

# Rivermead Gardens

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ALTON, HAMPSHIRE

One and two bedroom apartments  
available with **Shared Ownership**



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Indicative CGI image, subject to change.

# Welcome to Rivermead Gardens

ALTON, HAMPSHIRE

**A delightful,  
thriving community**

Alton is a market town in East Hampshire and offers a mix of historic buildings and modern shops. Rivermead Gardens is a new selection of one and two bedroom Shared Ownership apartments.

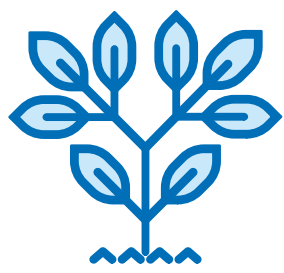






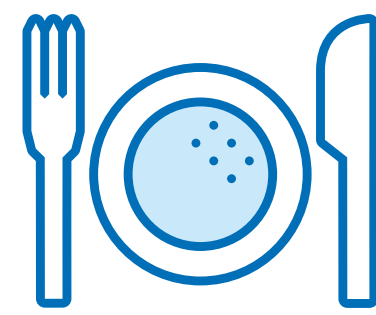
Public Gardens, Alton Town Park

# Living at Rivermead Gardens



## Close to nature

The River Wey runs through Rivermead Gardens and there are walking paths around Kings Pond nearby.



## Local dining

A great selection from tea and cakes, to pizza, thai and gastro pubs.



## New community

Redevelopment of the old Molson Coors brewery site to create 220 new homes.



## Great location

Just a short walk from the town and close to the many green spaces and surrounding countryside.







Market Square, Alton

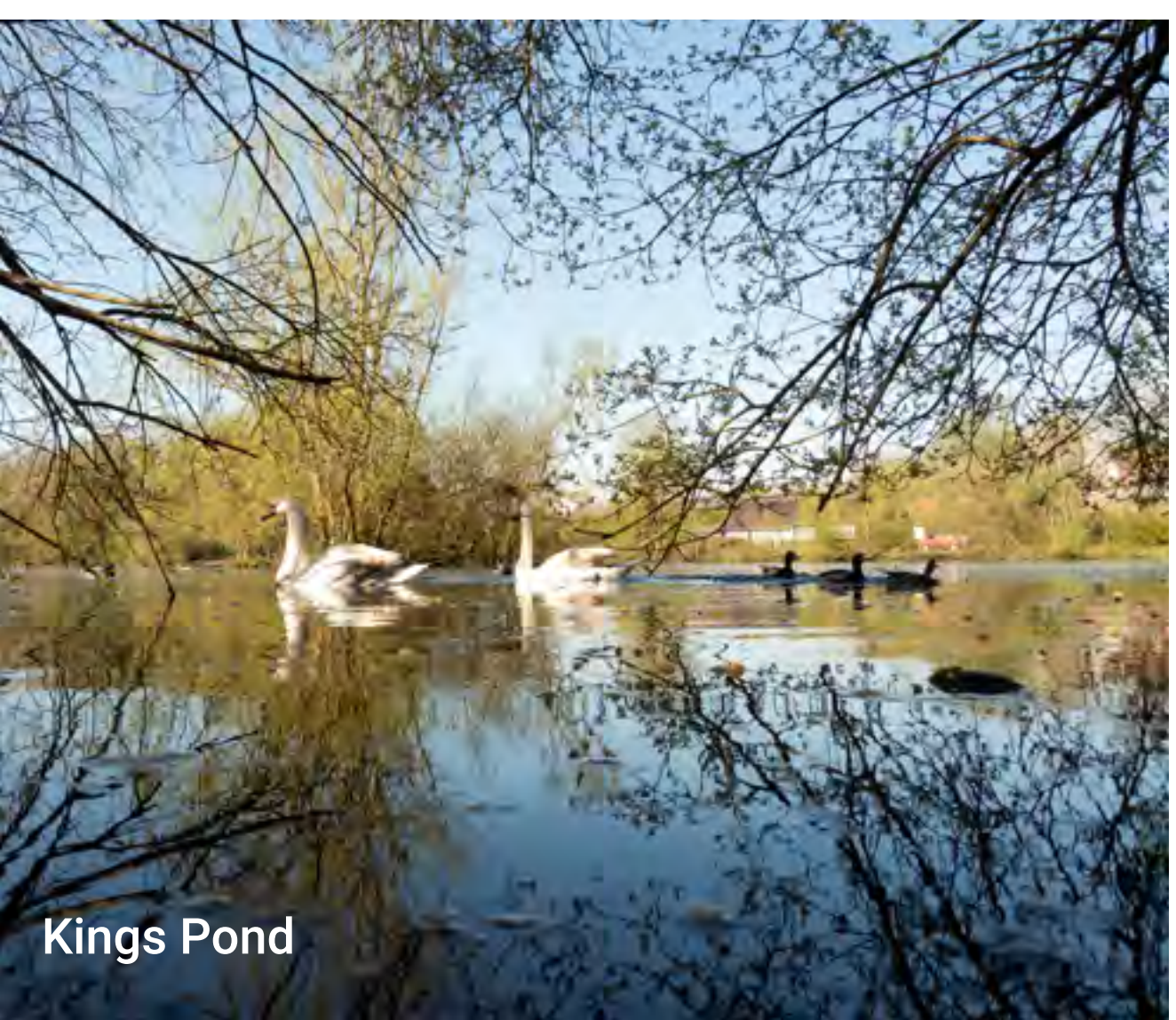
# Town and country living



The Watercress Line, Alton



Jane Austen's House



Kings Pond



The South Downs





# Ideal location

Alton is ideally situated with easy access to London by train, the countryside and the coast.

## Get Directions

[Google Maps](#)

[held.cushy.cabinet](http://held.cushy.cabinet)





# Perfectly positioned

Rivermead Gardens is walking distance of Alton Town Centre and the surrounding countryside.

## Get Directions

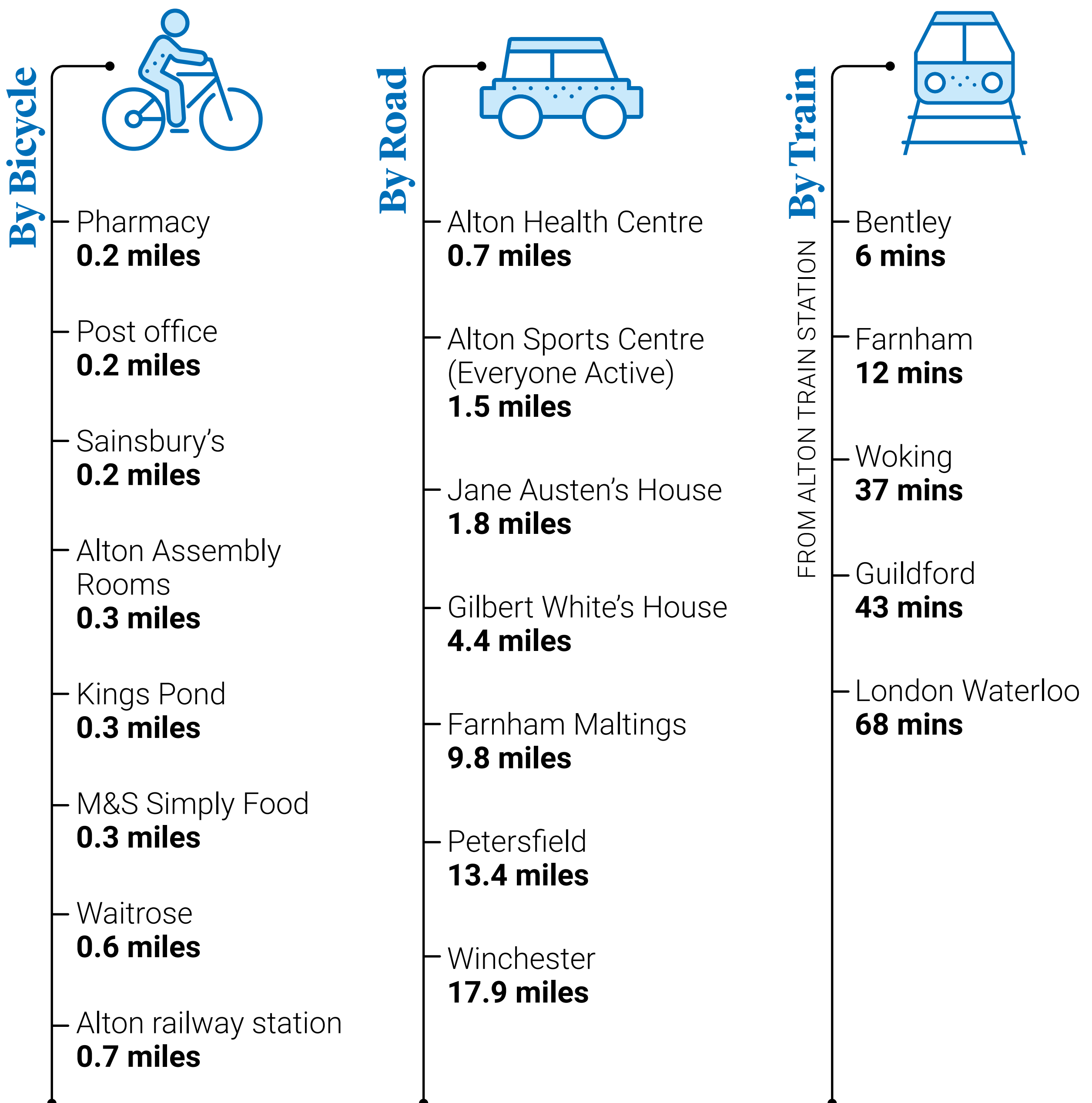
[Google Maps](#)

[held.cushy.cabinet](http://held.cushy.cabinet)



# Well connected

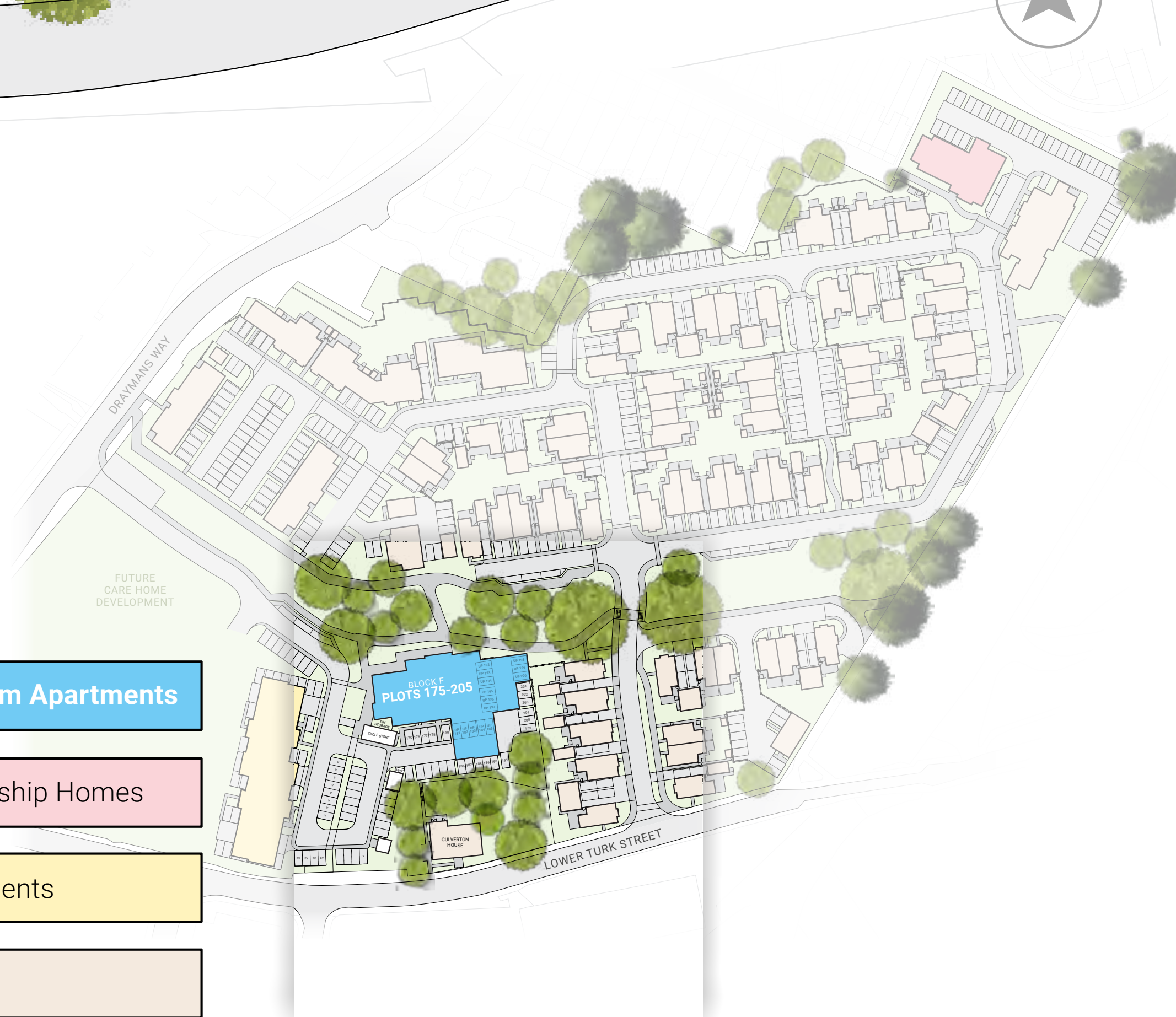
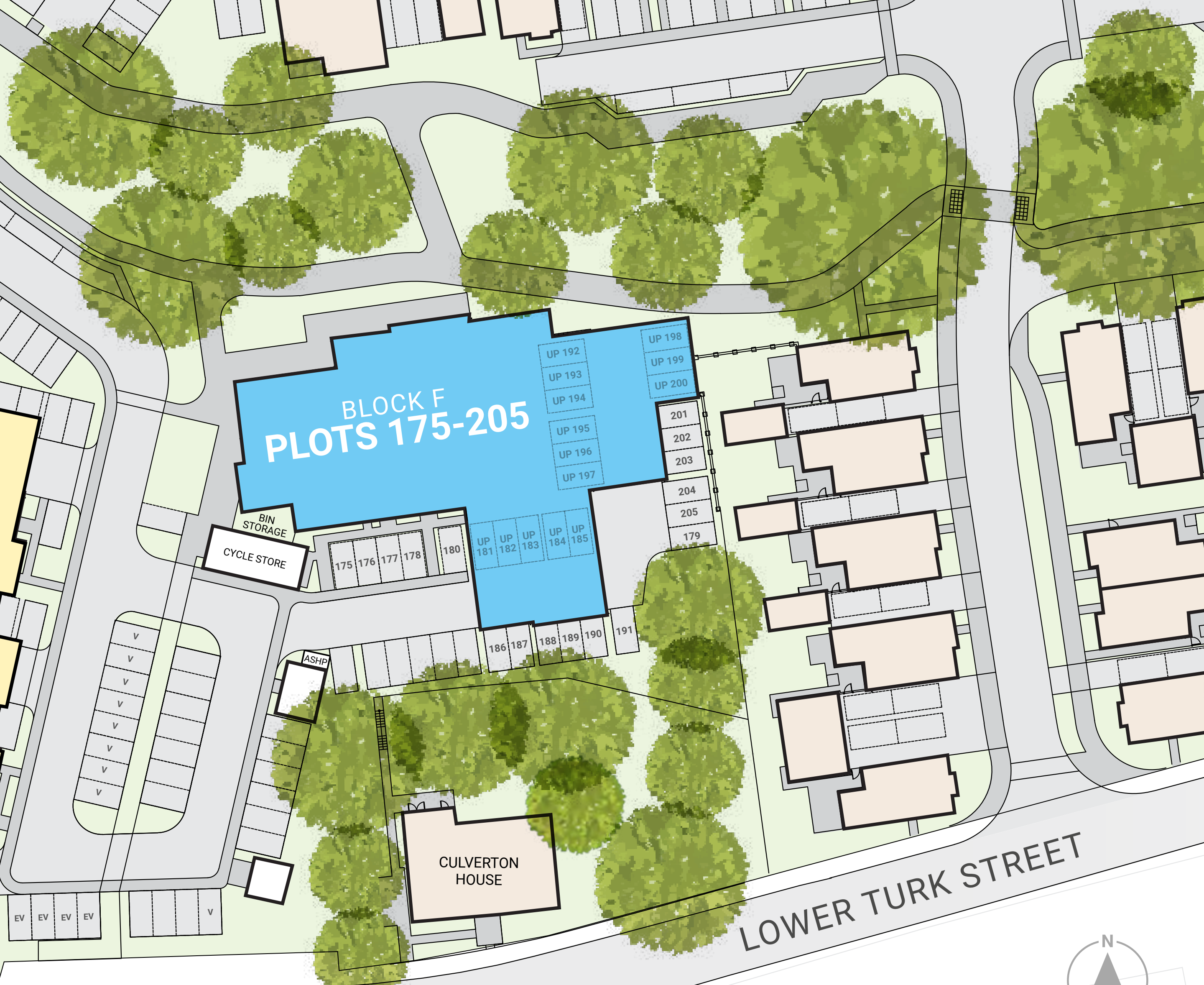
A great location, with the rail station and the A31 and M3 nearby which give easy access to nearby towns, attractions and London.



