

**BBEY
HOUSE**
BRACKNELL

Ideally Situated

The centre piece of the £240m Bracknell town centre regeneration project, Lexicon Shopping and Leisure Centre has recently opened its doors. Because of its central location in a tranquil street just a few metres away from the Lexicon, Abbey House offers an attractive value proposition with the potential for excellent capital appreciation.

Distinctive in style, both on the outside and inside, Abbey House has been designed to a very high standard with quality fixtures and fittings such as Italian kitchens by Arta Cucine, normally associated with high-end London developments.



The Location



South Hill Park Arts Centre

With a population of around 80,000, Bracknell is a vibrant town in a region that also features Guildford, Maidenhead, Reading and Windsor. Designated a new town in 1949, Bracknell has now developed into a thriving place to live and work.

The town has a full complement of shops, restaurants, pubs and bars, arts and cultural centres, a theatre, sports facilities, churches, schools and community centres. It's also the home of blue-chip companies like Fujitsu, Hewlett Packard, Honda, Honeywell, Novell, Panasonic and Vodafone.



Bracknell Town Centre, The Old Bull Pub



Abbey House

Bracknell

Aerial view of Bracknell town



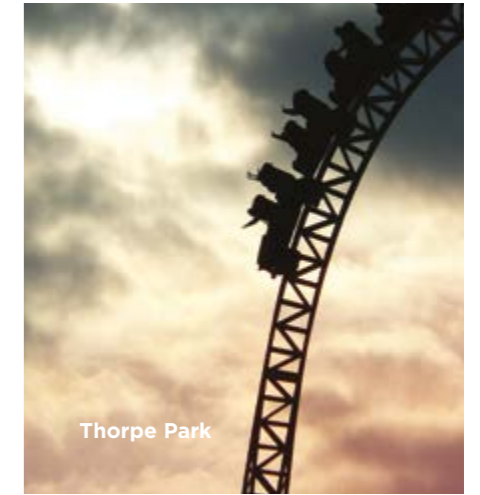
The Lexicon, which opened its doors in September 2017, lies in the heart of Bracknell and after a multi-million pound regeneration now offers 580,000 square feet of shopping, dining and leisure facilities. With over 70 different shops, a 12-screen cinema, a choice of dining experiences including those on the al fresco Eagle Lane, stylish landscaped features and 1,300 car parking spaces, the Lexicon is a dynamic and vibrant destination for residents and visitors alike.

