

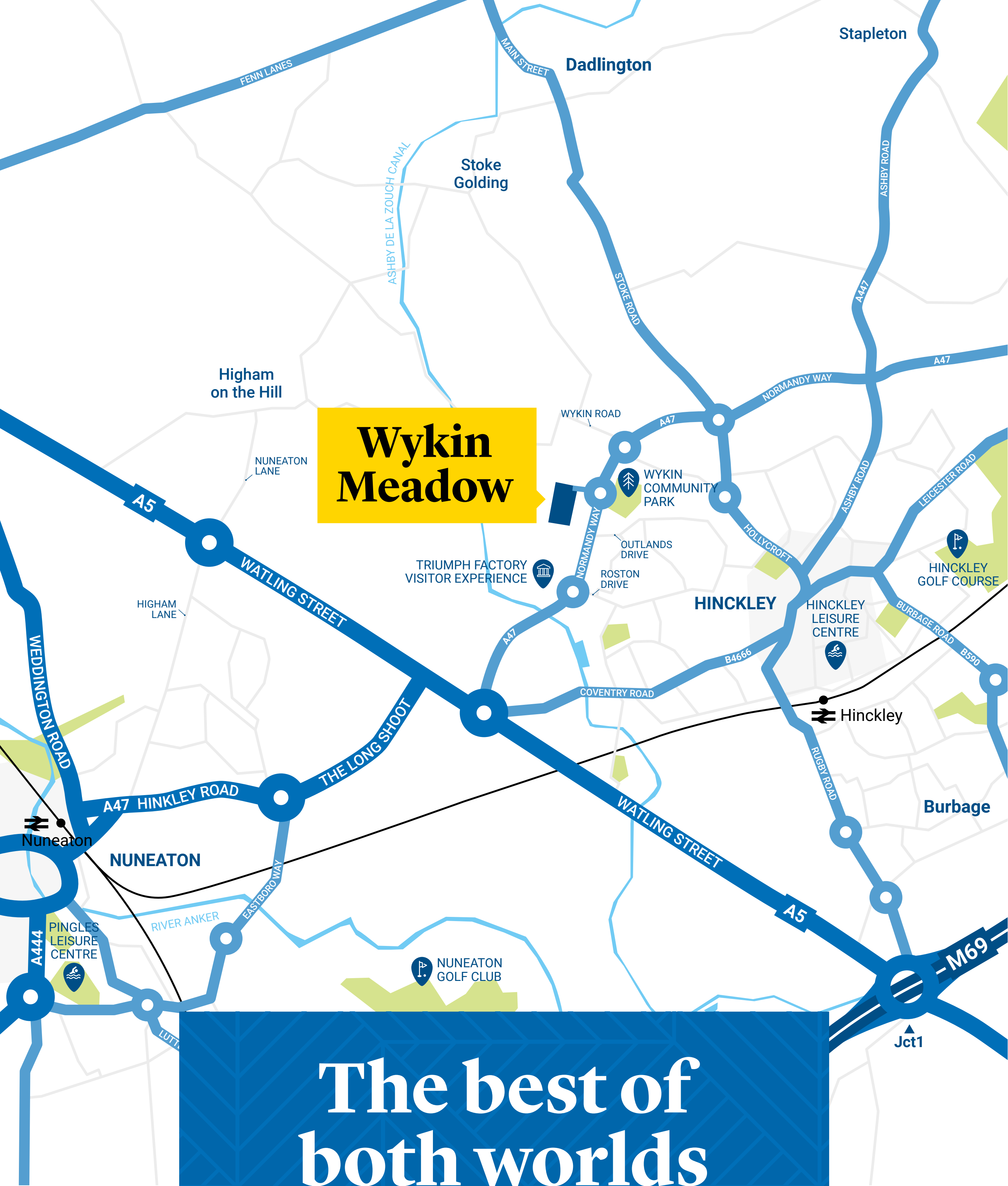
# Wykin Meadow

---

HINCKLEY, LEICESTERSHIRE LE10 3FJ

One and two bedroom homes  
available through **Shared Ownership**





# The best of both worlds

Enjoy a village location on the outskirts of Hinckley and with great accessibility to the cities of Coventry, Leicester and Birmingham.

**Get Directions**

[Google Maps](#)

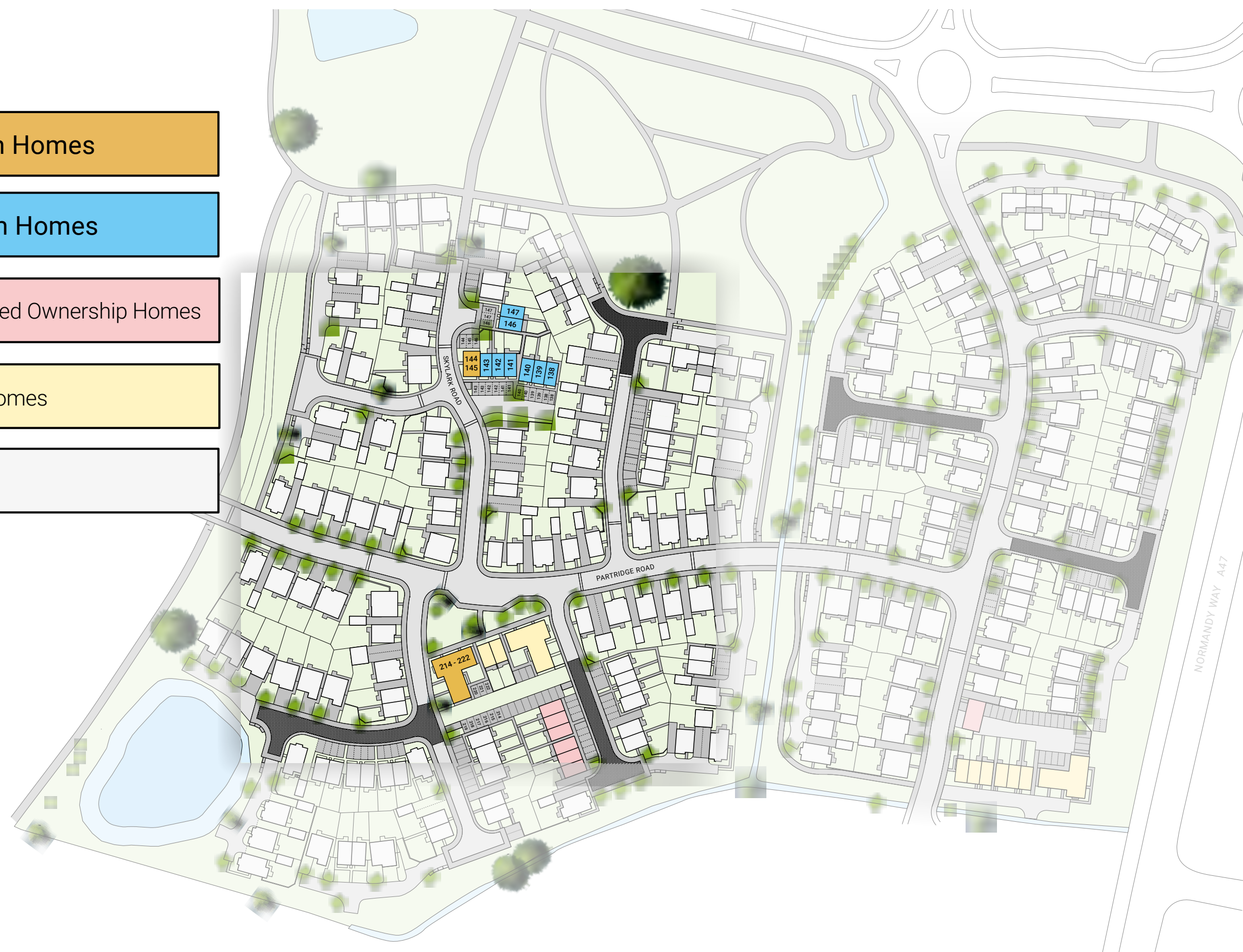
[beads.creamed.tile](https://beads.creamed.tile)