Times supplied by Google Maps and Trainline are approximate only.







## Key

- One and Two Bedroom Apartments
- Future Shared Ownership Homes
- LGAH Rented Apartments
- Cala Homes

**EV:** EV Communal Charging Bays

**ASHP:** Air Source Heat Pump

**UP:** Undercroft Parking Space

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.



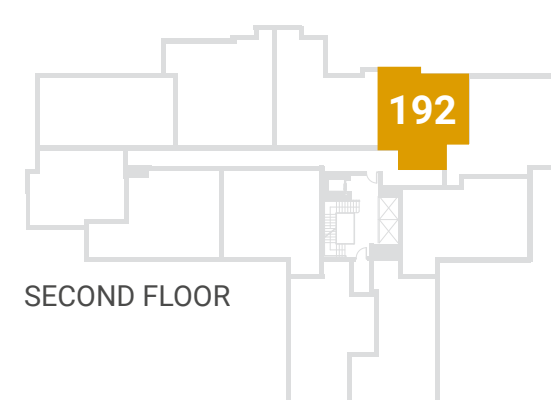


# One Bedroom Apartment

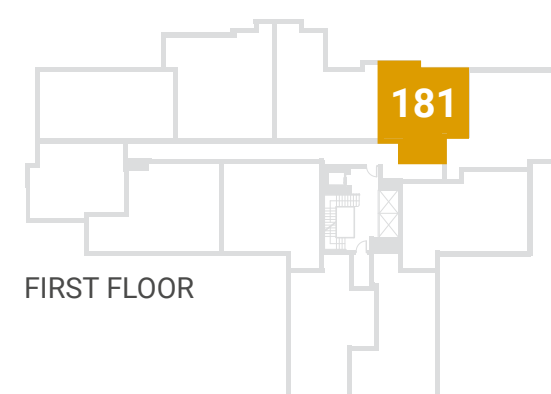
PLOTS 181, 192 & 203



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



## Dimensions

**Total Area: 51.47 sq m / 554 sq ft**

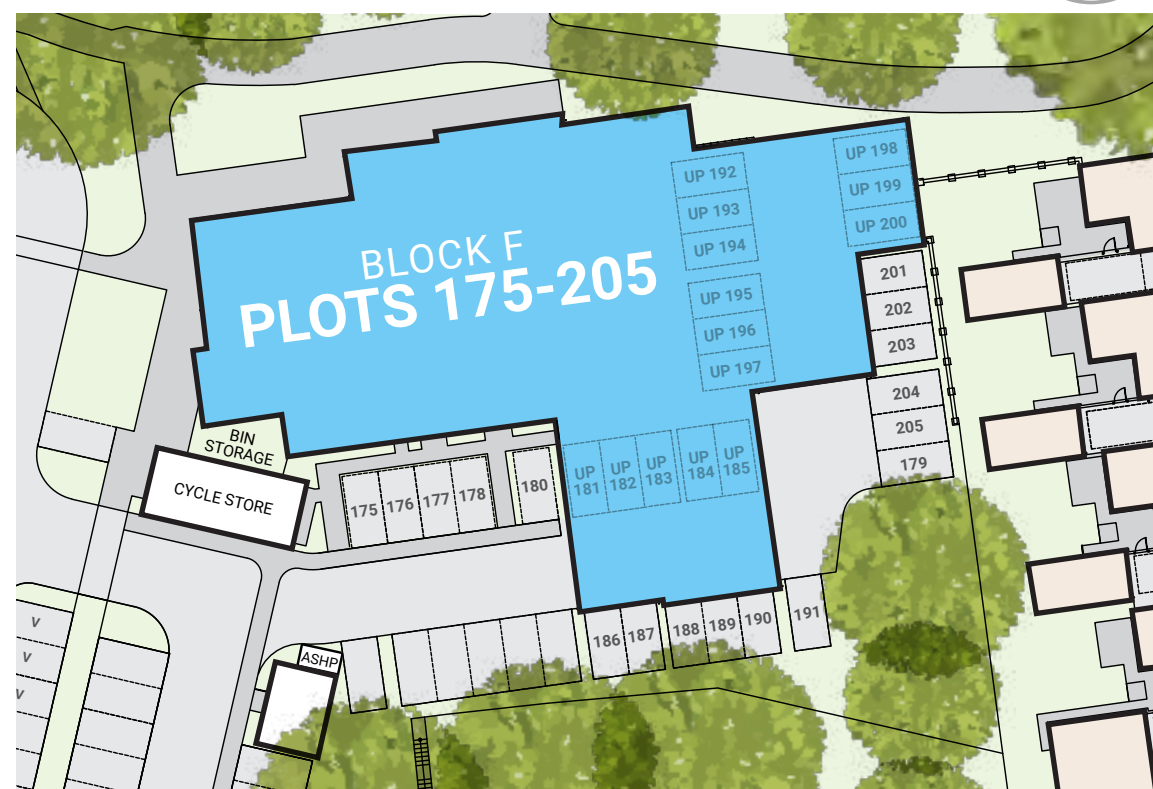
All measurements are length x width

### KITCHEN/LIVING/DINING

5.28m x 4.21m      17'3" x 13'9"

### BEDROOM 1

4.91m x 3.02m      16'1" x 9'10"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

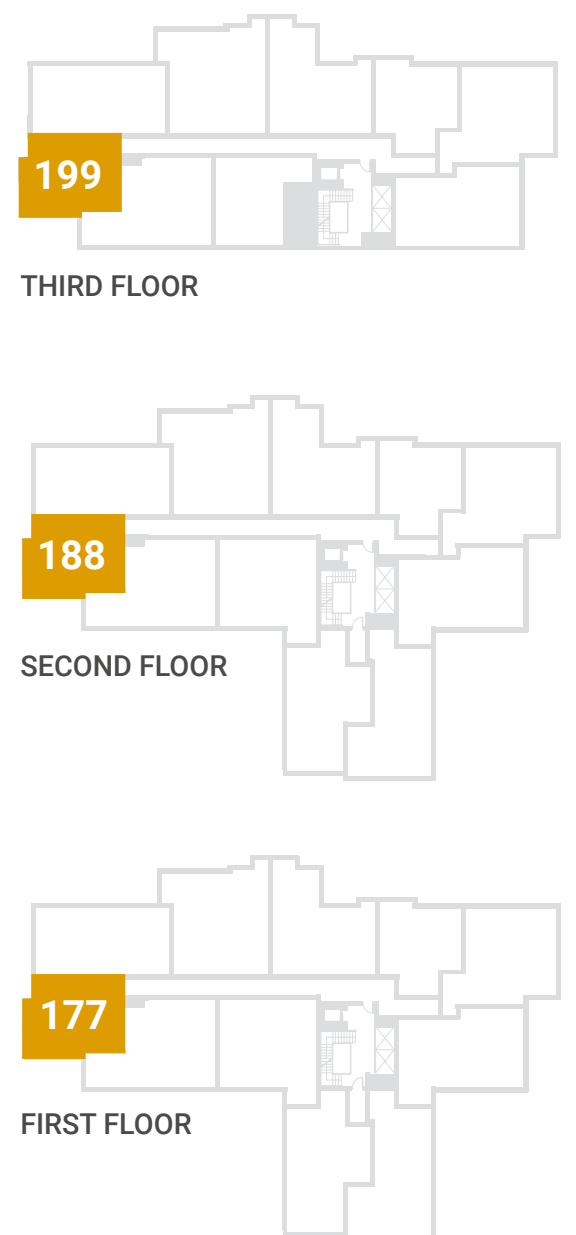
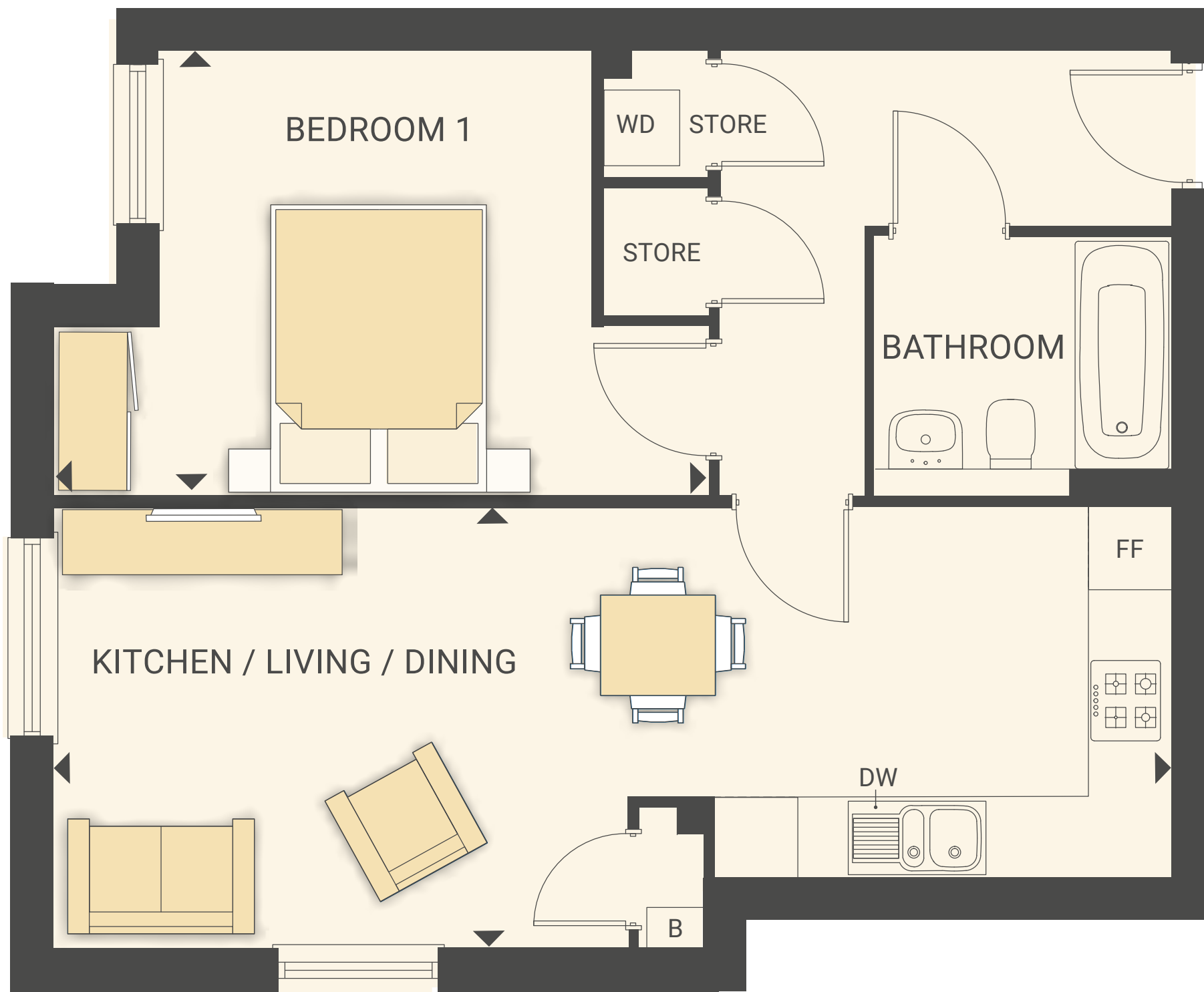
[Read more >](#)





