



MERIDIAN GATE

LIFE IN ROYSTON

Discover the benefits of connective, countryside living

These beautiful homes at Meridian Gate are well placed in the market town of Royston. With a large selection of high street stores, independent boutiques, banks, supermarkets and a range of delectable eateries, everything you need is on your doorstep. Your new home is under an hour by train into London St. Pancras International,

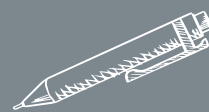
a location that offers excellent connections into the city and into other European cities such as Paris and Amsterdam. The bustling city of Cambridge is just 19 miles down the road, bursting with history and culture, it's not just a great place for shopping and dining but an excellent day out for the whole family.





THRIVE

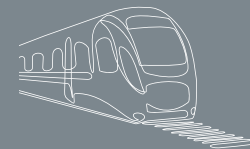
local schools, supermarkets, and amenities enhancing the quality of life



King James Academy & St Mary's Primary are both within a 5 minute drive of Meridian Gate



Aldi & Tesco Extra are both within a 6 minute drive of your brand new home



Royston train station provides excellent links to both London and Cambridge



A selection of bars, restaurants, cafes and pubs to discover right on your doorstep, perfect for socialising



Main roads (A10 & A505) provide easy and convenient connections for commuting and travel are just 3 minutes away



Therfield Heath Nature Reserve is very popular with outdoor lovers and dog walkers, providing the perfect retreat



Ample cycling routes for you to explore. Whether you cycle with friends, family or solo

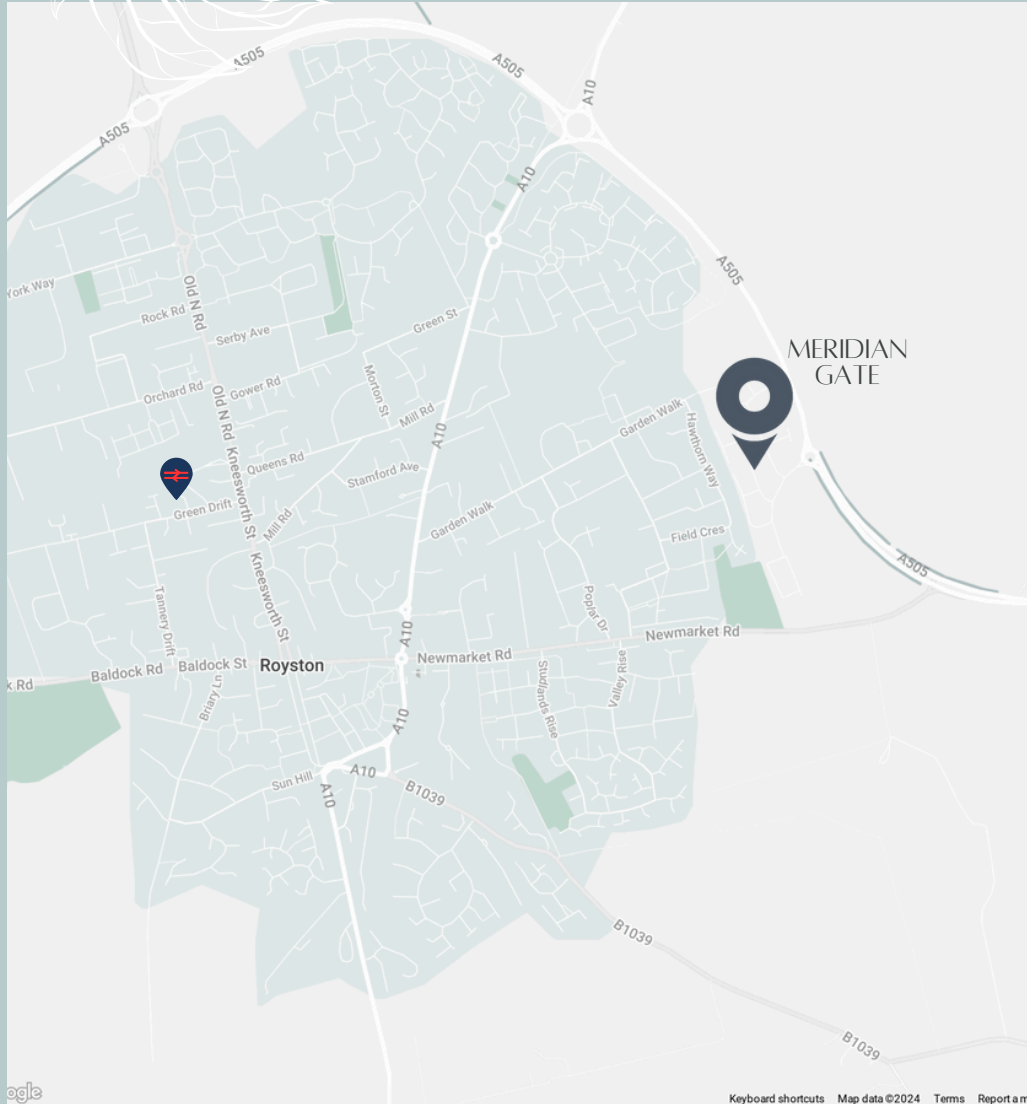


A choice of high-street shops and beauty salons offer retail therapy and well-deserved pampering