## Key

- One Bedroom Homes
- Two Bedroom Homes
- Completed Shared Ownership Homes
- LGAH Rented Homes
- Bloor Homes



Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



# One Bedroom Maisonette

## PLOT 144



### Dimensions

**Total Area: 45 sq m / 488 sq ft**

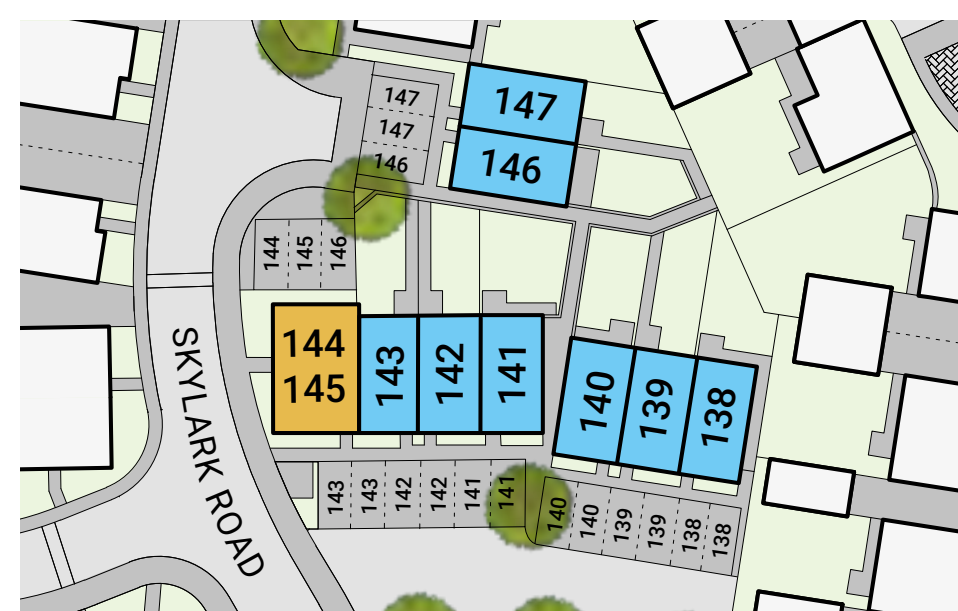
All measurements are length x width

#### KITCHEN/LOUNGE

3.36m x 5.75m    11'0" x 18'10"

#### BEDROOM

4.20m x 3.12m    13'9" x 10'3"



### Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine

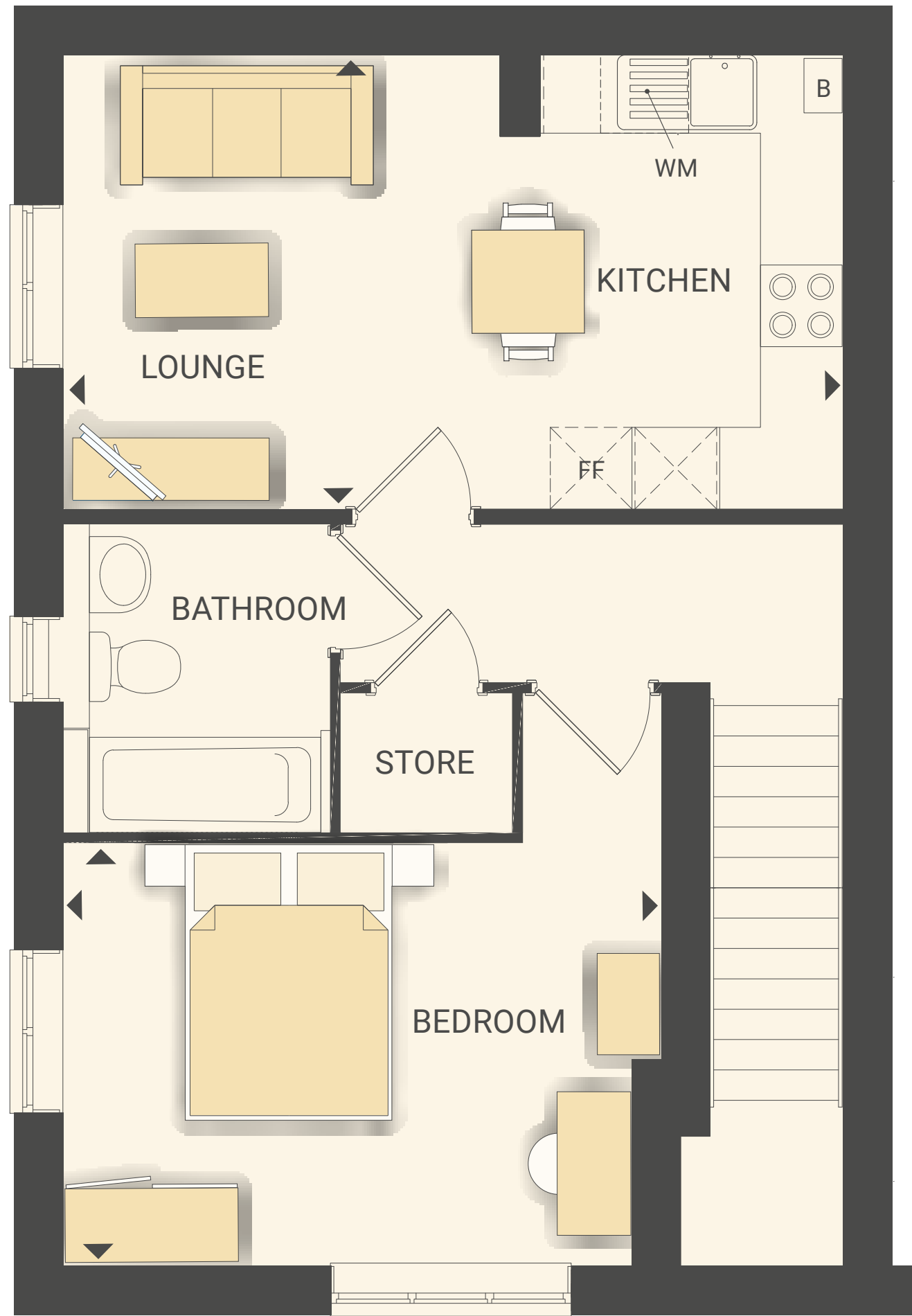
The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Maisonette

