

# Edinburgh Way

HARLOW, ESSEX

A new collection of 1 & 2 bedroom apartments  
available with Shared Ownership

*A home of your own*

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Computer generated image

# Welcome to Edinburgh Way

Edinburgh Way is a new collection of stunning apartments situated on the edge of Harlow.

Each apartment has been built to a high specification and features a contemporary interior throughout. Whether you work locally or commute to the centre of London, you are close to everything that matters. You will have all the amenities of Harlow on your doorstep, the charm of Old Harlow down the road and the beauty of the Essex countryside within easy reach.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Edinburgh Way



## Contemporary design

Beautifully built homes that offer everything you need for contemporary living.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned, open plan living areas.



## Well connected

There are great road and rail links to London and the rest of the country.



Make yourself at home

Rivers, parks,  
shops, cafés & bars



## A town that offers everything

Edinburgh Way overlooks the river and a walk along the Stort Navigation is the perfect way to unwind after a long day. The Town Park is also nearby and another good place to relax. The parkland features a water garden, woodland, paddling pools, play areas and is one of several green spaces across Harlow.

Living at Edinburgh Way you'll have a full range of nearby shops and leisure facilities including live theatre, cinema, restaurants, bars, gyms and sports clubs. There's nearby golf, a petting farm, adventure parks and a great choice of country walks.

Travel a little further and you have the whole of East Anglia at your disposal. Whether you're following the racing at Newmarket, sailing on the Norfolk Broads or enjoying the entertainment on the world's longest pleasure pier, you'll never run out of things to see and do.

London is close too. Near enough for a day exploring the sights or a night at the theatre, with plenty of time to catch the last train back. Edinburgh Way puts it all within easy reach.

# All roads (and rail) lead to Edinburgh Way

Harlow Town railway station is a short walk from your front door, offering a regular, direct service into London Liverpool Street that takes a little over half an hour. You can also travel direct to Stratford, Bishop's Stortford and Cambridge.

The M11 runs close to Harlow with quick access to central London and the North Circular. The M25 is just one junction away, providing easy connections to the M2, M20 and the Channel Tunnel. In the other direction, the M11 takes you directly to Cambridge with links right across East Anglia. There are also excellent bus services to destinations within Harlow itself and to other local towns.

Stansted airport is handy via the M11, or head South for London City Airport. If you're taking the train, the Eurostar terminal at St Pancras International is an easy tube journey from Liverpool Street.

Yet, with riverside towpaths and local bridleways to explore, maybe the best transport of all is to take your bike and enjoy the surrounding countryside.