Full of rich history and charm. Royston Cave is a unique attraction, famous as an enigma

OUT & ABOUT

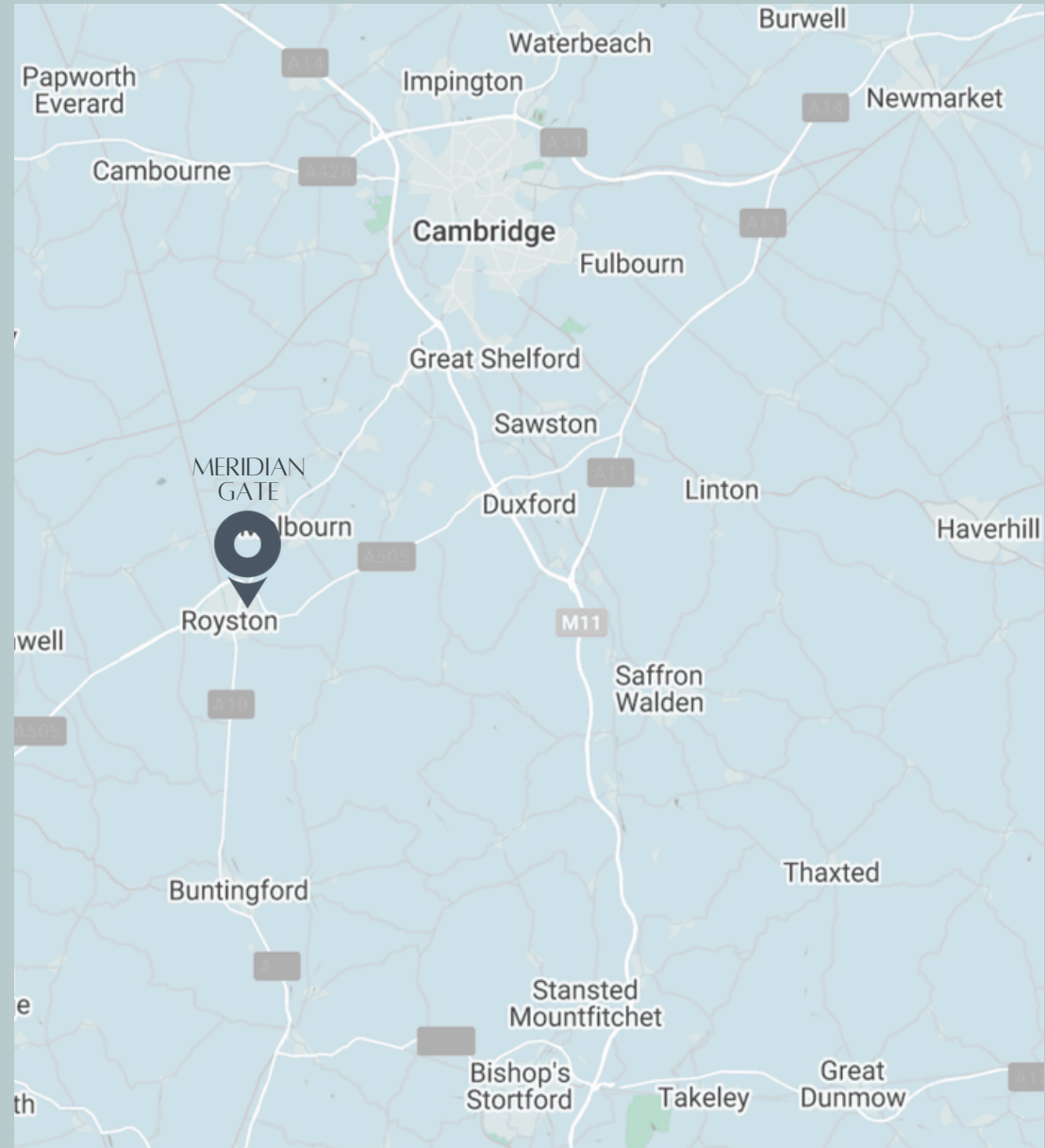


For rail commuters, the nearby Royston station provides regular services to London St Pancras International, with journeys taking as little as 51 minutes, facilitating seamless access to the capital.