PLOT 145



## Dimensions

Total Area: 55 sq m / 596 sq ft

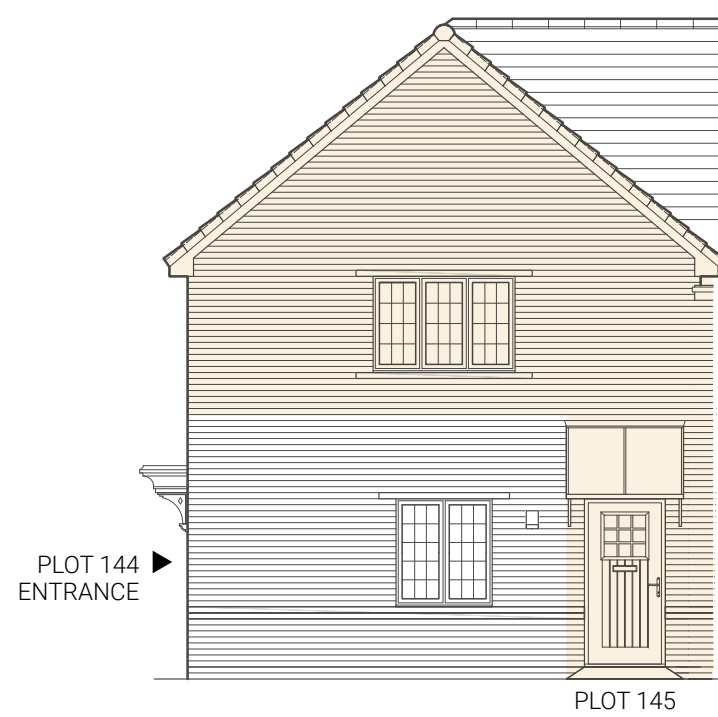
All measurements are length x width

### KITCHEN/LOUNGE

3.36m x 5.75m 11'1" x 18'10"

### BEDROOM

3.11m x 4.21m 10'3" x 13'10"



## Key

FF Space for fridge/freezer

B Boiler

WM Space for washing machine



The floorplans shown are for approximate measurements only.

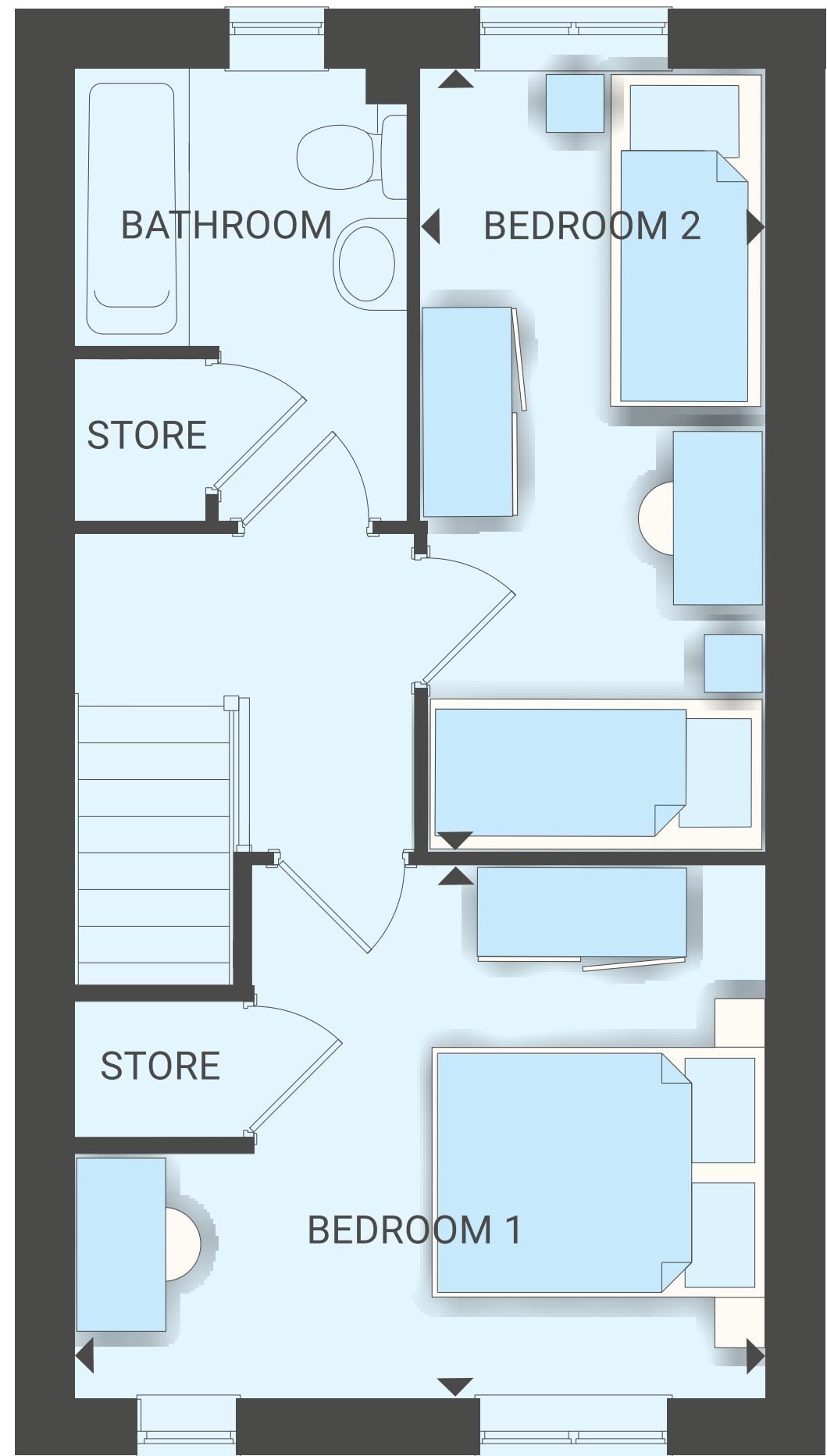
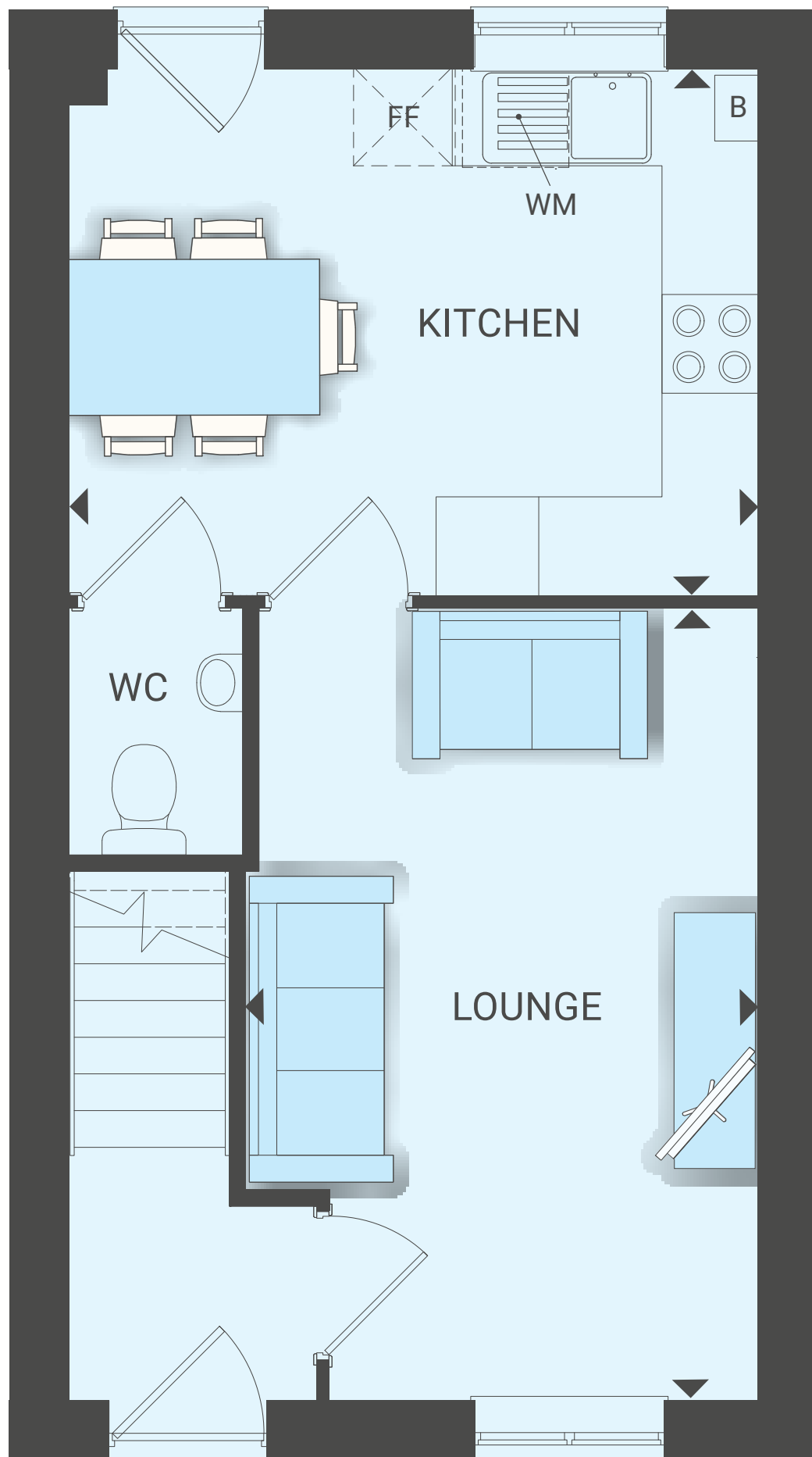
[Read more >](#)



