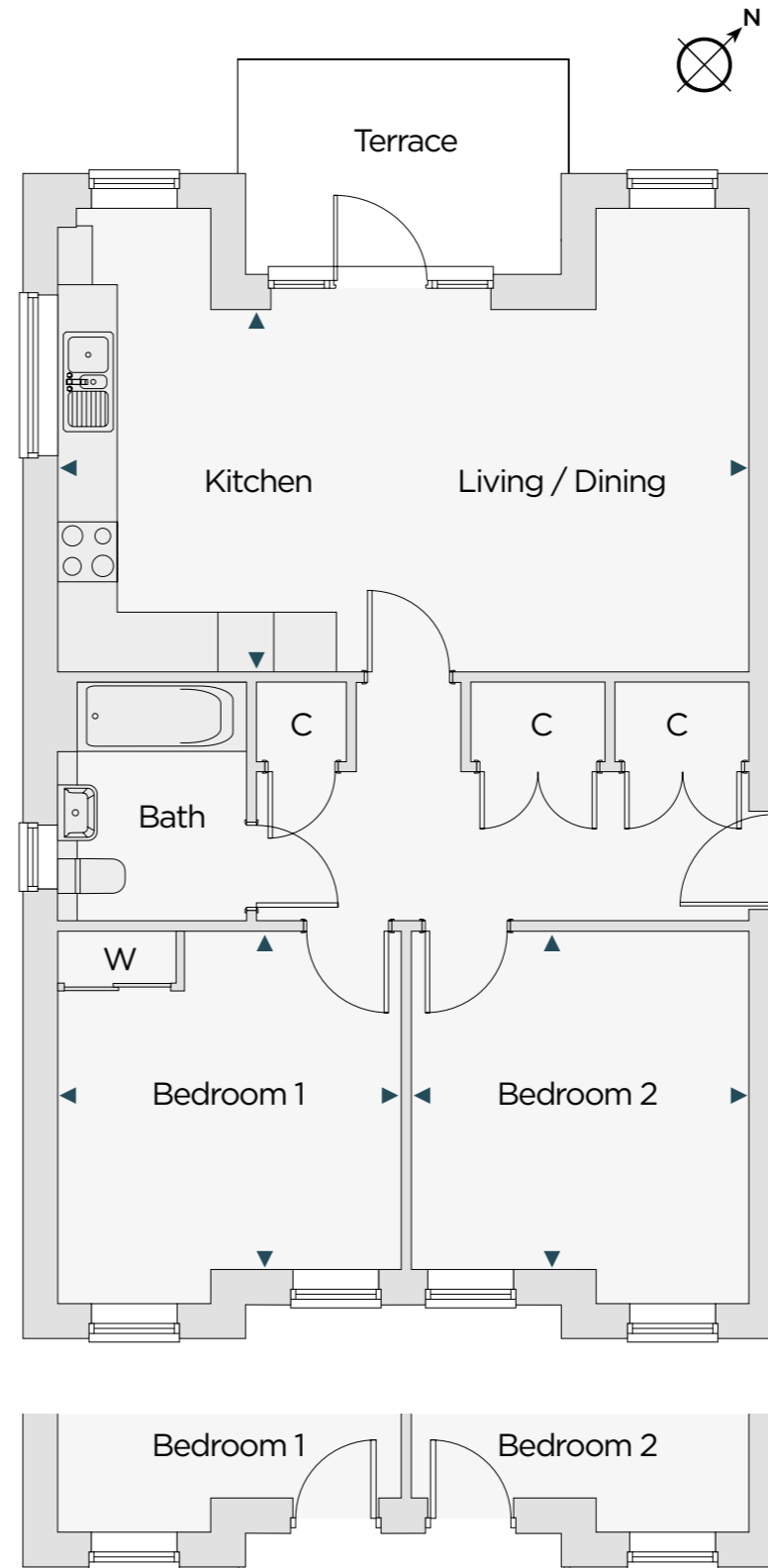
Plot 49 - second floor / Plot 50 - third floor

Kitchen / Living	6.99m x 3.68m	22'11" x 12'0"
Bedroom 1	3.45m x 3.44m	11'3" x 11'3"
Bedroom 2	3.44m x 3.39m	11'3" x 11'1"

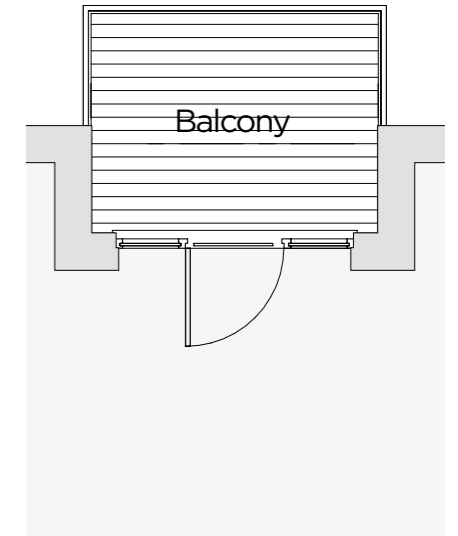


C: Cupboard W: Wardrobe

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



Juliet Balconies to plots 48, 49 & 50



Balcony to plots 48, 49 & 50

Two bedroom apartment

Plots 51 - 54



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Plot 51 - ground floor / Plot 52 - first floor

