

# CASSIA

## Scheme Information Sheet



These new homes form part of a larger development built by Newlon Housing Trust in partnership with Countryside Properties. The development consists predominantly private sale properties with 30 shared ownership homes.

### Shared Ownership Sales

Set over six floors, Cassia House consists 12 x one bedroom apartments, 15 x two bedroom apartments and 3 x two bedroom duplex apartments, each benefiting from having a private balcony or terrace.

- › Lift service to each floor
- › Video entry system
- › Secure bike storage at ground floor level
- › Communal Heating System
- › Communal amenity space and family play area
- › Post boxes are located in entrance lobby
- › Allocated off-street parking to selected apartments
- › 10 year NHBC Build Warranty

### The Apartments

Each apartment comes with Amtico wood laminate floor coverings to living room, hallway and kitchen. Wool mix carpets to bedrooms.

Bathrooms have ceramic tiles to floor and walls.

Kitchens include oven, hob and extractor hood, microwave, fitted fridge/freezer and dishwasher. Washing machine is freestanding, located in utility cupboard.

BT Openreach ONT point installed and equipment commissioned – ready to be activated by chosen provider.

Available satellite providers – Sky Q (subscription required).

### The Development

Cassia House is a “car-free development” – except for the limited allocated parking provisions, purchasers will not be eligible to apply for a Residents Parking Permit from Enfield Council, nor be eligible to park within any car park owned, controlled or licensed by the Council.

- › Sub-Letting of these homes is not permitted - this is a condition within the lease
- › No pets allowed

Whilst we welcome interest from London-wide applicants, priority for these homes will be given to those living or working in the London Borough of Enfield.

### Heating System

**Combined Heat & Power System (CHP)** is a system for supplying heat, generated in a local energy centre, and then distributed via a heating network to individual apartments. Residents receive their heat for radiators and hot water from a connection to the heating network across the development. **This means there is no gas supply to the property and there is no gas boiler within the property.** The energy is then transferred to your property through a Heat Interface Unit (located in a hallway cupboard). The HIU works in a similar way as a gas boiler with a control panel allowing residents to programme their heating and hot water for when it is needed. The communal system is managed by Energetik – [www.energetik.london](http://www.energetik.london)

**Please note: Newlon are not involved in the management/provision of the heat supply.**

**Alexander Faulkner Partnership are the Managing Agent responsible for managing this development. They are responsible for arranging all services including Financial Matters (e.g. Service Charges), Buildings & System Management, External Building & Landscaping Maintenance, Cleaning & Maintenance of Internal Communal Areas.**

**Should you wish to be considered for these apartments, please complete the Expression of Interest form together with putting down a £500 reservation fee (card payment facility available).**

**Applicants will then be contacted by Mortgage Warehouse Corporation Limited, one of Newlon’s approved independent financial advisers, to carry out a financial assessment. You will be required to provide the following;**

- › Last three salary slips
- › Bank Statements
- › Proof of Deposit
- › Proof of Address
- › Pictorial ID

**PLEASE NOTE: YOUR APPLICATION WILL NOT BE CONSIDERED WITHOUT A COMPLETED APPLICATION FORM, EXPRESSION OF INTEREST FORM AND FINANCIAL ASSESSMENT SIGNED-OFF BY MORTGAGE WAREHOUSE.**