# Two Bedroom House

PLOTS 138, 139, 140\*, 141, 142, 143\*, 146 & 147\*

*\*plots 140, 143 and 147 are handed*



## Dimensions

**Total Area: 68 sq m / 733 sq ft**

All measurements are length x width

### KITCHEN

3.21m x 4.20m      10'6" x 13'9"

### LOUNGE

4.81m x 3.05m      15'10" x 10'0"

### BEDROOM 1

3.24m x 4.20m      10'8" x 13'9"

### BEDROOM 2

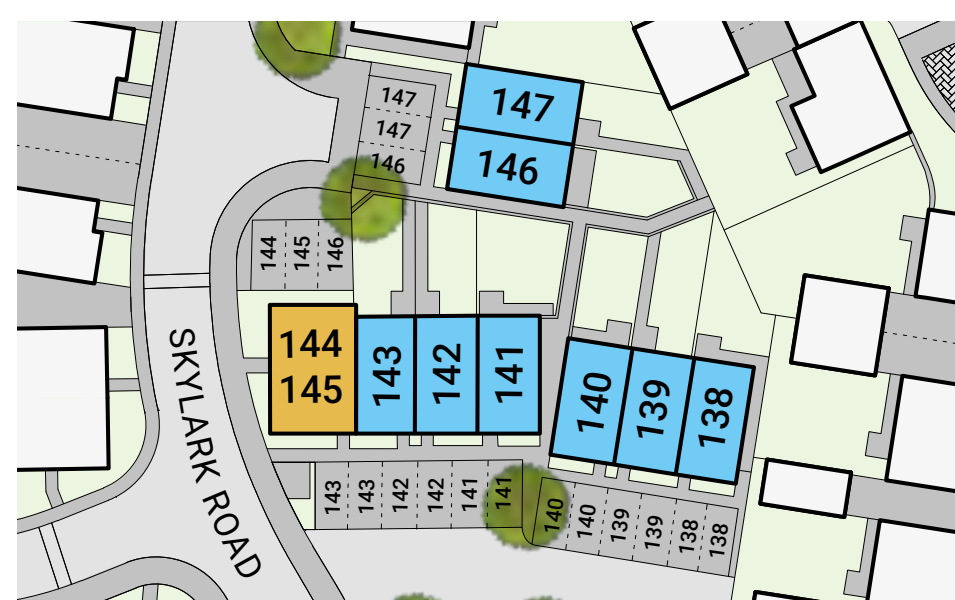
4.77m x 2.10m      15'8" x 6'11"

## Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine



The floorplans shown are for approximate measurements only.

**Read more >**

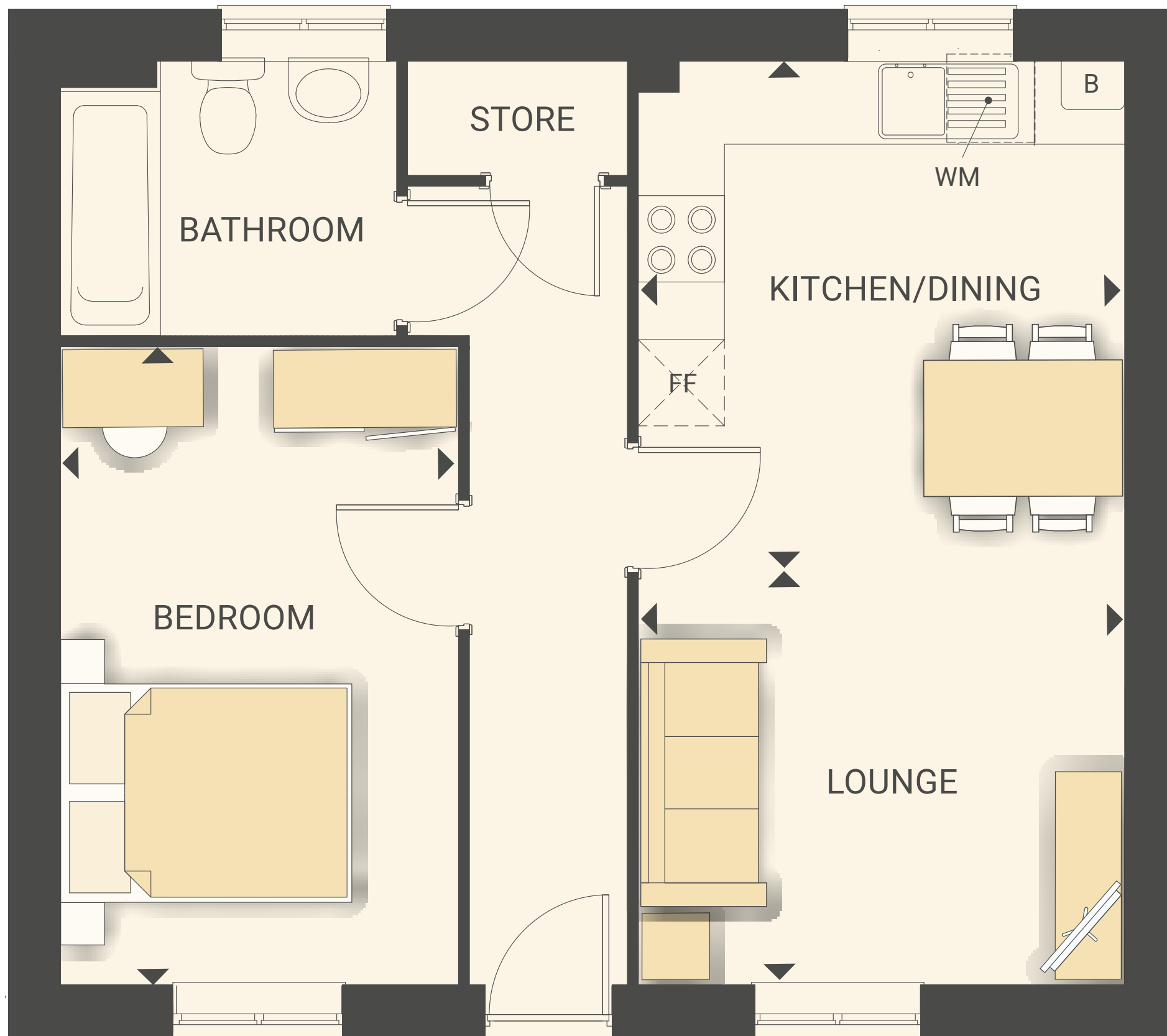


# One Bedroom Apartment

## PLOTS 214 & 216\*

\*plots 216 is handed

No window to plot 216



### Dimensions

**Total Area: 48 sq m / 513 sq ft**

All measurements are length x width

#### KITCHEN/DINING

3.60m x 3.40m 11'8" x 11'1"