Next Generation Shopping and Leisure Destination



Out & About

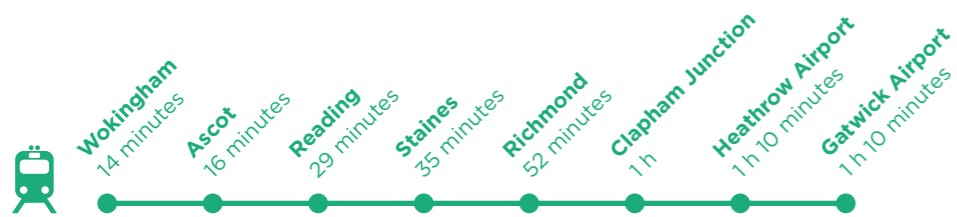
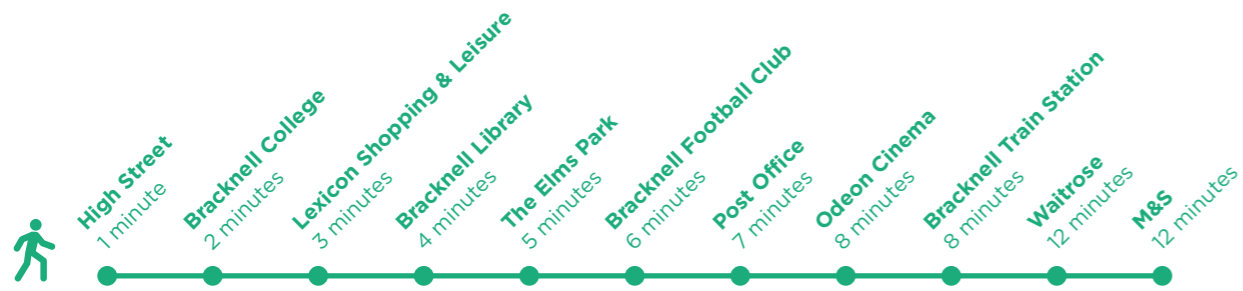
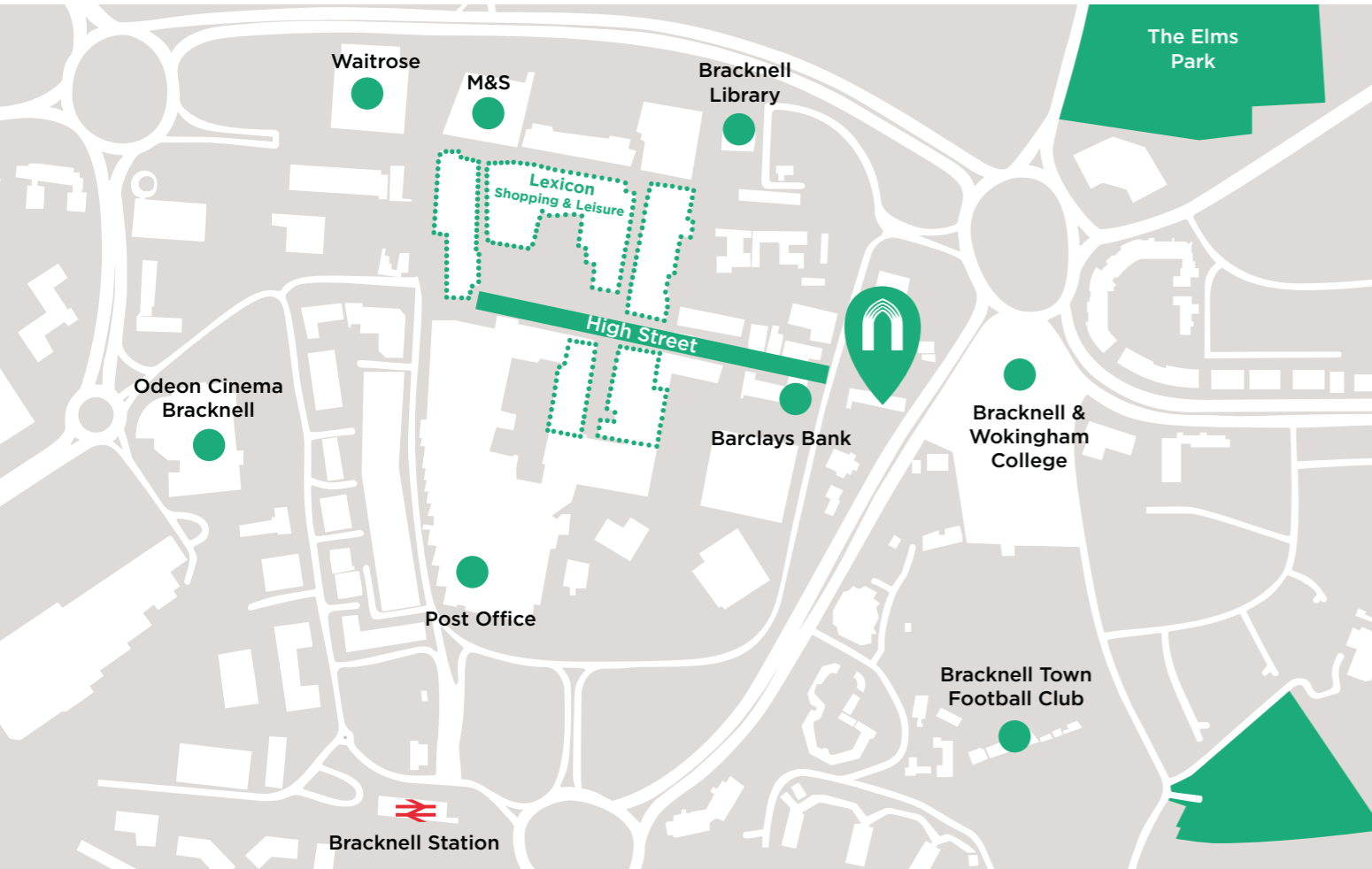
Bracknell is close to a host of attractions for those who like to get out and about. Swinley and Crowthorne Woods as well as Virginia Water are great destinations for walkers and cyclists, as are the nearby 2,600 acres of Crown Estate woodland.



