

NEW HAVEN | SG²





WELCOME TO NEWHAVEN

This development is set to give potential buyers an exciting range of homes to choose from with the added benefit of the help to buy scheme, right in the heart of Stevenage.

Whether you choose a one or two bedroom apartment, at Newhaven you'll enjoy a home filled with light, style and designer touches. Open-plan living areas feature floor to ceiling glazing allowing natural light to flood in, while kitchens are equipped with a range of modern appliances, making cooking and entertaining a pleasure. Contemporary bathrooms and en-suites are provided, complete with stylish fittings in chrome.

There is an exciting range of different apartment layouts to choose from, all with the added attraction of the Help to Buy scheme. Most ground floor apartments benefit from a private patio area, whilst four units on the upper floors have private balconies.

The development sits within its own substantial landscaped grounds. Each apartment has an allocated parking space and also benefits from an allocated bike space in the secure covered compound.

STEVENAGE TOWN

Stevenage is conveniently situated approximately 30 miles north of Central London. It boasts excellent transport links and all the comprehensive amenities you would expect from a modern new town, yet is surrounded by some of the County's most scenic countryside.

For the commuter, Stevenage is very well connected via junctions 7 & 8 of the A1(M), offering easy access to London and the M25 and also to the North. Local road links provide access to adjacent towns including Hertford, Welwyn Garden City, Hitchin and Letchworth. Stevenage main line Railway Station offers a fast, frequent service to London Kings Cross with a direct journey time of only 23 minutes! For those wishing to travel further afield, both Luton and Stansted airports are within easy reach.

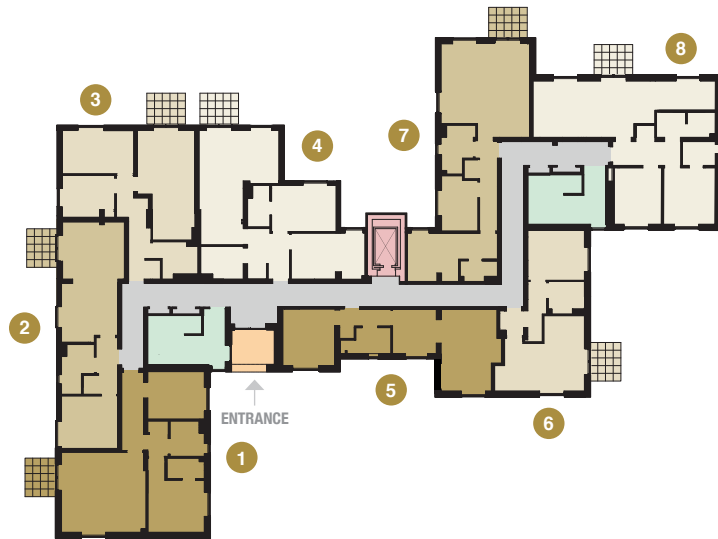
The town is well maintained and very green, with avenues of trees and over 240 acres of woodland spread over 40 sites within its individual neighbourhoods. It has a unique network of cycle paths and there are many open spaces and parks, including Fairlands Valley, which provides a 120-acre park with sailing lakes, a new aqua playground, keep fit "Trim Trail" and climbing wall activity centre.

The town centre has a pedestrianised shopping centre, together with several large retail parks, the Gordon Craig theatre and Arts & Leisure Centre. The Leisure Park provides a David Lloyd Health Club, multi-screen Cineworld complex, Hollywood Bowl and a selection of nightclubs and eateries. Nearby, there are a couple of golf and sports clubs and Knebworth House and Park, famous for its rock concerts, hosts a variety of events including medieval jousting, car rallies, outdoor concerts, Country, Garden and Christmas Fairs.

To the northern boundary is the "Old Town", offering charm and character, with its thriving historic High Street and picturesque Bowling Green, complemented by a choice of restaurants, cafes, boutiques and shops including Ask, Pizza Express, Prezzo, Costa Coffee and a Waitrose supermarket.