# One Bedroom Apartment

PLOTS 177, 188 & 199



## Dimensions

**Total Area: 52.72 sq m / 567 sq ft**

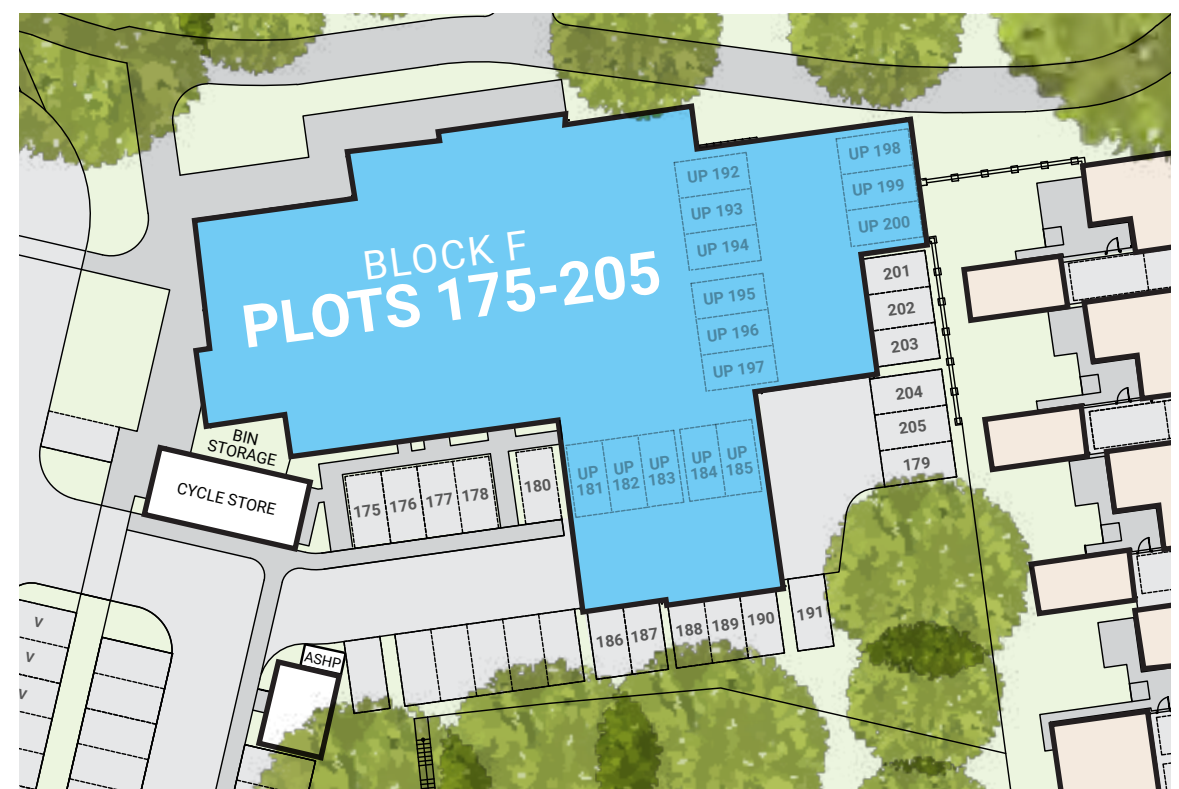
All measurements are length x width

### KITCHEN/LIVING/DINING

3.31m x 8.35m      10'10" x 27'4"

### BEDROOM 1

3.34m x 4.90m      10'11" x 16'0"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

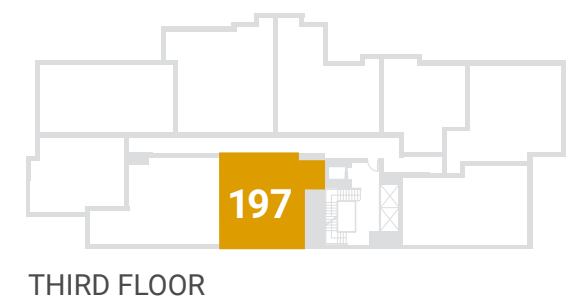
[Read more >](#)





# One Bedroom Apartment

PLOT 197



THIRD FLOOR



## Dimensions

**Total Area: 58.12 sq m / 625 sq ft**

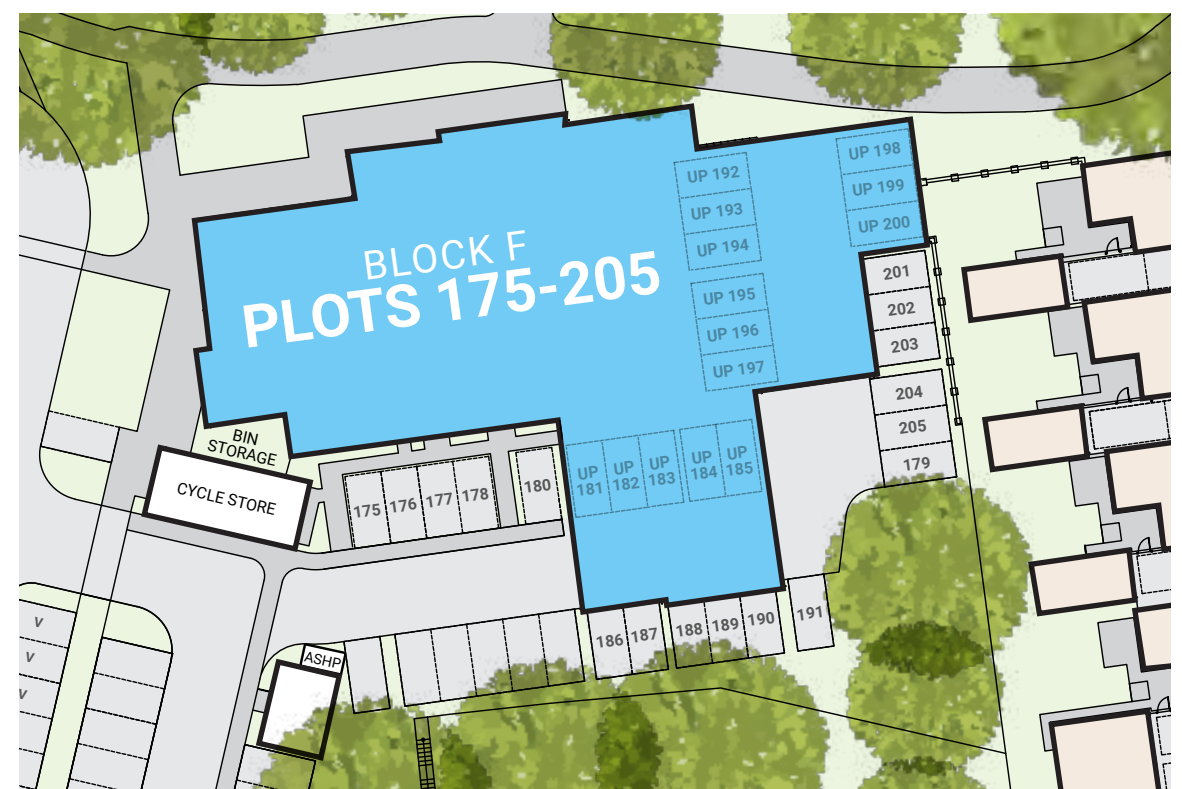
All measurements are length x width

### KITCHEN/LIVING/DINING

7.82m x 4.23m      25'7" x 13'10"

### BEDROOM 1

4.36m x 3.50m      14'3" x 11'5"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

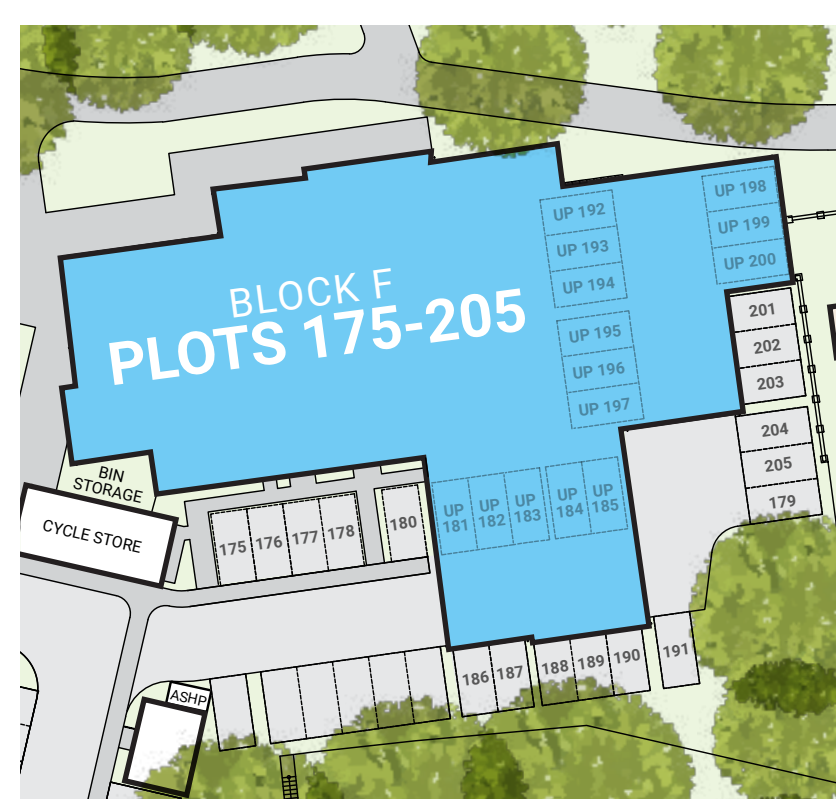
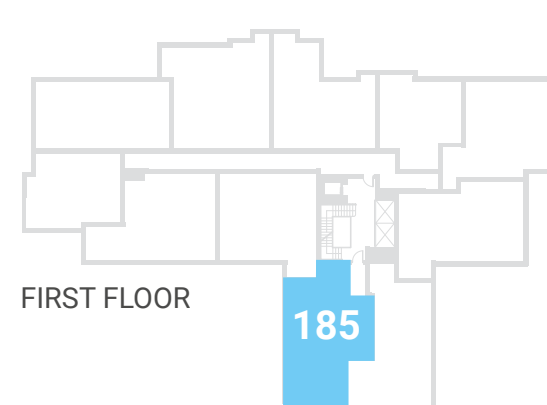
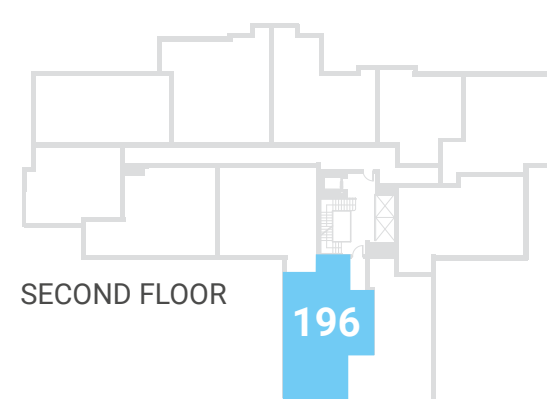
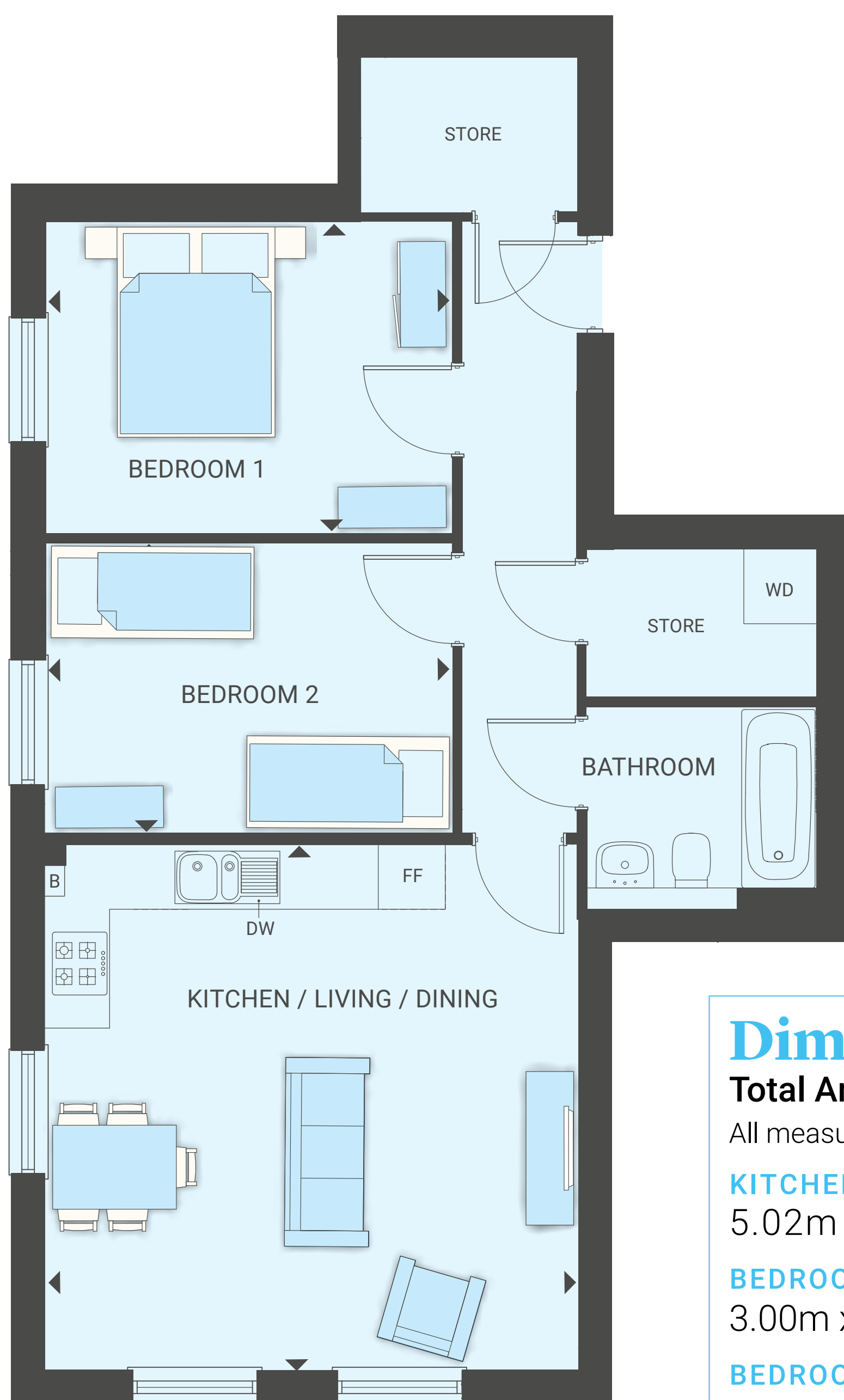
[Read more >](#)





# Two Bedroom Apartment

PLOTS 185 & 196



## Dimensions

**Total Area: 67.04 sq m / 721 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

5.02m x 5.09m      16'5" x 16'8"

### BEDROOM 1

3.00m x 3.90m      9'10" x 12'9"

### BEDROOM 2

2.79m x 3.90m      9'1" x 12'9"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

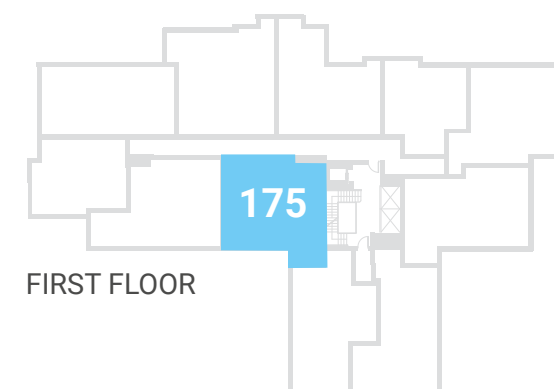
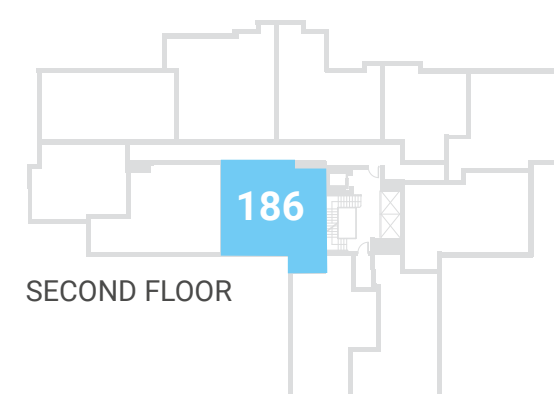
[Read more >](#)





