



Persona Homes

by Home Group

SOUTH OXHEY CENTRAL

HERTFORDSHIRE

SHARED OWNERSHIP



Welcome to

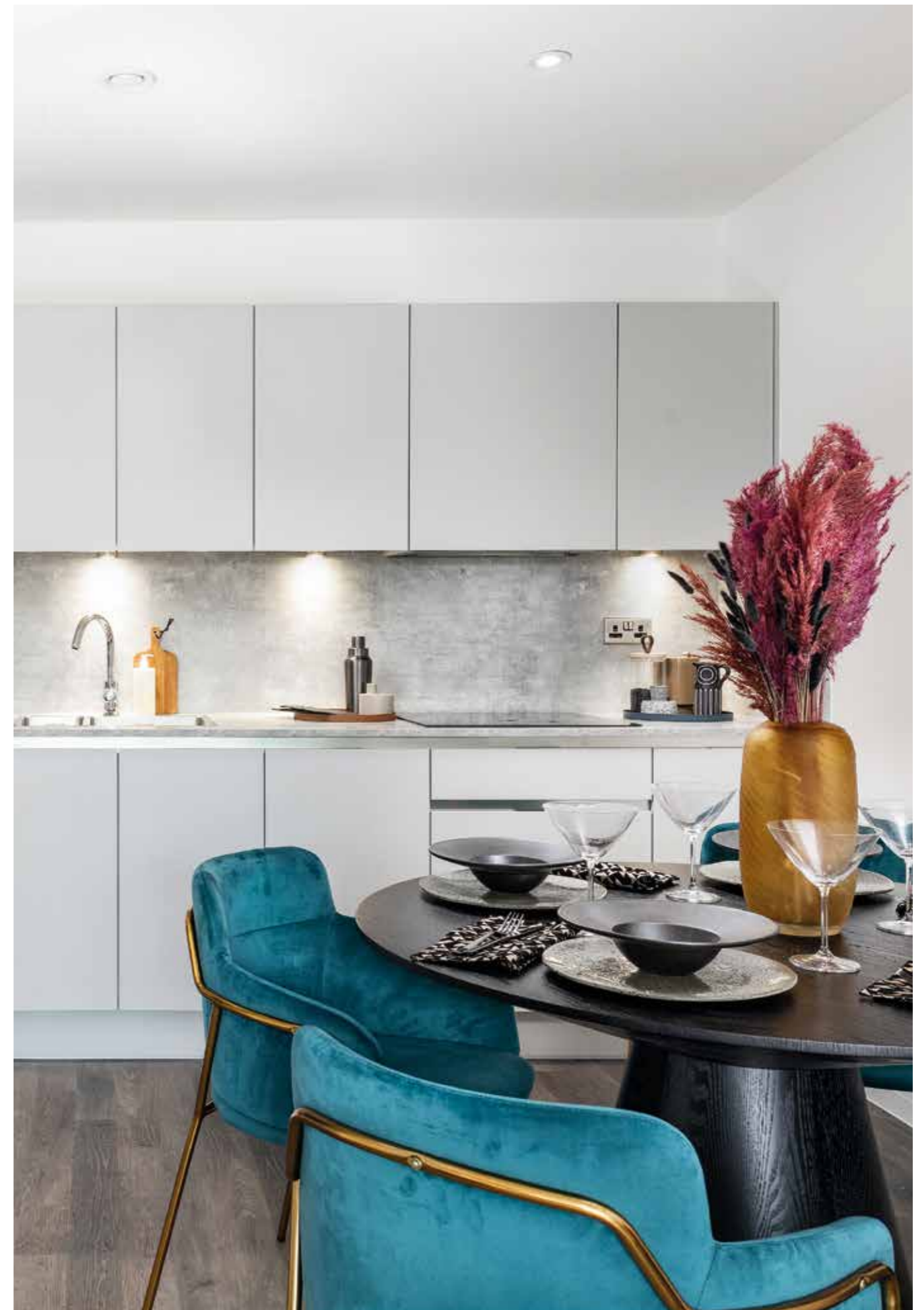
South Oxhey Central

A modern mix of convenience and style.

Surrounded by an expanse of green spaces, picturesque villages and stylish amenities, South Oxhey Central is a collection of one and two-bedroom apartments set within a welcoming and growing community.

Watford is just a nine -minute drive away and provides a dynamic mix of bars and restaurants, shops, and leisure amenities.