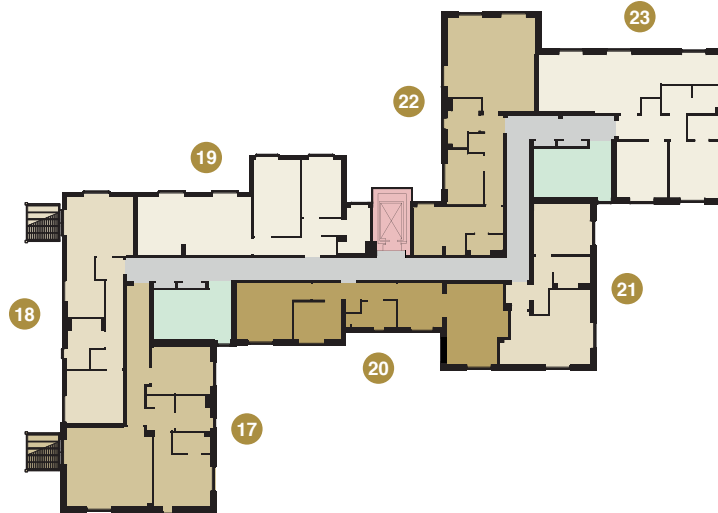
GROUND FLOOR



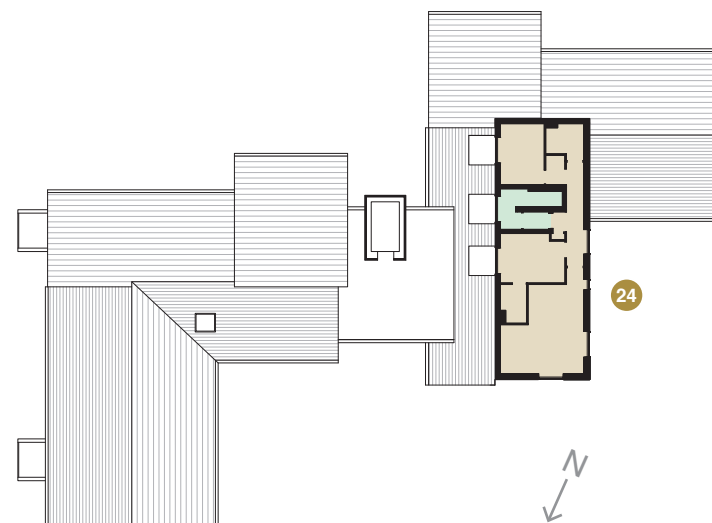
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT	NO. BEDROOMS	PATIO/BALCONY	PAGE
1	2 BED	PATIO	6
2	1 BED	PATIO	6
3	2 BED	PATIO	6
4	2 BED	PATIO	6
5	1 BED	-	7
6	1 BED	PATIO	7
7	2 BED	PATIO	7
8	2 BED	PATIO	7
9	2 BED	BALCONY	8
10	1 BED	BALCONY	8
11	2 BED	-	8
12	2 BED	-	8
13	2 BED	-	9
14	1 BED	-	9
15	2 BED	-	9
16	2 BED	-	9
17	2 BED	BALCONY	10
18	1 BED	BALCONY	10
19	2 BED	-	10
20	2 BED	-	11
21	1 BED	-	11
22	2 BED	-	11
23	2 BED	-	11
24	2 BED	-	12

GROUND FLOOR

APARTMENT 1 / 2 BED

Living/dining	4.94 x 4.64m	16'2" x 15'3"
Bedroom 1	3.30 x 3.10m	10'10" x 10'2"
En-suite	2.22 x 1.20m	7'3" x 3'11"
Bedroom 2	3.27 x 2.73m	10'9" x 8'11"
Bathroom	2.02 x 2.02m	6'7" x 6'7"

APARTMENT 2 / 1 BED

Living	3.58 x 3.53m	11'9" x 11'7"
Kitchen/dining	3.50 x 3.28m	11'6" x 10'9"
Bedroom	3.30 x 3.10m	10'10" x 10'2"
Bathroom	2.90 x 1.91m	9'6" x 6'3"

