



PINEWOODS
H A V E R I N G

A SELECTION OF 2-BED APARTMENTS



A place to retreat to, while staying connected

Pinewoods is a collection of 2-bed apartments nestled in a peaceful residential area on the edge of Havering Country Park. Life here will mean lovely woodland views and acres of parkland to wander through, right on your doorstep, yet central London is just 14 miles away.

Clever investment

Romford attracts savvy buyers looking for more space than they can afford in central London, and easier links to the countryside and seaside – but still with a fast commute into the capital. Now that Crossrail is coming to Romford the appeal is even stronger. Not only will trains to London be faster, it's been a catalyst for regeneration in the town. Which, in turn, is likely to increase local house prices.

Surprisingly affordable

The stylish homes at Pinewoods are available to buy on a shared ownership basis, making them more affordable for first time buyers. With parking, two good-sized bedrooms, plenty of built-in storage and a good school and nursery a six-minute walk away, they're ideal for young couples and families.



Where the living is easy

Green and pleasant land

From pretty village greens to expansive urban parks, almost half the borough of Havering is protected greenbelt land. So there's always somewhere nearby to go for a run, set up a picnic or throw a frisbee. Havering Country Park, right next to Pinewoods, has big swathes of woodland, two ponds and conservation areas and several glades and meadows to explore.

Get sporty

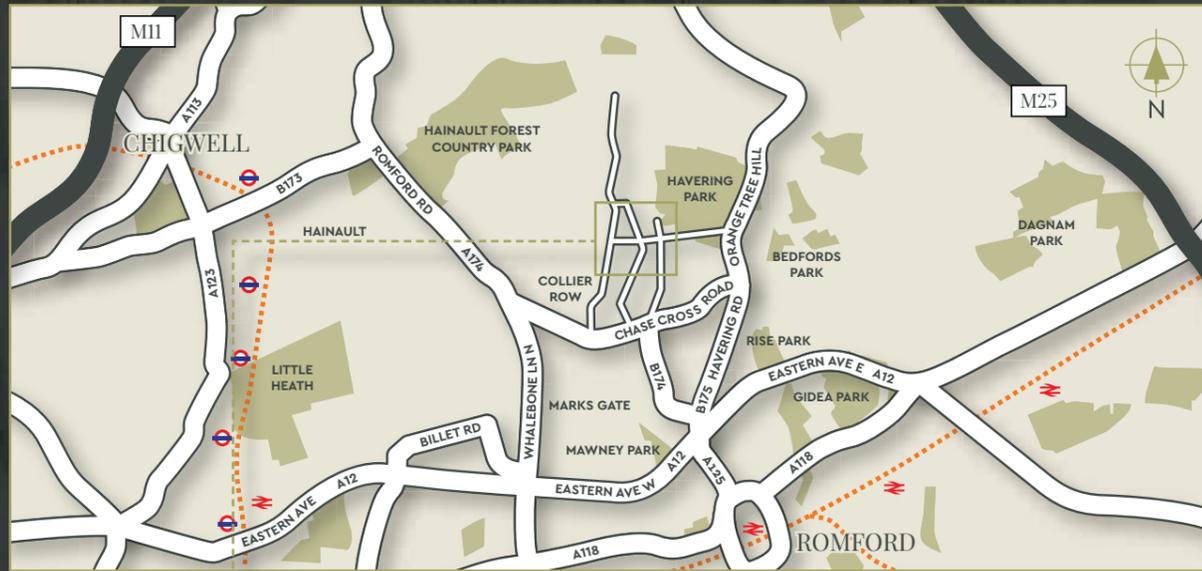
If you like keeping active, there are several gyms, sports centres, tennis clubs and golf courses within easy reach of Pinewoods. And in April 2018 a new public leisure centre will open in Romford with swimming pools, an ice rink, fitness area, saunas and steam rooms.

Be entertained

There are plenty of other ways to enjoy your downtime locally too – from going to the cinema, theatre or greyhound racing to going bowling or visiting an art gallery or museum. Romford also has a great choice of bars, restaurants and clubs, and for big nights out the bright lights of central London are always an option.