# Two Bedroom Apartment

PLOTS 175 & 186



## Dimensions

**Total Area: 70.22 sq m / 755 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

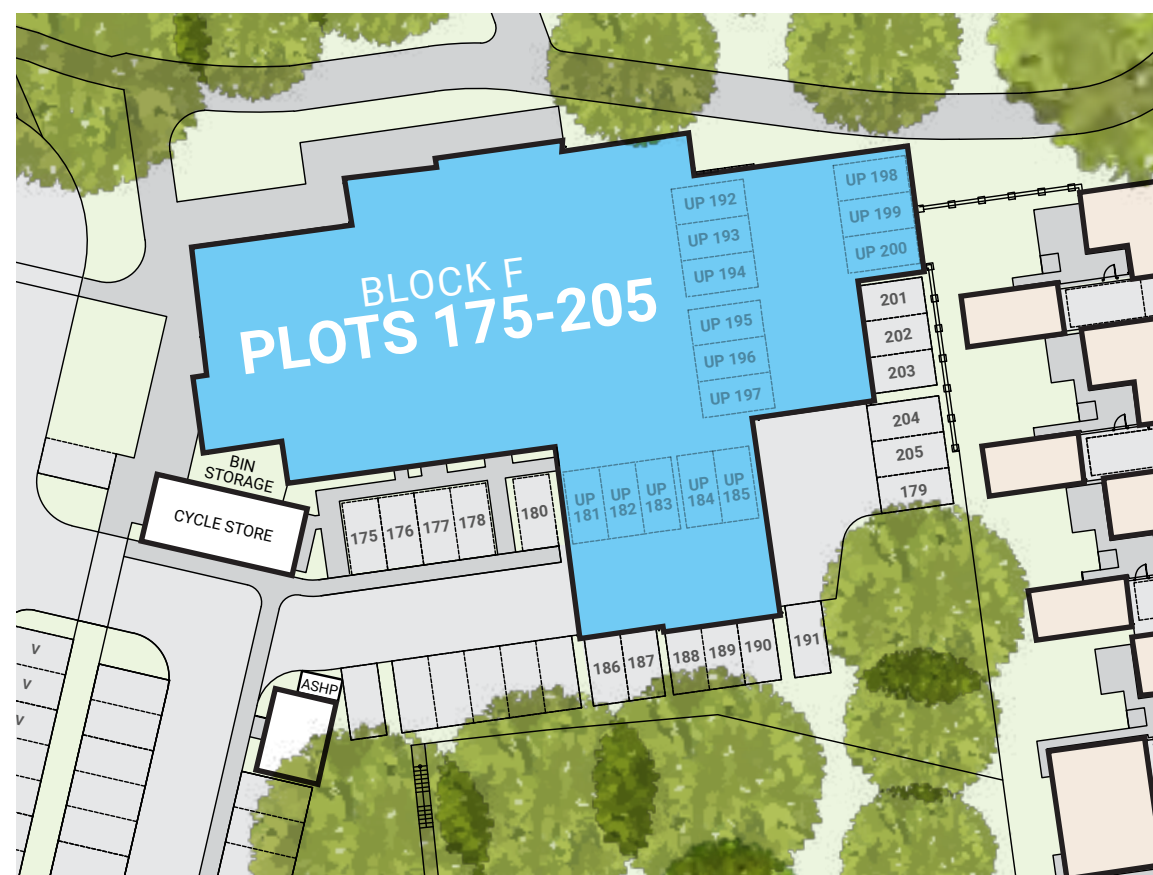
7.82m x 4.23m      25'7" x 13'10"

### BEDROOM 1

5.68m x 2.69m      18'7" x 8'9"

### BEDROOM 2

4.13m x 2.57m      13'6" x 8'5"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

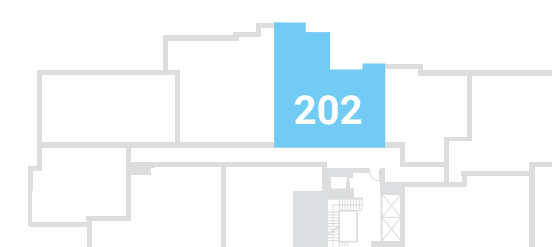
**Read more >**



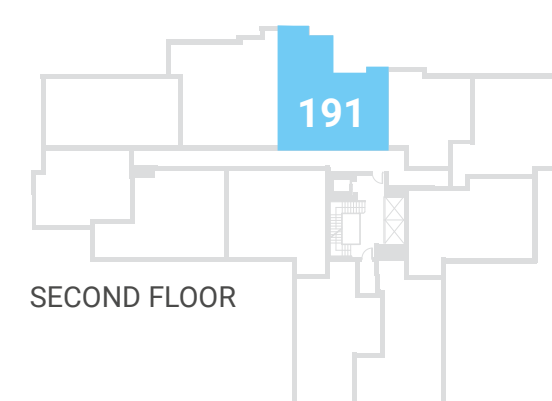


# Two Bedroom Apartment

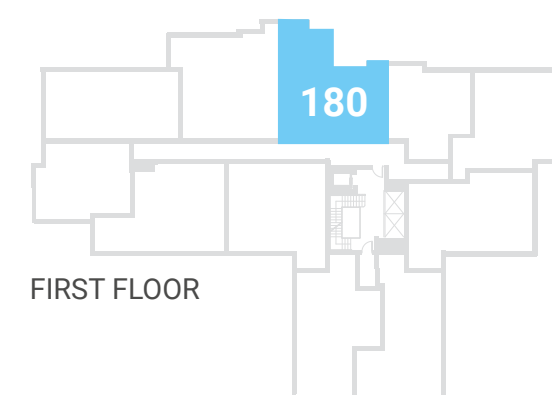
PLOTS 180, 191 & 202



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



## Dimensions

**Total Area: 71.78 sq m / 772 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

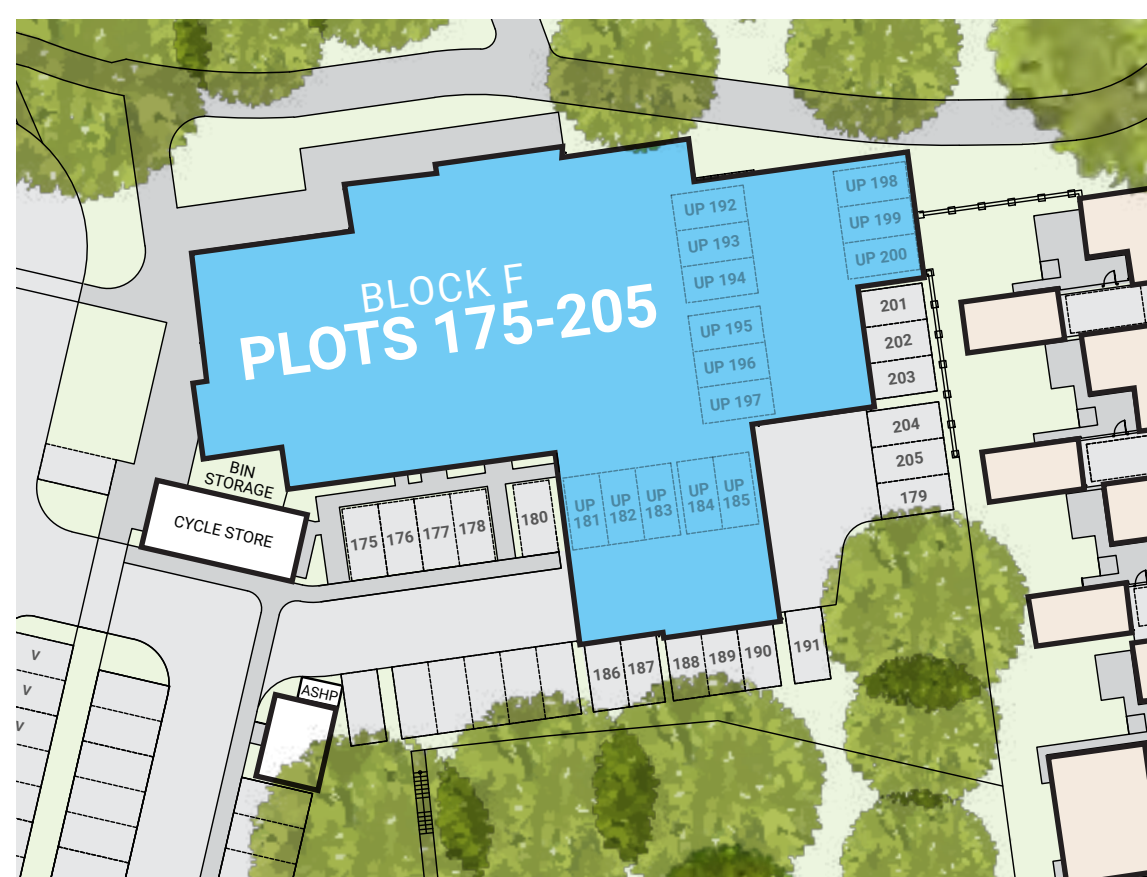
10.33m x 4.18m    33'10" x 13'8"

### BEDROOM 1

3.93m x 3.09m    12'10" x 10'1"

### BEDROOM 2

3.78m x 3.13m    12'4" x 10'3"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

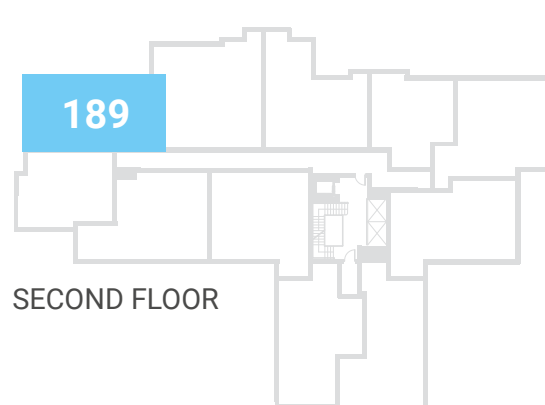
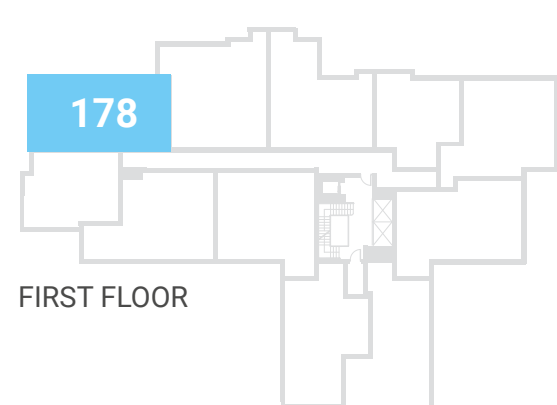
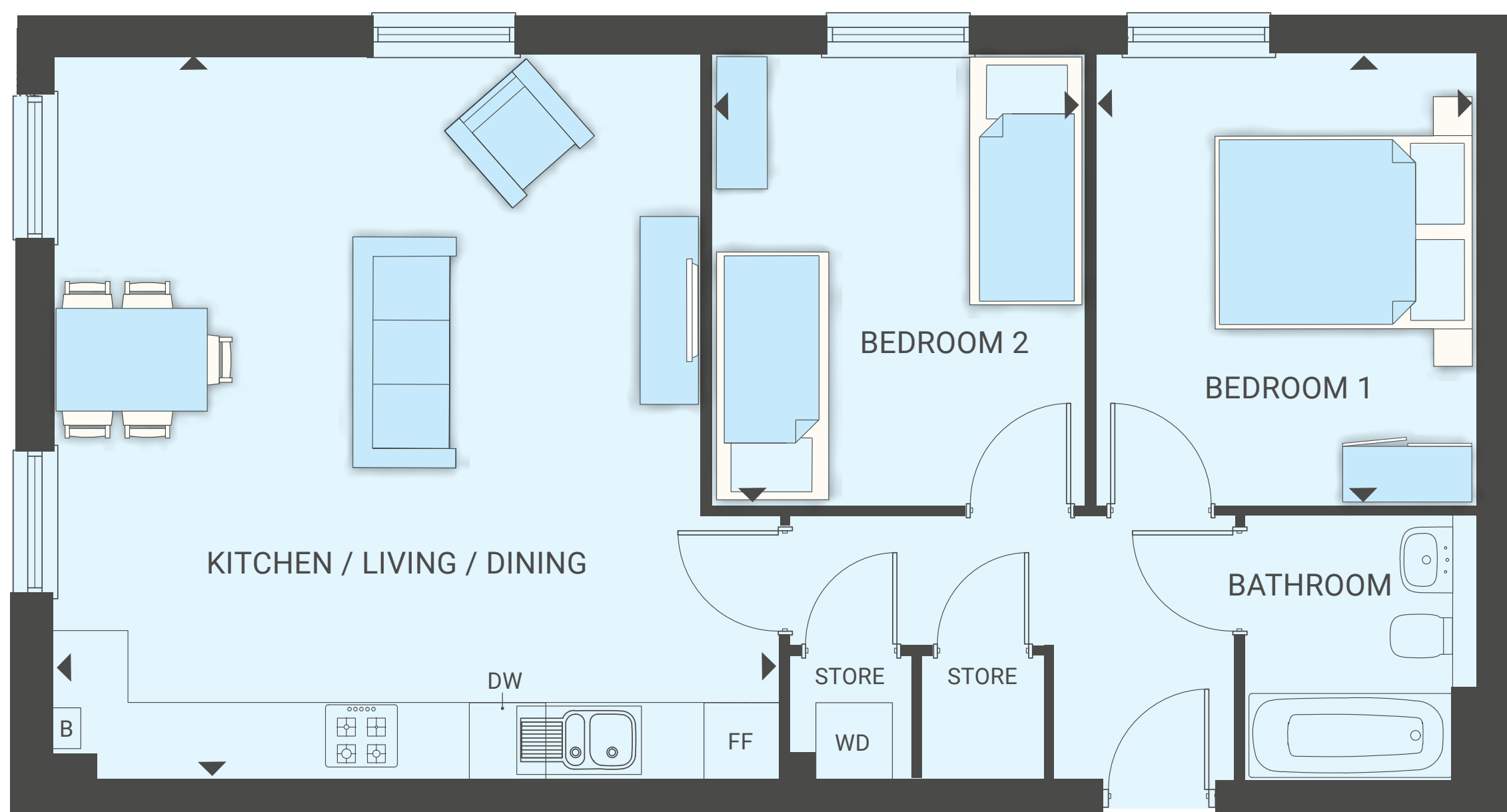
**Read more >**





