



ASHLAWN RISE

Floor plan, Site plan and
Specification Brochure



L&Q

Image is a CGI and is for indicative purpose only

We provide the home
*and you make
it your own*



Site plan

Each home in this impressive new development has been perfectly considered with allocated parking, private outdoor space and a contemporary design inside and out, there is no better place to call home.

Property Key

1 Bedroom Maisonette
Type 58 (Ground Floor)
Type 59 (First Floor)
Plots: 177 & 178

2 Bedroom Houses
Type 50
Plots: 14, 15, 108, 109,
110, 111, 112, 113 & 179

3 Bedroom Houses
Type 55
Plots: 17 & 142

3 Bedroom Houses
Type 52
Plots: 16, 18, 19, 143, 144, 145, 150 & 151

4 Bedroom Houses
Type 54
Plots: 155 & 156

Market Sale

Affordable Rent Homes

BCP Bin Collection Point

V Visitor Parking Space

This Home is Sold



Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Images depict Ashlawn Rise show home

Specification

All the homes located within Ashlawn Rise have a fully inclusive specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, gas hob, fridge/freezer, dishwasher, washing machine. In addition an extractor fan with stainless steel hood

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- 1 and 2 bedroom houses will feature Amtico flooring to open-plan living/kitchen/dining areas, bathroom, cloakroom and ground floor hallways.
- Neutral fitted carpets will be fitted to the stairs and first floor hallway (if applicable) and bedroom(s)
- 3 and 4 bedroom houses will feature Amtico flooring to bathroom, cloakroom and kitchen only. Neutral fitted carpets will be fitted to the lounge, bedrooms, stairs and ground and first floor hallways

Bathroom



- Modern white sanitaryware including floor mounted WC and basin with chrome basin tap
- Steel bath with bath panel, shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower
- Fitted mirror
- Chrome towel radiator

Electrical and Heating



- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to living areas, bedrooms, hallways, landings and store cupboards
- White switches and sockets
- White shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector

Bedroom



- Fitted carpet
- Fitted wardrobe to Bedroom 1 only

General



- White internal doors
- Chrome door furniture
- Private turfed garden with paved area and outdoor tap to every home
- NHBC 12-year Warranty
- Allocated car parking

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



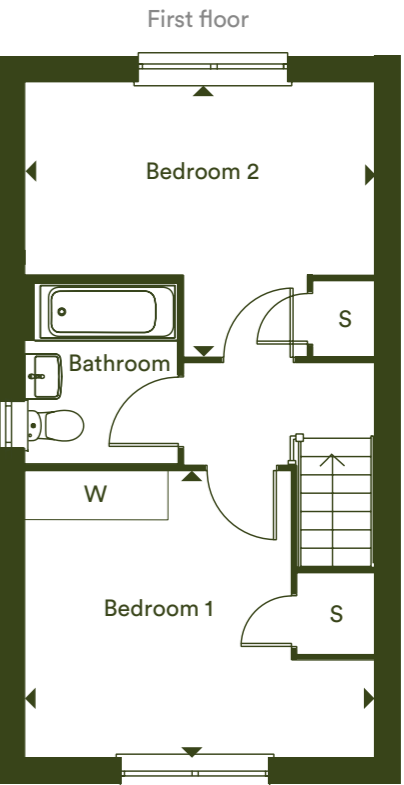
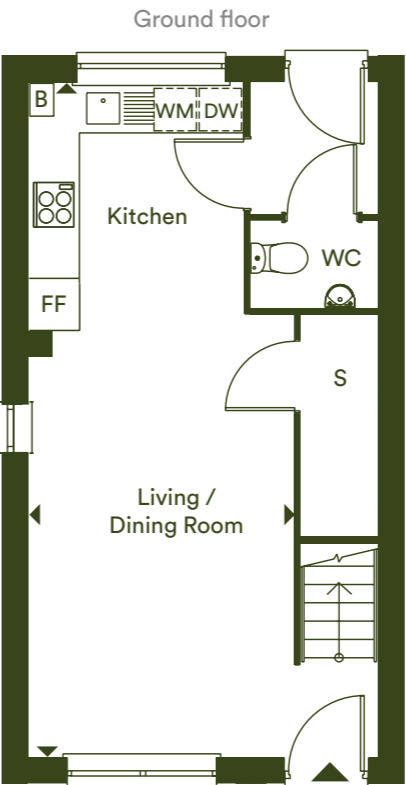
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Two bedroom house

House Type 50
Plots 14 & 15*

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**ASHLAWN
RISE**

* Plot 15 is handed from the plans drawn



Living / Dining / Kitchen	8.20m x 3.24m	26' 11" x 10' 8"
Bedroom 1	4.25m x 3.49m	13' 11" x 11' 5"
Bedroom 2	4.25m x 2.34m	13' 11" x 7' 8"
Total internal area	69 m²	750 ft²

Garden		
Plot 14	71 m²	764 ft²
Plot 15	81 m²	872 ft²

WC - Cloakroom W - Wardrobe FF - Fridge/Freezer B - Boiler S - Storage WM - Washing Machine DW - Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

