



## SCHEME INFORMATION SHEET

These new homes form part of a larger development built by Newlon Housing Trust in partnership with Countryside Partnerships. The Alma Estate regeneration provides a mix of private sale properties, Shared Ownership homes and social rent homes together with leisure and commercial facilities.

### Nexus Phase 3 – Tawny Court 28 shared ownership homes for sale

The building consists of 12 x one bedroom apartments, 16 x two bedroom apartments.

- Lift service to each floor
- Video entry system
- Bike storage at ground floor level
- Communal Heating System
- Post boxes are located in entrance lobby
- Parking to selected apartments
- 10 year NHBC Build Warranty

### The Apartments

- Each apartment comes with 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, fitted fridge/freezer and dishwasher.
- Washing machine is freestanding, located in utility cupboard
- BT Fibre installed and equipment commissioned – ready to be activated by chosen provider
- Available satellite providers – Sky Plus and TurkSat (subscription required)

### Parking

Nexus Phase 3 is a “car-free development” – except for the limited parking provisions. Whilst there is no Controlled Parking Zone (CPZ) currently in operation on Alma Road and surrounding streets, Enfield Council are likely to monitor the situation throughout the ongoing regeneration and may introduce parking restrictions in the local area at a later date - this could involve restrictive parking hours and/or the need for a resident parking permit. We do not have any information on how future restrictions may affect residents and therefore cannot guarantee residents of Tawny Court would be granted a parking permit upon application.





Show Apartment

## 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)

Energetik have provided the following information on charges (2024-2025):

- Dwelling/Unit (Standing) Charge - £1.288 per day inclusive VAT
- Utility Charge – 6.143 pence per kWh unit inclusive VAT (VAT on heating is currently 5%)
- Please note: Newlon are not involved in the management/provision of the heat supply

## General Information

- Hallmark Property Management Limited are the Managing Agent responsible for managing this development. They are responsible for arranging all services including Financial Matters (e.g. Service Charges), Buildings and System Management, External Building and Landscaping Maintenance, Cleaning and Maintenance of Internal Communal Areas

- Subletting of these homes is not permitted – this is a condition within the lease
- Newlon has a no pet policy in the homes we manage. Developments where Newlon are not the freeholder or managing agent may apply different rules, and you are advised to make your own enquiries prior to progressing your application
- 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

Should you wish to be considered for these apartments, please complete an Expression of Interest form and pay a reservation fee of £500.

Applicants will then be contacted by one of Newlon's approved independent financial advisers to carry out a financial assessment. You will be required to provide the following;

- Last three payslips
- Bank statements
- Proof of deposit
- Proof of address
- Photo ID

**PLEASE NOTE – YOUR APPLICATION WILL NOT BE CONSIDERED WITHOUT A COMPLETED APPLICATION FORM, EXPRESSION OF INTEREST FORM AND FINANCIAL ASSESSMENT SIGNED-OFF BY ONE OF OUR APPROVED INDEPENDENT ADVISERS.**