Shopping heaven

Romford's an excellent place to shop with several indoor malls and one of the largest and longest-established markets in the country running three times a week. There are also other acclaimed shopping centres close by, including Bluewater, Lakeside and the vast Westfield Stratford City.



Computer generated image



Fast links for simple travel

Pinewoods has a private car park and, even if you don't have a car, travel is easy thanks to good transport links.

By Bus

There are bus stops for several routes just seconds from The Pinewoods on both Firbank Road and Clockhouse Lane.

By train

Romford station in zone 6 is 3.4 miles by car. From there, trains take around half an hour to Liverpool Street. When Crossrail is fully operational in December 2019 there'll be more and faster routes to London, and there are also stations at Harold Wood and Gidea Park.

By car

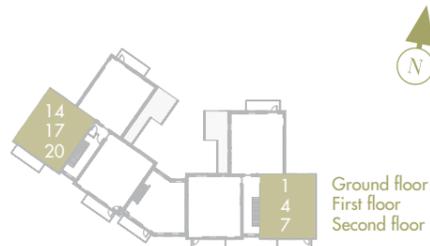
Pinewoods is close to the A12, which leads to central London and the east coast of Essex and crosses the M25. The Eurotunnel is reached in around an hour and 15 minutes for journeying to mainland Europe.

By plane

By car, Heathrow and Gatwick are around an hour away, Stansted is around 45 minutes and London City is around 37 minutes.



The Apartments



Plots; 1, 4, 7
 Handed; 14, 17, 20
 Area: 70.3m² / 756.7sqft

Kitchen/Living/Dining	4.38m x 6.16m	(14'3" x 20'2")
Bedroom 1	4.38m x 2.76m	(14'3" x 9')
Bedroom 2	3.14m x 3.9m	(10'3" x 12'7")
Bathroom	2.0m x 2.2m	(6'5" x 7'2")



Plots; 3,
 Handed; 15
 Area: 71.8m² / 772.8sqft

Kitchen/Living/Dining	3.18m x 9.02m	(10'4" x 29'5")
Bedroom 1	2.76m x 4.96m	(9' x 16'2")
Bedroom 2	2.76m x 4.74m	(9' x 15'5")
Bathroom	2.0m x 2.38m	(6'5" x 7'8")



Plots; 2, 5, 8
 Handed; 13, 16, 19
 Area: 70.3m² / 756.7sqft

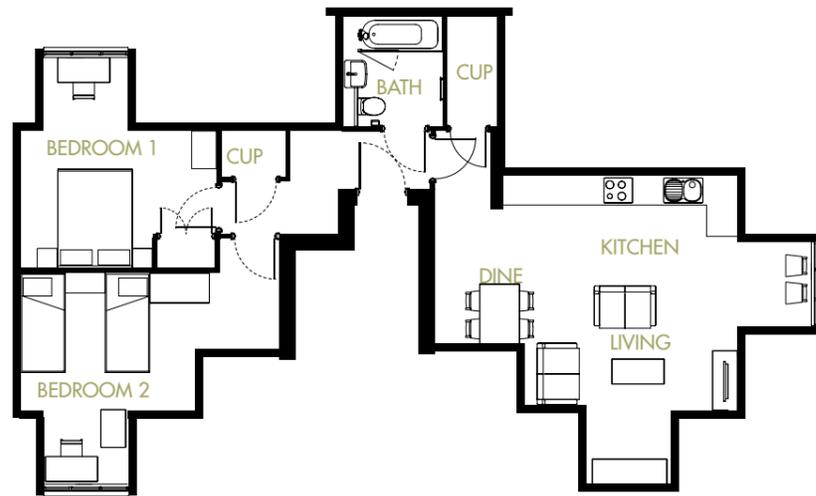
Kitchen/Living/Dining	4.38m x 6.16m	(14'3" x 20'2")
Bedroom 1	4.38m x 2.76m	(14'3" x 9')
Bedroom 2	3.14m x 3.9m	(10'3" x 12'7")
Bathroom	2.0m x 2.2m	(6'5" x 7'2")