## By Bicycle

Harlow Town Railway Station  
2 minutes

Harlow Town Park  
3 minutes

Tesco Superstore  
8 minutes

Sainsbury's Supermarket  
9 minutes

Harlow Town Centre  
13 minutes

Harlow Leisurezone  
13 minutes

Cineworld Cinema  
15 minutes



## By Train

From Harlow Town Station

Tottenham Hale  
20 minutes

Stansted Airport  
21 minutes

London Liverpool Street  
30 minutes

Westfield Stratford City  
30 mins

Cambridge  
49 minutes

Heathrow Airport  
1 hour 30 mins



## By Car

M11  
4.1 miles

M25  
9.3 miles

Stansted Airport  
13.1 miles

Westfield Stratford City  
21.9 miles

Central London  
30.4 miles

Cambridge  
35 miles



Parndon Mill, Harlow, Essex

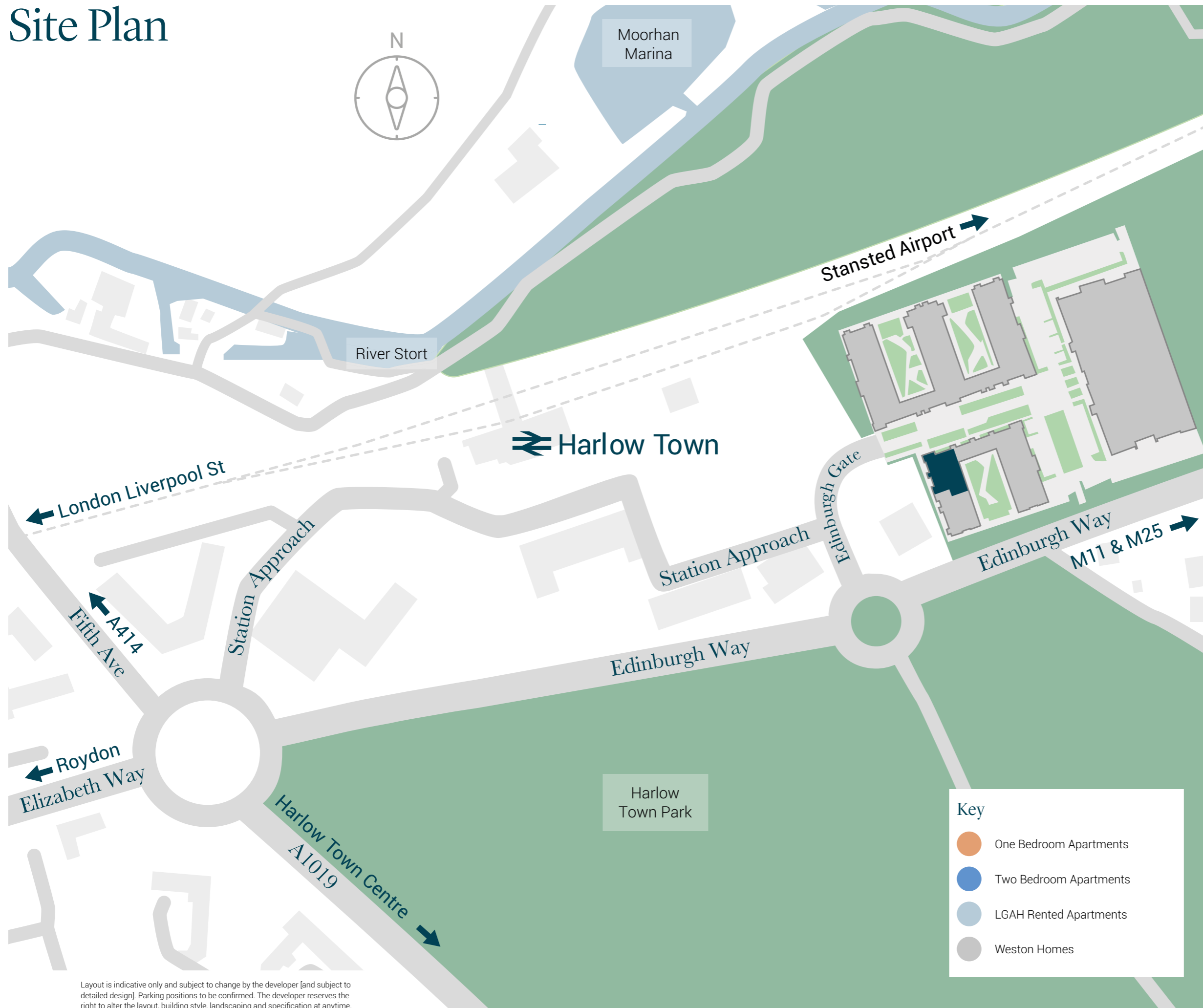


The Water Gardens shopping centre

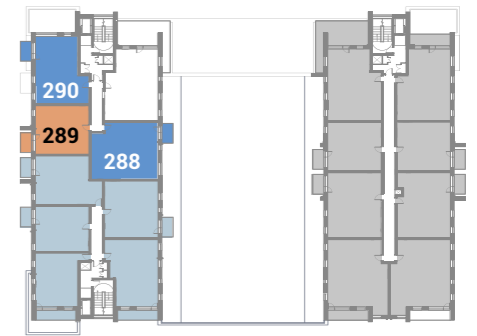


Modern Waterfall fountain  
in Harlow, Essex

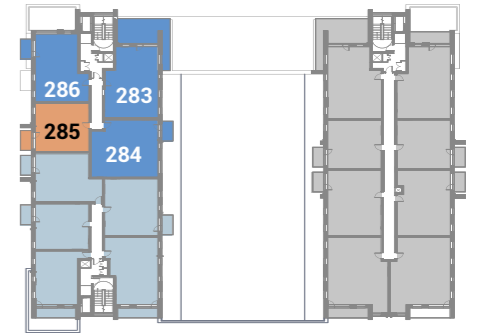
# Site Plan



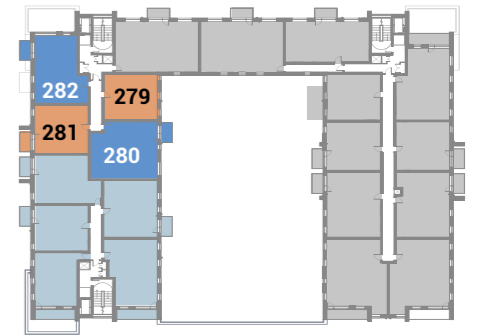
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.



