

# THE QUADRA APARTMENTS

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A fantastic collection of new homes  
for sale through Shared Ownership





# Discover your new home

## at Cheshunt Lakeside

*Stylish 1, 2 & 3 bedroom apartments available through Shared Ownership*

Situated opposite Lee Valley Park, The Quadra Apartments are part of the exciting new Cheshunt Lakeside development. With green spaces, a wide range of amenities and easy access to central London, it's an ideal place to make your home.





# How Shared Ownership works

*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.

## 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!

1

### Register your interest for Cheshunt Lakeside

Our friendly sales team will contact you and discuss the 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 offered 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 your 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

Under the new 'initial repair period' in your Shared Ownership lease you will also benefit from £500/year towards any repairs to your home for the first 10 years.

Discover more about the full process at [b3athome.co.uk](https://www.b3athome.co.uk)



# Creating a new community

*With its range of homes, open spaces, new primary school and other amenities, Cheshunt Lakeside will be a place where you can meet neighbours, make friends and lay down roots in an open and friendly community.*

Cheshunt Lakeside will be a vibrant new neighbourhood, designed with pedestrian and cycle routes through the development. Leafy streets and pocket parks will encourage people to stop and chat, while children play together in the landscaped spaces.

It will also be well connected with the surrounding area, so that you can get around easily by car, bicycle or on foot, and feel part of the wider community of Cheshunt and Lee Valley Park.



1,725 new homes in a range of sizes and tenures, including affordable housing, to suit a mix of residents



New landscaped spaces and pocket parks, with excellent pedestrian and cycle routes to the Lee Valley Regional Park



Delivery of a new two-form entry primary and nursery school, meeting the needs of new and existing residents



Protection of the green belt – delivering housing growth to support the area's housing targets and saving up to 12 hectares of green belt land



Investment in transport links with a new road, bus route and upgrades to Cheshunt railway station, as well as new cycle and pedestrian routes



19,000 sq. metres of brand new, flexible commercial space for businesses, including start-ups, helping to boost the local economy by up to £16m



# A great location

Situated opposite the green spaces and waterways of Lee Valley Regional Park, and close to fast train links, Cheshunt Lakeside is in a fantastic location. Here you can enjoy long bike rides and walks in the natural surroundings, sports facilities, easy access to shopping and trips into central London for work or fun.



Cheshunt town centre is just an 11-minute walk away, with a Tesco superstore for all your everyday essentials. Several restaurants and cafés line Turners Hill and the High Street, as well as smaller convenience shops and food stores. You'll also find an M&S Foodhall just over 1 mile away by car. For food and drinks with friends, The Bulls Head is a traditional pub, while The Crocodile is a favourite with locals, serving real ales and fabulous Sunday roasts.

As well as the country park and other green spaces to enjoy, the Laura Trott Leisure Centre offers a gym, fitness classes, swimming pool, sports pitches, and badminton and squash courts.

Just 6 miles away the bustling and vibrant town of Hoddesdon offers an attractive High Street full of shops, cafes and restaurants.

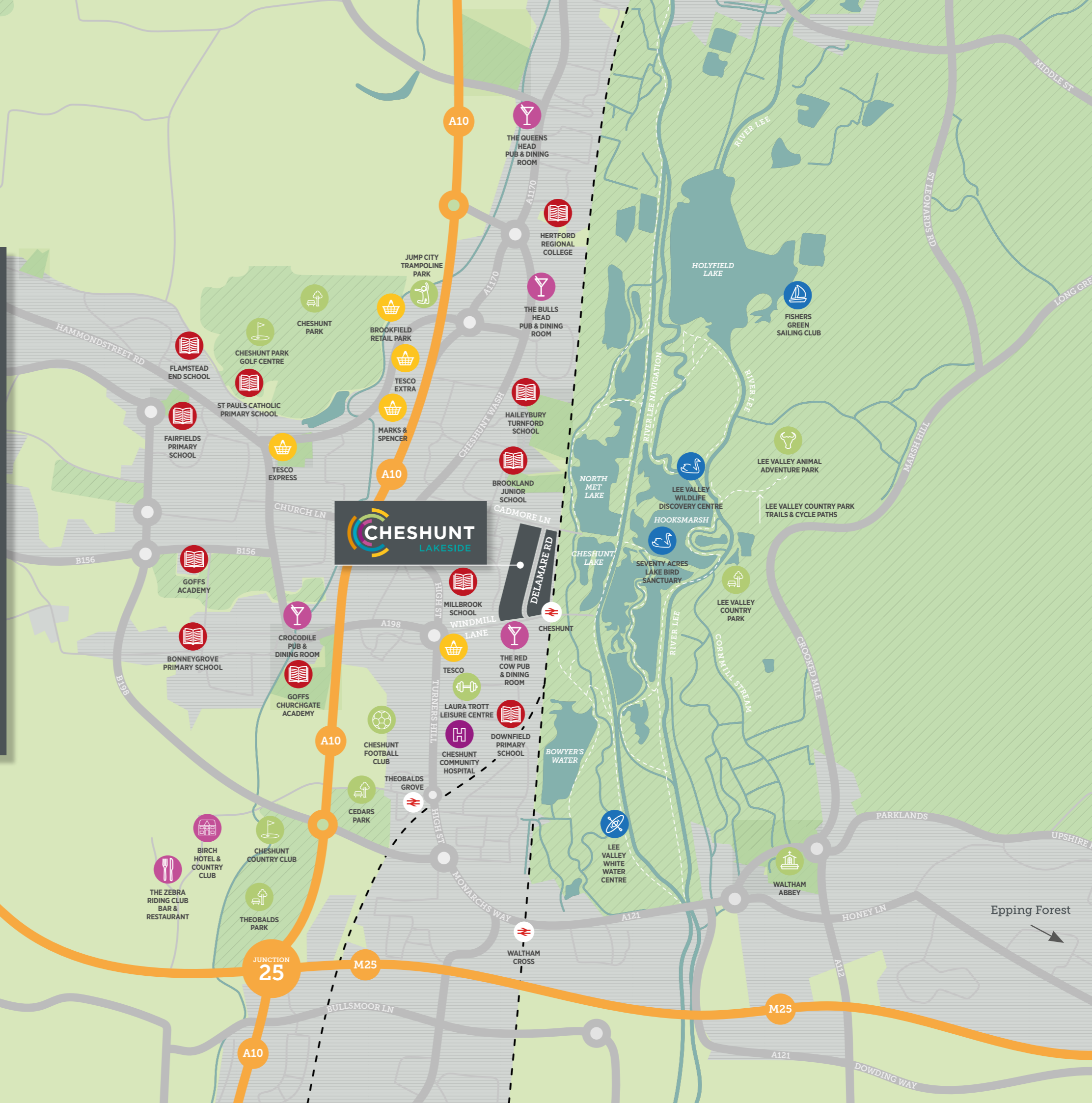




BROXBOURNE WOODS

# Explore the local area

- Restaurants, Pubs & Bars
- Schools & Colleges
- Shopping & Retail
- Sport & Leisure
- Waterside activities



JUNCTION 25



# The Lee Valley so much to explore

*Relax in nature or get active in the beautiful open spaces and superb facilities at Lee Valley Park.*

The Lee Valley is a unique green space, stretching 26 miles north from Hackney and spanning 10,000 acres. There are the beautiful, historic gardens of Myddelton House and Waltham Abbey to stroll through, and wildlife havens such as Tottenham Marshes and WaterWorks Centre nature reserve. The Wildlife Discovery Centre is the perfect place to find out more about the habitats and species around you, and spot birds from its hide.

Numerous walking, running and cycling routes weave their way through the park, some of which take in the public artworks and sculptures set amongst the greenery.

The River Lee Country Park is also home to the Animal Adventure Park, a fun day out for all the family and less than 2 miles from Cheshunt Lakeside.



For those looking to be more energetic, there are plenty of sports and activities on offer. Acres of lakes are the setting for sailing, rowing and watersports including kayaking, paddleboarding and windsurfing. There is even white water rafting on the 2012 Olympic course. Other sports facilities include tennis courts and hockey pitches, the Lee Valley Athletics Centre and golf course, while a brand new ice centre with Olympic-sized rink is on the way.







# All within easy reach

*Cheshunt Lakeside is conveniently located next to Cheshunt station, which offers both national rail and London Overground services.*

Travel straight to the City with direct services to London Liverpool Street; head to Stratford for East London, the Queen Elizabeth Olympic Park and Westfield shopping centre; or change at Seven Sisters station for the Victoria line.

For travelling abroad, you can catch a train from Cheshunt to Stansted Airport, while the A10 is a few minutes' drive away, connecting you with North London and the M25.