APARTMENT 3 / 2 BED

Living/dining	3.68 x 3.34m	12'1" x 11'0"
Kitchen	2.64 x 2.47m	8'8" x 8'1"
Bedroom 1	4.11 x 2.51m	13'6" x 8'3"
Bedroom 2	3.01 x 2.40m	9'11" x 7'10"
Bathroom	2.68 x 2.16m	8'10" x 7'1"

APARTMENT 4 / 2 BED

Living/dining	4.61 x 3.52m	15'2" x 11'7"
Kitchen	3.08 x 2.49m	10'1" x 8'2"
Bedroom 1	3.57 x 2.70m	11'9" x 8'10"
En-suite	2.36 x 1.41m	7'8" x 4'8"
Bedroom 2	4.11 x 2.66m	13'6" x 8'9"
Bathroom	2.95 x 2.00m	9'8" x 6'7"



GROUND FLOOR

APARTMENT 5 / 1 BED

Living/dining	4.71 x 3.50m	15'5" x 11'6"
Kitchen	2.56 x 2.55m	8'4" x 8'4"
Bedroom 1	3.30 x 3.02m	10'10" x 9'11"
Bathroom	2.60 x 1.50m	8'6" x 4'11"

APARTMENT 6 / 1 BED

Living/dining	5.28 x 2.78m	17'4" x 9'1"
Kitchen	2.37 x 1.55m	7'9" x 5'1"
Bedroom	3.26 x 2.88m	10'8" x 9'5"
Bathroom	2.10 x 1.92m	6'11" x 6'4"

APARTMENT 7 / 2 BED

Living/dining	5.38 x 5.10m	17'8" x 16'9"
Bedroom 1	3.25 x 2.80m	10'8" x 9'2"
En-suite	2.00 x 1.20m	6'7" x 3'11"
Bedroom 2	3.20 x 2.10m	10'6" x 6'11"
Bathroom	2.88 x 1.77m	9'5" x 5'10"

APARTMENT 8 / 2 BED

Living/dining	6.00 x 3.30m	19'8" x 10'10"
Kitchen	3.50 x 1.70m	11'6" x 5'7"
Bedroom 1	3.30 x 3.00m	10'10" x 9'10"
En-suite	1.90 x 1.40m	6'3" x 4'7"
Bedroom 2	3.30 x 2.95m	10'10" x 9'8"
Bathroom	3.40 x 1.60m	11'2" x 5'3"



FIRST FLOOR

APARTMENT 9 / 2 BED

Living/dining	4.94 x 4.64m	16'2" x 15'3"
Bedroom 1	3.30 x 3.10m	10'10" x 10'2"
En-suite	2.22 x 1.20m	7'3" x 3'11"
Bedroom 2	3.27 x 2.73m	10'9" x 8'11"
Bathroom	2.02 x 2.02m	6'7" x 6'7"

APARTMENT 10 / 1 BED

Living	3.58 x 3.53m	11'9" x 11'7"
Kitchen/dining	3.50 x 3.28m	11'6" x 10'9"
Bedroom	3.30 x 3.10m	10'10" x 10'2"
Bathroom	2.90 x 1.91m	9'6" x 6'3"

APARTMENT 11 / 2 BED

Living/dining	3.68 x 3.34m	12'1" x 11'0"
Kitchen	2.64 x 2.47m	8'8" x 8'1"
Bedroom 1	4.11 x 2.51m	13'6" x 8'3"
Bedroom 2	3.01 x 2.40m	9'11" x 7'10"
Bathroom	2.68 x 2.16m	8'10" x 7'1"

APARTMENT 12 / 2 BED

Living/dining	4.61 x 3.52m	15'2" x 11'7"
Kitchen	3.08 x 2.49m	10'1" x 8'2"
Bedroom 1	3.57 x 2.70m	11'9" x 8'10"
En-suite	2.36 x 1.41m	7'8" x 4'8"
Bedroom 2	4.11 x 2.66m	13'6" x 8'9"
Bathroom	2.95 x 2.00m	9'8" x 6'7"