#### LOUNGE

2.90m x 3.40m 9'5" x 11'11"

#### BEDROOM

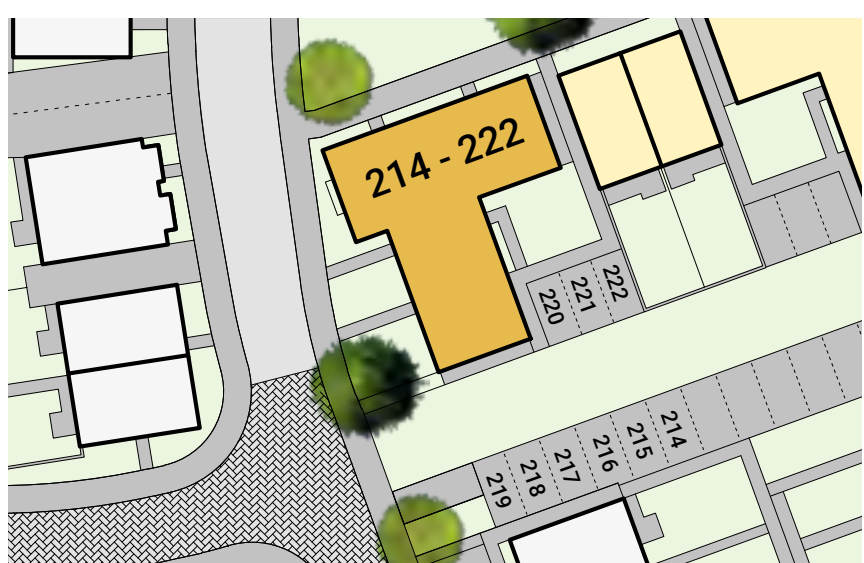
4.46m x 2.79m 14'7" x 9'1"



PLOT 214



PLOT 216



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

The floorplans shown are for approximate measurements only.

[Read more >](#)



# One Bedroom Apartment

PLOT 215



## Dimensions

**Total Area: 48 sq m / 513 sq ft**

All measurements are length x width

### KITCHEN/DINING

3.40m x 3.60m    11'1" x 11'8"

### LOUNGE

3.40m x 2.90m    11'1" x 9'5"

### BEDROOM

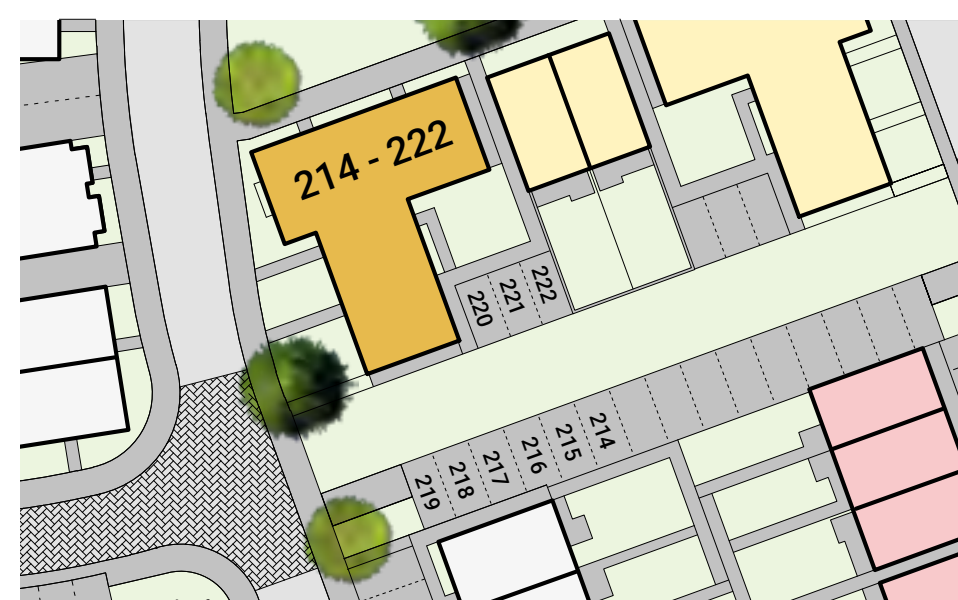
2.79m x 4.46m    9'1" x 14'7"

## Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine



The floorplans shown are for approximate measurements only.