Lee Valley Park



- Cheshunt Station  
**6 mins**
- Lee Valley Country Park  
**7 mins**
- High Street / Superstore  
**11 mins**
- Laura Trott Leisure Centre  
**11 mins**
- Seventy Acres Lake Bird Sanctuary (Lee Valley Park)  
**23 mins**



- Brookfield Shopping Park  
**2 miles**
- Cedars Park  
**1.6 miles**
- M25 - Junction 25  
**2.5 miles**
- Lee Valley White Water Centre  
**2.9 miles**
- Paradise Wildlife Park  
**4.5 miles**
- Hoddesdon Town Centre  
**4.8 miles**
- Stansted Airport  
**28 miles**



- Broxbourne (for Hoddesdon)  
**5 mins**
- Tottenham Hale  
**9 mins**
- Liverpool Street Station  
**24 mins**
- Bishop's Stortford  
**20 mins**
- Stratford  
Queen Elizabeth Olympic Park  
Westfield shopping centre  
**24 mins**
- Stansted Airport (via Harlow Town)  
**36 mins**

Source: [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)



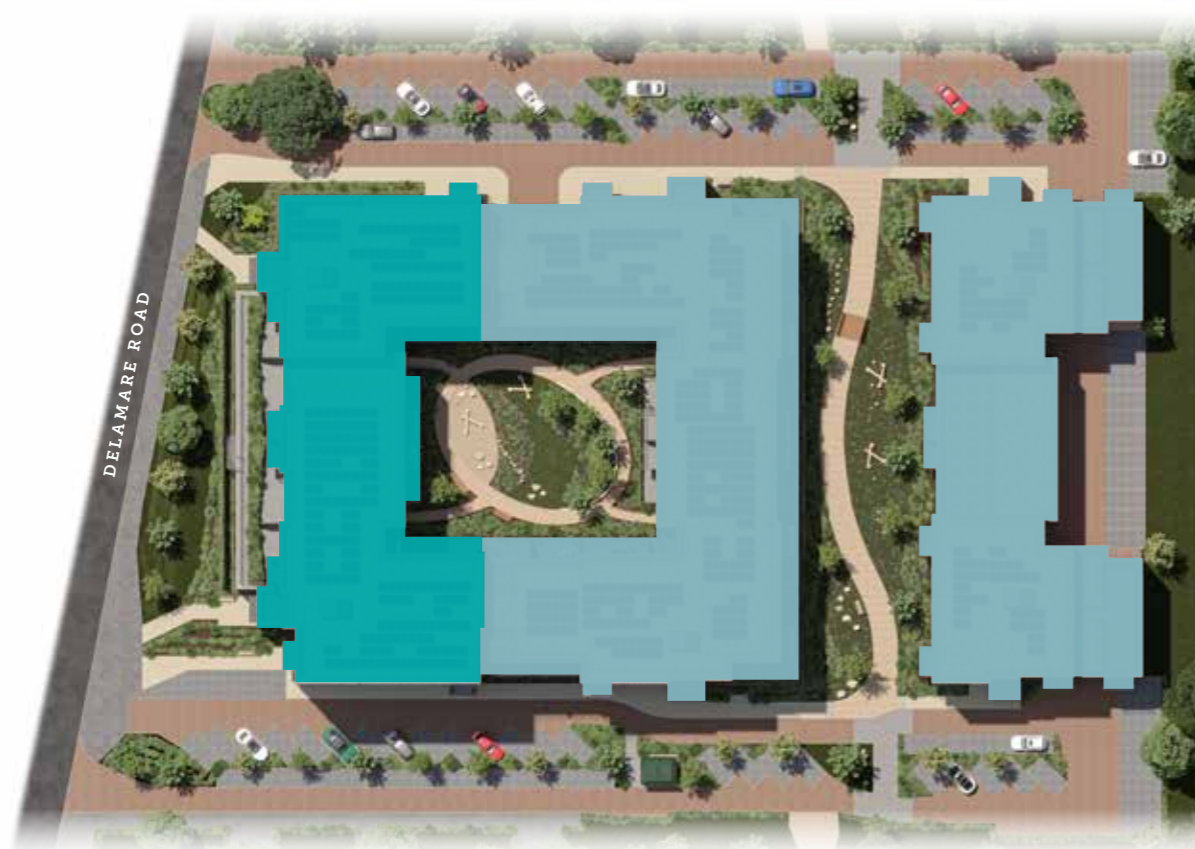
# Development Layout

The Quadra Apartments have been designed around a central landscaped courtyard, a place to relax and meet friends. Further landscaped spaces can be found around the perimeter.

Undercroft parking is provided, with each apartment benefitting from an allocated space.



■ Shared Ownership    
 ■ Affordable Housing



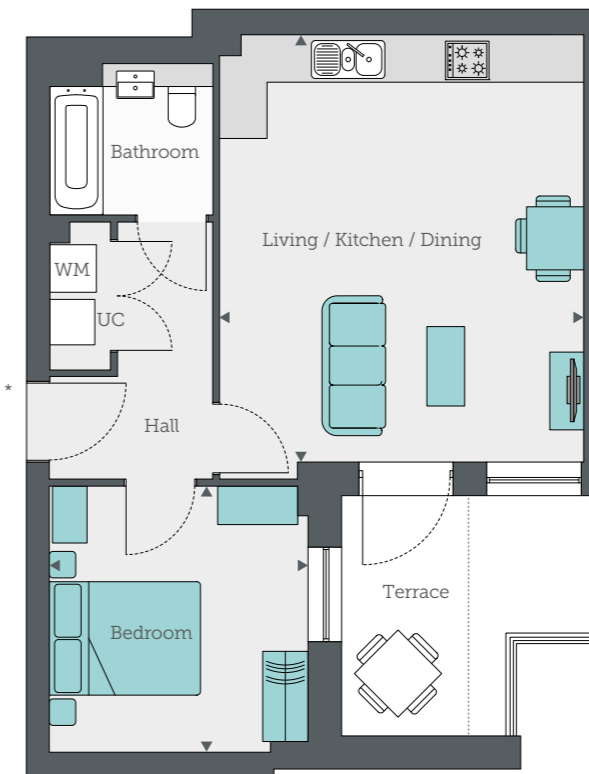
Siteplan is not to scale and is indicative only.

# Type A

1 BEDROOM APARTMENT - 52m<sup>2</sup> (559ft<sup>2</sup>)

PLOTS A1.05, A2.05, A3.05, A4.05, A5.04 SHOWN

PLOTS B1.04, B2.04, B3.04, B4.04, B5.04 MIRRORED



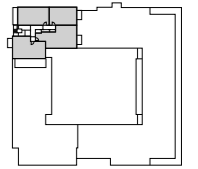
..... Denotes balcony on 2nd, 3rd, 4th & 5th floors  
 \*Please note on levels 2, 3, 4 & 5 front door is hung on opposite side

**Living / Kitchen / Dining**  
 5.64m x 4.82m                      18'6" x 15'9"

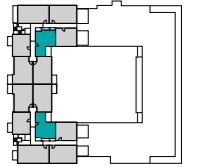
**Bedroom**  
 3.50m x 3.41m                      11'5" x 11'2"

UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



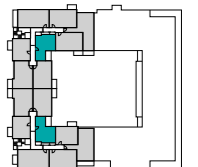
LEVEL 6



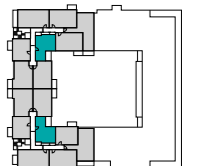
LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

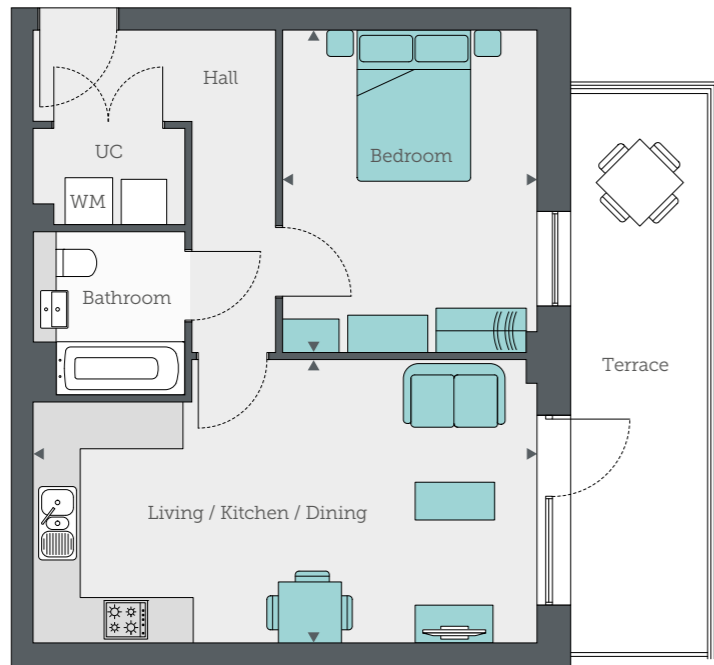


# Type B

1 BEDROOM APARTMENT - 53.9m<sup>2</sup> (580ft<sup>2</sup>)

PLOT A1.06 SHOWN

PLOTS B1.03 MIRRORED



**Living / Kitchen / Dining**  
6.65m x 3.75m      21'9" x 12'3"

**Bedroom**  
4.26m x 3.36m      13'11" x 11'0"

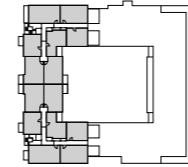
UC - Utility Cupboard   WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