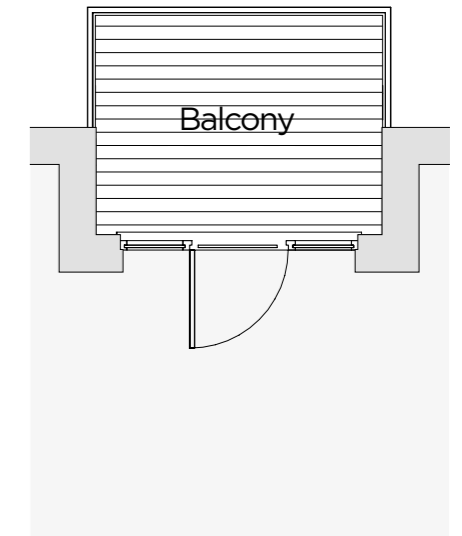
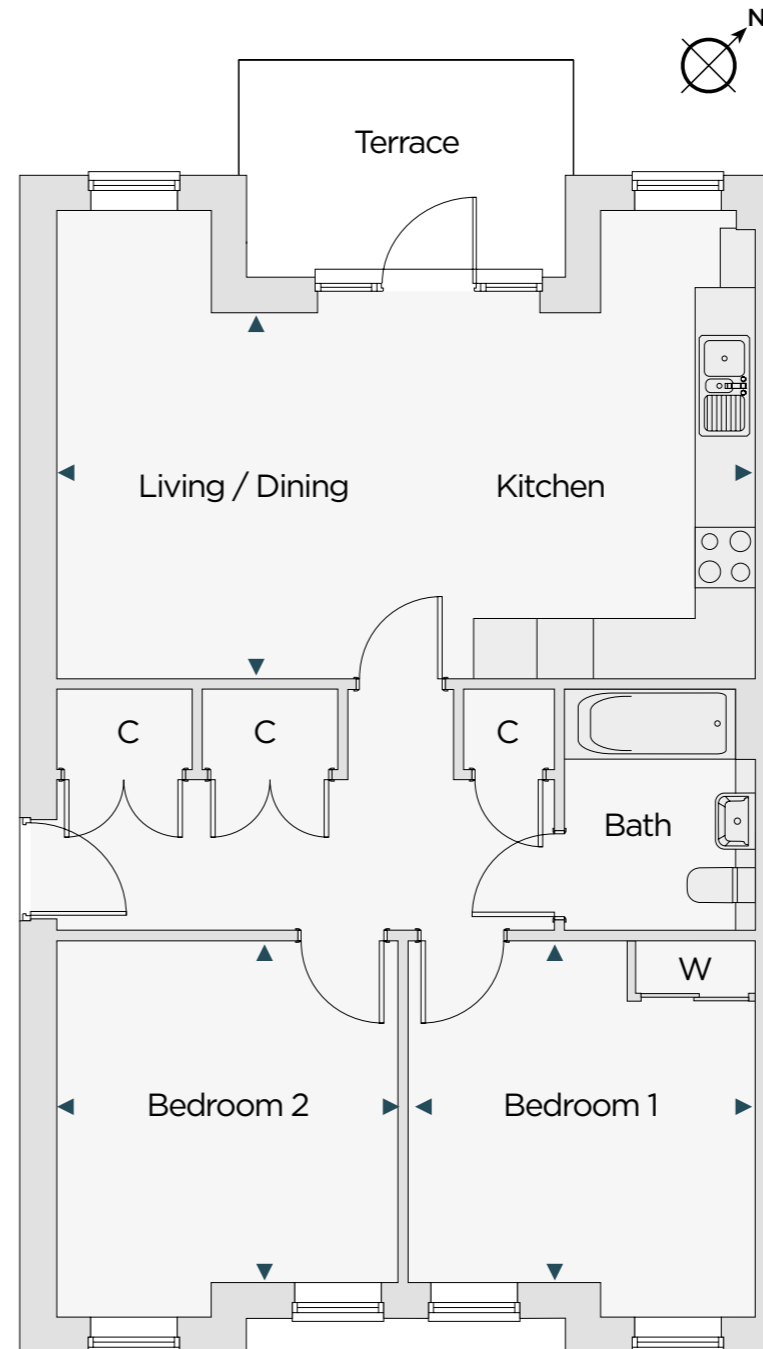
Plot 53 - second floor / Plot 54 - third floor