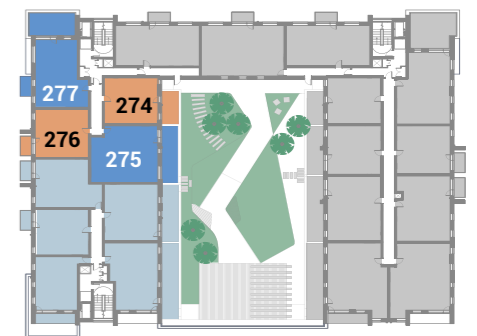
FIFTH FLOOR



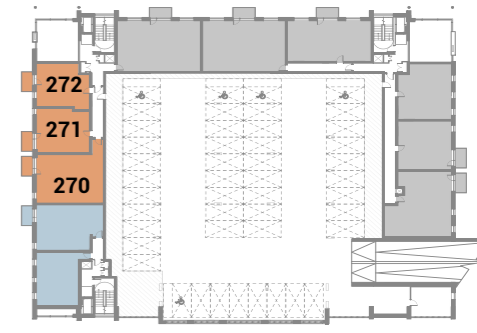
FOURTH FLOOR



THIRD FLOOR



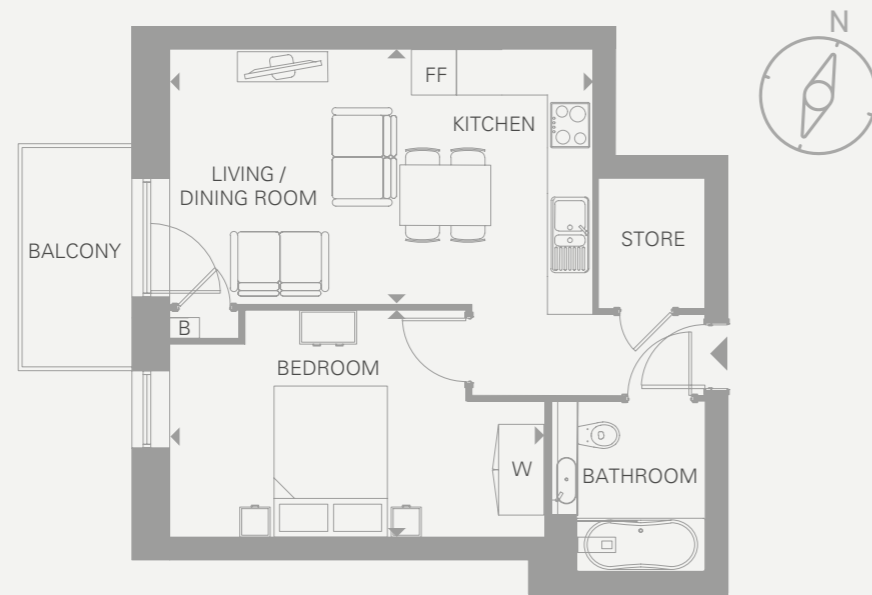
SECOND FLOOR



FIRST FLOOR

# One Bedroom Apartments

Plot 272



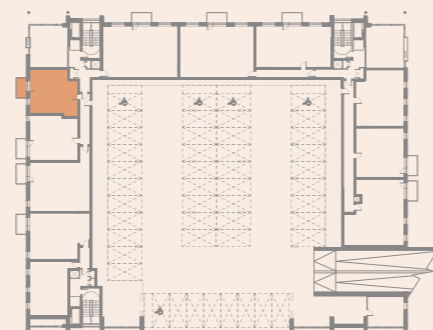
## Key

W - WARDROBE FF - SPACE FOR FRIDGE/FREEZER B - BOILER

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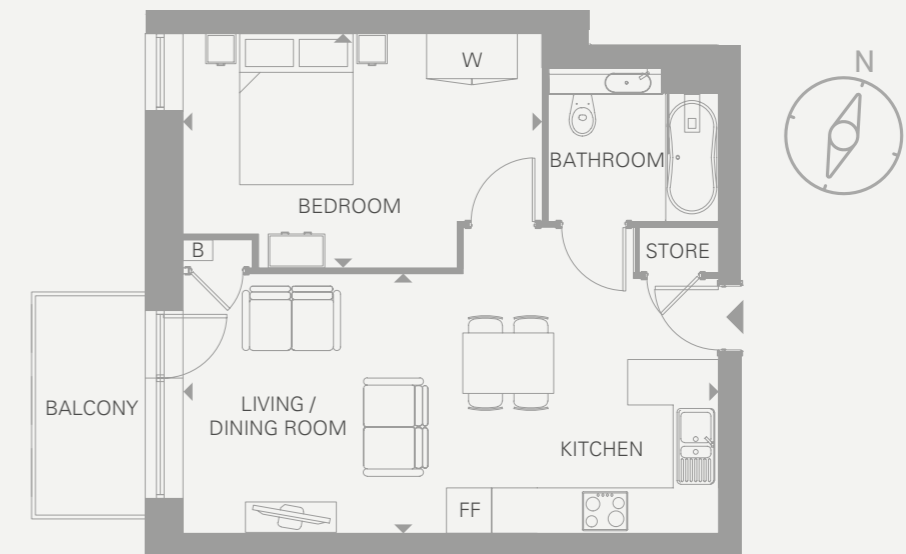
Dimensions	TOTAL AREA: 44.1 SQ M 475 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	5.49m	3.45m	18' 0"	11' 3"
Bedroom	4.85m	2.91m	15' 10"	9' 6"



1ST FLOOR

# One Bedroom Apartments

Plot 271



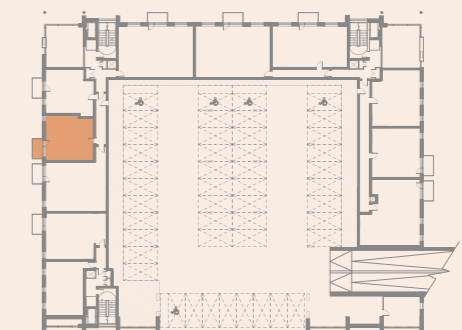
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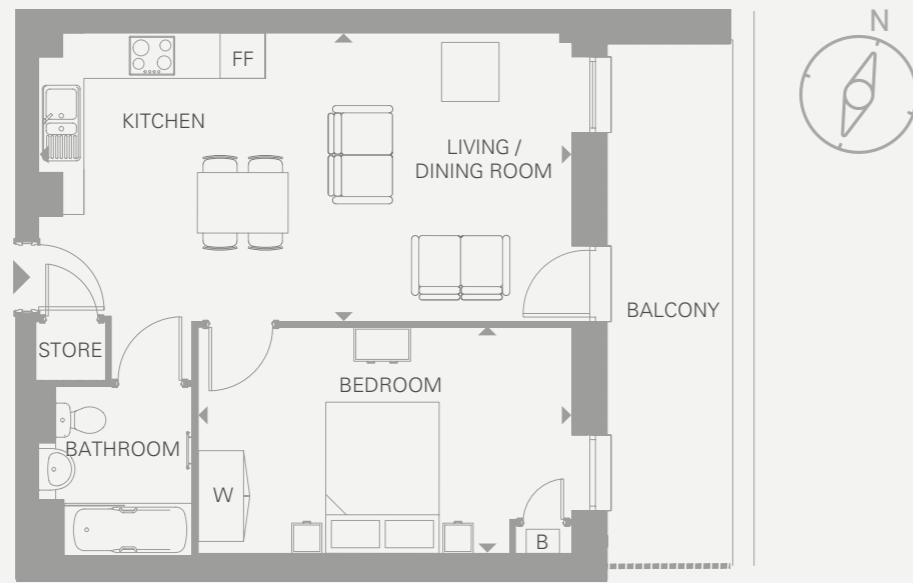
Dimensions	TOTAL AREA: 44.3 SQ M 476 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	7.05m	3.28m	23' 1"	10' 9"
Bedroom	4.74m	2.54m	15' 6"	8' 4"



1ST FLOOR

# One Bedroom Apartments

Plot 274



## Key

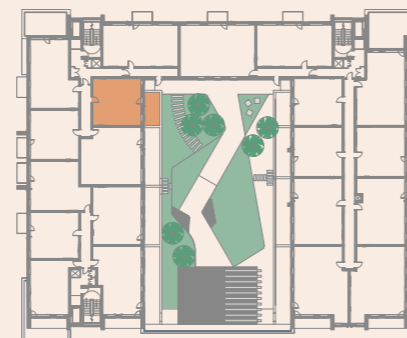
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**Dimensions** TOTAL AREA: 48.6 SQ M 523 SQ FT

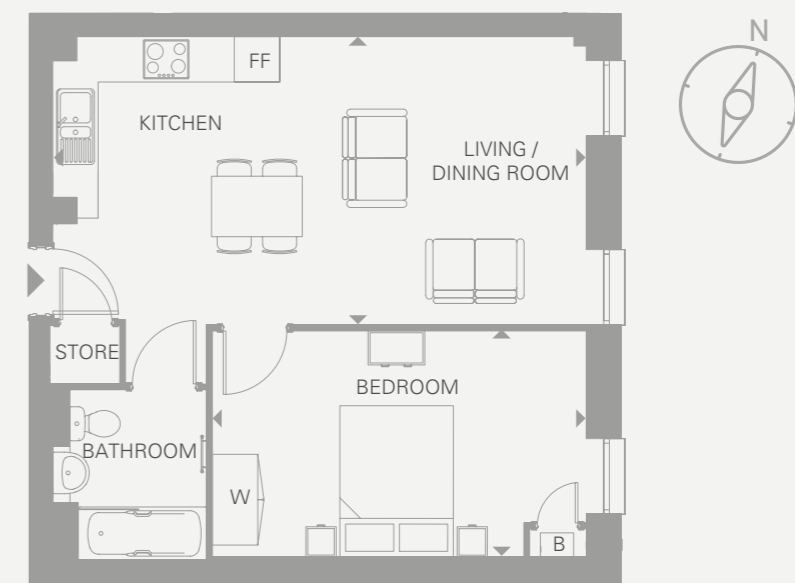
	Length	Width	Length	Width
Living / Dining / Kitchen	7.05m	3.79m	23' 2"	12' 5"
Bedroom	4.94m	3.02m	16' 3"	9' 11"