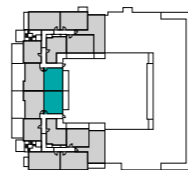
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



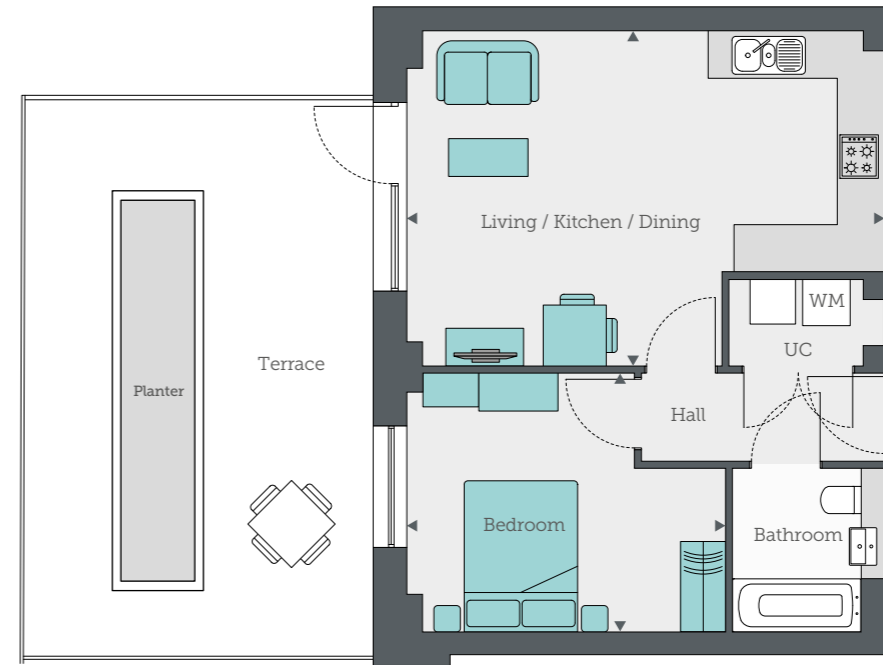
LEVEL 0

# Type C

1 BEDROOM APARTMENT - 50m<sup>2</sup> (538ft<sup>2</sup>)

PLOT A1.08 SHOWN

PLOTS B1.01 MIRRORED



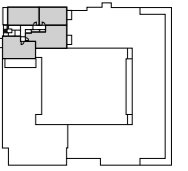
**Living / Kitchen / Dining**  
6.30m x 4.44m      20'8" x 14'6"

**Bedroom**  
4.20m x 3.40m      13'9" x 11'1"

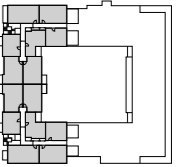
UC - Utility Cupboard   WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

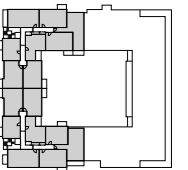
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



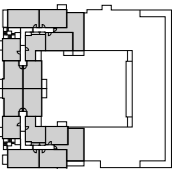
LEVEL 6



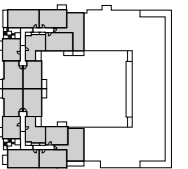
LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

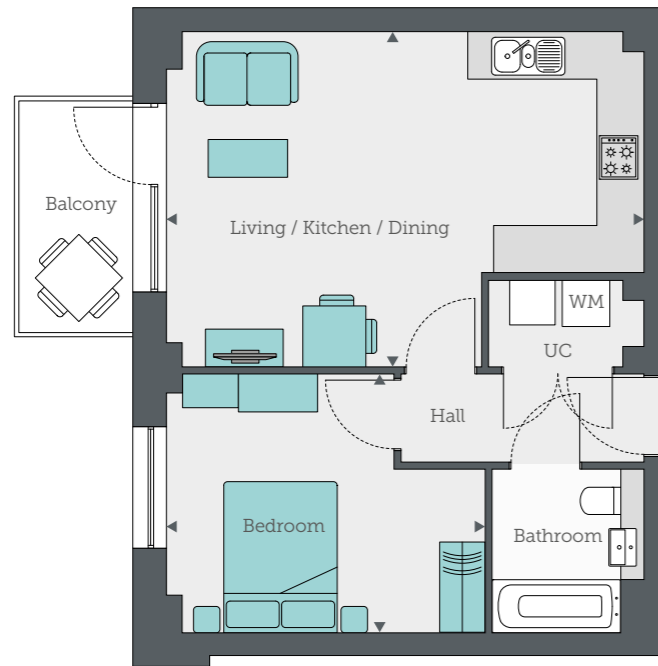


# Type D

1 BEDROOM APARTMENT - 50m<sup>2</sup> (538ft<sup>2</sup>)

PLOTS A2.08, A3.08, A4.08, A5.07 SHOWN

PLOTS B2.01, B3.01, B4.01, B5.01 MIRRORED



**Living / Kitchen / Dining**  
6.30m x 4.44m      20'8" x 14'6"

**Bedroom**  
4.20m x 3.40m      13'9" x 11'1"

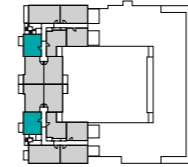
UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

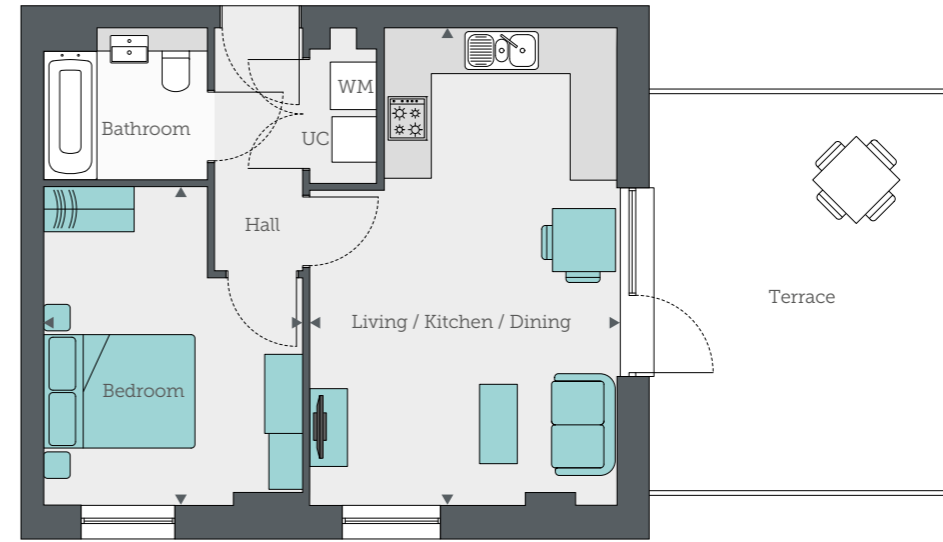


LEVEL 0

# Type E

1 BEDROOM APARTMENT - 47.4m<sup>2</sup> (510ft<sup>2</sup>)

PLOT A5.03



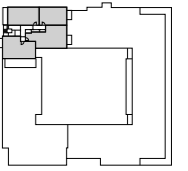
**Living / Kitchen / Dining**  
6.30m x 4.04m      20'8" x 13'3"

**Bedroom**  
4.20m x 3.38m      13'9" x 11'1"

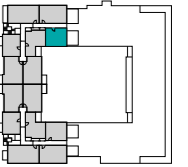
UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

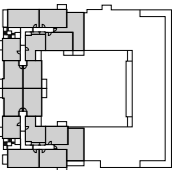
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



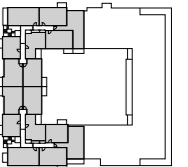
LEVEL 6



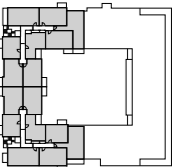
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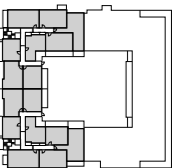
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