Go Ape, Thorpe Park and The John Nike Leisuresport Complex with its dry ski slope are just three of the attractions for adventure seekers while those who enjoy sports and leisure activities will appreciate, amongst others, Ascot Racecourse, the Bracknell Lawn Tennis Club, Coral Reef Water Park and Wentworth Golf Course.



Well Connected



The Building







Abbey House's apartments have all been designed to make the most of the available space by meticulously optimising the internal layouts. Open-plan in style, the apartments are flexible environments with minimal wastage via corridor spaces and maximisation of living spaces.

The apartments' overall aesthetic is stylish and modern. Fixtures and fittings have been carefully chosen from selected suppliers to both look and feel good, and function well. Colour palettes are muted and sophisticated. Individual features like wall tiles and floor finishes are attractive, multi-textured and hard-wearing. Double-glazed windows flood the apartments with light and give them an airy and fresh aspect.

For peace of mind each apartment comes with a CRL 10 Year New Build Latent Defect Insurance.





EXTERNAL FINISHES

- Double-glazed windows
- Secure car parking available
- Secure internal bike storage
- Lift
- CRL 10 year New Build Latent Defect Insurance

**INTERNAL FINISHES**

- Bespoke wardrobes with mirrored and lacquered finish
- Portfolio Charcoal Grey 4 line horizontal front door
- Matching Premdor panelled internal doors
- Modern Atlantic Kansas door handles on a square rose satin chrome finish
- Chubb door lock
- Double grooved skirting boards with door architraves
- LED lighting throughout
- Colour security video entry phone
- USB charger plug sockets in kitchen and bedroom areas
- Brushed chrome fittings throughout
- Efficient electric boiler



KITCHEN

- Arta Cucine Italian high-end kitchen units
- Luxury quartz work surfaces and splashbacks
- Contemporary Italian concrete effect kitchen with soft-close units
- Bosch oven and electric hob
- Full floor to ceiling fridge/freezer, integrated dishwasher and washing machine
- Kitchen unit LED downlights and Blanco extractor fan



Arta Cucine has been manufacturing kitchens in Italy for some of the leading London brands for many years.

The company is passionate about using beautiful materials, most importantly natural exotic stones, raw and deep grained veneers, different metals and new design finishes. All of its kitchens boast quality, high-end manufacturing techniques. Its designs are characterised by minimalist styling, the clever use of stone in monolithic sculptural forms and intriguing functionality.



BATHROOM

- Large format (600 x 600cm) grey porcelain tiles in a matt finish
- Large format (600 x 300cm) half wall matching tiles
- Mounted LED backlit mirror
- Large floor shower with rainforest showerhead or alternative bath
- Additional hand-held shower head
- Contemporary sanitaryware with cabinet storage
- Contemporary toilet with soft close