Fast and frequent trains transport you from Carpenders Park station to London Euston in just 39 minutes, providing excellent connections into the capital.





In the heart of a new and growing community, South Oxhey Central offers you the best of urban and rural living.

Surrounded by the beautiful Hertfordshire countryside with plenty of green spaces and pretty villages, South Oxhey also boasts fantastic links to Watford, London and beyond.

These stylish new 1 and 2-bedroom apartments are perfect for today's modern lifestyle and benefit from open-plan living spaces, private balconies or terraces and integrated appliances. In fact, all you need to do is just bring your belongings.





About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes it becomes all about you.

Our aim is to make your home-buying experience enjoyable and hassle-free. We will help you find the home that's right for you and, through our range of buying options ensure, that your dream home also fits within your budget.

We know that the key to a happy move is clear and regular communication, we will make sure this happens, by being with you during the whole process and keeping you regularly updated.

From the moment you contact Persona Homes you will be appointed a host. Your host will guide you throughout your Persona Homes journey. They'll show you around one of our beautifully appointed show homes, helping you choose the right home for you. They will be with you every step of the way, answering any questions you may have, and, once you have decided on the home, support you from reservation through to completion and beyond.



From the architects

Creating a vibrant new community that will flourish for years to come.

Designed by the award winning architecture team BTPW, the vision for South Oxhey Central is to create a brand new beating heart to the neighbourhood through new homes, retail spaces and public areas for the community to enjoy.

South Oxhey began life as part of a rural estate and grew in the early 1900's with the introduction of the railway and grew again in the late 1940's. In 2016, building work started on the £150m project to revitalise the town centre and make it fit for modern living.

When complete in late 2022, South Oxhey Central will have provided over 600 new homes in total. The homes include one and two bedroom apartments in buildings that include garden spaces for residents to enjoy. The new town centre is knitted together through a series

of pleasant laneways and new streets lined with townhouses.

Other new outdoor spaces include a new play area with trees and seating, a new garden that runs through the middle of the development.

As well as the new homes at Carpenders Park Station, a brand new square has already opened. This pedestrianised precinct replaces an old carpark with a range of handy shops and a central pavilion café. On Prestwick Road and Fairfield Ave even more new shops have opened.

The finishing touches to be completed are the new tree lined market square - another new pedestrianised area which will host regular markets and community events - and a brand new Lidl supermarket opening at the foot of the new High Street.