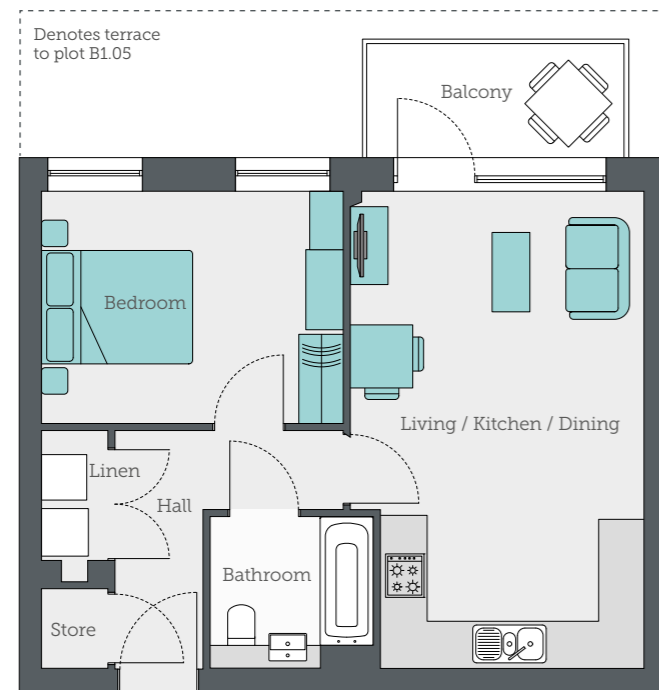
LEVEL 0



# Type N1

1 BEDROOM APARTMENT - 50.2m<sup>2</sup> (540ft<sup>2</sup>)

PLOTS B1.05, B2.05, B3.05, B4.05



**Living / Kitchen / Dining**  
6.30m x 3.88m      20'8" x 12'9"

**Bedroom**  
4.00m x 3.06m      13'1" x 10'0"

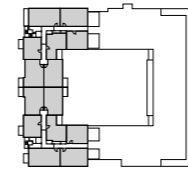
UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

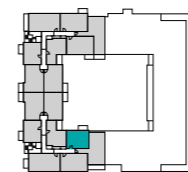
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



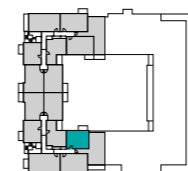
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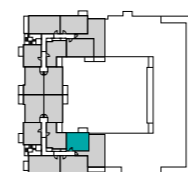
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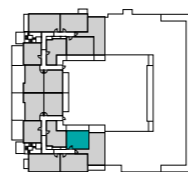
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

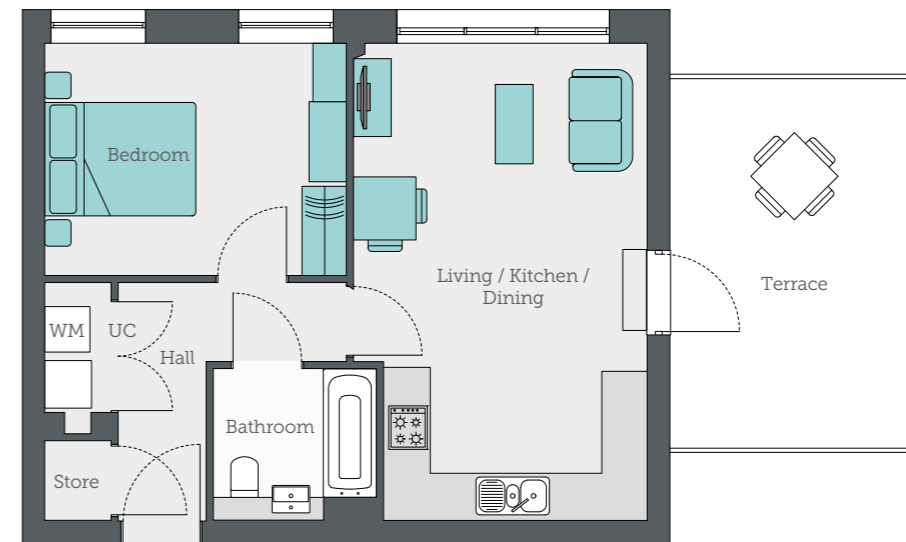


LEVEL 0

# Type N2

1 BEDROOM APARTMENT - 50.2m<sup>2</sup> (540ft<sup>2</sup>)

PLOT B5.05



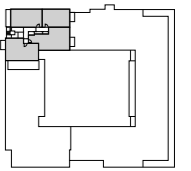
**Living / Kitchen / Dining**  
6.30m x 3.88m      20'8" x 12'9"

**Bedroom**  
4.00m x 3.06m      13'1" x 10'0"

UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

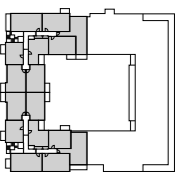
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



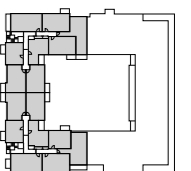
LEVEL 6



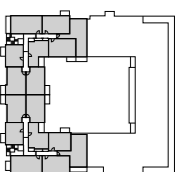
LEVEL 5



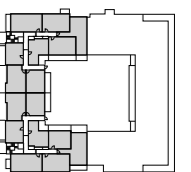
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

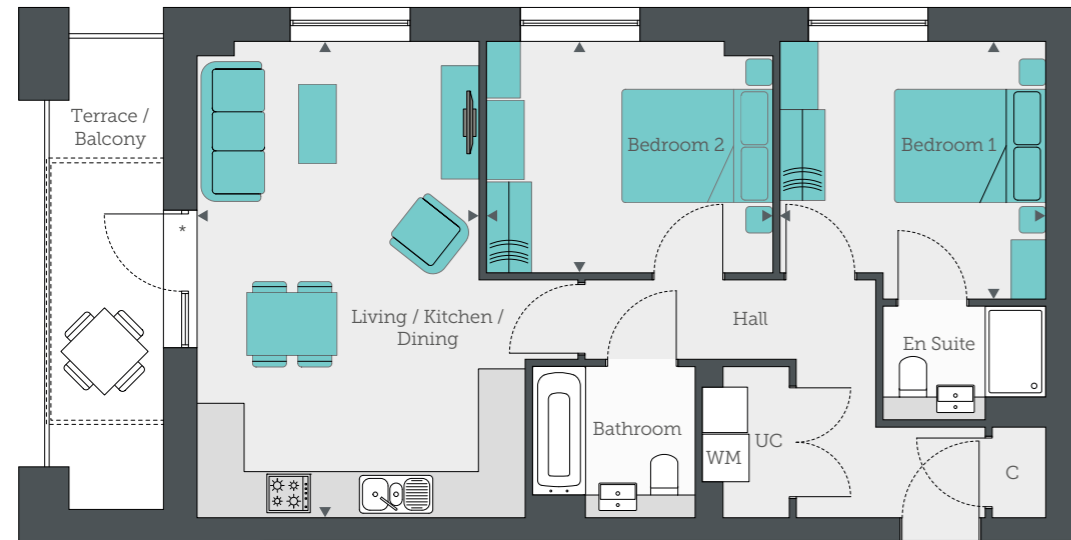


# Type F

2 BEDROOM APARTMENT - 70.7m<sup>2</sup> (761ft<sup>2</sup>)

PLOTS AG.01, A1.01, A2.01, A3.01, A4.01, A5.01, A6.01 SHOWN

PLOTS B1.08, B2.08, B3.08, B4.08, B5.07 MIRRORED



..... denotes balcony to plots B1.08, B2.08, B3.08, B4.08 and B5.07

\*Please note window/door configuration varies to plots B1.08, B2.08, B3.08, B4.08 and B5.07, please ask a member of the sales team for details

**Living / Kitchen / Dining**

6.30m x 4.34m      20'8" x 14'2"

**Bedroom 1**

3.51m x 3.41m      11'6" x 11'2"

**Bedroom 2**

3.79m x 3.06m      12'5" x 10'0"

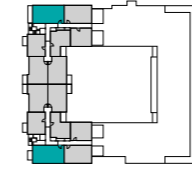
UC - Utility Cupboard   WM - Washing Machine   C - Cupboard

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



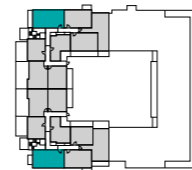
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