FLOORS

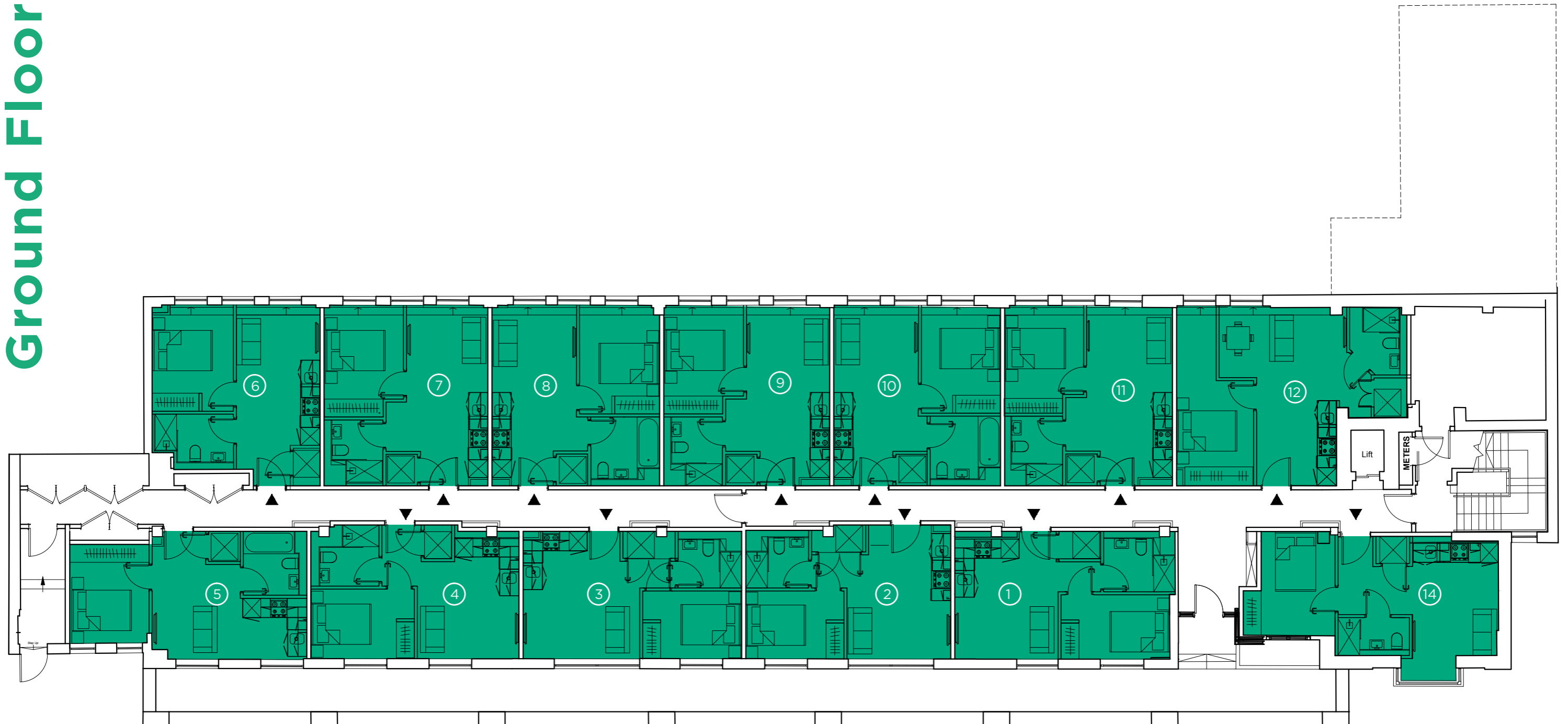
- Warm winter oak LVT Luvanto flooring to hall and living area
- Belgian 100% viscose silk carpet with underlay to bedrooms