# Two Bedroom Apartment

PLOTS 178, 189 & 200



## Dimensions

**Total Area: 72.18 sq m / 776 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

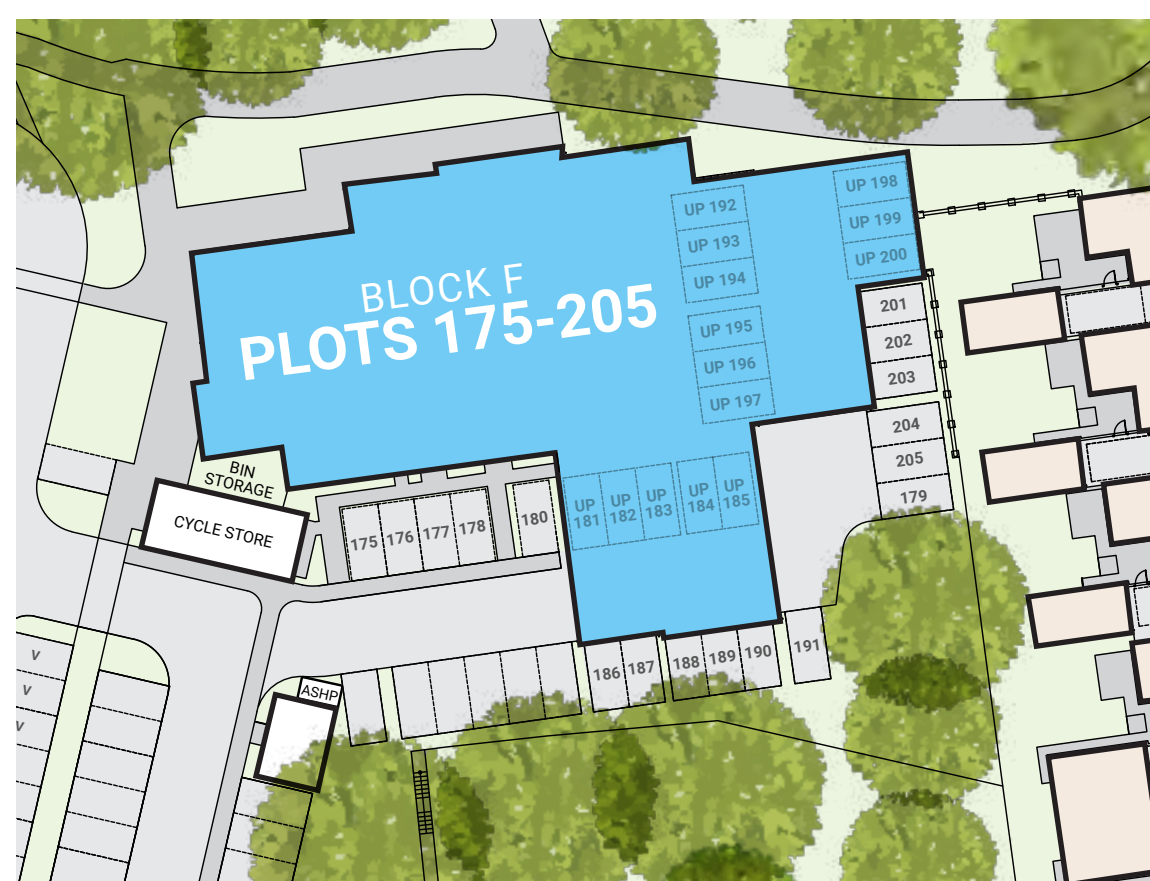
6.07m x 6.07m      19'10" x 19'10"

### BEDROOM 1

3.78m x 3.19m      12'4" x 10'5"

### BEDROOM 2

3.78m x 3.13m      12'4" x 10'3"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

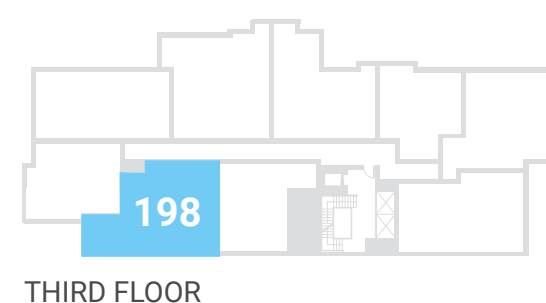
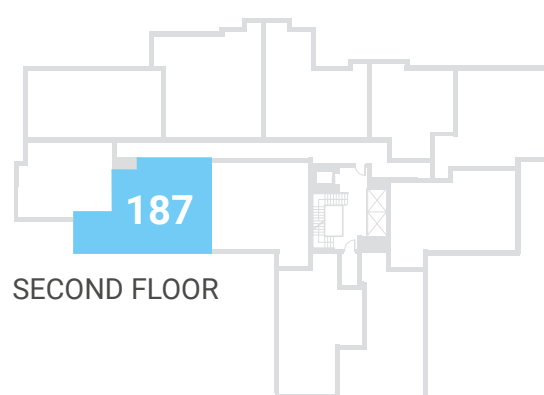
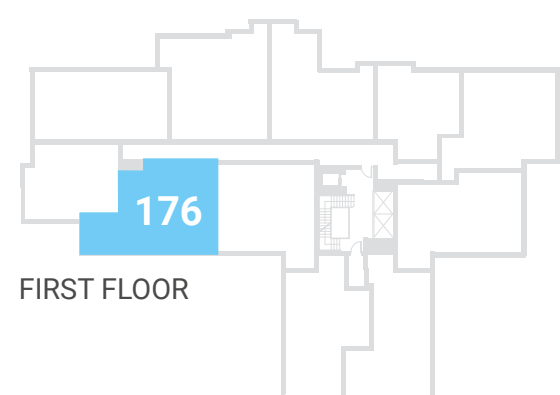
**Read more >**





# Two Bedroom Apartment

PLOTS 176, 187 & 198



## Dimensions

**Total Area: 72.63 sq m / 781 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

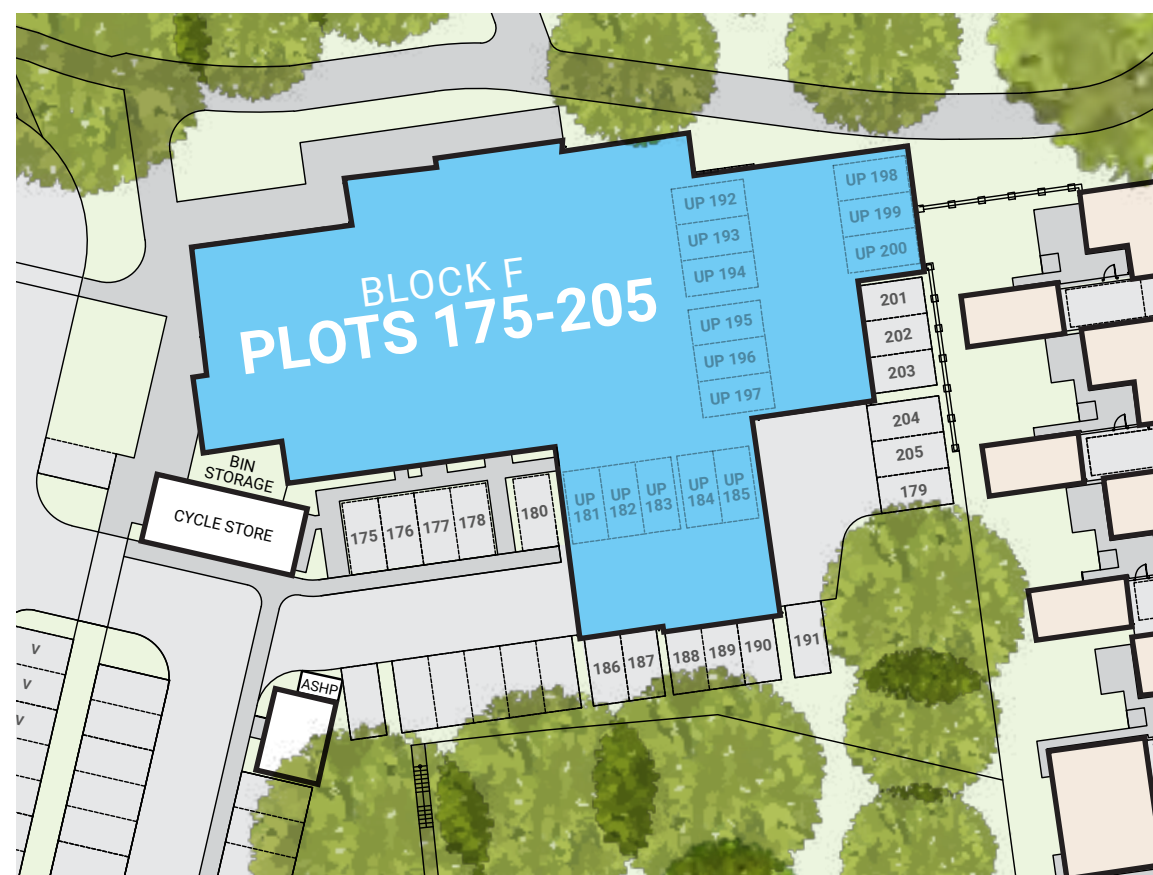
7.82m x 3.88m      25'7" x 12'8"

### BEDROOM 1

4.36m x 4.80m      14'3" x 15'8"

### BEDROOM 2

4.36m x 2.57m      14'3" x 8'5"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

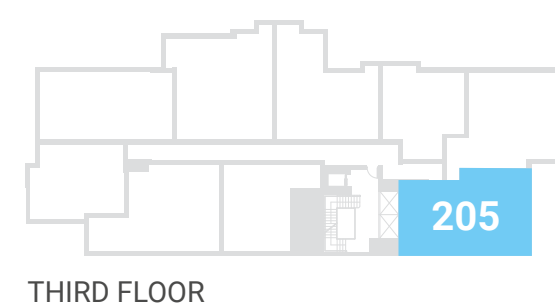
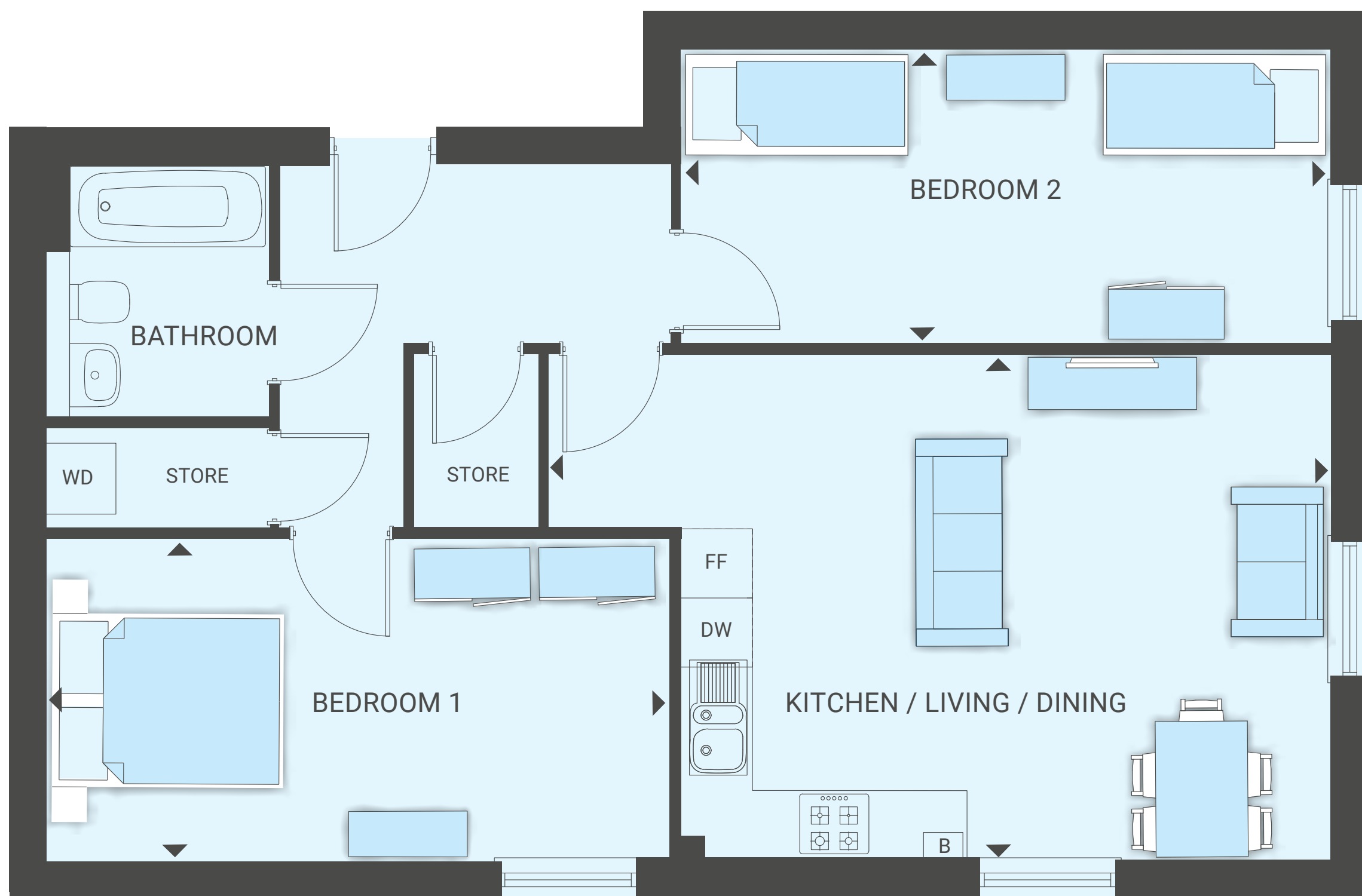
**Read more >**





# Two Bedroom Apartment

PLOT 205



## Dimensions

**Total Area: 73.51 sq m / 791 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

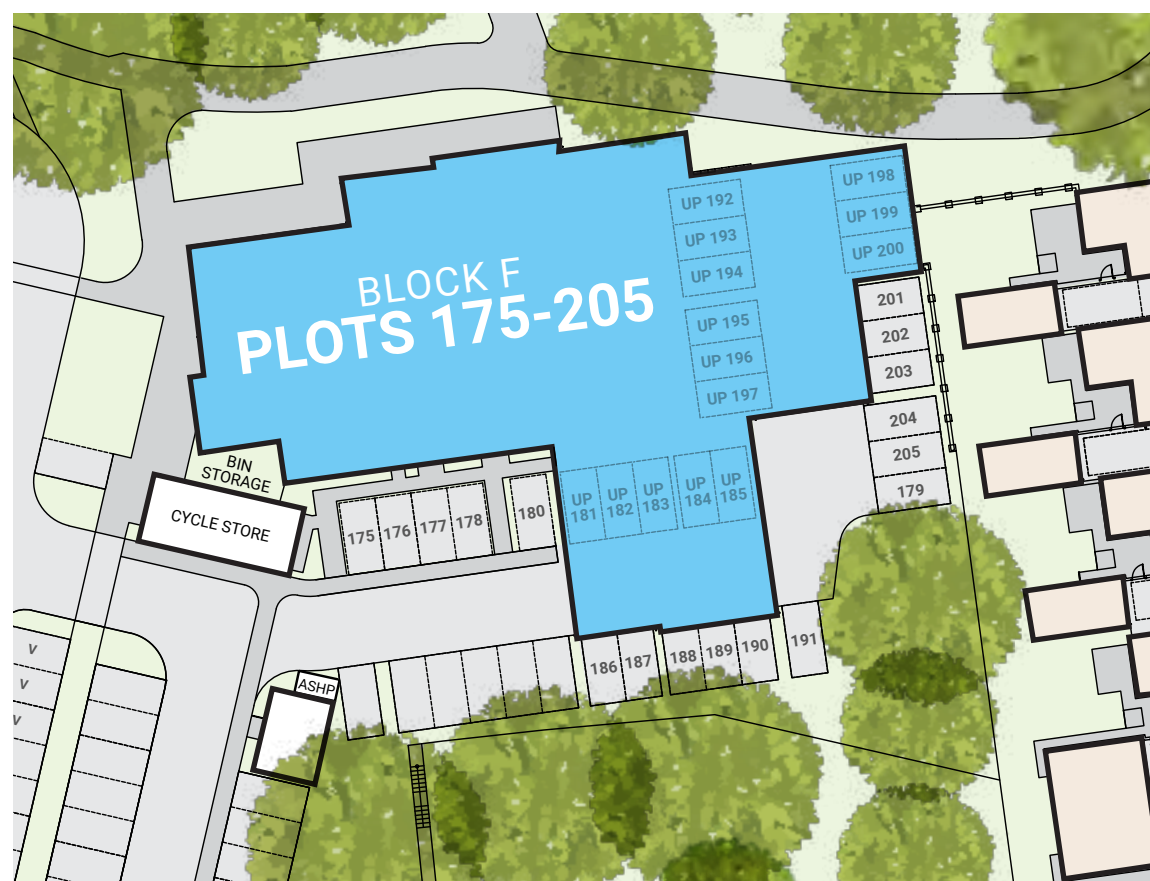
4.42m x 6.81m      14'6" x 22'4"