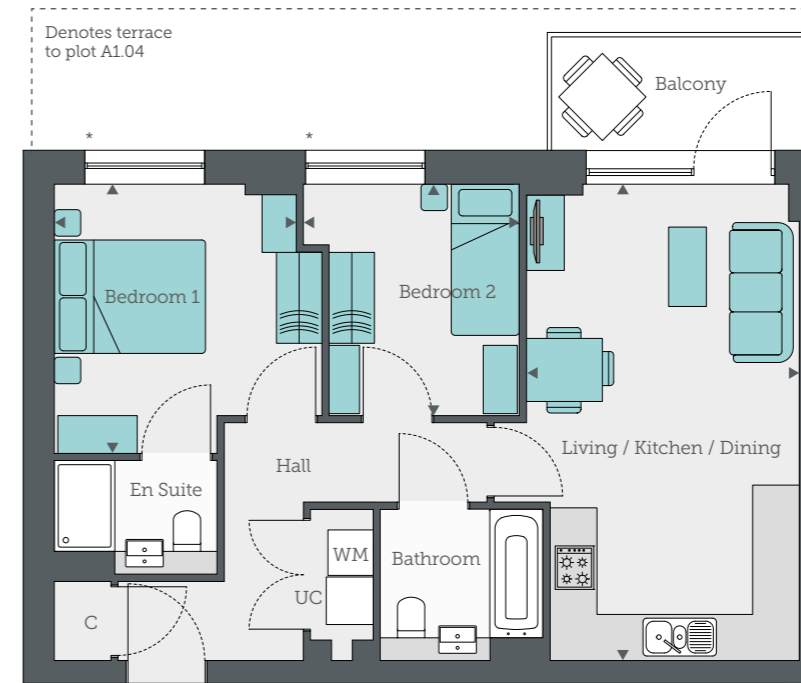
LEVEL 0

# Type G1

2 BEDROOM APARTMENT - 62.1m<sup>2</sup> (668ft<sup>2</sup>)

PLOTS A1.02, A2.02, A3.02, A4.02 SHOWN

PLOTS A1.04, A2.04, A3.04, A4.04, B1.07, B2.07, B3.07, B4.07 MIRRORED



\*Window size and position variations to all mirrored plots - please ask for details

**Living / Kitchen / Dining**

6.30m x 3.60m      20'8" x 11'9"

**Bedroom 1**

3.56m x 3.20m      11'8" x 10'6"

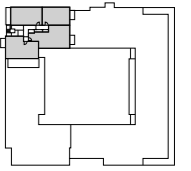
**Bedroom 2**

3.06m x 2.86m      10'1" x 9'4"

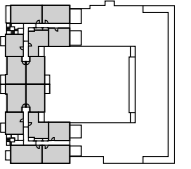
UC - Utility Cupboard   WM - Washing Machine   C - Cupboard

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Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



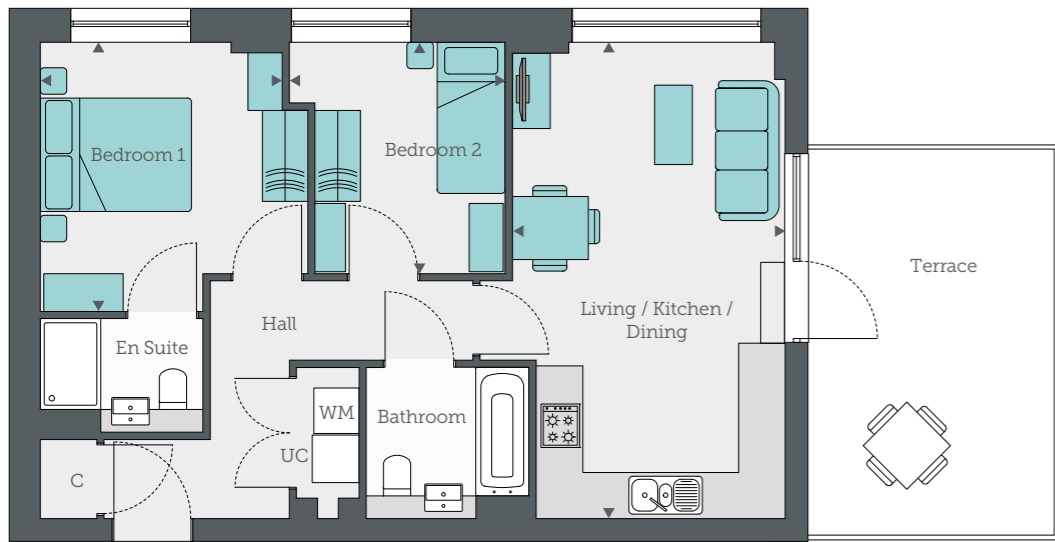
LEVEL 0



# Type G2

2 BEDROOM APARTMENT - 62.1m<sup>2</sup> (668ft<sup>2</sup>)

PLOT A5.02



**Living / Kitchen / Dining**  
6.30m x 3.60m      20'8" x 11'9"

**Bedroom 1**  
3.56m x 3.20m      11'8" x 10'6"

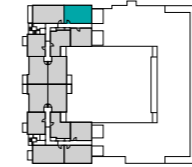
**Bedroom 2**  
3.06m x 2.86m      10'1" x 9'4"

UC - Utility Cupboard   WM - Washing Machine   C - Cupboard

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.  
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



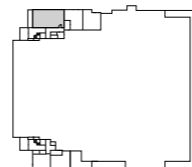
LEVEL 3



LEVEL 2



LEVEL 1

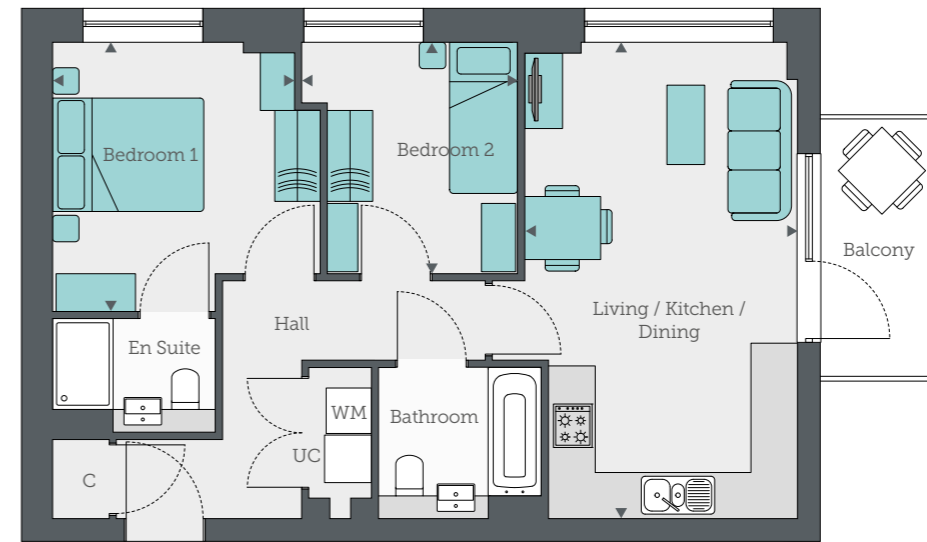


LEVEL 0

# Type G3

2 BEDROOM APARTMENT - 62.1m<sup>2</sup> (668ft<sup>2</sup>)

PLOT A6.02



**Living / Kitchen / Dining**  
6.30m x 3.60m      20'8" x 11'9"

**Bedroom 1**  
3.56m x 3.20m      11'8" x 10'6"

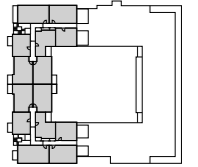
**Bedroom 2**  
3.06m x 2.86m      10'1" x 9'4"

UC - Utility Cupboard   WM - Washing Machine   C - Cupboard

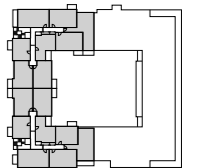
All room dimensions are subject to a 5% tolerance and may vary from plot to plot.  
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



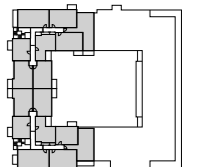
LEVEL 6



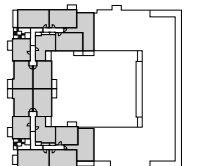
LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



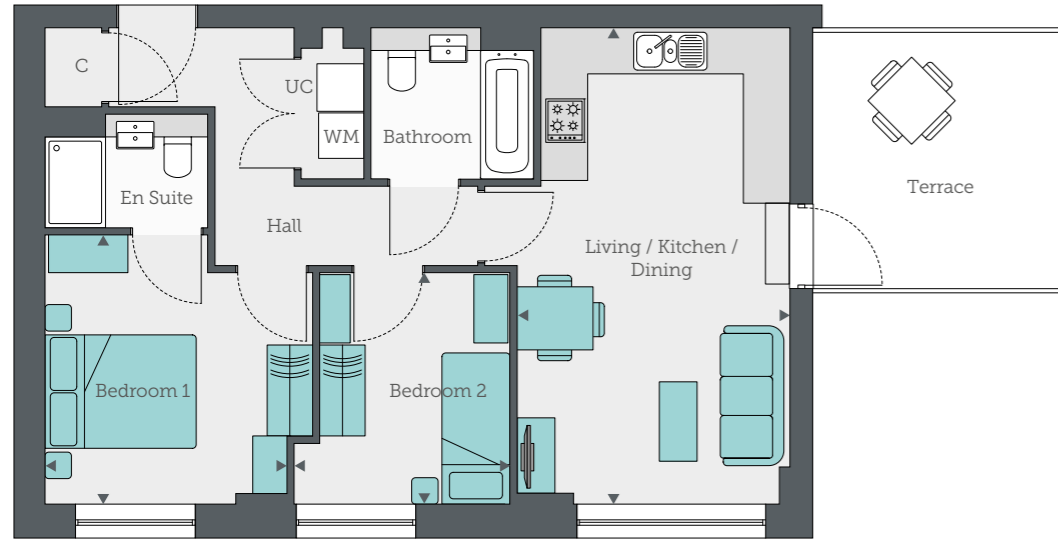
LEVEL 0



# Type G4

2 BEDROOM APARTMENT - 62.1m<sup>2</sup> (668ft<sup>2</sup>)

PLOT B5.06



**Living / Kitchen / Dining**  
6.30m x 3.60m      20'8" x 11'9"

**Bedroom 1**  
3.56m x 3.20m      11'8" x 10'6"

**Bedroom 2**  
3.06m x 2.86m      10'1" x 9'4"

UC - Utility Cupboard   WM - Washing Machine   C - Cupboard

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.  
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