FIRST FLOOR



APARTMENT 13 / 2 BED

Living/dining	4.71 x 3.50m	15'5" x 11'6"
Kitchen	2.56 x 2.55m	8'5" x 8'4"
Bedroom 1	3.30 x 3.26m	10'10" x 10'8"
Bedroom 2	2.77 x 2.21m	9'1" x 7'3"
Bathroom	2.60 x 1.50m	8'6" x 4'11"

APARTMENT 14 / 1 BED

Living/dining	5.28 x 2.78m	17'4" x 9'1"
Kitchen	2.37 x 1.55m	7'9" x 5'1"
Bedroom	3.26 x 2.88m	10'8" x 9'5"
Bathroom	2.10 x 1.92m	6'11" x 6'4"

APARTMENT 15 / 2 BED

Living/dining	5.38 x 5.10m	17'8" x 16'9"
Bedroom 1	3.25 x 2.80m	10'8" x 9'2"
En-suite	2.00 x 1.20m	6'7" x 3'11"
Bedroom 2	3.20 x 2.10m	10'6" x 6'11"
Bathroom	2.88 x 1.77m	9'5" x 5'10"

APARTMENT 16 / 2 BED

Living/dining	6.00 x 3.30m	19'8" x 10'10"
Kitchen	3.50 x 1.70m	11'6" x 5'7"
Bedroom 1	3.30 x 3.00m	10'10" x 9'10"
En-suite	1.90 x 1.40m	6'3" x 4'7"
Bedroom 2	3.30 x 2.95m	10'10" x 9'8"
Bathroom	3.40 x 1.60m	11'2" x 5'3"

SECOND FLOOR

APARTMENT 17 / 2 BED

Living/dining	4.94 x 4.64m	16'2" x 15'3"
Bedroom 1	3.30 x 3.10m	10'10" x 10'2"
En-suite	2.22 x 1.20m	7'3" x 3'11"
Bedroom 2	3.27 x 2.73m	10'9" x 8'11"
Bathroom	2.02 x 2.02m	6'7" x 6'7"

APARTMENT 18 / 1 BED

Living/dining	3.95 x 3.60m	13'0" x 11'10"
Kitchen	3.41 x 2.15m	11'2" x 7'1"
Bedroom	3.30 x 3.16m	10'10" x 10'4"
Bathroom	2.89 x 2.13m	9'6" x 7'0"

APARTMENT 19 / 2 BED

Living/dining	4.00 x 3.41m	13'1" x 11'2"
Kitchen	3.41 x 2.55m	11'2" x 8'4"
Bedroom 1	4.41 x 2.76m	14'6" x 9'1"
Bedroom 2	3.37 x 2.31m	11'1" x 7'7"
Bathroom	2.60 x 1.80m	8'6" x 5'11"



SECOND FLOOR



APARTMENT 20 / 2 BED

Living/dining	4.71 x 3.50m	15'5" x 11'6"
Kitchen	2.56 x 2.55m	8'5" x 8'4"
Bedroom 1	3.30 x 3.26m	10'10" x 10'8"
Bedroom 2	2.77 x 2.21m	9'1" x 7'3"
Bathroom	2.60 x 1.50m	8'6" x 4'11"

APARTMENT 21 / 1 BED

Living/dining	5.28 x 2.78m	17'4" x 9'1"
Kitchen	2.37 x 1.55m	7'9" x 5'1"
Bedroom	3.26 x 2.88m	10'8" x 9'5"
Bathroom	2.10 x 1.92m	6'11" x 6'4"

APARTMENT 22 / 2 BED

Living/dining	5.38 x 5.10m	17'8" x 16'9"
Bedroom 1	3.25 x 2.80m	10'8" x 9'2"
En-suite	2.00 x 1.20m	6'7" x 3'11"
Bedroom 2	3.20 x 2.10m	10'6" x 6'11"
Bathroom	2.88 x 1.77m	9'5" x 5'10"