The Space



Ground Floor



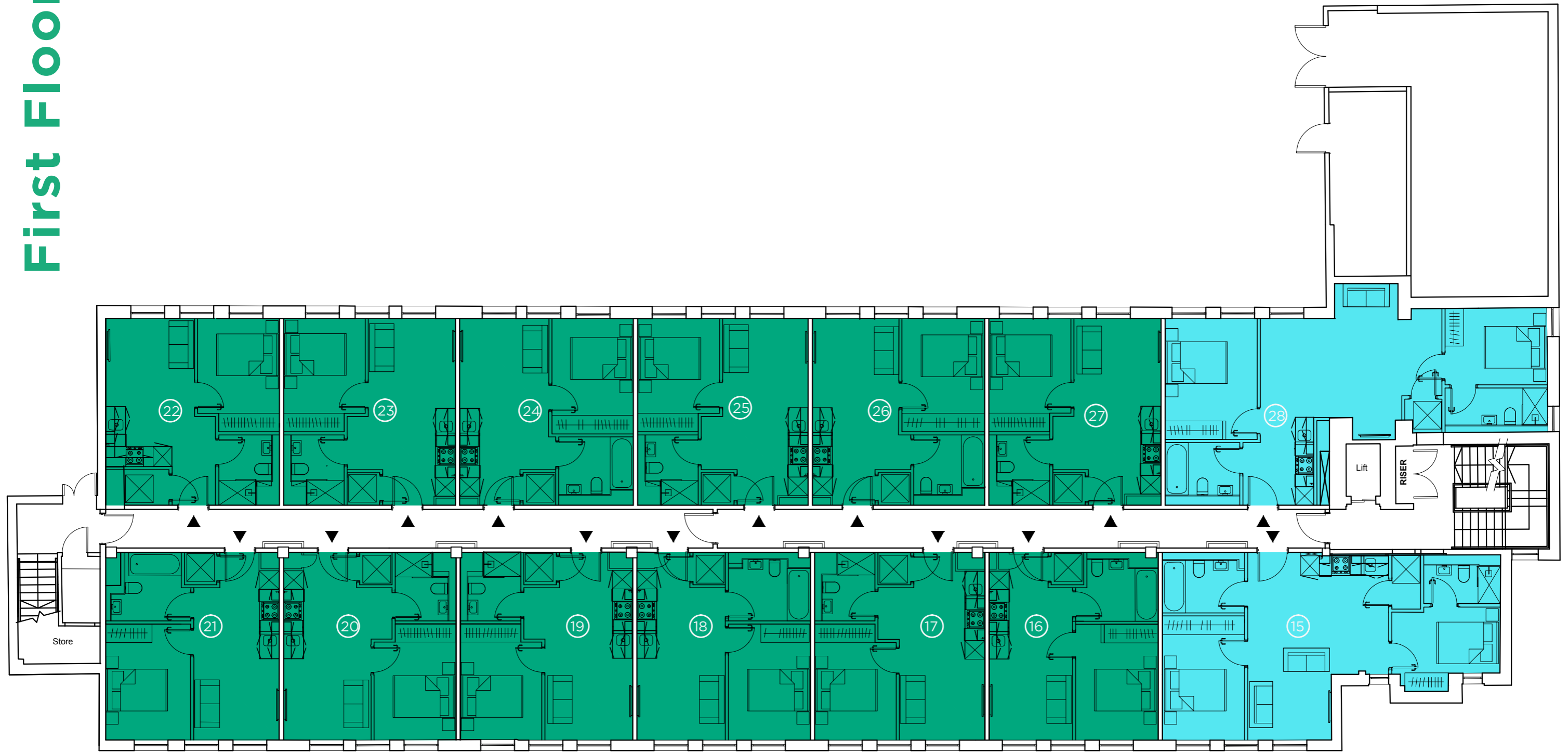
Summary of Units

- | | |
|--------------------|---------------------|
| 1. 1 BED - 321 SQF | 8. 1 BED - 358 SQF |
| 2. 1 BED - 323 SQF | 9. 1 BED - 355 SQF |
| 3. 1 BED - 335 SQF | 10. 1 BED - 357 SQF |
| 4. 1 BED - 333 SQF | 11. 1 BED - 359 SQF |
| 5. 1 BED - 331 SQF | 12. 1 BED - 432 SQF |
| 6. 1 BED - 341 SQF | 14. 1 BED - 351 SQF |
| 7. 1 BED - 355 SQF | |

1 Bedroom apartment
 2 Bedroom apartment

Floor plans shown for Abbey House are approximate measurements only. Exact layout and sizes may vary