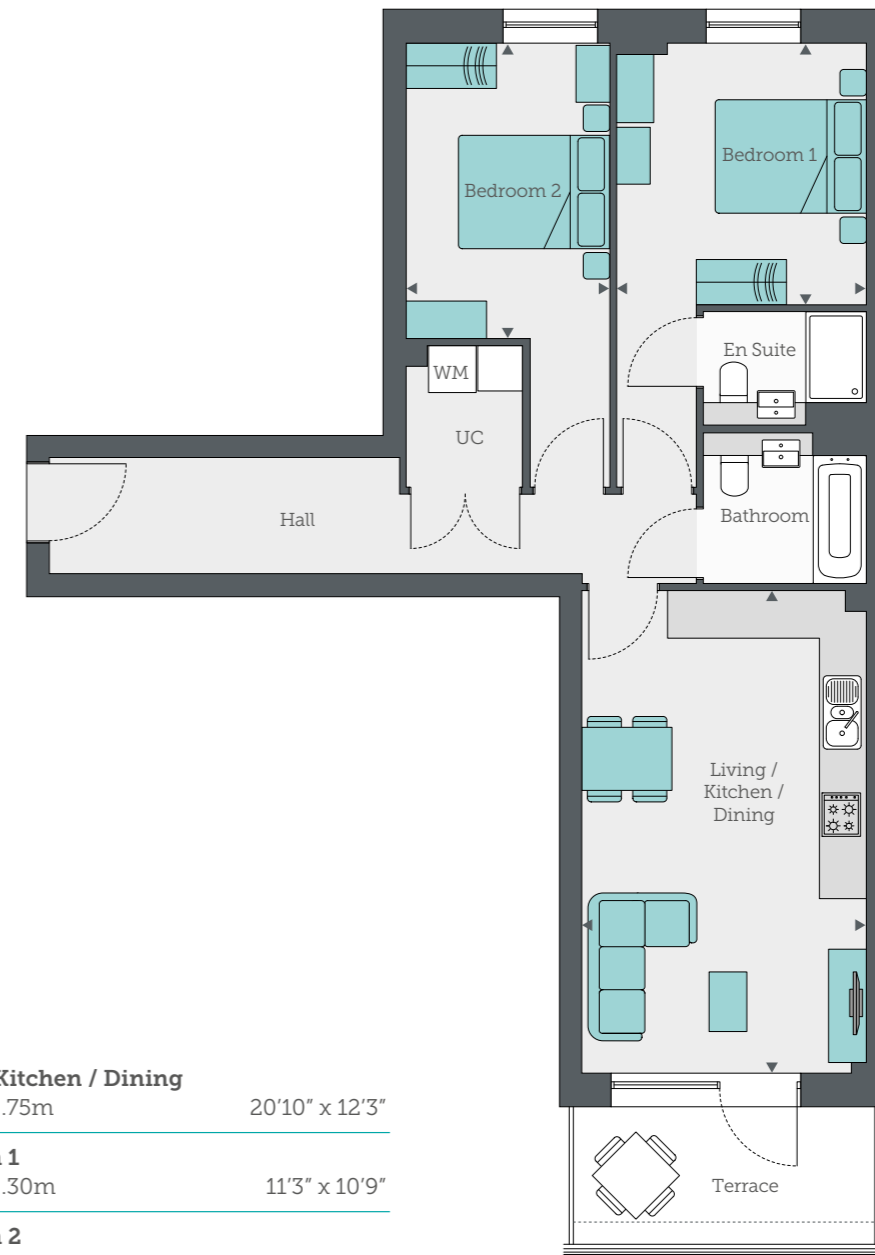


LEVEL 0

# Type H

2 BEDROOM APARTMENT - 74.6m<sup>2</sup> (803ft<sup>2</sup>)

PLOTS A1.03, A2.03, A3.03, A4.03



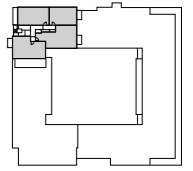
**Living / Kitchen / Dining**  
6.37m x 3.75m      20'10" x 12'3"

**Bedroom 1**  
3.45m x 3.30m      11'3" x 10'9"

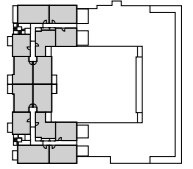
**Bedroom 2**  
3.90m x 2.69m      12'9" x 8'9"

UC - Utility Cupboard   WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.  
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

..... Denotes balcony on 2nd, 3rd & 4th floors

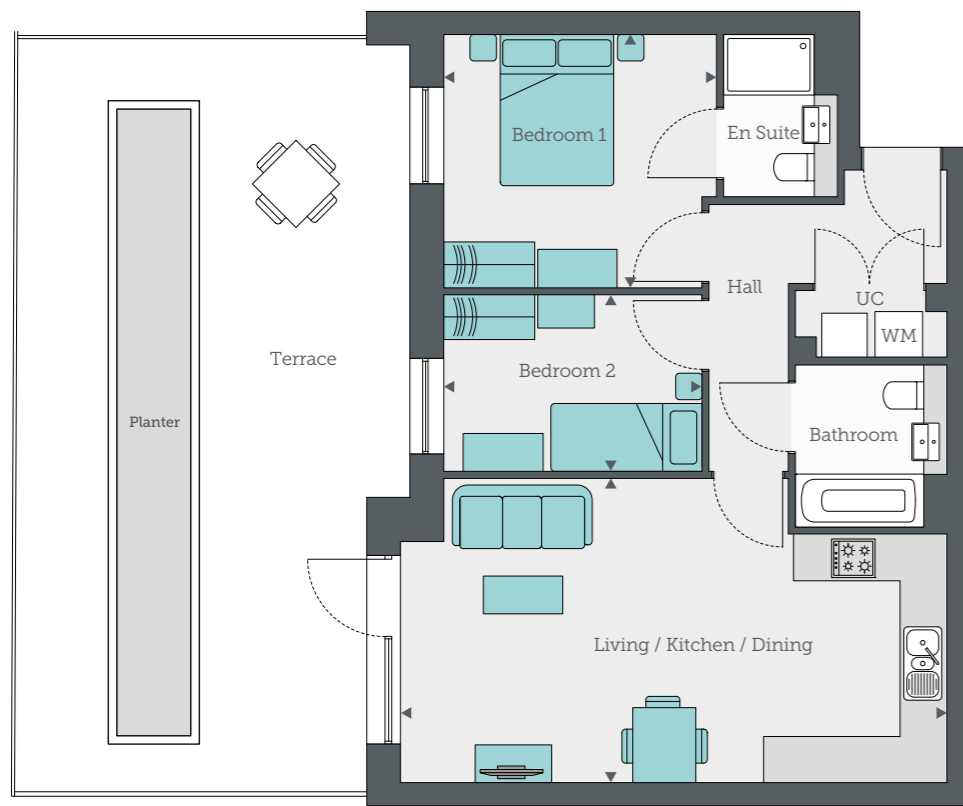


# Type I

2 BEDROOM APARTMENT - 65.2m<sup>2</sup> (702ft<sup>2</sup>)

PLOT A1.07 SHOWN

PLOTS B1.02 MIRRORED



**Living / Kitchen / Dining**  
7.22m x 4.03m      23'8" x 13'2"

**Bedroom 1**  
3.61m x 3.35m      11'10" x 10'11"

**Bedroom 2**  
3.41m x 2.33m      11'2" x 7'7"

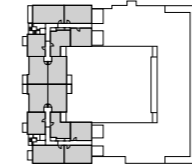
UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