2ND FLOOR

# One Bedroom Apartments

Plot 279



## Key

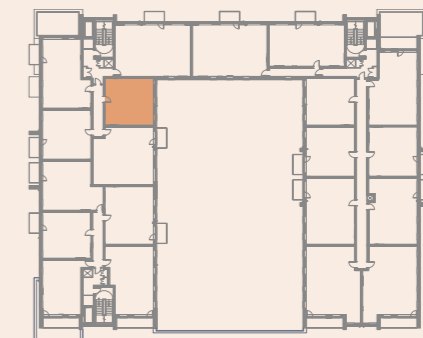
W - WARDROBE FF - SPACE FOR FRIDGE/FREEZER B - BOILER

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**Dimensions** TOTAL AREA: 48.6 SQ M 523 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.05m	3.86m	23' 2"	12' 8"
Bedroom	4.94m	2.94m	16' 3"	9' 8"

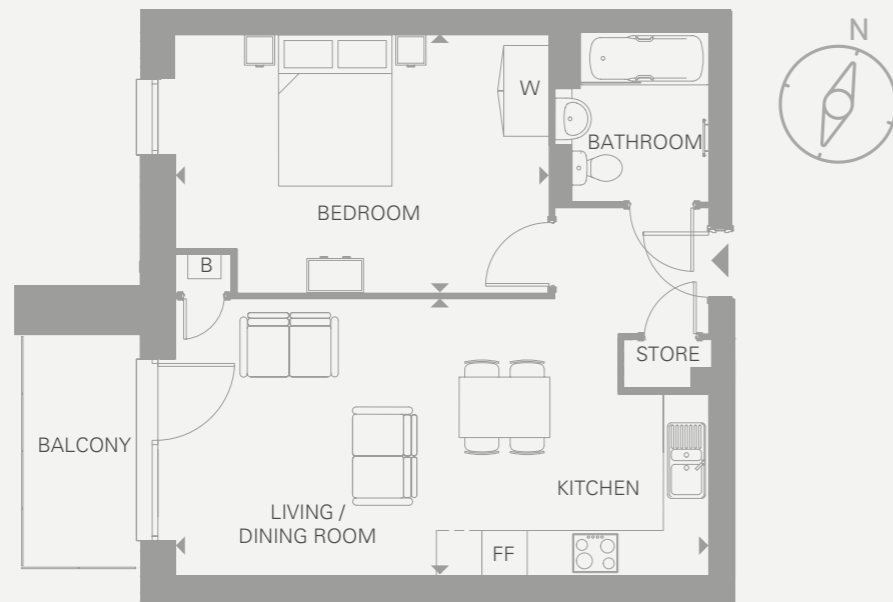


3RD FLOOR



# One Bedroom Apartments

Plot 276, 281, 285, & 289



## Key

W - WARDROBE FF - SPACE FOR FRIDGE/FREEZER B - BOILER

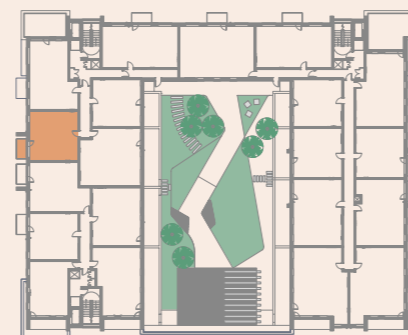
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**Plots**  
 276 2nd Floor  
 281 3rd Floor  
 285 4th Floor  
 289 5th Floor

**Dimensions** TOTAL AREA: 50.6 SQ M 545 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.05m x 3.66m	23' 2" x 12' 0"		
Bedroom	4.94m x 3.41m	16' 3" x 11' 2"		



2ND TO 5TH FLOOR

# One Bedroom Apartments

Plot 270



## Key

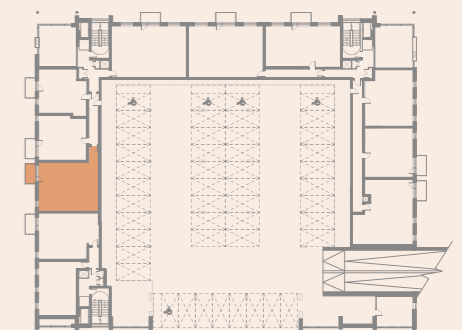
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**Dimensions** TOTAL AREA: 65.7 SQ M 707 SQ FT

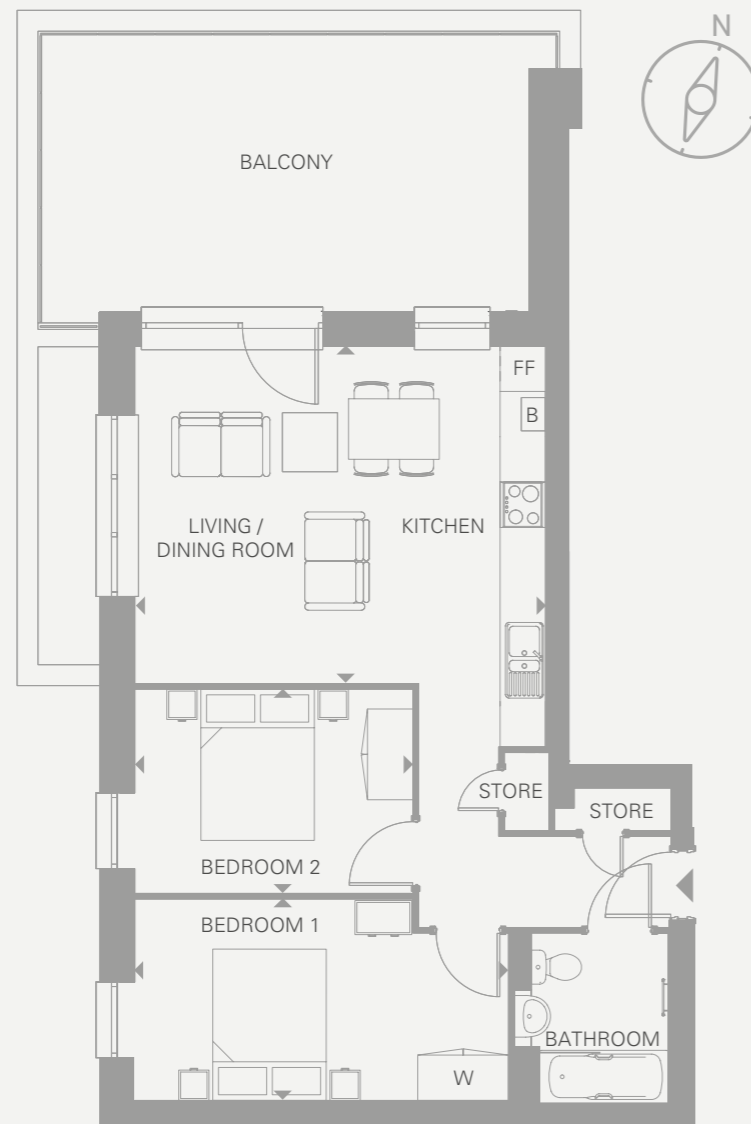
	Length	Width	Length	Width
Living / Dining / Kitchen	8.29m x 3.75m	27' 2" x 12' 3"		
Bedroom	6.71m x 3.17m	22' 0" x 10' 4"		