Three bedroom house

House Type 55
Plot 17

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Living Room	4.79m x 3.35m	15' 8" x 10' 12"
Kitchen/Dining Room	4.79m x 3.70m	15' 8" x 12' 2"
Bedroom 1	4.79m x 3.40m	15' 8" x 11' 2"
Bedroom 2	2.69m x 3.70m	8' 10" x 12' 2"
Bedroom 3	2.04m x 3.14m	6' 8" x 10' 3"
Total internal area	89 m²	958 ft²
Garden - Plot 17	47 m²	506 ft²

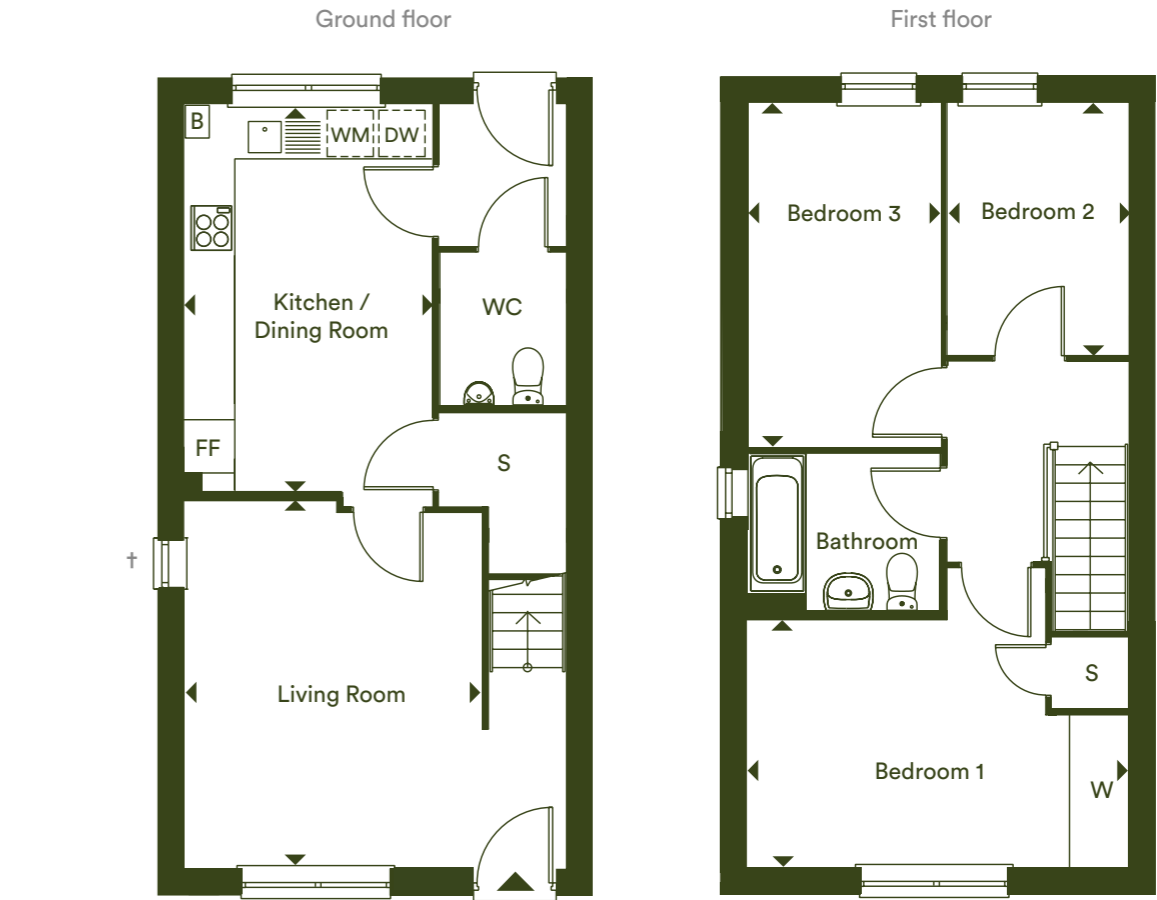
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Three bedroom house

House Type 52
Plots 16, 18 & 19*

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Living Room	4.65m x 4.47m	15' 3" x 14' 8"
Kitchen/Dining Room	4.72m x 3.03m	15' 6" x 9' 11"
Bedroom 1	4.65m x 3.01m	15' 3" x 9' 11"
Bedroom 2	3.07m x 2.22m	10' 0" x 7' 3"
Bedroom 3	4.19m x 2.37m	13' 9" x 7' 9"
Total internal area	86 m²	930 ft²

Garden		
Plot 16	83 m²	893 ft²
Plot 18	90 m²	969 ft²
Plot 19	76 m²	818 ft²

WC - Cloakroom W - Wardrobe FF - Fridge/Freezer B - Boiler S - Storage WM - Washing Machine DW - Dishwasher

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Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your Sales Associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



Beauchamp Park
Warwick
lqhomes.com/beauchamppark



L&Q at Willow Grove
Bedford
lqhomes.com/willowgrove



L&Q at Bankside Gardens
Reading
lqhomes.com/banksidegardens

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Ashlawn Road
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@ ashlawnrise@lqgroup.org.uk
☎ 0333 321 1778
🌐 lqhomes.com/ashlawnrise

Phase 4 Barratt Northampton

Disclaimer
All information in this document is correct at the time of publication going to print June 2024. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



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