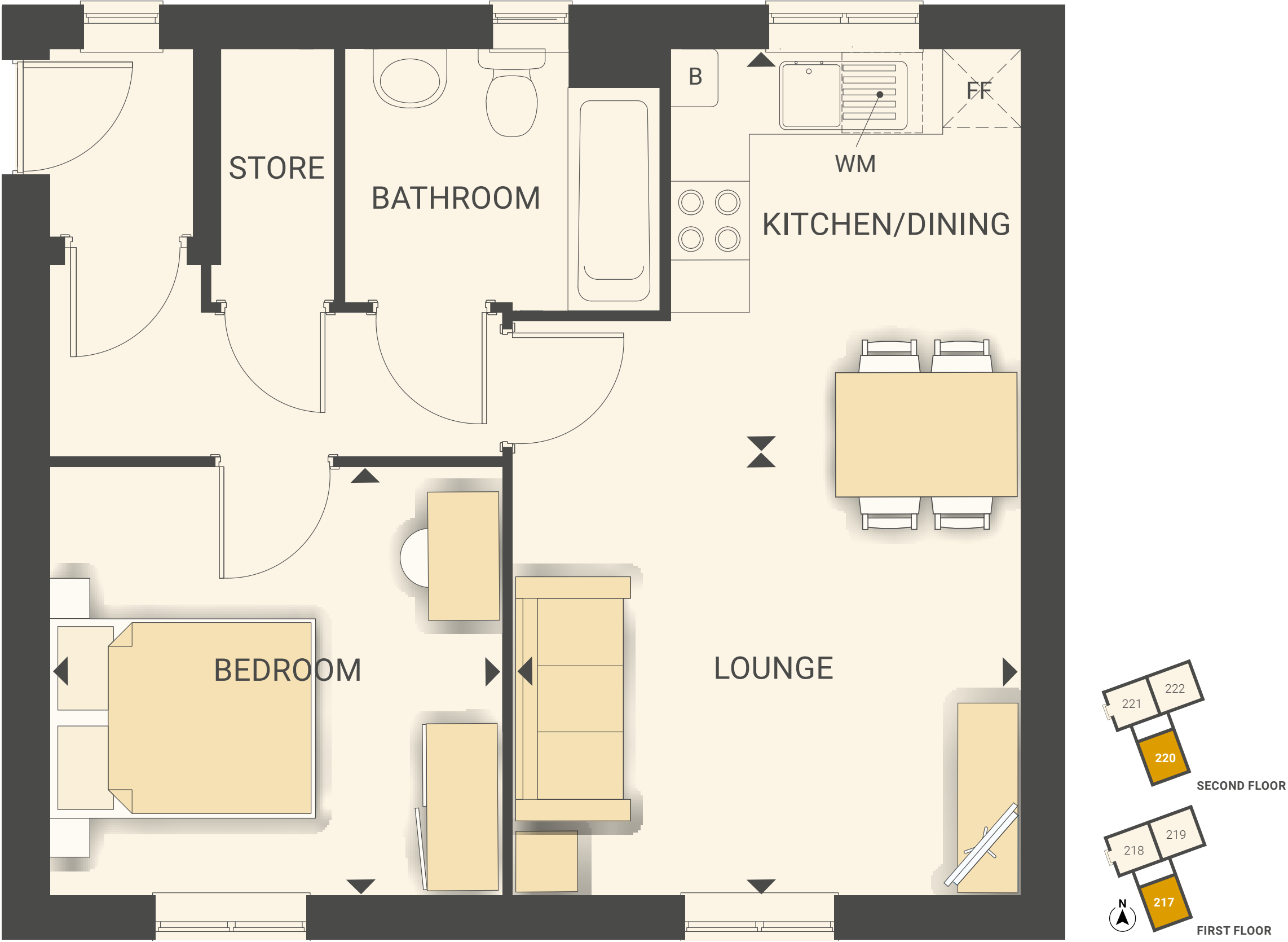
**Read more >**





# One Bedroom Apartment

PLOTS 217 & 220



## Dimensions

**Total Area: 48 sq m / 513 sq ft**

All measurements are length x width

### KITCHEN/DINING

2.98m x 2.69m    9'8" x 8'9"

### LOUNGE

3.44m x 3.90m    11'3" x 12'9"

### BEDROOM

3.29m x 3.47m    10'9" x 11'4"



## Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine

The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Apartment

PLOT 218 & 221



## Dimensions

**Total Area: 48 sq m / 513 sq ft**

All measurements are length x width

### KITCHEN/DINING

2.69m x 2.99m    8'9" x 9'8"

### LOUNGE

3.90m x 3.44m    12'9" x 11'3"

### BEDROOM

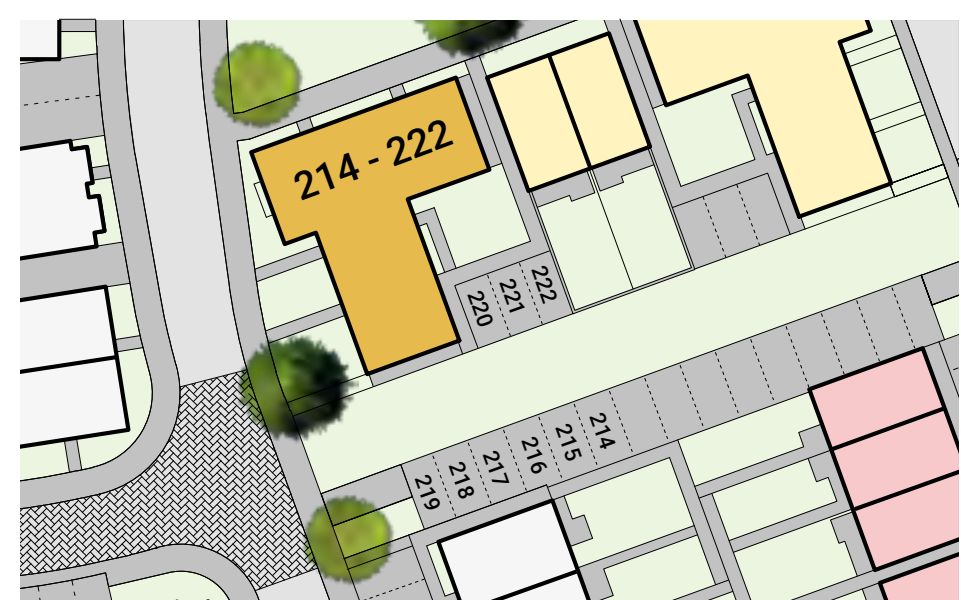
3.47m x 3.29m    11'4" x 10'9"

## Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine



The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Apartment

PLOT 219 & 222



## Dimensions

**Total Area: 48 sq m / 513 sq ft**

All measurements are length x width

### KITCHEN/DINING

2.69m x 3.85m    8'9" x 12'6"

### LOUNGE

3.90m x 2.65m    12'9" x 8'7"

### BEDROOM

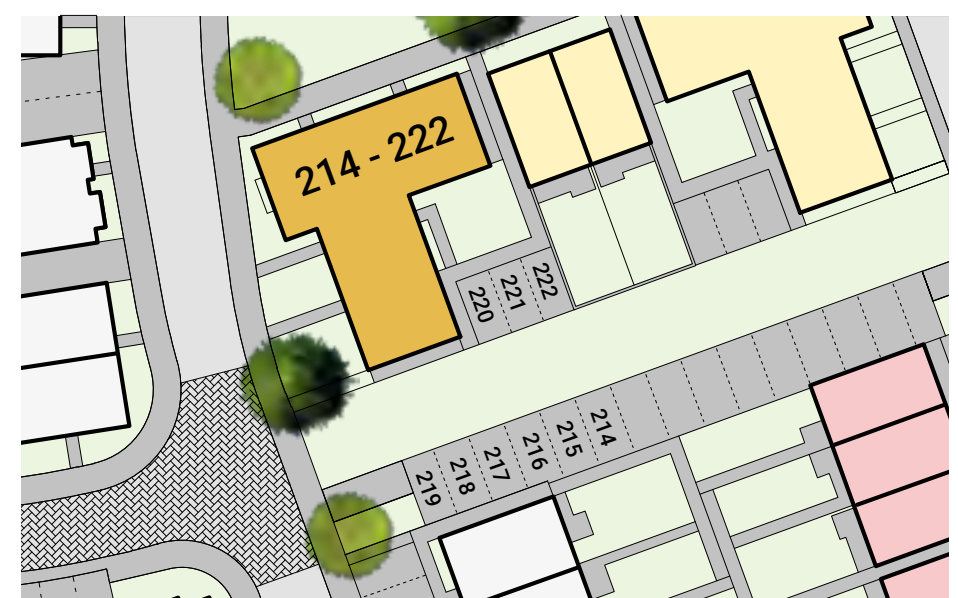
3.47m x 3.29m    11'4" x 10'9"

## Key

**FF** Space for fridge/freezer

**B** Boiler

**WM** Space for washing machine



The floorplans shown are for approximate measurements only.