1ST FLOOR

# Two Bedroom Apartments

Plot 277



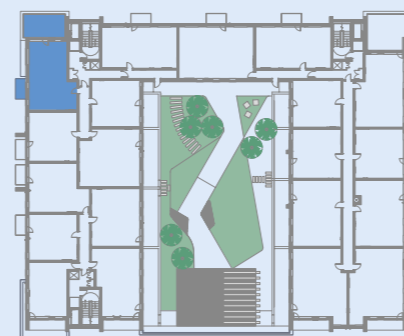
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Dimensions	TOTAL AREA: 61.0 SQ M 656 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	5.41m x 4.46m	17' 9" x 14' 8"		
Bedroom 1	4.94m x 2.66m	16' 3" x 8' 9"		
Bedroom 2	3.70m x 2.70m	12' 2" x 8' 10"		



2ND FLOOR

# Two Bedroom Apartments

Plots 282, 286 & 290



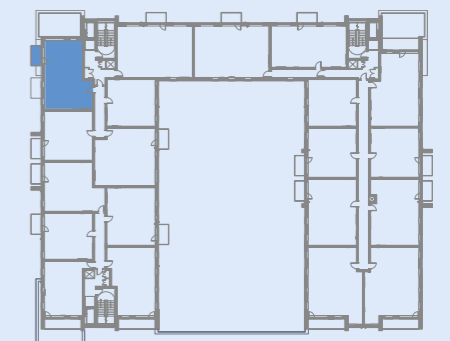
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Dimensions	TOTAL AREA: 61.0 SQ M 656 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	5.41m x 4.46m	17' 9" x 14' 8"		
Bedroom 1	4.94m x 2.66m	16' 3" x 8' 9"		
Bedroom 2	3.70m x 2.70m	12' 2" x 8' 10"		