First Floor



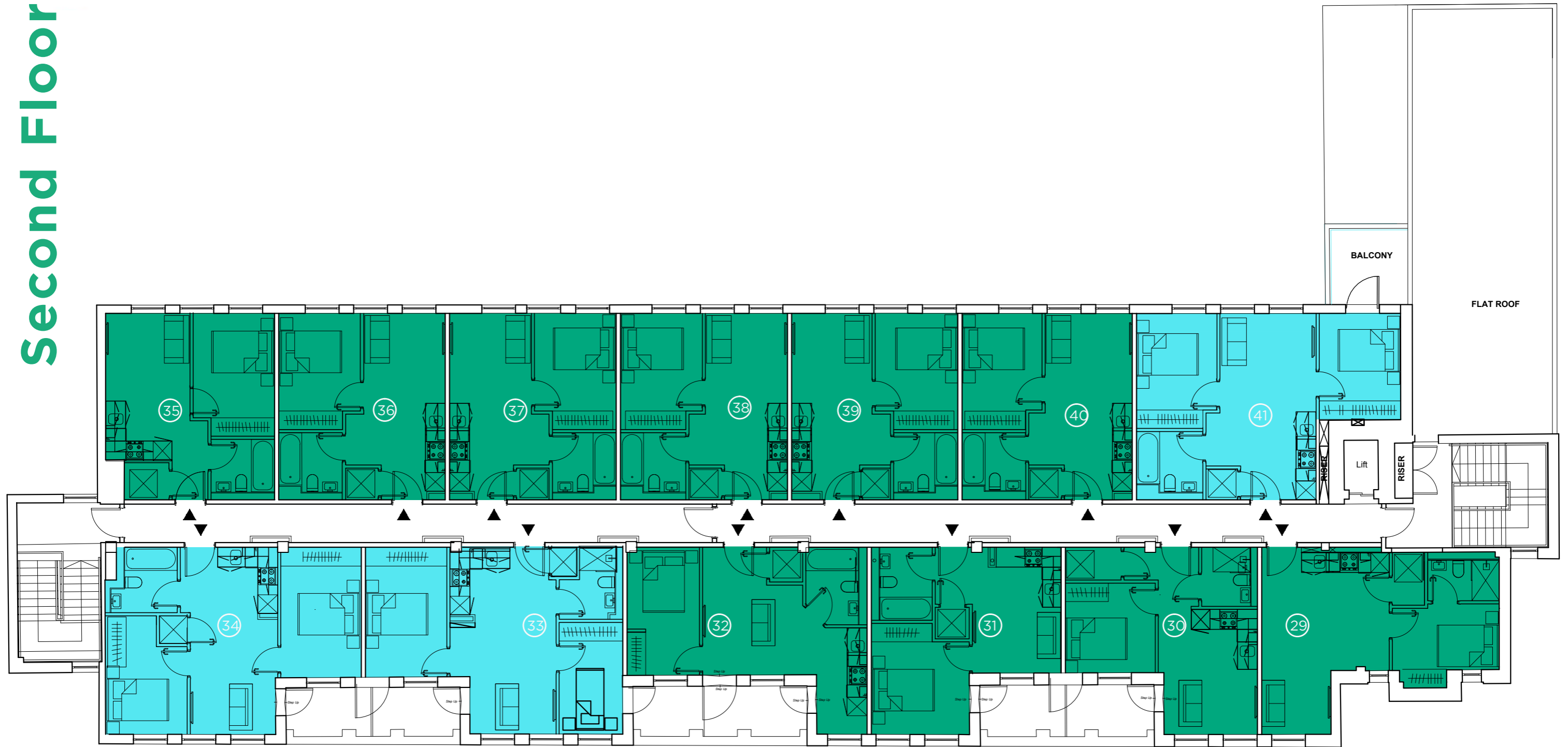
Summary of Units

- | | |
|---------------------|---------------------|
| 15. 2 BED - 586 SQF | 22. 1 BED - 358 SQF |
| 16. 1 BED - 357 SQF | 23. 1 BED - 361 SQF |
| 17. 1 BED - 359 SQF | 24. 1 BED - 366 SQF |
| 18. 1 BED - 366 SQF | 25. 1 BED - 359 SQF |
| 19. 1 BED - 363 SQF | 26. 1 BED - 362 SQF |
| 20. 1 BED - 364 SQF | 27. 1 BED - 362 SQF |
| 21. 1 BED - 366 SQF | 28. 2 BED - 651 SQF |