### BEDROOM 1

2.82m x 5.43m      9'3" x 17'9"

### BEDROOM 2

2.57m x 5.67m      8'5" x 18'7"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

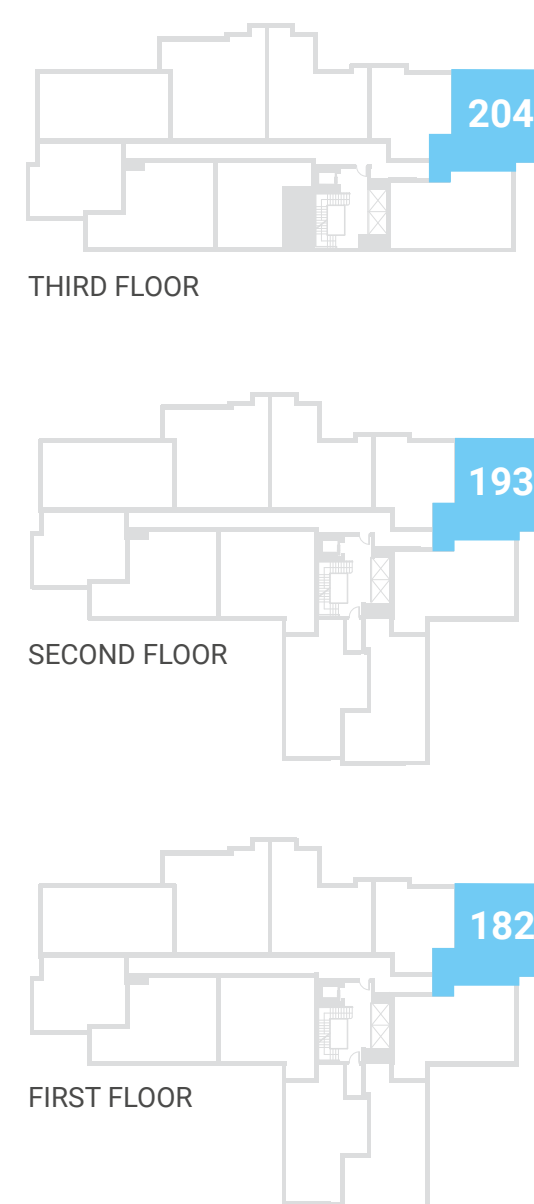
[Read more >](#)





# Two Bedroom Apartment

PLOTS 182, 193 & 204



## Dimensions

**Total Area: 74.35 sq m / 800 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

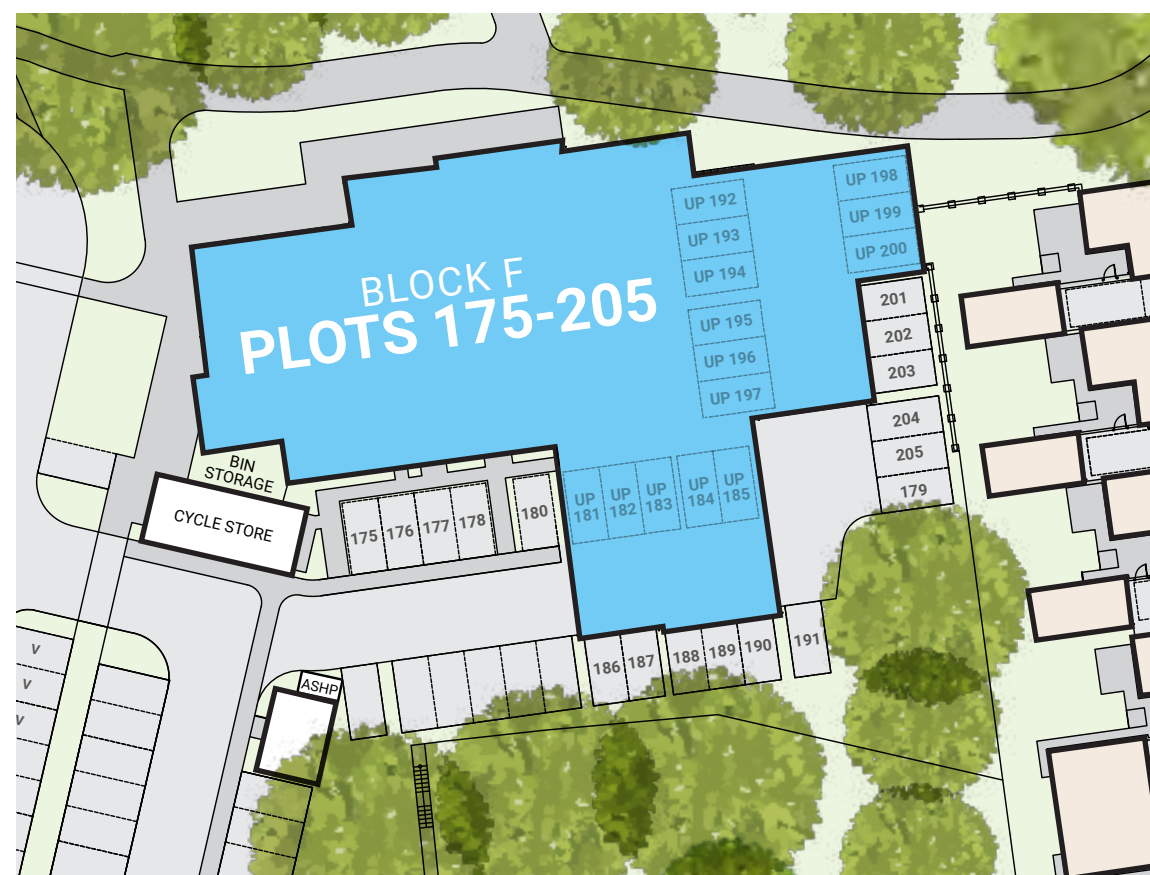
5.28m x 5.28m      17'3" x 17'3"

### BEDROOM 1

5.28m x 2.78m      17'3" x 9'1"

### BEDROOM 2

3.22m x 4.63m      10'6" x 15'2"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

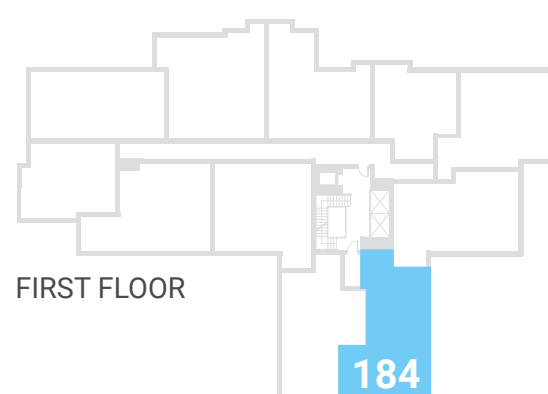
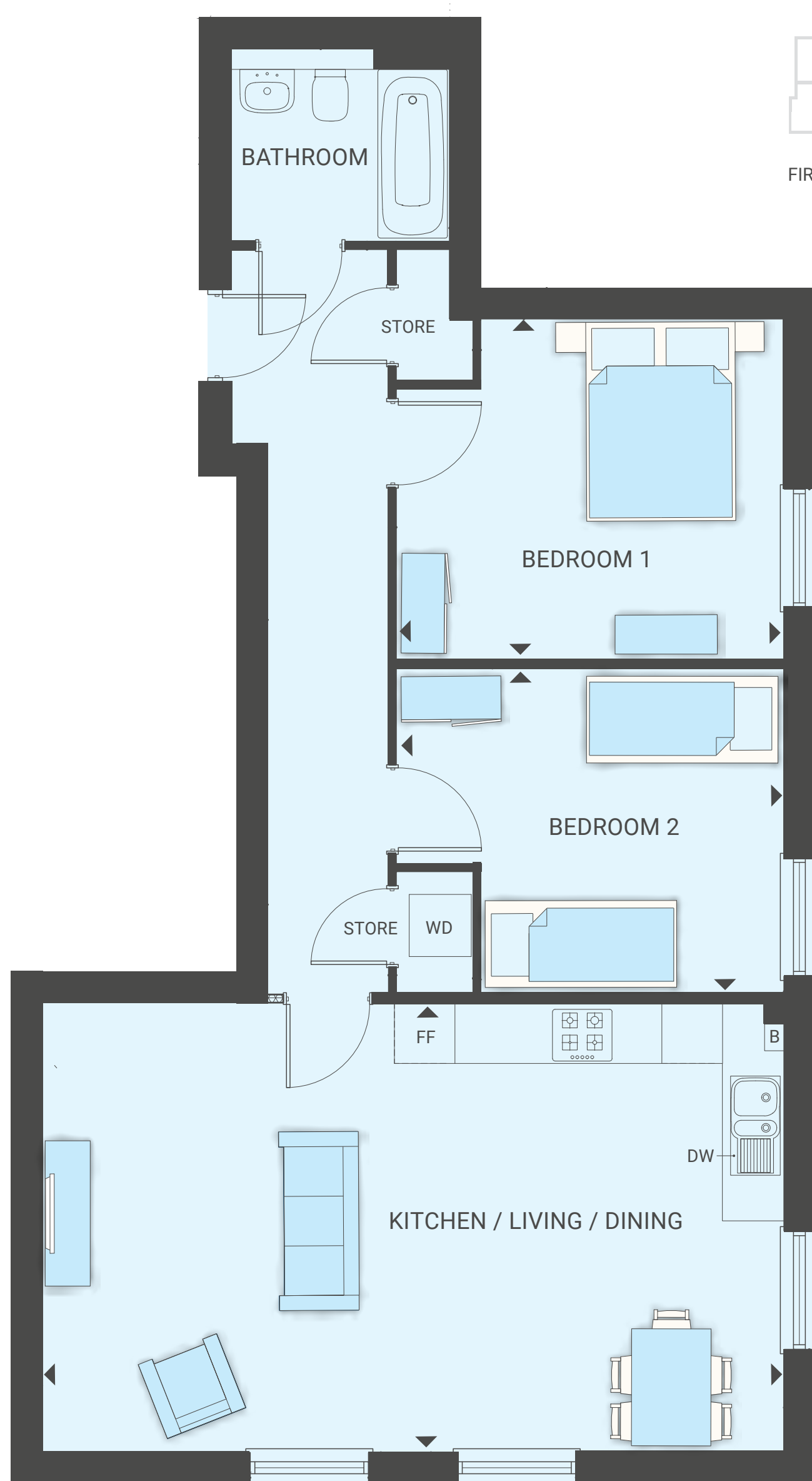
**Read more >**





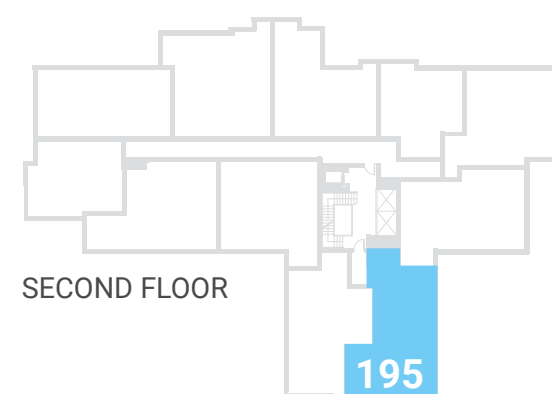
# Two Bedroom Apartment

PLOTS 184 & 195



FIRST FLOOR

184



SECOND FLOOR

195

## Dimensions

**Total Area: 76.38 sq m / 822 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

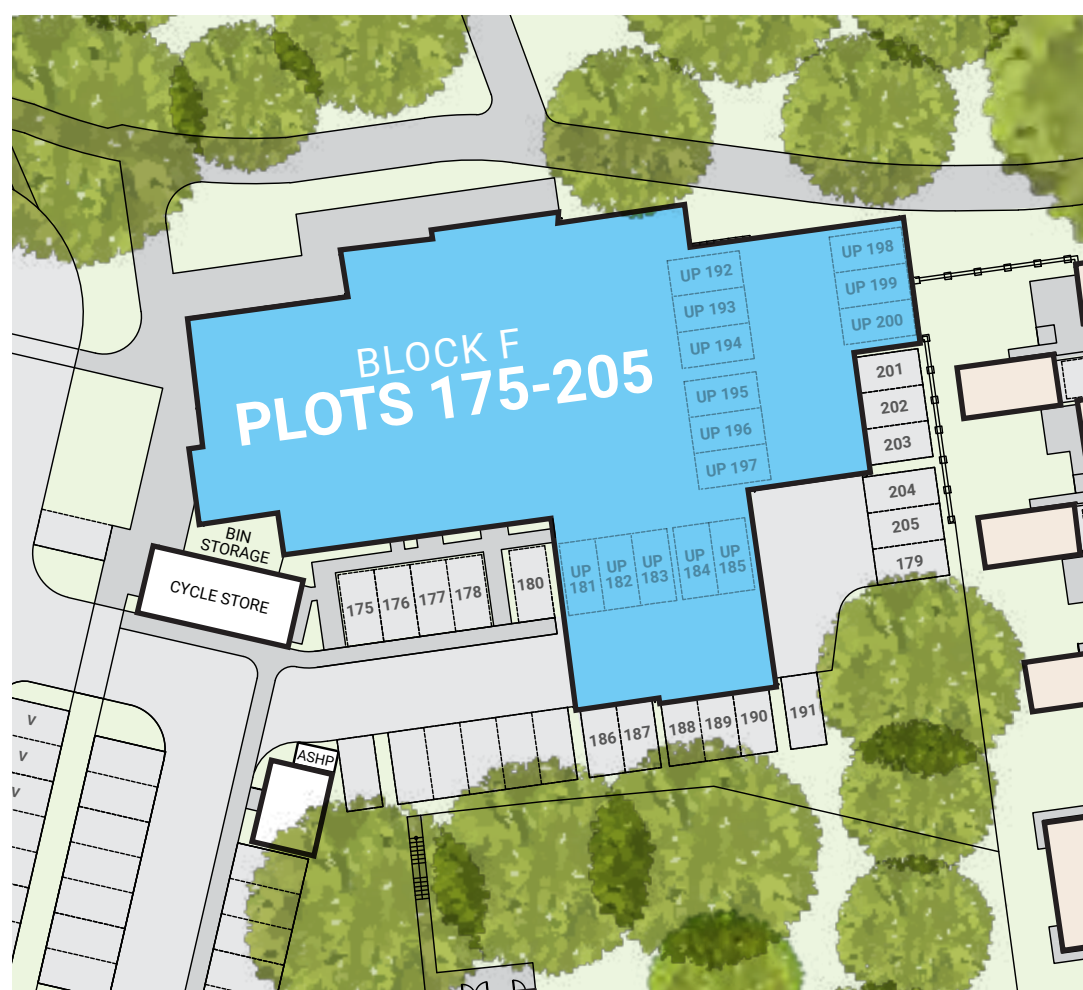
4.53m x 7.48m      14'10" x 24'6"