Kitchen / Living	6.99m x 3.68m	22'11" x 12'0"
Bedroom 1	3.45m x 3.44m	11'3" x 11'3"
Bedroom 2	3.44m x 3.39m	11'3" x 11'1"

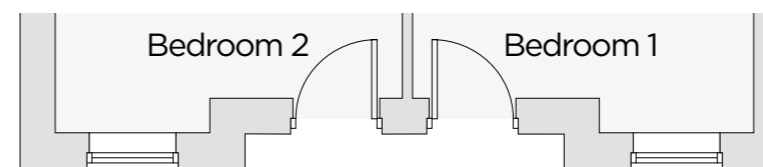


C: Cupboard W: Wardrobe

Site plan indicative only. The dimensions shown are approximate and the precise measurements may vary.
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Balcony to plots 52, 53 & 54



Juliet Balconies to plots 52, 53 & 54

The Specification



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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

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 ensuites (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)
- 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.

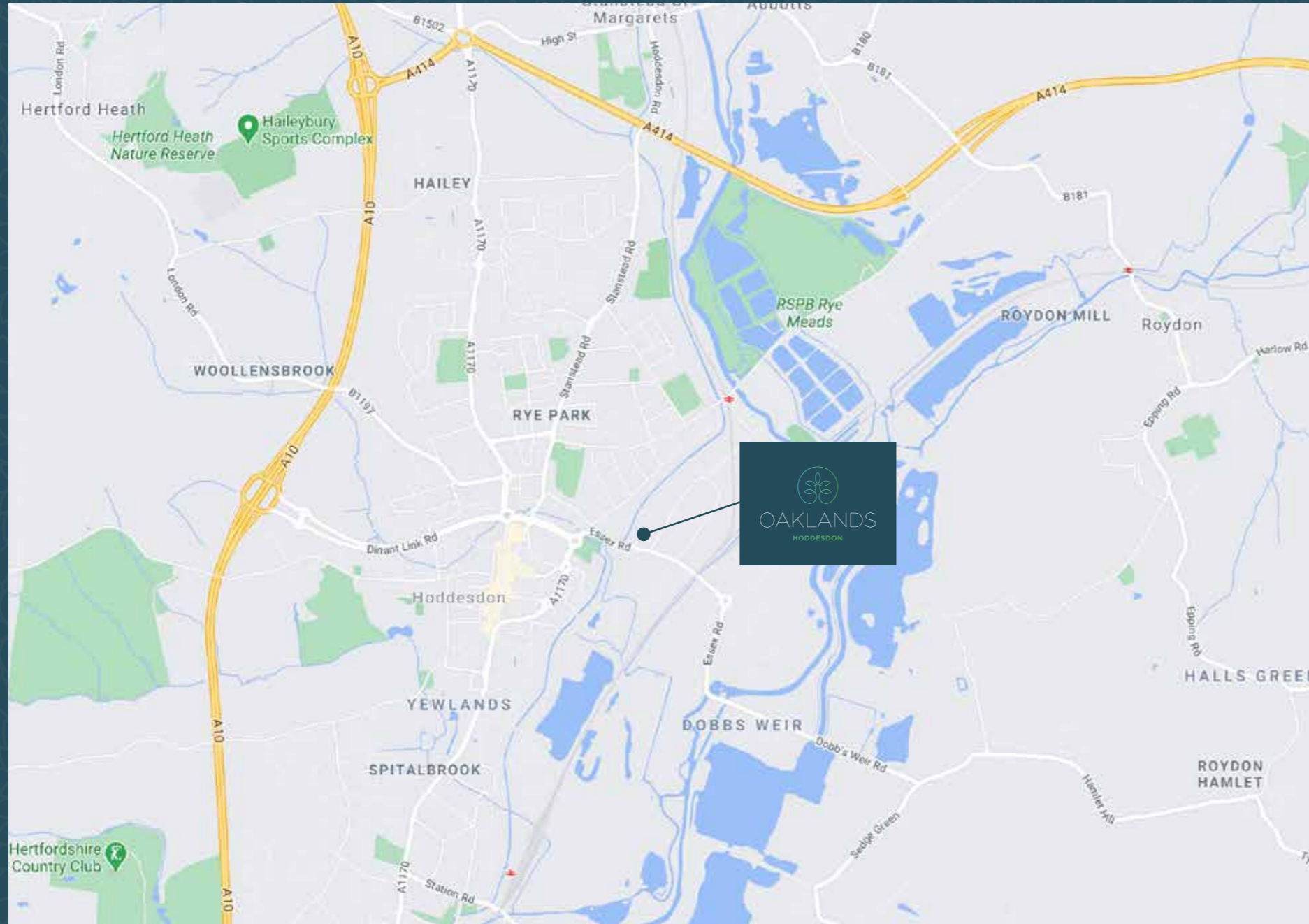
B3@Home was set up to provide thoughtfully designed homes in ideal locations for people wanting to get on the property ladder and who are struggling to own their own home through conventional methods.

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

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