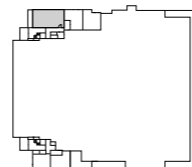
LEVEL 3



LEVEL 2



LEVEL 1



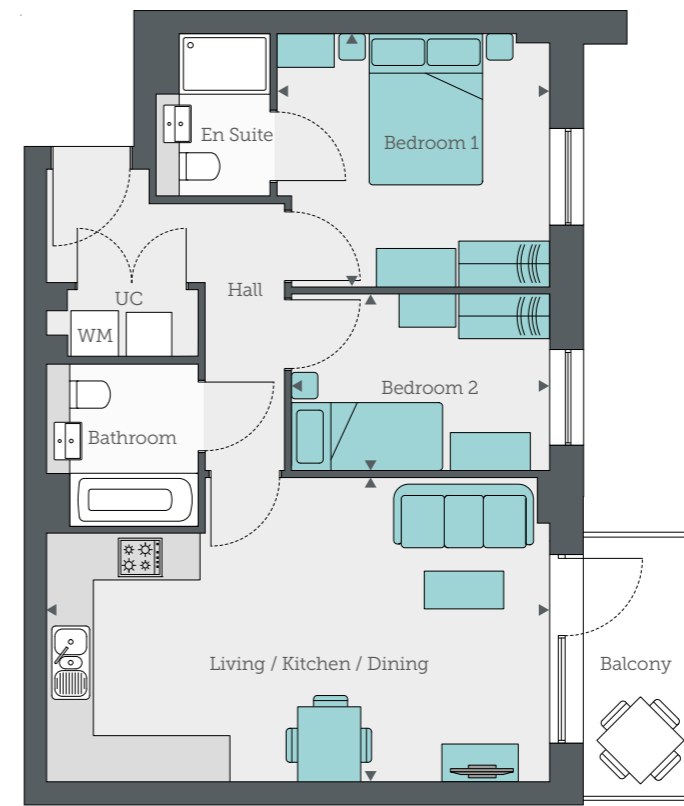
LEVEL 0

# Type J

2 BEDROOM APARTMENT - 63.3m<sup>2</sup> (681ft<sup>2</sup>)

PLOTS A2.06, A3.06, A4.06, A5.05 SHOWN

PLOTS B2.03, B3.03, B4.03, B5.03 MIRRORED



**Living / Kitchen / Dining**  
6.65m x 4.03m      21'9" x 13'2"

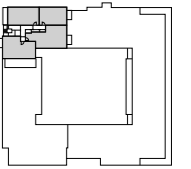
**Bedroom 1**  
3.61m x 3.35m      11'10" x 10'11"

**Bedroom 2**  
3.41m x 2.33m      11'2" x 7'7"

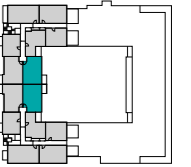
UC - Utility Cupboard    WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.

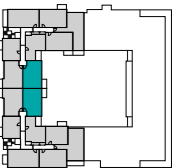
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



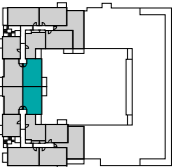
LEVEL 6



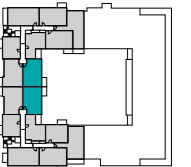
LEVEL 5



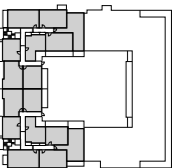
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

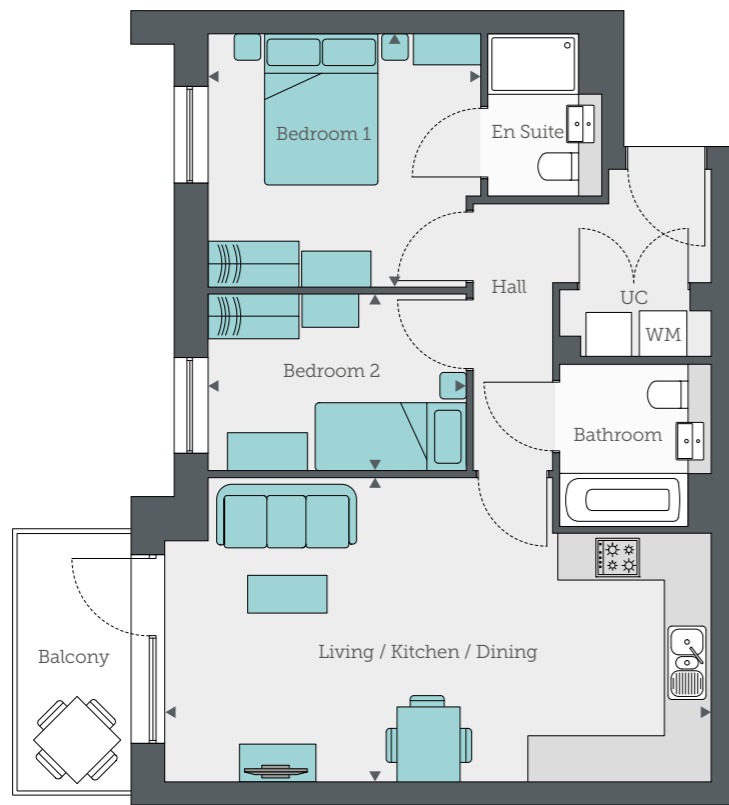


# Type K

2 BEDROOM APARTMENT - 65.2m<sup>2</sup> (702ft<sup>2</sup>)

PLOTS A2.07, A3.07, A4.07, A5.06 SHOWN

PLOTS B2.02, B3.02, B4.02, B5.02 MIRRORED



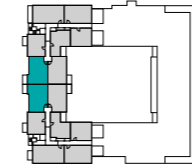
|                                  |               |                 |
|----------------------------------|---------------|-----------------|
| <b>Living / Kitchen / Dining</b> | 7.22m x 4.03m | 23'8" x 13'2"   |
| <b>Bedroom 1</b>                 | 3.61m x 3.35m | 11'10" x 10'11" |
| <b>Bedroom 2</b>                 | 3.41m x 2.33m | 11'2" x 7'7"    |

UC - Utility Cupboard WM - Washing Machine

All room dimensions are subject to a 5% tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