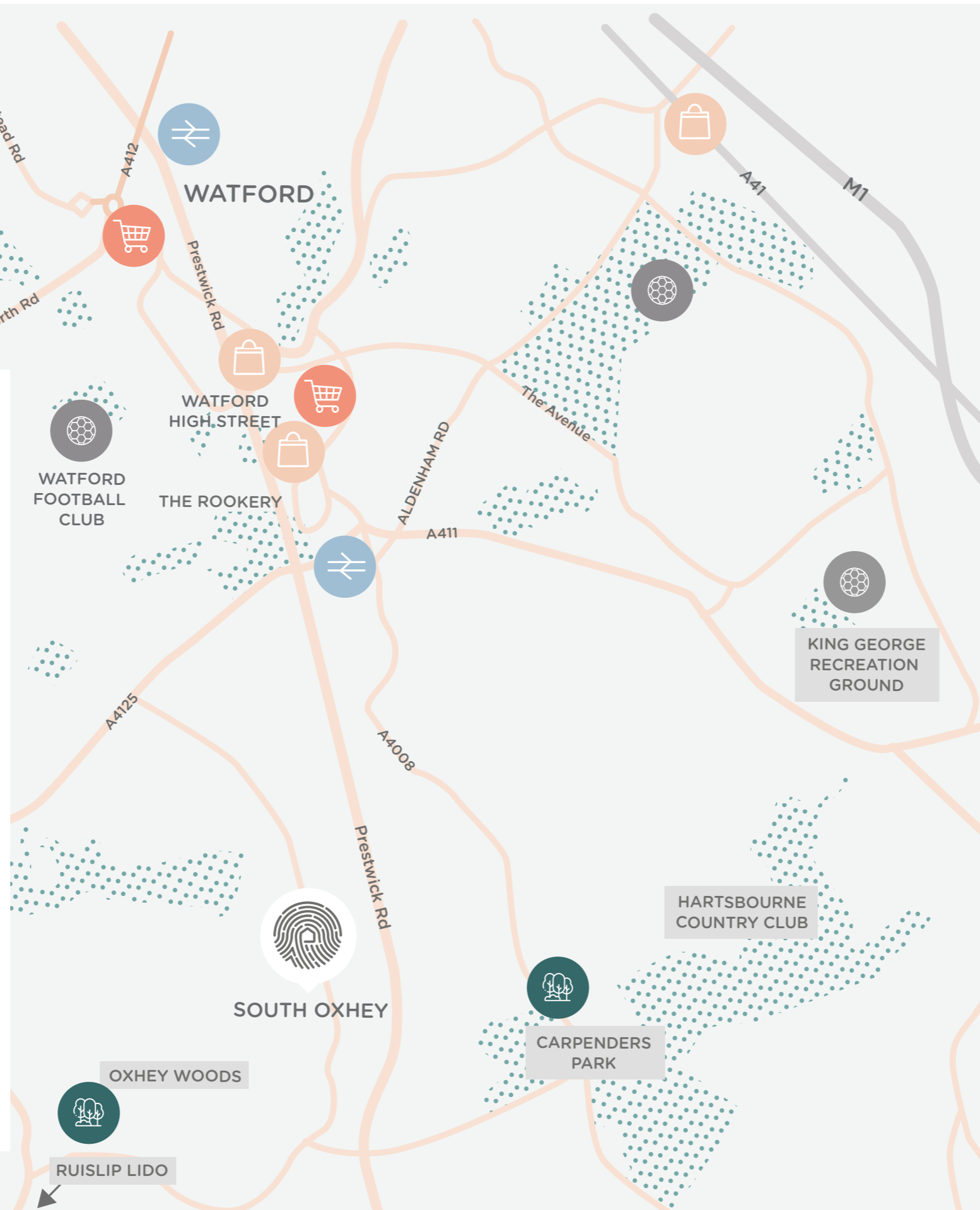


The place to be

Being well connected is important to everyone these days. Whether its for work or play, South Oxhey Central is at the heart of it all.

Start your journey with a short walk to Carpenders Park station and have access to the full TfL network, so whether you are off to work in the capital, or want shopping and entertainment in nearby Watford, its an easy journey either way.

Getting out and about in the local countryside will pose no problem, the major roads of the M1 and M25 are a short drive away. If you are looking to go even further, Heathrow Airport is only 21 miles from here.



- Food and shopping**
 - astria Watford Shopping Centre, 1.9 miles
 - South Oxhey Square, 0.0 miles
 - John Lewis 2.9miles
 - Gourmet Burger, 3.2 miles
 - Bills Restaurant, 3.3 miles
 - Wagamama, 3.2 miles

- Retail therapy**
 - Watford High Street, 2.1 miles

- Parkland**
 - Colne Valley Park, 6.0 miles
 - The Chiltern Hills, 27 miles
 - Oxhey Woods, 1.3 miles
 - Carpenders Park, 1.5 miles
 - Cassiobury Park , 3.3 miles

- Sports and leisure**
 - TopGolf Watford, 3.0 miles
 - Warner Bros Studio Tour, 4.7 miles
 - Watford Football Club, 1.7 miles
 - Ruislip Lido, 5 miles

- Transport**
 - Carpenders Park Station, 0.0 miles
 - Harrow and Wealdstone Station, 3.4 miles
 - Watford Junction, 2.5 miles

* Journey times and distances taken from google.com/maps and are correct before going to print. All distances are approximate and times may vary depending on time of travel.

From South Oxhey

All is within reach

A stone's throw away from the local station and surrounded by retail and food outlets, these apartments are perfectly placed, providing you with all essential amenities on your doorstep.

South Oxhey Central offers you a life less ordinary with a wealth of choices on what to do with your spare time. From getting out and about to discover green spaces and award-winning parks to shopping until you drop in the capital city - you can access it all from here.

For those looking for something more cultural, discover the modern concert auditorium, the Watford Colosseum or the Watford Palace Theatre in the nearby town. If it's something more extreme then check out The XC in Hemel Hempstead, which offers a skate park and climbing wall.

Kids and adults alike will definitely want to explore the world of Harry Potter at the nearby Warner Bros. Studio Tour. Sporting fans will also want to take advantage of the local football stadium and many surrounding golf clubs.

The surrounding green spaces of Oxhey Woods and Cassiobury Park are a great place to unwind with the family, or you can venture further afield and discover the white chalk hills of the Chilterns or the sandy shore of the Ruslip Lido. You really do have it all on your doorstep.