### BEDROOM 1

3.45m x 3.06m      11'3" x 10'0"

### BEDROOM 2

3.28m x 3.06m      10'9" x 10'0"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

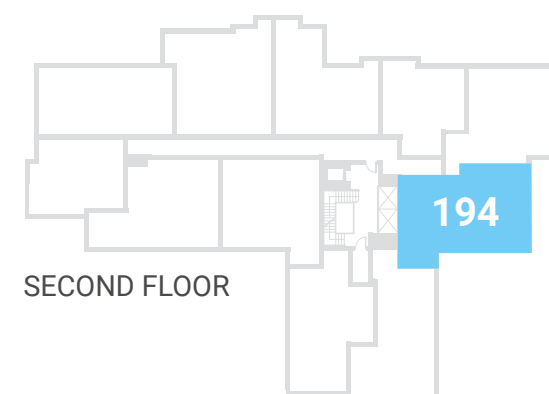
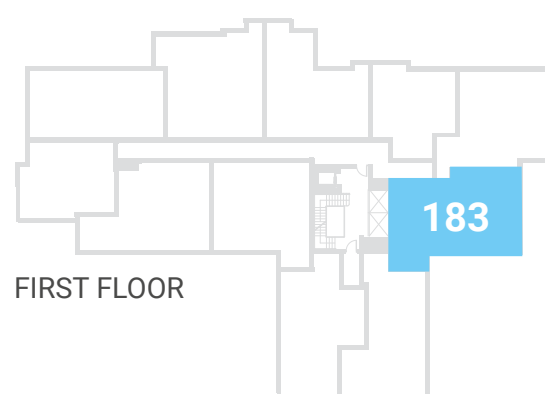
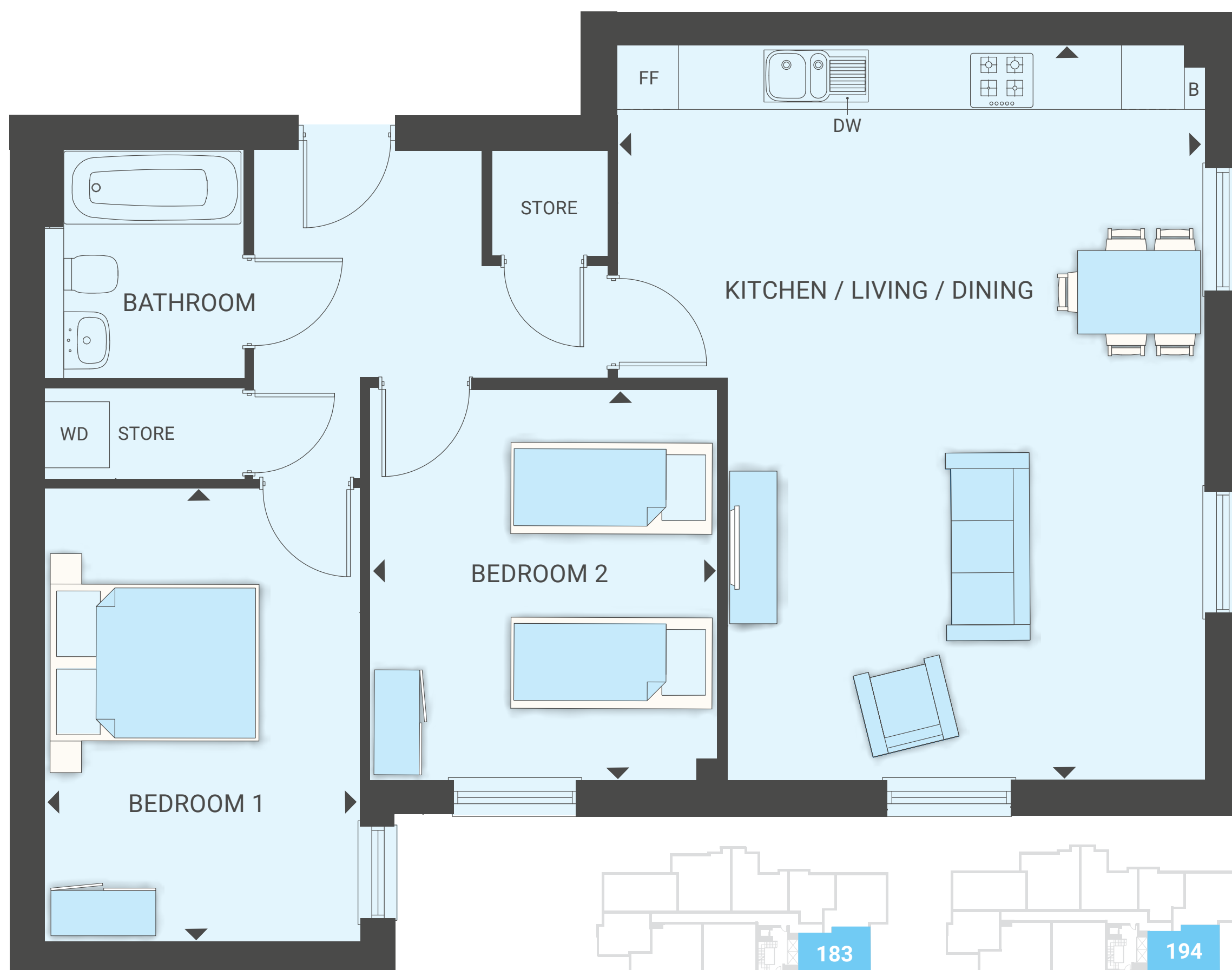
**Read more >**





# Two Bedroom Apartment

PLOTS 183 & 194



## Dimensions

**Total Area: 78.27 sq m / 842 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

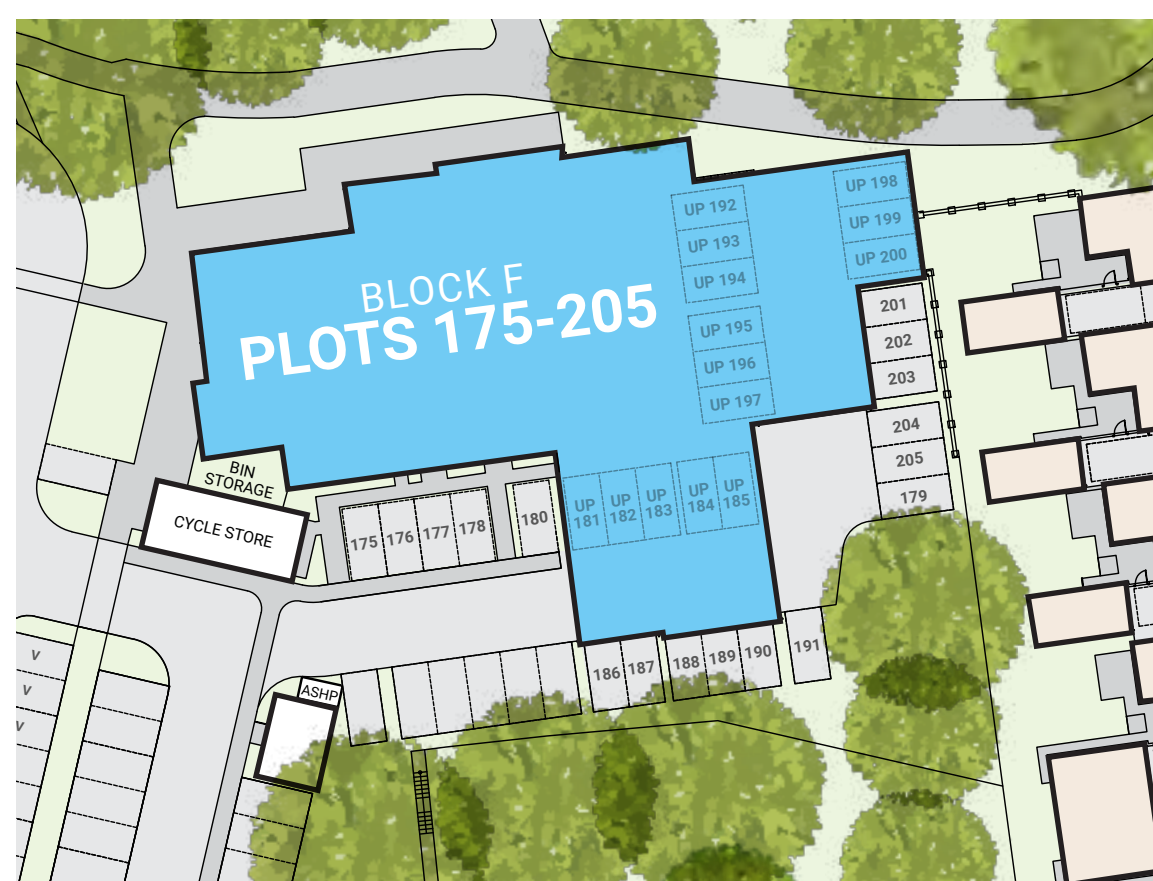
7.07m x 5.67m      23'2" x 18'7"

### BEDROOM 1

4.37m x 3.05m      14'4" x 10'0"

### BEDROOM 2

3.78m x 3.35m      12'4" x 10'11"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

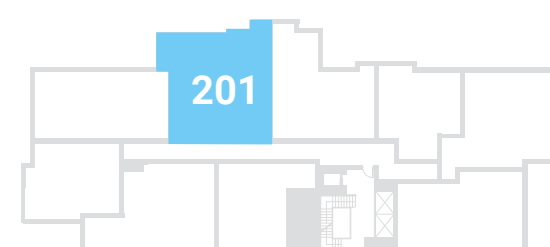
**Read more >**



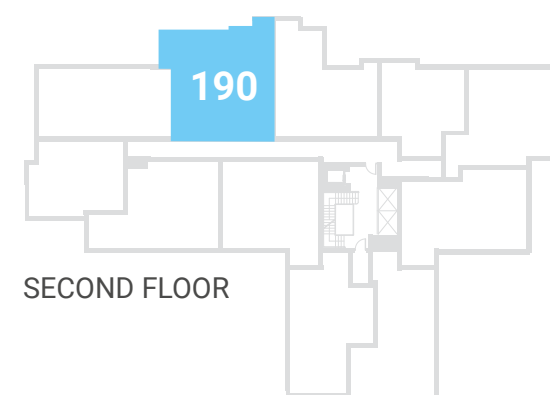


# Two Bedroom Apartment

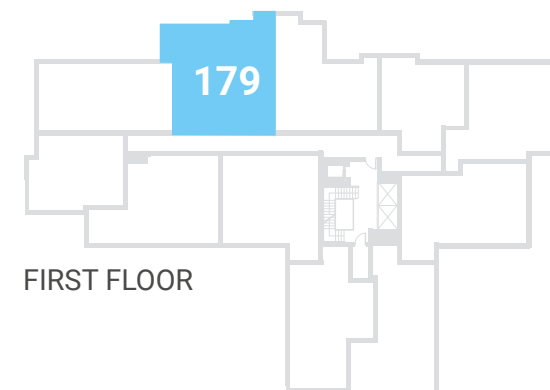
PLOTS 179, 190 & 201



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



## Dimensions

**Total Area: 82.75 sq m / 890 sq ft**

All measurements are length x width

### KITCHEN/LIVING/DINING

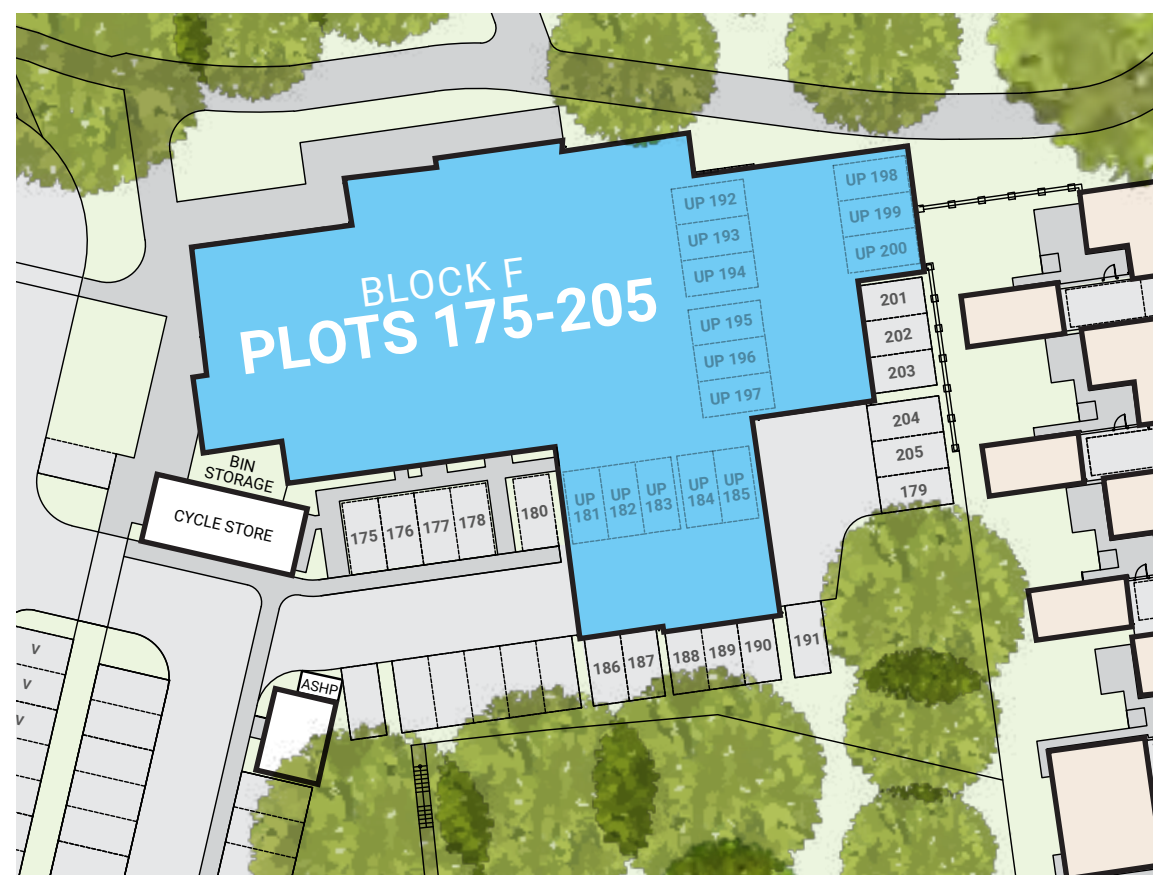
10.33m x 4.82m     33'10" x 15'9"

### BEDROOM 1

4.64m x 3.52m     15'2" x 11'6"

### BEDROOM 2

4.64m x 2.52m     15'2" x 8'3"



**Key** FF Integrated fridge/freezer    WD Washer Dryer    DW Integrated dishwasher    B Boiler

The floorplans shown are for approximate measurements only.