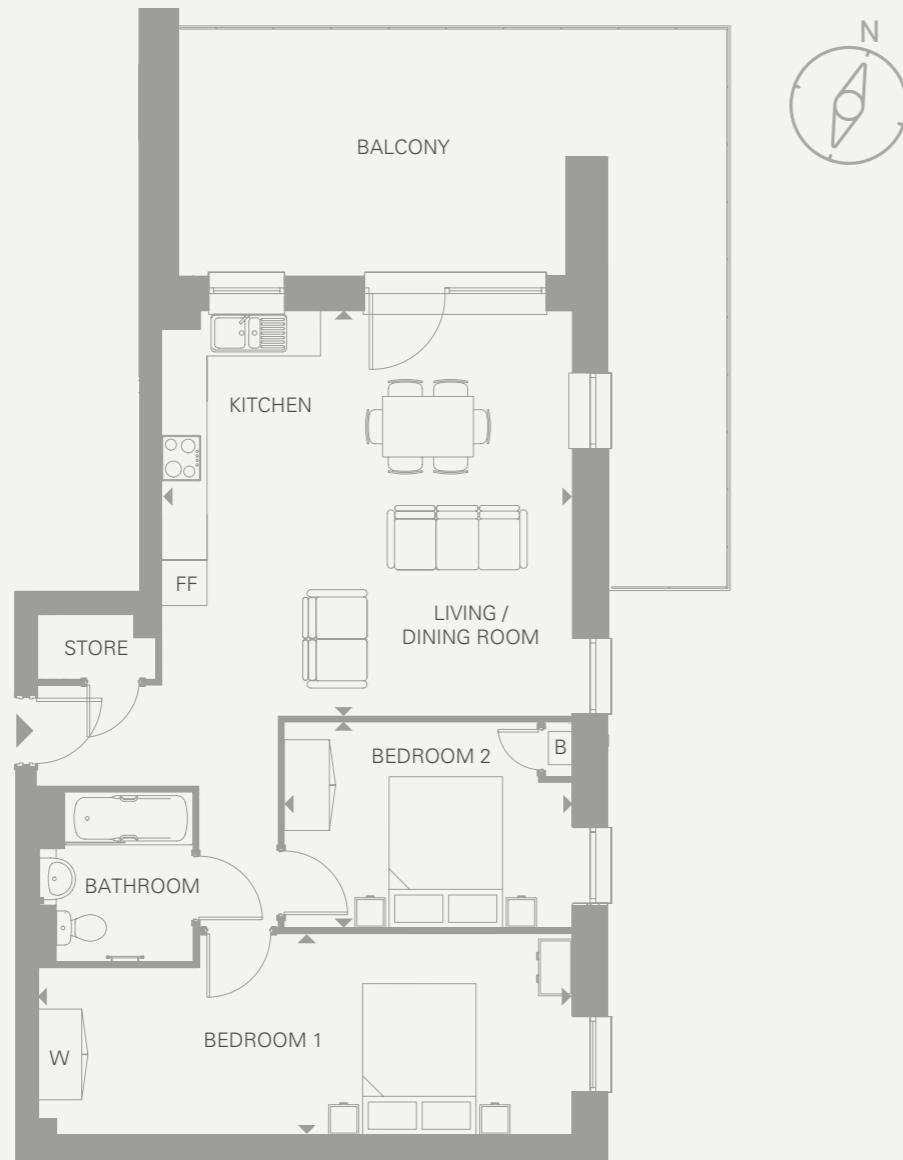


3RD, 4TH & 5TH FLOORS

**Plots**  
282 3rd Floor  
286 4th Floor  
290 5th Floor

# Two Bedroom Apartments

Plot 283



**Key**

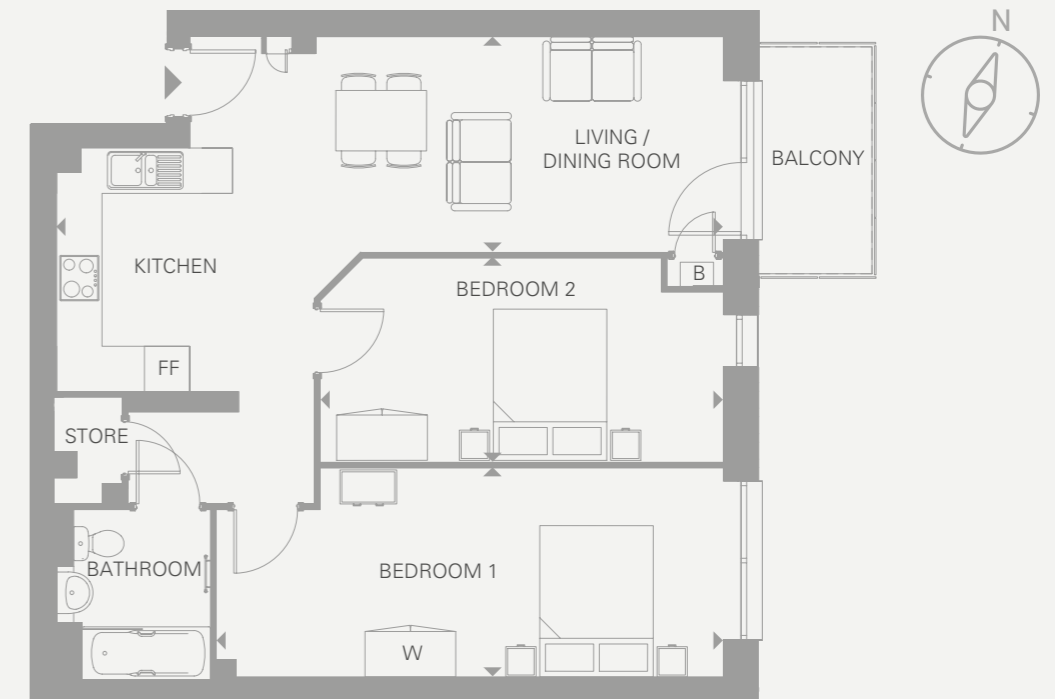
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# Two Bedroom Apartments

Plots 280, 284 & 288



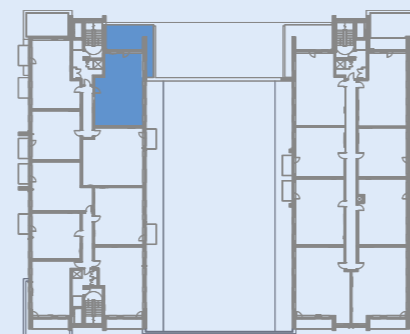
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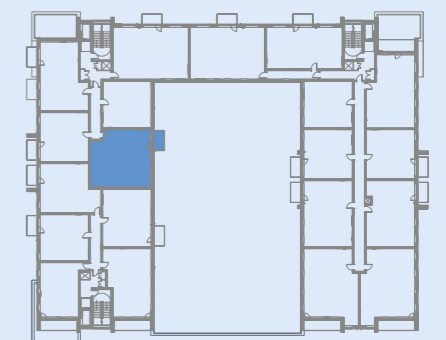
Dimensions	TOTAL AREA: 70.5 SQ M 759 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	5.41m x 5.36m	17' 9" x 17' 7"		
Bedroom 1	7.09m x 2.66m	23' 3" x 8' 9"		
Bedroom 2	3.82m x 2.72m	12' 6" x 8' 11"		



4TH FLOOR

- Plots
- 280 3rd Floor
- 284 4th Floor
- 288 5th Floor

Dimensions	TOTAL AREA: 72.3 SQ M 778 SQ FT			
	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.54m x 4.00m	21' 5" x 13' 1"		
Bedroom 1	5.43m x 2.75m	17' 9" x 9' 0"		
Bedroom 2	4.22m x 2.75m	13' 10" x 9' 0"		