Plots; 6, 9
 Handed; 18, 21
 Area: 70.2m² / 755.6sqft

Kitchen/Living/Dining	7.79m x 3.27m	(25'5" x 10'7")
Bedroom 1	4.55m x 2.76m	(14'9" x 9')
Bedroom 2	4.55m x 2.76m	(14'9" x 9')
Bathroom	2.0m x 2.2m	(6'5" x 7'2")

Please note plots 1, 2 & 3 have a terrace instead of a balcony



Plot 10

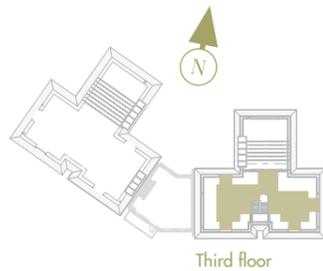
Area: 76m² / 818sqft

Kitchen/Living/Dining 7.57m x 6.21m (24'8" x 20'3")

Bedroom 1 3.94m x 4.24m (12'9" x 13'9")

Bedroom 2 5.2m x 4.24m (17' x 13'9")

Bathroom 2.0m x 2.20m (6'5" x 7'2")



Third floor



Plot 22

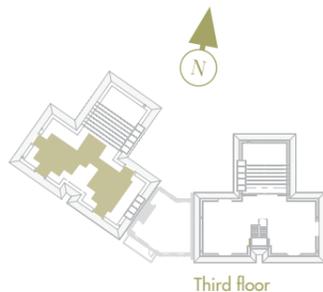
Area: 76m² / 818sqft

Kitchen/Living/Dining 7.57m x 6.21m (24'8" x 20'3")

Bedroom 1 3.9m x 4.24m (12'9" x 13'9")

Bedroom 2 5.2m x 4.24m (17' x 13'9")

Bathroom 2.0m x 2.20m (6'5" x 7'2")



Third floor



Stylish design

The sleek interiors at Pinewoods live up to the promise of the building's striking architectural design, providing a relaxing space to enjoy.



Kitchen

- Modern fitted kitchen units from the symphony range New York white
- Stainless steel built-in-oven and stainless steel hob
- Integrated Fridge freezer
- Integrated Washing machine
- Integrated Dishwasher

Bedroom

- Carpet through-out bedrooms
- Fitted wardrobe in bedroom 1

Parking

- One space available for each property

General

- Video phone door entry system
- Bike store
- Telephone points provided to lounge, Hallway and master bedroom one. – householder is responsible for arranging connections with BT and payment of connection fee.
- TV points in lounge and bedroom one
Note: (TV system will allow occupiers to connect to Skyplus and Sky HD and be compatible with Sky Q)
- 12 year NHBC cover

Living Room & Hallway

- Karndean floor

Bathroom

- Thermostatic shower over bath
- Tiled wall over bath, basin and toilet
- Tiled floor
- Heated towel rail
- Shower Screen

Any areas, measurements or distances are approximate. The text, photographs computer generated images (CGIs) and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Estuary Housing Association Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to the contract. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Images shown are typical Estuary interiors.

Giving you a helping hand

Buying on a shared ownership basis helps you get on the property ladder – even if you can't afford to buy your home outright. You rent the percentage you don't own from us and can choose to buy more shares later.

Why buy a shared ownership apartment?

- It usually helps you afford a bigger, more stylish home in a better location.
- The deposit and mortgage will be smaller than if you were buying outright.
- Your monthly payments might be less than if you rent privately.
- You can keep buying more shares until you own your home entirely.

About us

Estuary is a housing association. We provide good quality homes, care and support to meet the needs of local people and help develop sustainable communities. Whether that's building smart new apartments for young professionals, providing houses for growing families or helping older people to live more independently.

As well as selling homes on a shared ownership basis, we own and manage over 4,000 properties. With residents at the heart of everything we do, we really understand what people are looking for in a home.



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