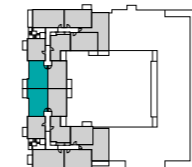
LEVEL 6



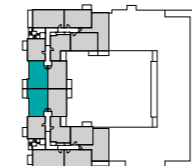
LEVEL 5



LEVEL 4



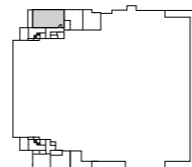
LEVEL 3



LEVEL 2



LEVEL 1

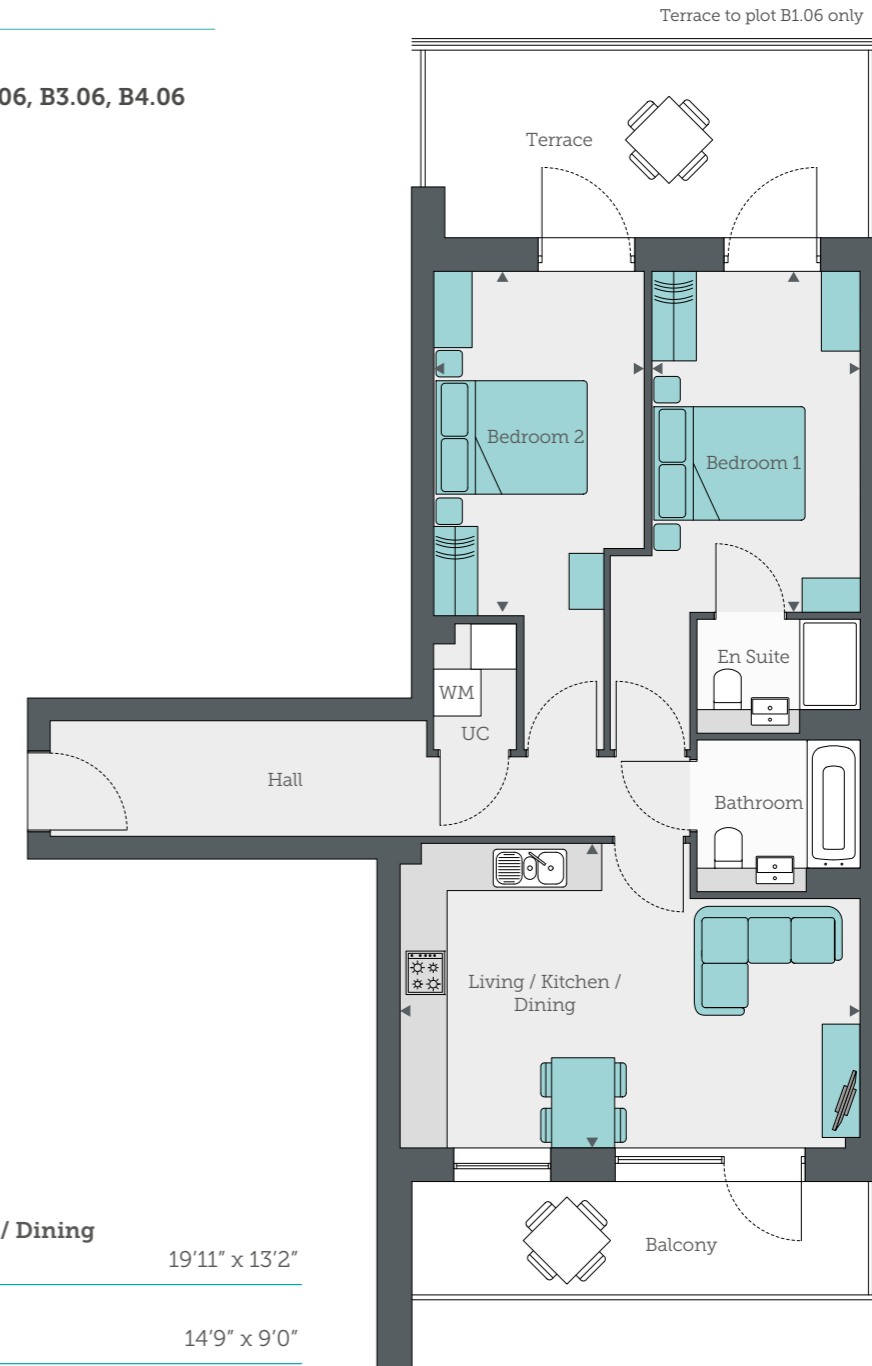


LEVEL 0

# Type O

2 BEDROOM APARTMENT - 74.8m<sup>2</sup> (805ft<sup>2</sup>)

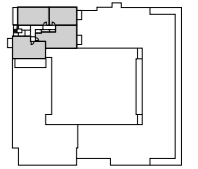
PLOT B1.06, B2.06, B3.06, B4.06



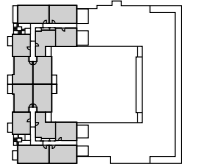
|                                  |               |                |
|----------------------------------|---------------|----------------|
| <b>Living / Kitchen / Dining</b> | 6.08m x 4.03m | 19'11" x 13'2" |
| <b>Bedroom 1</b>                 | 4.50m x 2.75m | 14'9" x 9'0"   |
| <b>Bedroom 2</b>                 | 4.55m x 2.78m | 14'11" x 9'1"  |

UC - Utility Cupboard WM - Washing Machine C - Cupboard

All room dimensions are subject to a 5% tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



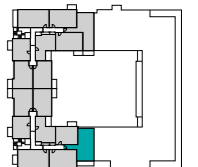
LEVEL 6



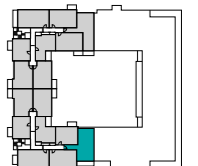
LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



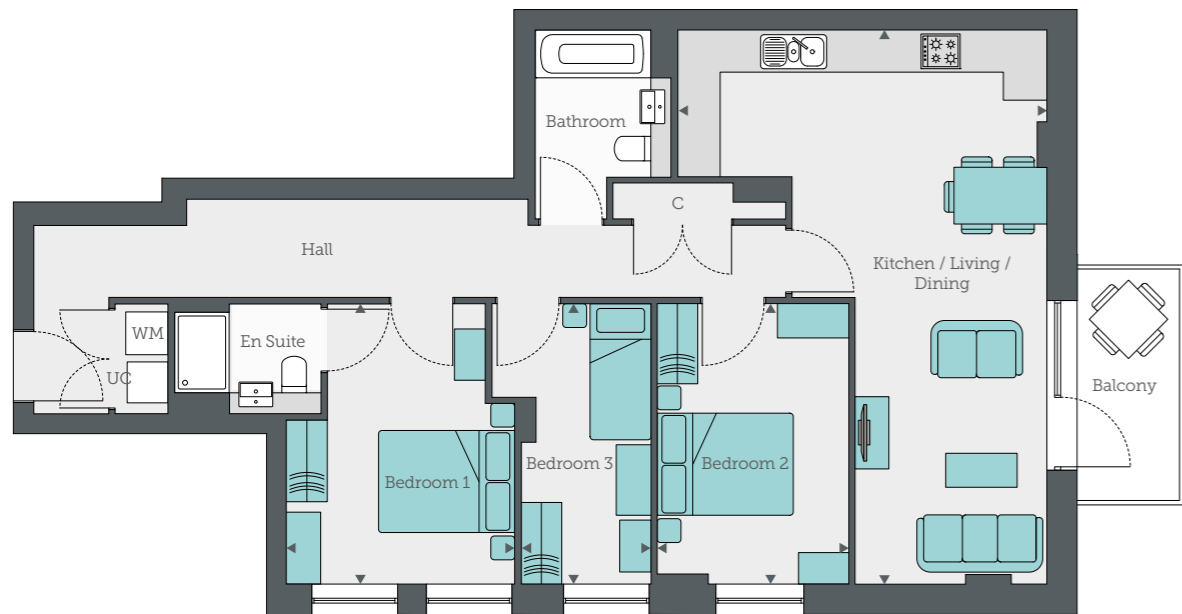
LEVEL 0



# Type L

3 BEDROOM APARTMENT - 92.6m<sup>2</sup> (996ft<sup>2</sup>)

PLOT A6.03



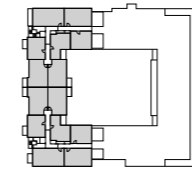
|                                  |               |                |
|----------------------------------|---------------|----------------|
| <b>Living / Kitchen / Dining</b> | 8.13m x 5.43m | 26'8" x 17'9"  |
| <b>Bedroom 1</b>                 | 4.12m x 3.35m | 13'6" x 10'11" |
| <b>Bedroom 2</b>                 | 4.12m x 2.82m | 13'6" x 9'3"   |
| <b>Bedroom 3</b>                 | 4.12m x 1.90m | 13'6" x 6'2"   |

UC - Utility Cupboard WM - Washing Machine C - Cupboard

All room dimensions are subject to a 5% tolerance and may vary from plot to plot.  
Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

# Type M

3 BEDROOM APARTMENT - 83.2m<sup>2</sup> (895ft<sup>2</sup>)

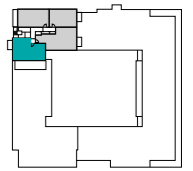
PLOT A6.04



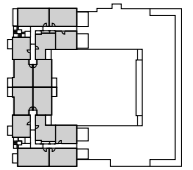
|                                  |               |               |
|----------------------------------|---------------|---------------|
| <b>Living / Kitchen / Dining</b> | 6.30m x 5.03m | 20'8" x 16'6" |
| <b>Bedroom 1</b>                 | 3.79m x 3.22m | 12'5" x 10'6" |
| <b>Bedroom 2</b>                 | 4.12m x 2.81m | 13'6" x 9'2"  |
| <b>Bedroom 3</b>                 | 2.79m x 2.65m | 9'1" x 8'8"   |

UC - Utility Cupboard WM - Washing Machine

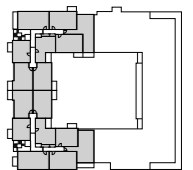
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Kitchen and bathroom layouts are indicative only. Furniture layouts are for illustrative purposes and are indicative only.



LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1



LEVEL 0

# The specification



## DESIGNER KITCHENS

- Fully fitted contemporary kitchen units
- Quartz composite stone worktop and upstand
- Integrated fridge freezer
- Integrated dishwasher
- Electric hob
- LED strip lights to base of wall units
- Stainless steel electric oven and integrated extractor hood
- Stainless steel sink and mixer tap
- LED Downlights

## INTERNAL FINISH AND ELECTRICAL

- TV, Sky and FM points to living room
- TV point to master bedroom
- Telephone point to living room
- Bespoke wall mounted radiators
- Washing machine in utility cupboard
- White ladder internal flush doors with stylish chrome handles

- Walls finished in white emulsion and woodwork in satin white
- Smooth finished ceilings finished in white emulsion
- LED Downlights
- Mirrored wardrobe to master bedroom

## BATHROOMS AND EN SUITES

- Stylish bathroom suite in white
- Concealed toilet cistern with soft close seat
- Thermostatically controlled shower mixer to bath with clear-glass shower screen
- Thermostatically controlled shower to en suite, chrome and clear-glass shower screen
- Full height tiling around bath and to shower cubicle, half height tiling to sanitaryware walls
- Ceramic floor tiles to bathrooms and en suites
- LED Downlights
- Mechanical extract ventilation
- Heated towel rail

## SECURITY, ENERGY EFFICIENCY AND HEATING

- Audio visual door entry system
- Aluminium double-glazed windows and doors
- Mains operated heat and smoke detectors with battery back up
- Mechanical extract ventilation with heat recovery
- Electric boiler with wet radiator system

## COMMUNAL AREAS

- Allocated car parking
- Cycle storage
- Access to ground floor landscape gardens and a private podium garden

## PEACE OF MIND

- 10-year LABC 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](https://b3athome.co.uk)



redloft

**t: 020 7539 3745**

**e: [B3@redloft.co.uk](mailto:B3@redloft.co.uk)**

**w: [B3athome-cheshunt.co.uk](http://B3athome-cheshunt.co.uk)**

Scania House, 17 Amwell Street, Hoddesdon, Herts EN11 8TS

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