**Read more >**







# Specification

## Kitchen

- Contemporary kitchen in white with chrome handles
- Laminate cement effect worktop with matching upstand
- Stainless steel splashback
- Stainless steel 1½ bowl sink with Vado chrome mixer tap
- Indesit electric single oven, ceramic hob and cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated dishwasher

## Bathroom

- Roca contemporary white bathroom suite with soft close toilet seat
- Glass bath screen
- Thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and splashback tiling to basin area

## Flooring

- Wood effect Amtico flooring to hall, kitchen, living/dining room and bathroom
- Grey twist carpet to bedrooms

## General

- White PVC-u double glazed windows
- Indesit freestanding washer/dryer in Utility cupboard
- Walls, ceilings, architraves and skirtings painted white
- White internal doors with horizontal lined feature and chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- 12-year NHBC build warranty





# Specification

## Electrical

- Video door entry system
- LED downlighters to hall, kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Communal satellite dish with SkyQ capability, subject to purchaser subscription
- Telephone point to hall store cupboard and living room
- Heat, smoke and carbon monoxide detectors
- Extractor fan to bathroom and kitchen

## Communal Areas

- One parking bay per apartment
- Visitor parking, selected bays with communal EV charging facility
- Carpet to communal areas
- Lockable letter boxes in communal lobby
- Refuse Store
- Cycle Store

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.



Images depict a typical Legal and General Affordable Homes Property







# Shared Ownership explained

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

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

At Rivermead Gardens you could buy an initial share typically between 40% and 75%, of the home's full value and pay a subsidised rent on the remainder. You may 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. 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?

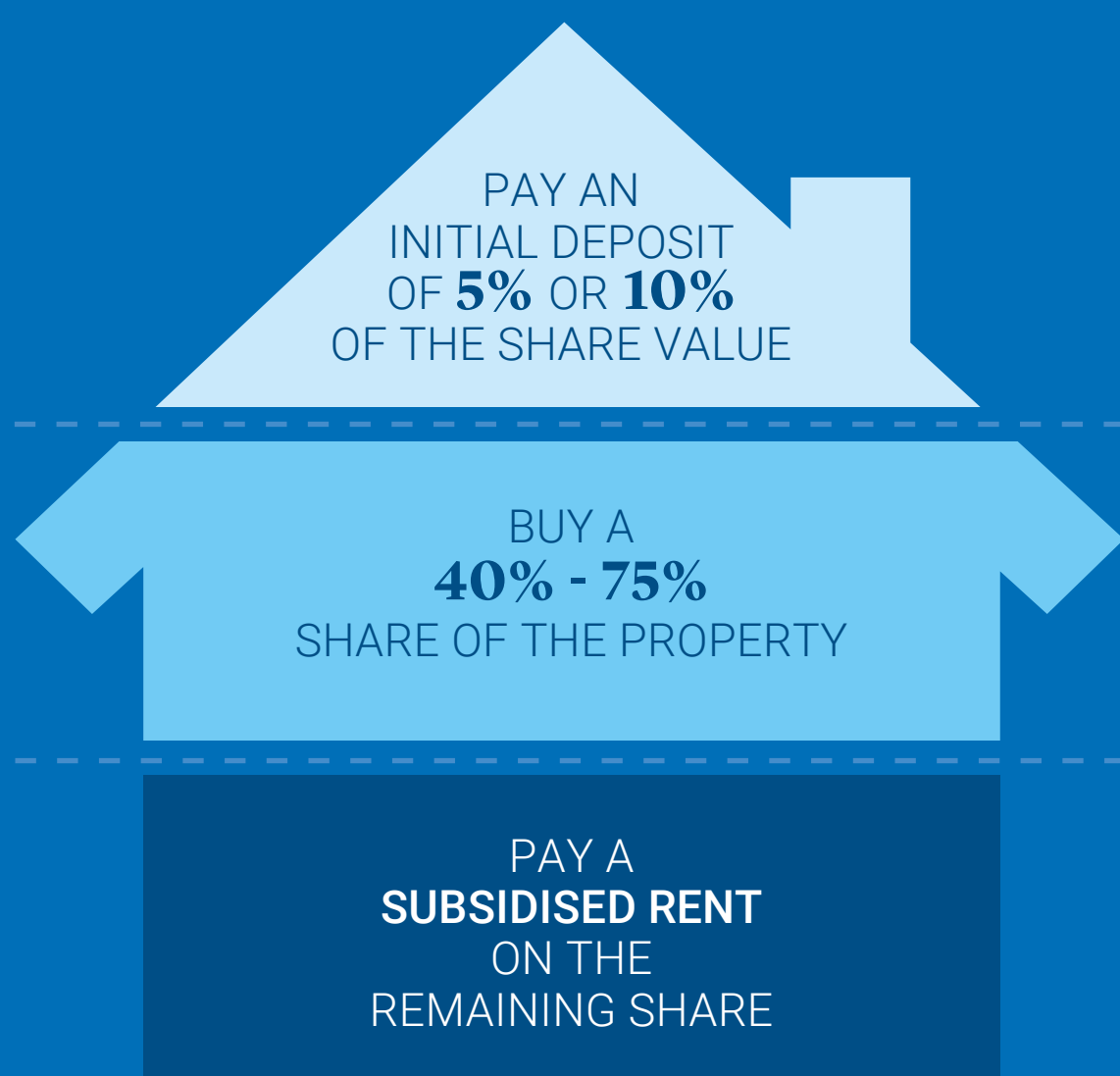
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

## 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)

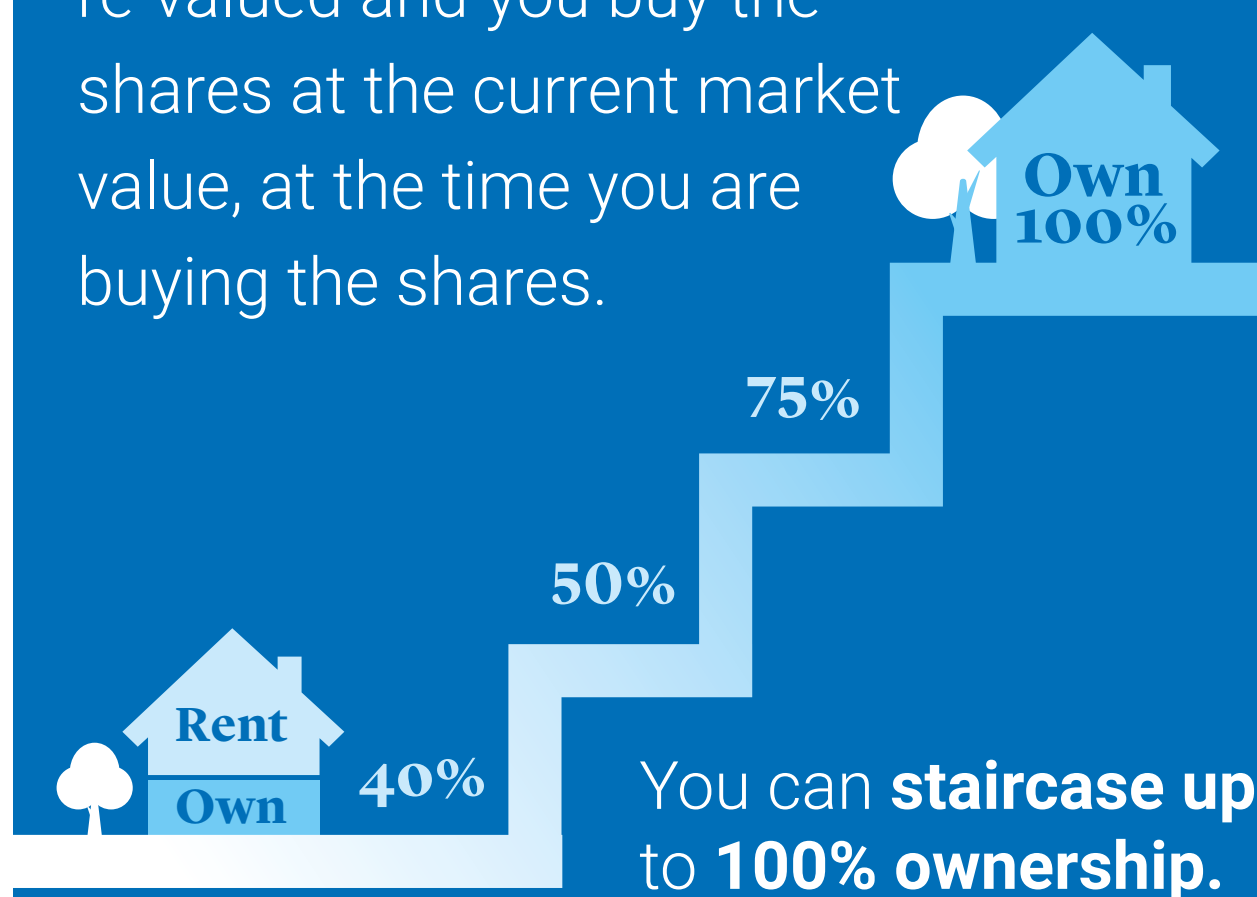
## Breakdown example of buying a new home at Rivermead Gardens



## 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

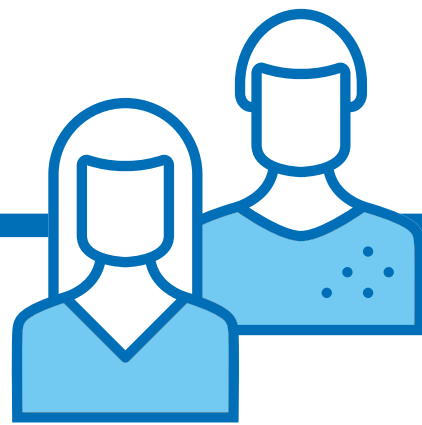


# A step by step guide to owning your own home

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.

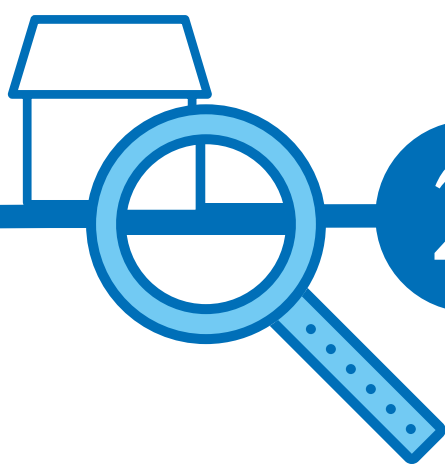


1



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

2



Find your dream home

3



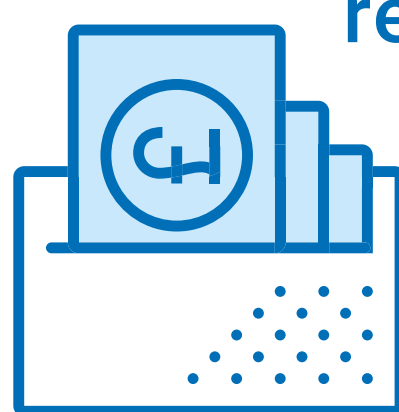
Speak to our recommended **qualified mortgage broker** to see how much of the home you can buy

4



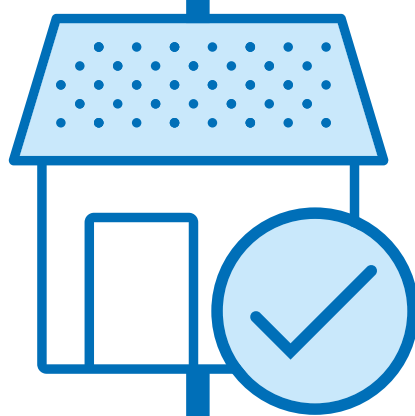
Complete your application and reservation paperwork

5

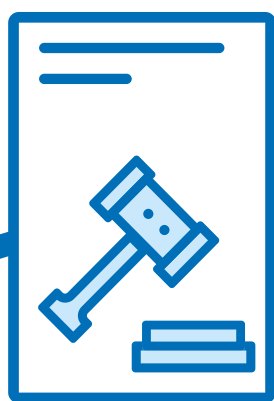


Pay your reservation fee



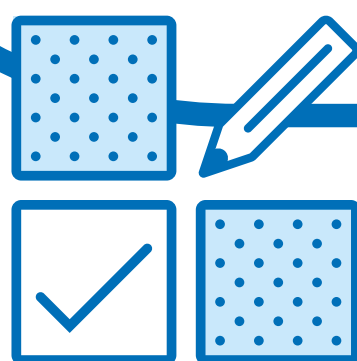


**6** Reserve your home



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

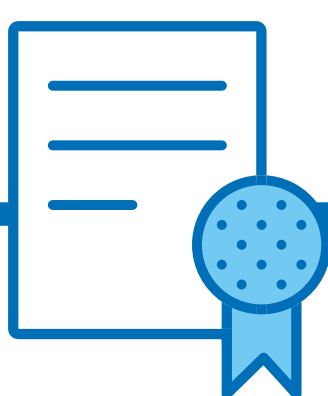
**8** Complete your mortgage application



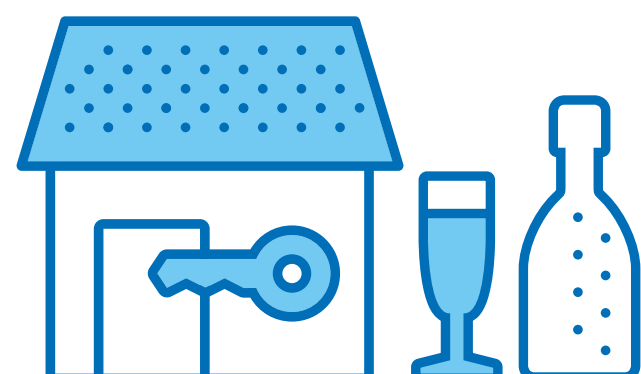
**9** Once your valuation is done, receive your mortgage offer



**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



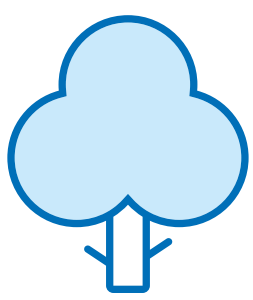
## Quality

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







# Rivermead Gardens

COURAGE AVENUE, ALTON, GU34 1UH

/// held.cushy.cabinet

**01420 573 434**

[landgah.com/rivermead-gardens](http://landgah.com/rivermead-gardens)

**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.