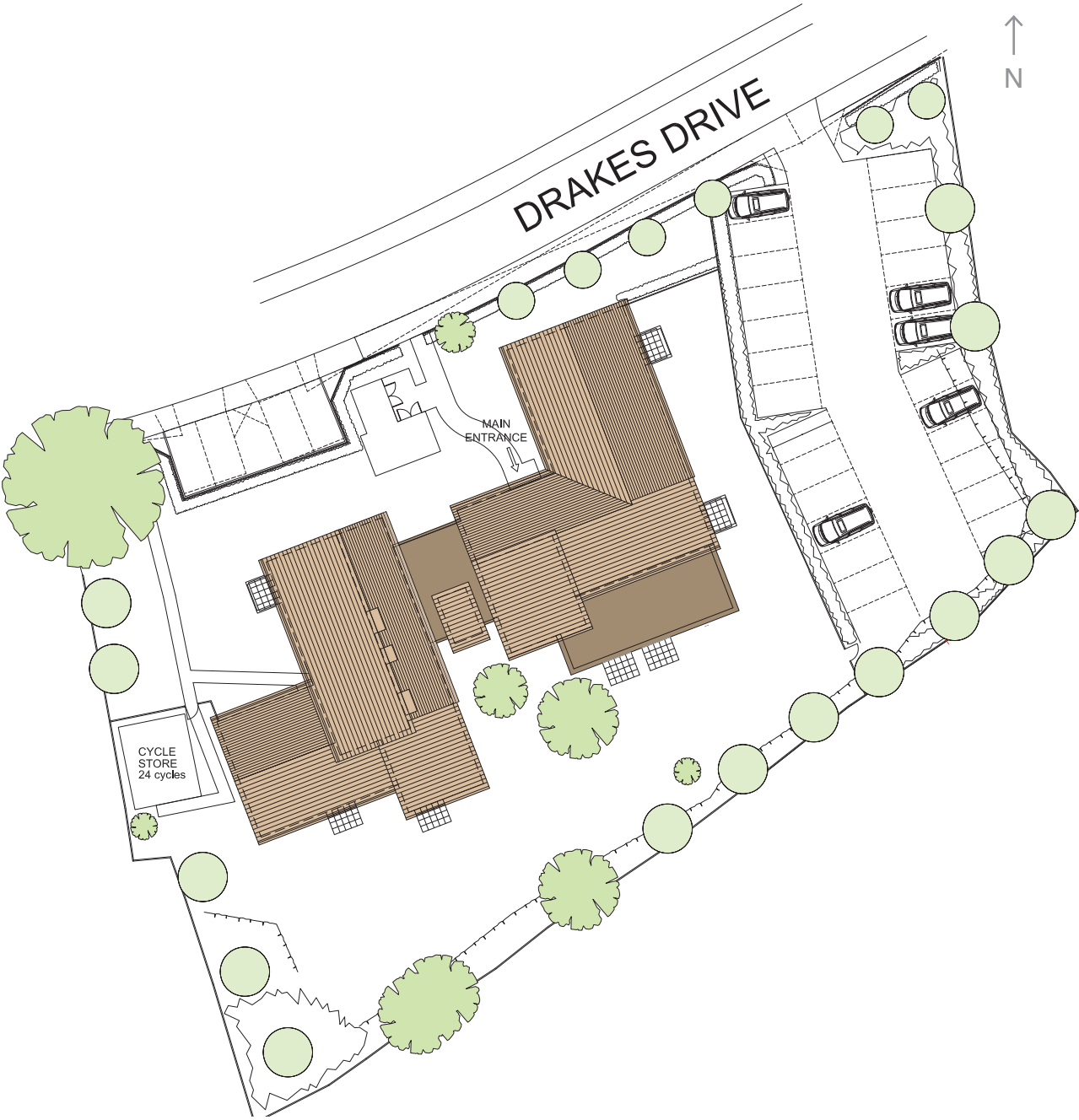
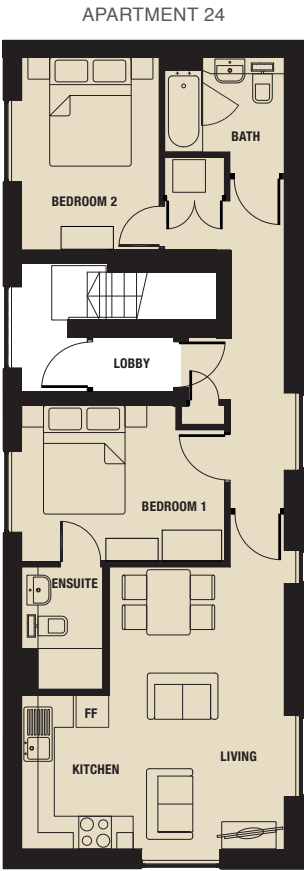
APARTMENT 23 / 2 BED