1 Bedroom apartment
 2 Bedroom apartment

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Second Floor



Summary of Units

- | | |
|---------------------|---------------------|
| 29. 1 BED - 367 SQF | 36. 1 BED - 353 SQF |
| 30. 1 BED - 337 SQF | 37. 1 BED - 356 SQF |
| 31. 1 BED - 337 SQF | 38. 1 BED - 352 SQF |
| 32. 1 BED - 379 SQF | 39. 1 BED - 349 SQF |
| 33. 1 BED - 476 SQF | 40. 1 BED - 348 SQF |
| 34. 1 BED - 481 SQF | 41. 2 BED - 484 SQF |
| 35. 1 BED - 345 SQF | |

- 1 Bedroom apartment
- 2 Bedroom apartment

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Sample 1 Bedroom

Our one-bedroom apartments feature the clever use of space planning, so that all useable, living areas are optimised; a rigorous understanding of building regulations which enables us to avoid elements like wasted corridor spaces; generous fitted wardrobe storage in the bedroom and a dedicated space for a washing machine/dryer.



Sample 2 Bedroom

Our two-bedroom apartments exhibit the same elements as our one-bedroom apartments, as well as additional generous wardrobe storage in the second bedroom.



EQUINOX LIVING

SMARTER STARTER HOMES

For First Time Buyers & Savvy Investors

Equinox Living is a property developer with a singular mission: to provide first-time buyers and investors with a choice of affordably-priced apartments, expertly developed for modern living.

Equinox and a number of award winning designers have brought years of design experience to the table to bring you superb aesthetics, stylish, modern open-plan living solutions with the clever and innovative creation of prime usable space and little wastage with corridors within the apartment.

In addition, all of our apartments have superior specifications and are constructed and fitted out to a high standard. Each comes with a 10-Year Home Owner's Warranty.

Wherever possible we choose multi-unit locations in London and the South East which offer attractive local amenities and good transport links, ensuring home buyers benefit from the best of both worlds - smarter living spaces and vibrant communities.



Computer generated images and photos are intended for illustrative purposes only and should be treated as general guidance only.

A Helping Hand



The Government's Help to Buy scheme is helping many people trying to buy their home do just that. One in ten new build properties in London, and one in three outside the capital, are currently being bought with the help of a Government loan and we are happy to participate in the initiative.

The scheme, in its basic details, requires buyers of new-build properties to have a 5% deposit all ready and available. The Government will then provide an equity loan of up to 40% of the property value (20% outside of London), subject to certain eligibility criteria being in place. The purchaser then only has to secure a mortgage of 55% (or 75% outside of London) from a bank or building society. The Government's equity loan is interest free for the first five years and the loan can be repaid at any time during the loan term or on the sale of the property.

Our agents can advise prospective buyers on the scheme and help them understand the eligibility criteria.

	£210,000 Property	£220,000 Property	£230,000 Property
Minimum 5% Deposit	£10,500	£11,000	£11,500
HTB 20% Contribution	£42,000	£44,000	£46,000
75% Mortgage Required	£157,500	£165,000	£172,500
Minimum Income Required (Single or Combined)	£35,000*	£36,750*	£38,350*

* Please note this is guaranteed income only. For example: basic income, London weighting, shift allowance, etc. Any applicant with non-guaranteed or fluctuant income (for example: bonus, commission, overtime, etc) may require a higher income.

All figures are based on:

- A 30 year mortgage term
- Ground rent & service charge at £110 a month
- No other loans, such as car finance agreements, student loan payments, or other credit arrangements
- No credit card balances
- No payslip deductions
- No other committed expenditure (for example maintenance payments, etc.)

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SUBJECT TO CONTRACT

Please note: Statements contained within this brochure are believed to be correct. They are not to be regarded as statements or representations of fact. Neither the selling agents or developer guarantee their accuracy and the specification can be altered by the developer at any time. This brochure does not form part of the contract. The floor plans are intended to serve only as a general guide to the appearance and layout of the development. Purchasers must satisfy themselves of precise dimensions. September 2017

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