3RD, 4TH & 5TH FLOORS

# Two Bedroom Apartments

Plot 275



## Key

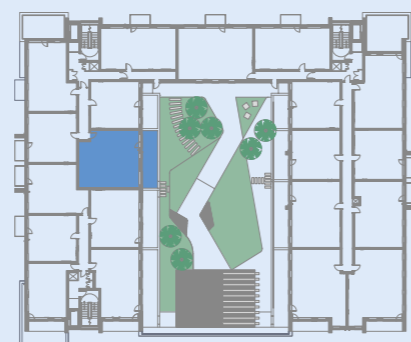
W - WARDROBE FF - SPACE FOR FRIDGE/FREEZER B - BOILER

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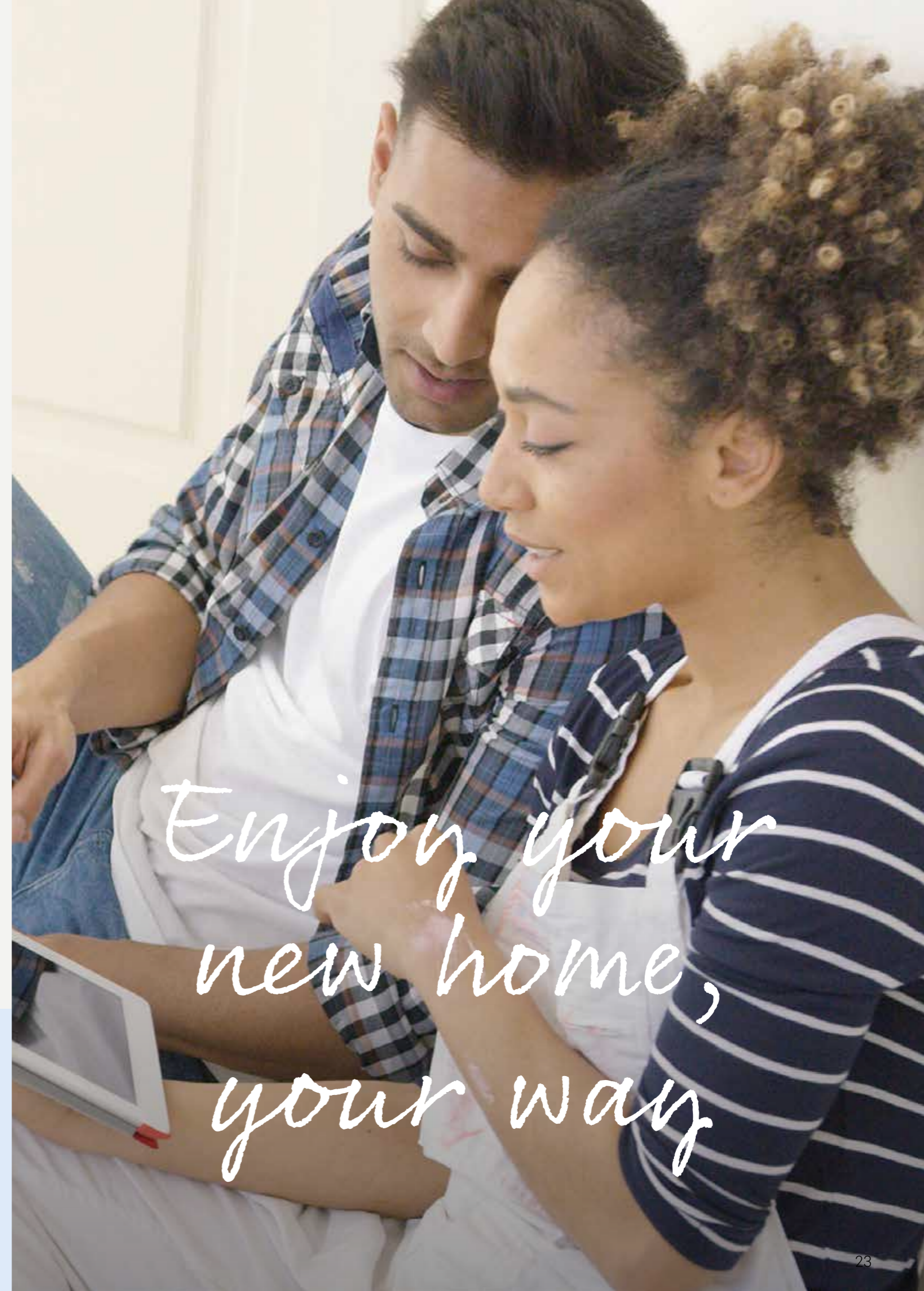
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**Dimensions** TOTAL AREA: 72.3 SQ M 778 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	8.82m x 2.85m		28' 11" x 9' 4"	
Bedroom 1	6.71m x 2.76m		22' 0" x 9' 1"	
Bedroom 2	5.33m x 2.70m		17' 6" x 8' 10"	



2ND FLOOR



# Specification

## Kitchen

- Contemporary matt white kitchen with brushed nickel handles and wood effect laminate worktop and upstand
- Stainless steel splashback
- Stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Electrolux electric single oven, ceramic hob and Electrolux cooker hood
- Space for fridge/freezer
- Space for washing machine
- Integrated recycling bin

## Bathroom

- Contemporary white bathroom suite with thermostatic bath/shower mixer over bath and glass shower screen
- Chrome mixer tap to basin with click clack waste
- Full height large format ivory wall tiling to bath area with splashback tiling to basin
- Chrome towel rail
- Mirror

## Flooring

- Wood effect vinyl flooring to hall, kitchen, lounge, dining area
- Grey terrazzo effect vinyl flooring to bathroom
- Wool twist carpet in platinum to bedrooms

## General

- Walls, ceilings, architraves and skirtings painted white
- Oak effect finish flush internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year building warranty

## Electrical

- Video door entry system
- Chrome finish downlights to kitchen area and bathroom
- Pendant lighting to hall, lounge/dining area and bedrooms
- White sockets and switches throughout
- TV point to hall, lounge and master bedroom

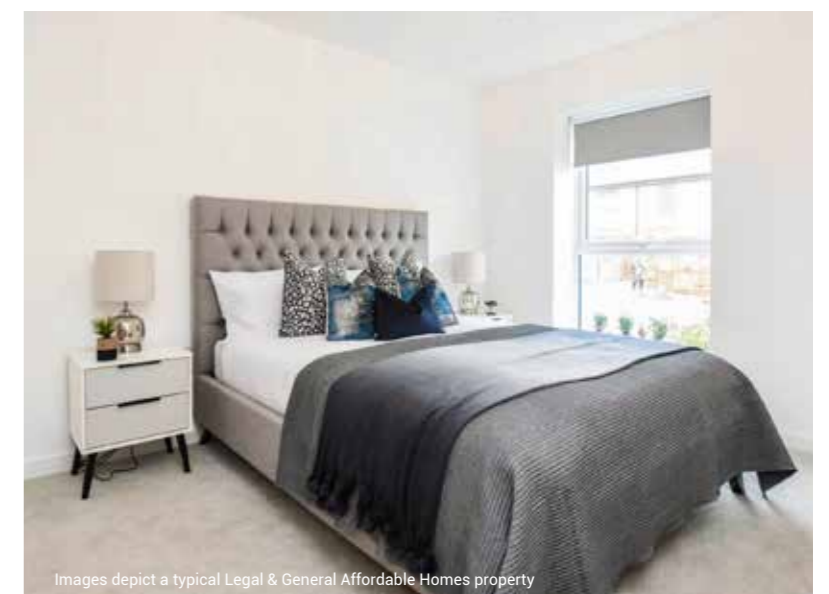


- Telephone point to hall, lounge and master bedroom
- Carbon monoxide and smoke detectors installed
- Extractor fan to bathroom
- Shaver socket to bathroom

## Communal Areas

- One parking space with each two bedroom apartment
- Cycle Store
- Lift to all floors
- Carpet to communal areas
- External freestanding post boxes