**Read more >**





# Specification

## Kitchen

- Contemporary matt white kitchen with chrome handles and under unit lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome tap
- Electric single oven, gas hob and cooker hood
- Space for fridge/freezer
- Space for washing machine

## Cloakroom

- Roca contemporary white toilet and basin with chrome mixer tap
- Splashback tiling to basin area

## Bathroom

- Roca contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Shower over bath with glass shower screen
- Large format wall tiling to bath and splashback tiling to basin area
- Towel rail and toilet roll holder

## Flooring (Houses)

- Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing, lounge and bedrooms

## Flooring (Apartments & Maisonettes)

- Wood effect vinyl flooring to hall, kitchen/living/dining and bathroom
- Twist pile carpet to stairs, landing and bedrooms



# Specification

## General

- White PVCu double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White panelled internal doors with brushed aluminium ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12-year build warranty

## External

- Two parking bays to houses
- One allocated parking bay to maisonettes and apartments
- Paved patio area to houses
- Turf to rear garden to houses
- Rotary dryer in garden of houses
- Outside tap to houses
- 1.8m high timber fencing to rear garden of houses
- Audio entry system to apartments
- Apartment bin store and cycle store
- Apartment post boxes in lobby

## Electrical

- Track light to kitchen
- Batten fitting to bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV point to living room and master bedroom
- Apartments have connection to communal satellite dish\*
- Telephone point to utility cupboard
- Smoke, heat and carbon monoxide detectors
- Extractor fan to kitchen and bathroom
- Shaver socket to bathroom
- Spur for future installation of an alarm
- PIR Light to front and rear elevations of houses

\* connection to services subject to purchaser subscriptions





# Shared Ownership explained

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

### **How does Shared Ownership work?**

At Wykin Meadow, you can buy an initial share between 40% - 75% of the home's full value and pay a subsidised rent on the remainder. You can purchase further shares (up to 100%) as your circumstances change. Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### **Am I eligible for Shared Ownership?**

If you earn or have a household income up to a maximum of £80,000 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.

### **What other charges will be payable?**

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Apartments will also be subject to a Service Charge which contributes to the maintenance of the building. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.



# Shared Ownership explained

## 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.

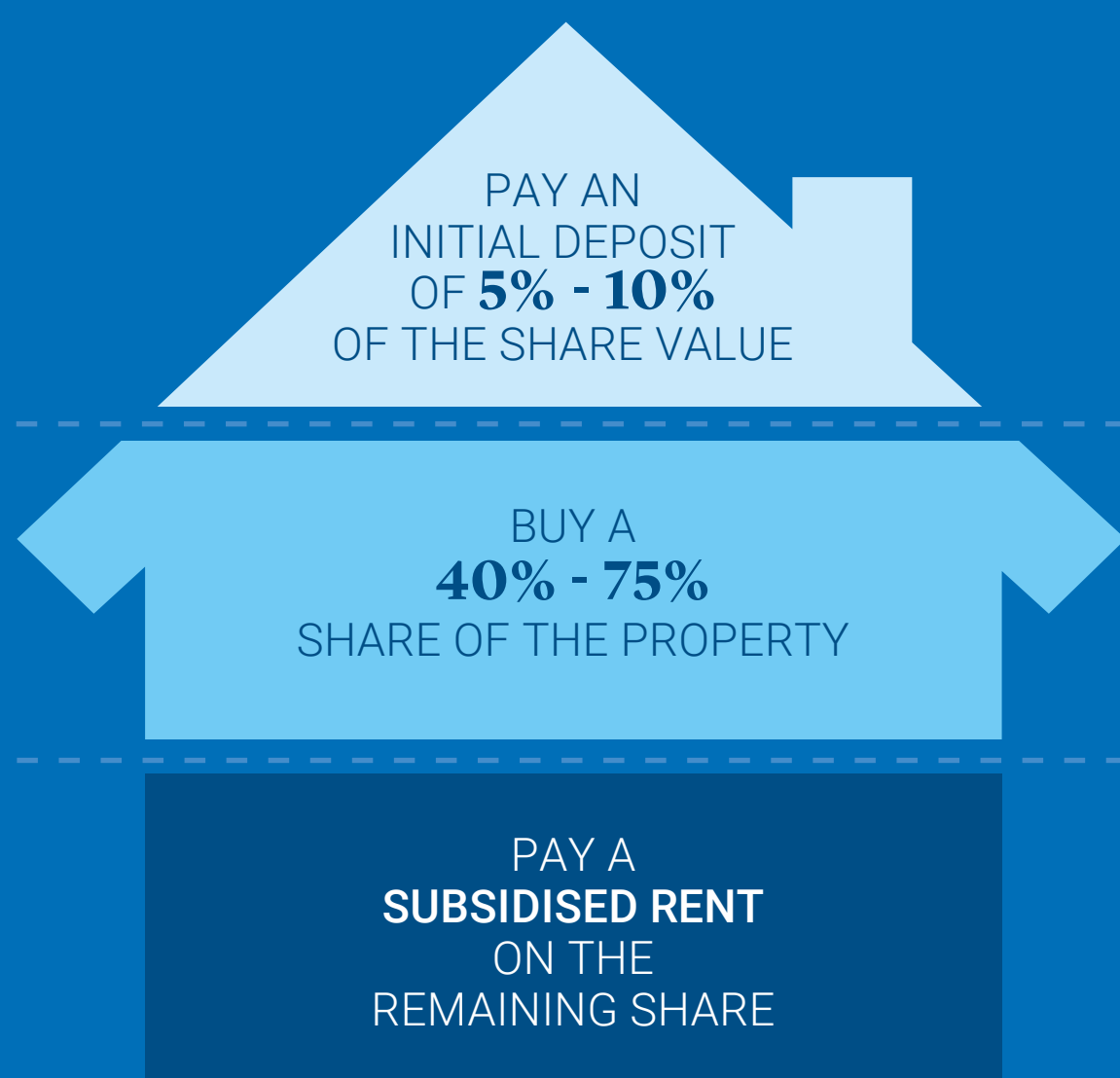
## Will I need a deposit?

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.

## 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)

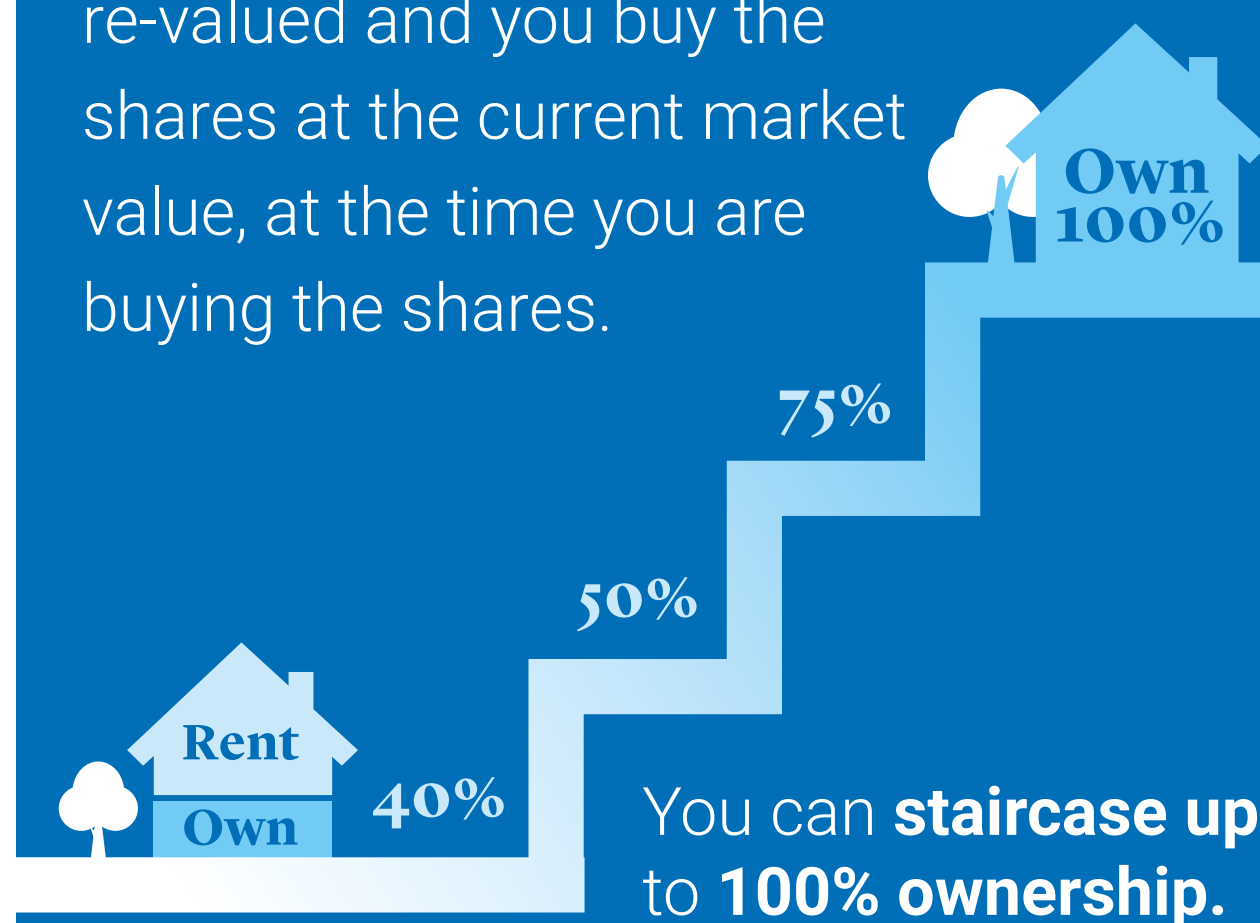
## Breakdown example of buying a new home at Wykin Meadow