Living/dining	6.00 x 3.30m	19'8" x 10'10"
Kitchen	3.50 x 1.70m	11'6" x 5'7"
Bedroom 1	3.30 x 3.00m	10'10" x 9'10"
En-suite	1.90 x 1.40m	6'3" x 4'7"
Bedroom 2	3.30 x 2.95m	10'10" x 9'8"
Bathroom	3.40 x 1.60m	11'2" x 5'3"

THIRD FLOOR

APARTMENT 24 / 2 BED

Living/dining	5.22 x 3.30m	17'2" x 10'10"
Kitchen	2.80 x 1.60m	9'2" x 5'3"
Bedroom 1	3.78 x 2.95m	12'5" x 9'8"
En-suite	2.27 x 1.52m	7'5" x 5'10"
Bedroom 2	3.62 x 2.55m	11'11" x 8'4"
Bathroom	2.20 x 1.75m	7'3" x 5'9"



SPECIFICATION



KITCHENS

- Contemporary German built kitchen cabinets
- Ceramic hob
- Built in multi function stainless steel electric oven
- Stainless steel and glass kitchen extractor
- Washer/dryer to utility cupboard
- Freestanding fridge/freezer

BATHROOMS

- White sanitaryware with chrome mixer taps
- Full height tiling around the baths and showers

ELECTRICAL

- Ultra efficient LED lighting throughout
- Downlights to the hallways, bathrooms and kitchens
- Under unit kitchen worktop lighting
- Audio entry phone system
- Satellite and telephone points to living rooms and bedrooms
- External lighting to the car park, cycle store and front garden
- External light to each patio and balcony

GENERAL

- Electric heaters throughout
- Superb quality composite aluminium/timber windows and external doors
- Timber laminate flooring to hallway, kitchen and living room
- Carpeting to bedrooms
- Carpeting to communal corridors and staircases
- Tiling to bathroom and ensuite floors
- Passenger lift serving ground to second floors

SECURITY

- Multi-point locking to flat entrance doors
- Lockable windows and patio doors at ground floor level
- Mains powered smoke detectors with battery backup
- Audio entry phone system to main entrance

OUTSIDE

- Black painted railings to front and side boundaries
- Paving slabs to patio areas
- Front and rear gardens fully landscaped and turfed
- Secure, covered cycle storage
- Allocated parking for each flat

WARRANTY

- 10 year structural warranty from Building Life Plans Insurance



HELP TO BUY SCHEME

Only 5% deposit is needed with the Help to Buy scheme!

The Government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a home with as little as a **5% deposit**. Ask one of our staff for full details.

STEVENAGE TO LONDON

33 miles - car 53mins / train 20mins

NEWHAVEN

Drakes Drive

Stevenage

SG2 0EY



AIRPORTS

Luton / 27mins / 14.3 miles

Stansted / 46mins / 28.2 miles

Heathrow / 54mins / 43.1 miles

Gatwick / 1h 13mins / 77.3 miles

NEWHAVEN TO TRAIN STATION

2.2 miles - walk 45mins / car 7mins



NEWHAVEN|SG²



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