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2
MIN

○ **Carpenders Station**
For access to the entire TFL network



4
MIN

○ **Oxhey Woods**
Explore this family friendly green space.



14
MIN

○ **atria Watford**
Shop until you drop and then grab a bite to eat.

○ South Oxhey



14
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○ **Cassiobury Park**
A lovely public green space covering 250 acres with something for everyone.



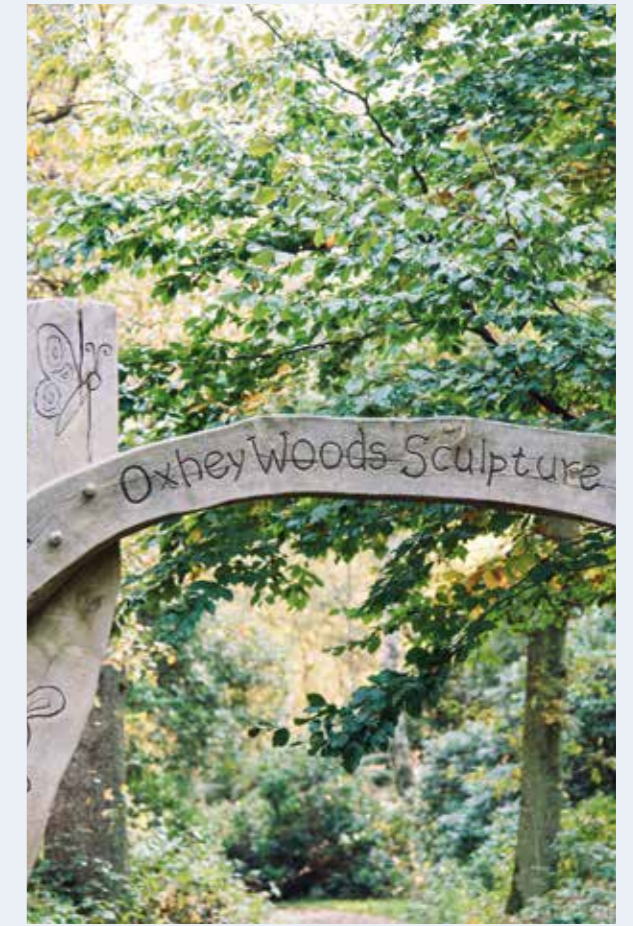
39
MIN

○ **London Euston**
Explore all the capital has to offer.



7
MIN

○ **South Oxhey Leisure Centre**
A great leisure centre that includes a swimming pool.



Live and learn

Schools are at the top of every parent's agenda when buying a new home. It's important that your children are just as happy in their school as they are in their new home.

South Oxhey Central offers an excellent selection of local schools, both state and independent. There are currently 17 schools ranked outstanding by OFSTED within a 3-mile radius.



Education

St Joseph Primary School

0.7 mile

Warren Dale Primary School

0.8 mile

Oxhey Wood Primary School

1.1 miles

The Reach Free School

5.4 miles

Westfield Academy

3.8 miles

Watford Grammar School for Girls and Boys

2.9 miles

Childcare/Nurseries

Co-op Childcare

2.0 miles

Chalk Hill Nursery

1.4 miles

Table Hall Nursery

1.4 miles

Development layout

If you are looking for the perfect home offering the convenience of the city and the serenity of the countryside, South Oxhey Central is the place to be.

- 🏠 **Block J**
Private sale
- 🏠 **Block T**
Shared ownership
- 🏠 **Maisonettes**
Private Sale
- 🏠 **Block O**
Private Sale
- 🏠 **Block K**
Affordable rent
- 🏠 **Block L**
Shared ownership
- 🏠 **Block U-N**
Private sale and shared ownership
- 🏠 **Block U-S**
Private sale and shared ownership
- 🏠 **Block P**
Private sale
- 🏠 **Block Q**
Private sale





A home with personality

We understand that variety is key, we have plenty of different apartment layouts for you to choose from. Pick the one that's right for you.

Type A

1-bedroom apartment PLOTS 504, 507, 514, 517, 524, 527, 534, 537

Spacious open-plan one-bedroom apartment with private patio or balcony.

Type B

1-bedroom apartment PLOTS 509, 512, 519, 522, 529, 532, 539, 542

Spacious open-plan one-bedroom apartment with private patio or balcony.

Type C

1-bedroom apartment PLOT 513

Spacious open-plan one-bedroom apartment with private patio.