BY
TRAIN

BY
CAR

<u>Luton Airport Parkway</u>	15 mins
<u>St Albans City</u>	27 mins
<u>London St Pancrass</u>	41 mins (from Flitwick)
<u>Luton</u>	20 mins
<u>Woburn</u>	18 mins
<u>St Albans</u>	35 mins (from Clophill Road)



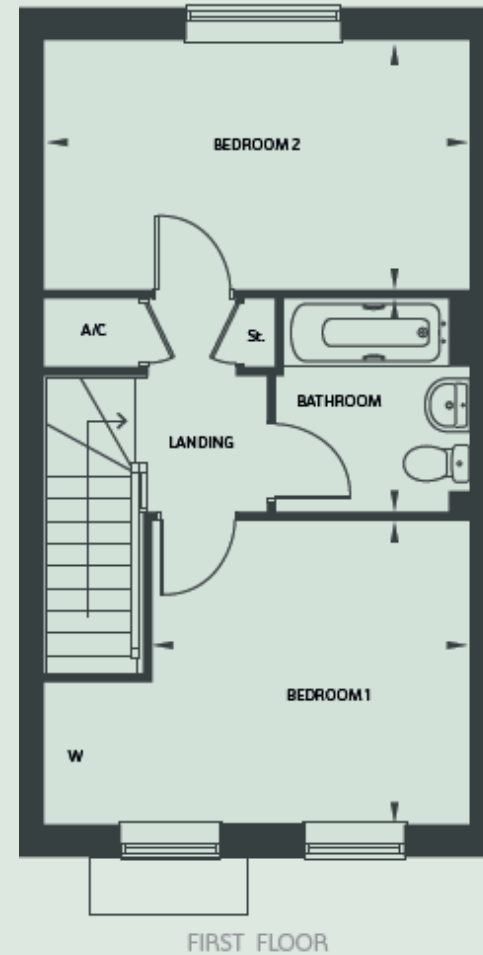
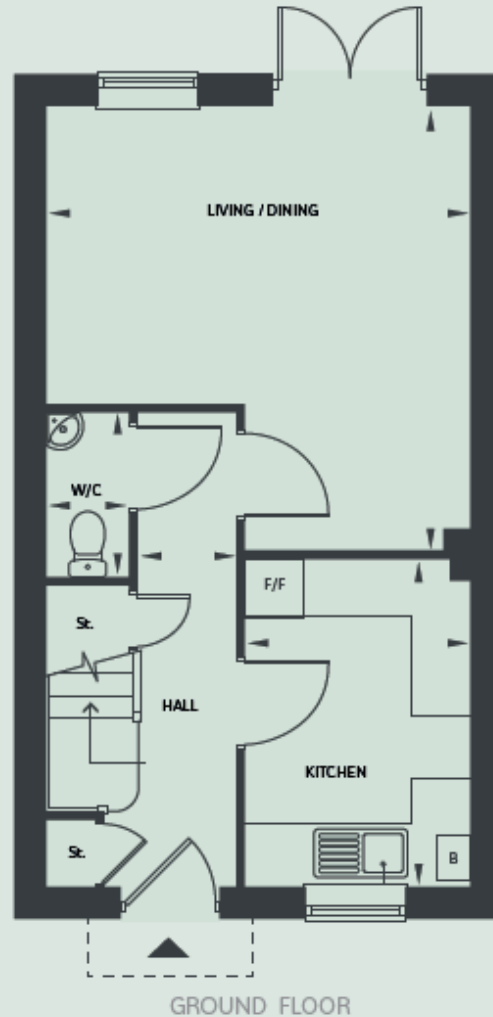