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

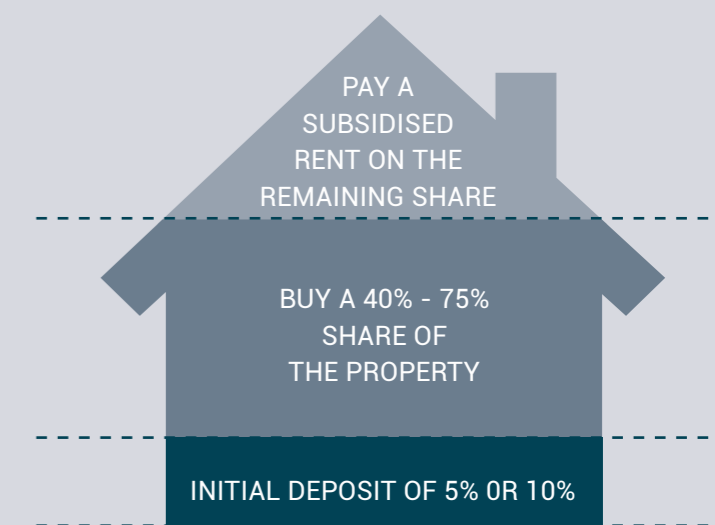
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)



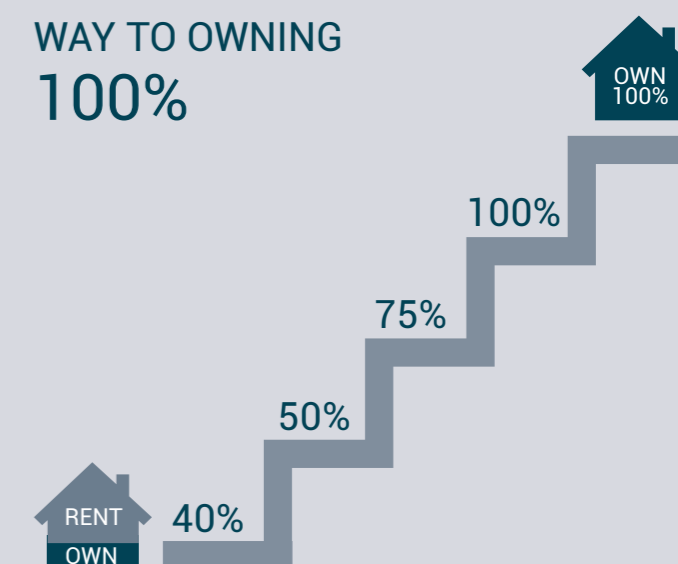
## Breakdown example of a new home at Edinburgh Way



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

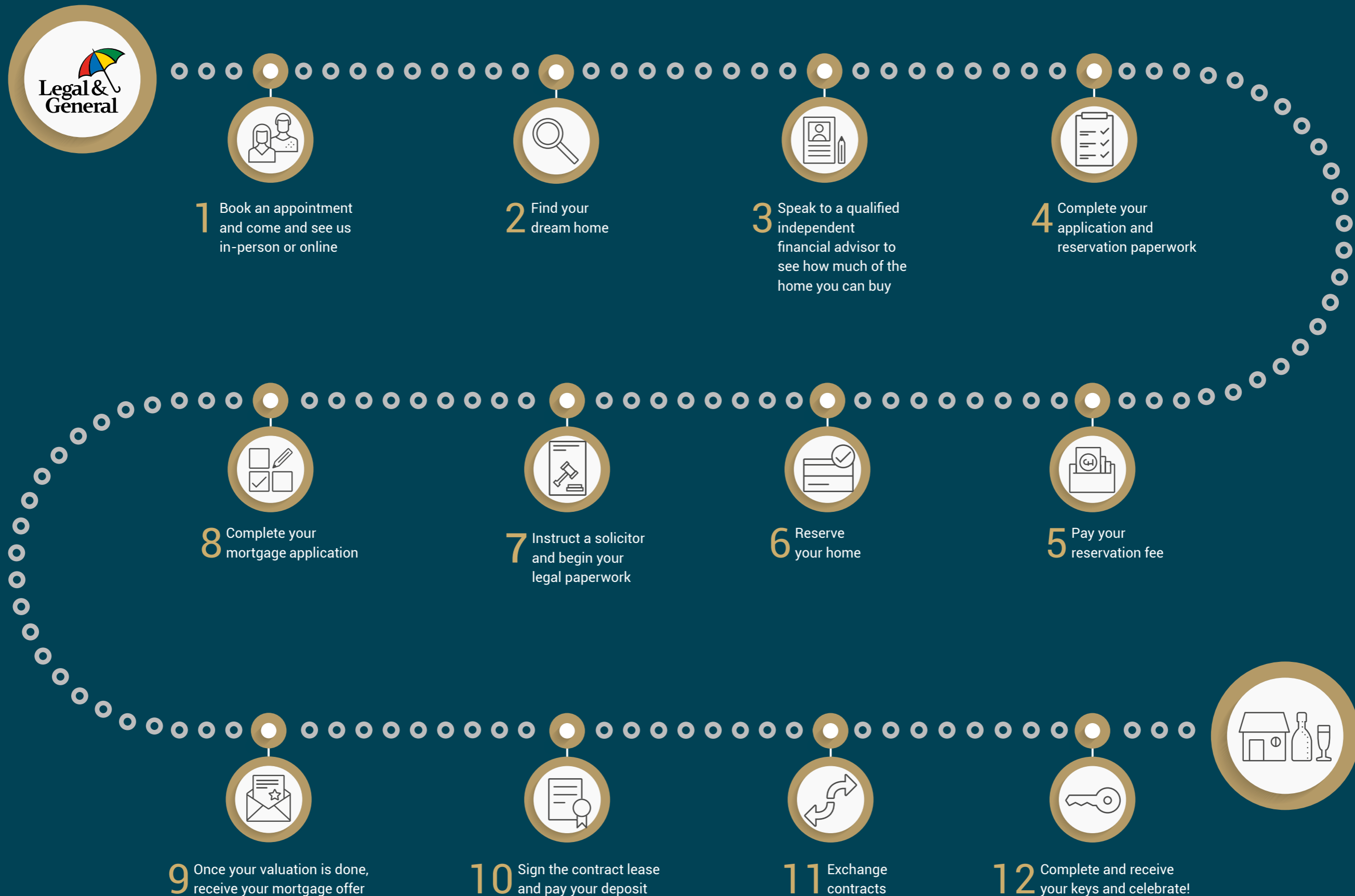
### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.








Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

-  **Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.
-  **Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.
-  **Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



# Edinburgh Way

HARLOW, ESSEX CM20 2GS

Call to book an appointment

 01279 886 252

 [landgah.com/edinburgh-way](https://landgah.com/edinburgh-way)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.