## 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.



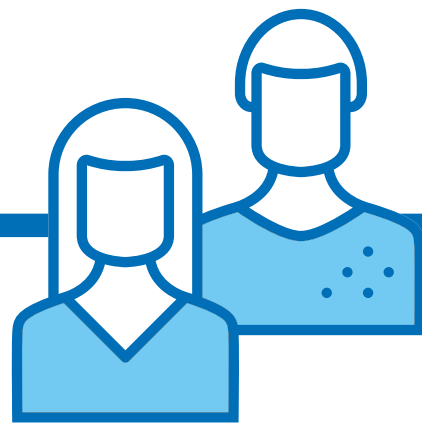
[READ MORE](#)

# 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.

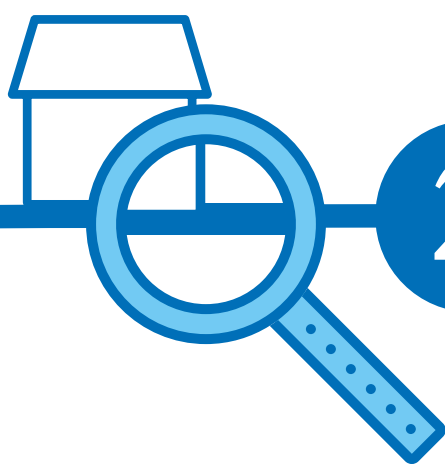


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



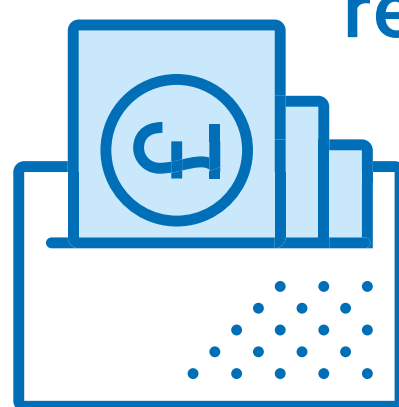
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4



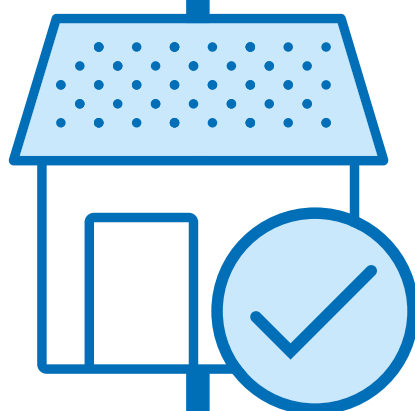
Complete your application and reservation paperwork

5

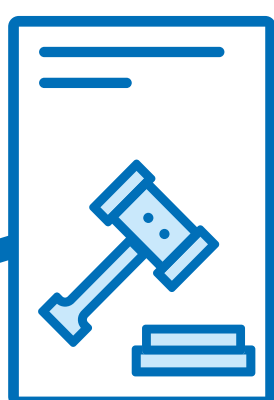


Pay your reservation fee



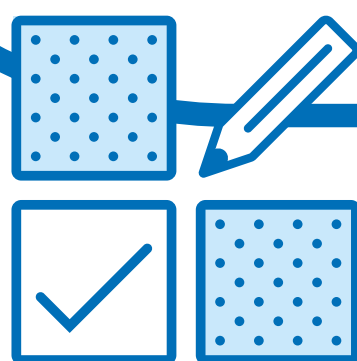


**6** Reserve your home



**7** Instruct a solicitor and begin your legal paperwork

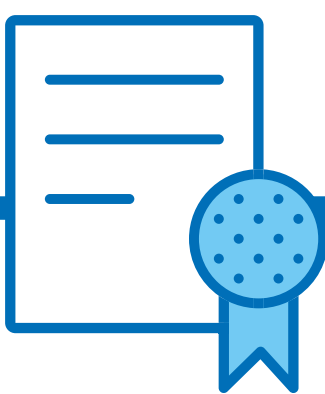
**8** Complete your mortgage application



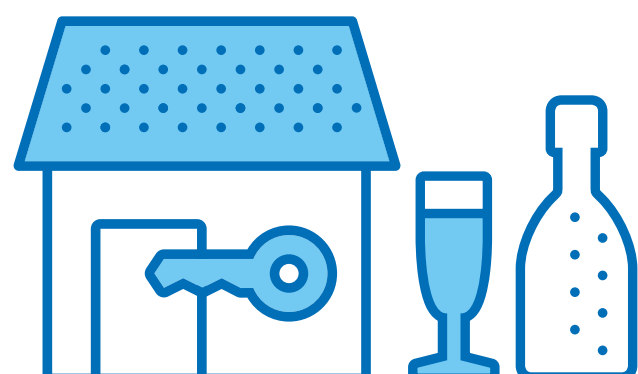
**9** Once your valuation is done, receive your mortgage offer



**10** Sign the Contract lease and pay your deposit



**11** Exchange Contracts



**12**

**Congratulations** Complete and receive your keys and celebrate!





# 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. That's why our aim 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...



# Our key principles



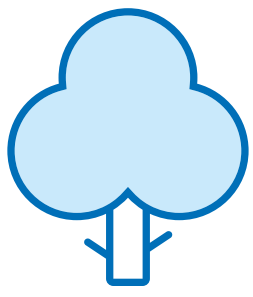
## Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, 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.





# Wykin Meadow

HINCKLEY, LEICESTERSHIRE LE10 3FJ

/// [beads.creamed.tile](https://beads.creamed.tile)

**01455 388 290**

[landgah.com/wykin-meadow](https://landgah.com/wykin-meadow)

**GET MOVING TODAY**

**Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.**

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.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-WM-140224