2-BED HOUSE

Plots 225, 226*, 245, 246, 254, 255 & 256*

*handed version of plan shown



Living/Dining

2.36m x 3.42m

Bedroom 1

3.30m x 3.16m

Bathroom

1.95m x 2.22m

Kitchen

4.42m x 4.62m

Bedroom 2

4.42m x 2.60m

Total

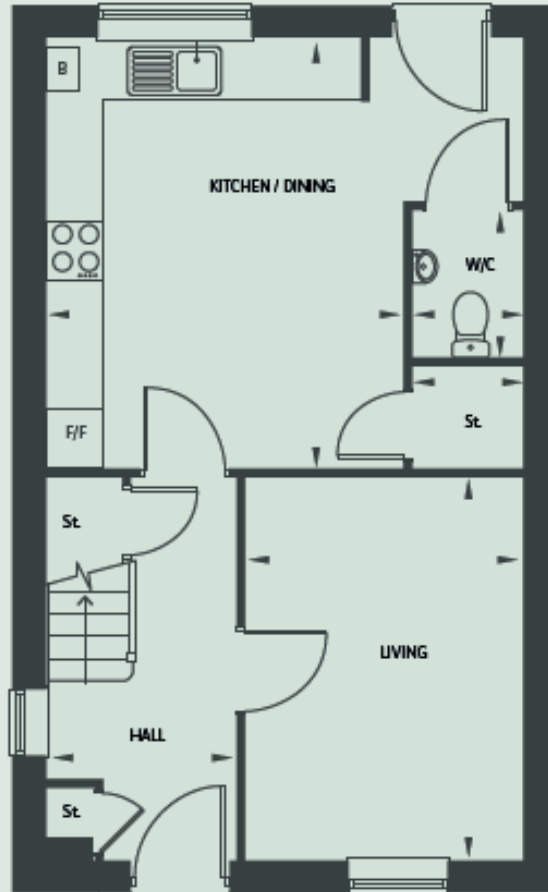
70.6 Sq M



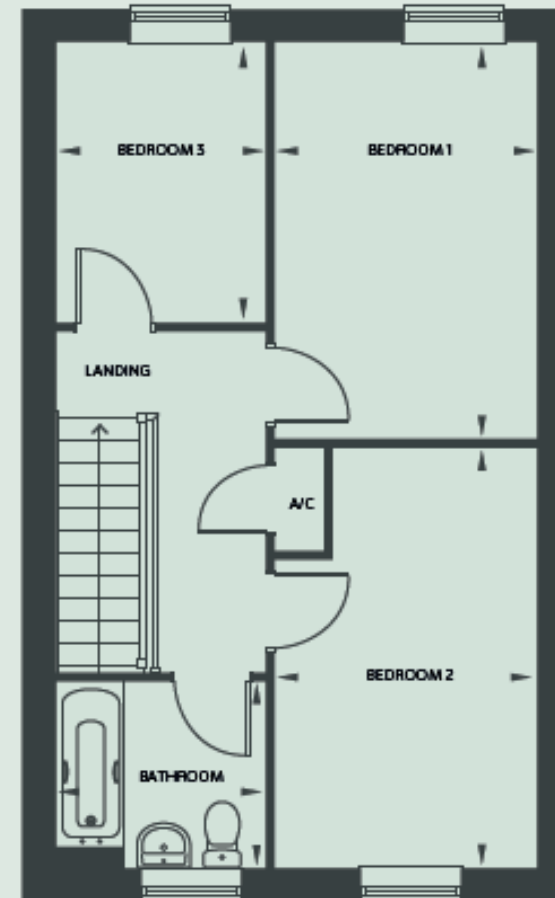
3-BED HOUSE

Plots 243, 244*, 257* & 258*

*handed version of plan shown



GROUND FLOOR



FIRST FLOOR

Living Room

2.91m x 3.42m

Bedroom 1

2.73m x 4.13m

Bedroom 3

2.18m x 2.93m

Total

84 Sq M

Kitchen/Diner

3.73m x 4.49m

Bedroom 2

2.73m x 4.36m

Bathroom

2.18m x 1.95m

Designed for comfort & convenience



KITCHEN

- Stylish fitted kitchen from Symphony - Woodbury Range in Platinum
- Tectonic laminate worktop with upstand in Dark Ash
- Integrated or stainless steel chimney style extractor
- Integrated oven with 4 ring gas hob and stainless steel cooker splashback
- Integrated fridge/freezer, dishwasher and washing machine
- Track spot lighting

BATHROOM

- Modern white bathroom suite with chrome taps.
- Gloss ceramic Porcelanoso full height tiling to bath
- Glass shower screen
- Thermostatic bath/shower mixer

FLOORING

- Karndean Knight Tile in Washed Character Oak (KP144) to hall, kitchen bathroom & WC.
- Carpet to stairs, landing, bedrooms and living room

GENERAL

- 2 parking spaces per property
- Combi boiler and gas central heating
- White, uPVC framed double glazed windows.
- PV panels to all properties
- Turf to all gardens
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.



Please note these images are to be used as a guide only and may not accurately represent the homes at Meridian Gate. These images are computer generated.



the legal bit

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

The legal process:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

AFTER THIS, ALL THAT IS LEFT TO DO IS ENJOY LIVING IN YOUR NEW HOME!

WHY BUY FROM SETTLE?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 10-75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).
- Have an eligible local connection to North Hertfordshire

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

We are required to prioritise people have an eligible connection to North Hertfordshire. If two or more customers from the same priority group (those with an eligible connection) apply then we'll offer the home on a [First Come First Served](#) basis.



MERIDIAN GATE, ROYSTON SG8 7FS

www.settlesales.co.uk/meridiangate

settle.