Type D

2-bedroom apartment PLOTS 508, 518, 528, 538

Spacious open-plan two-bedroom apartment with private patio or balcony and en-suite to the main bedroom.

Type E

2-bedroom apartment PLOTS 523, 533, 543

Spacious open-plan two bedroom apartment with private balcony.

Type F

2-bedroom apartment PLOTS 511, 521

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Type G

2-bedroom apartment PLOTS 510, 520

Spacious open-plan two-bedroom apartment with private patio or balcony and en-suite to main bedroom.

Type H

2-bedroom apartment PLOTS 531, 541

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Type I

2-bedroom apartment PLOTS 530, 540

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Type J

2-bedroom apartment PLOTS 505, 515

Spacious open-plan two-bedroom apartment with private patio or balcony and en-suite to main bedroom.

Type K

2-bedroom apartment PLOTS 506, 516

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Type L

2-bedroom apartment PLOTS 525, 535

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Type M

2-bedroom apartment PLOTS 526, 536

Spacious open-plan two-bedroom apartment with private balcony and en-suite to main bedroom.

Your new home

There's always something special about the prospect of a new home – especially when it boasts high quality specification and is located in a brand new community.

Each of our one and two-bedroom homes comes with a fully-fitted kitchen with integrated appliances, carpeted bedrooms and laminate flooring in hallways, kitchen and living areas. Selected two-bedroom homes have an en-suite to the master bedroom, and all apartments come with a private balcony or terrace.

Whichever home you choose at South Oxhey Central, you will find stylish and intelligent design perfect for today's modern living. The flexible, open-plan living spaces offer a variety of options waiting for you to unleash your interior design ideas.

Your new home maximises space and storage, perfect to keep clutter out of the way. Each room is light and bright and designed to give you flexibility, so you can make your new home truly your own.

Please ask your Persona host for more details



Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

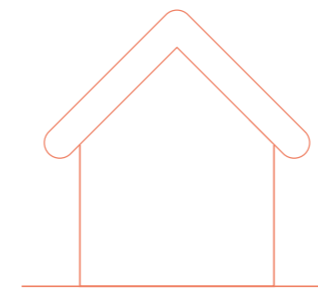
This part-rent, part-buy scheme is an opportunity for first-time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it.

You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.



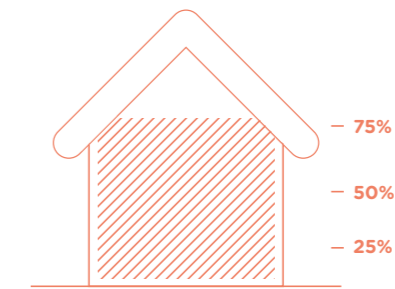
You qualify for shared ownership if:

- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments.



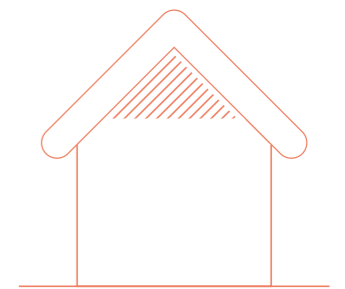
Step 1

Choose your property that qualifies for shared ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you

It's all in the detail

At South Oxhey Central quality comes as standard, with stylish finishing and modern appliances in all homes.

Kitchen/living

- Contemporary designed fitted kitchen with fitted base, tall and wall units in light grey
- Full height laminate splashback upstands in Bellato Grey
- Stainless steel inset 1 and half bowl sink with chrome mixer tap
- Spotlights under wall units
- Bosch single oven, ceramic hob, and recirculating hood fitted above hob
- Bosch integrated fridge-freezer
- Bosch integrated microwave oven
- Bosch integrated dishwasher
- Bosch free-standing washer/dryer

Bathroom

- Full height and width mirror above washbasin
- Light grey bath panel
- Chrome electric heated towel rail
- Glass shower screen
- Shower tray with thermostatic shower and mixer
- Saloni Street Art Gris floor and wall tiles
- Extractor ventilation
- Shaver socket
- Low voltage recessed downlighters

Electrical and other

- Tv points wired for access for digital TV and Sky Q (subject to subscription)
- Hyperoptic superfast fibre broadband (subject to subscription)
- Video door entry system
- Pendant lighting in bedrooms
- Downlights to all other rooms
- Fitted wardrobes to master bedrooms





General Enquiries

T: 0800 030 8888

E: contactus@yourpersonahome.com

Visit: yourpersonahome.com

South Oxhey Central, WD19 7FR



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