

London Road | **Hempsted** | PE7 0LH



Hempsted Park

A new place to be

Town & country.....

Hempsted Park is part of the southern expansion of Peterborough, one of the fastest growing cities in the UK.

It lies c. 2 miles from the centre and close to the facilities of both Hampton and Stanground.

The area benefits from excellent road links, nearby schooling and access to open space, such as the Crown Lakes Country Park.

The development itself is set back from London Rd and offers a modern, sustainable living choice of 2 & 3 bedroom homes, each with their own parking for two cars.

Our finishes are carefully considered to provide a tasteful, neutral canvas...ready for you to add your own, unique signature.

Specification highlights

- Modern, neutral kitchen cabinets and worktops
- Built-in oven, hob & extractor
- Modern white sanitary ware with thermostatic showering and glass screen
- Wood-effect flooring to kitchens & bathrooms
- Carpeting to all other rooms, available as an early-purchase incentive
- Allocated parking
- Fully enclosed, turfed rear gardens



The Maple, The Beech & The Cedar - Plots 66-74

Development plan

London Road

Cook Avenue

-  The Beech
2 bedroom home
-  The Cedar
3 bedroom home
-  The Maple
3 bedroom home
-    Parking

74 73 72 71 70 69 68 67 66



Shared ownership

Having a stake in your home is a great feeling and shared ownership makes this a realistic option; one which tens of thousands of people across the country have already taken up.

Key features:

- You buy and own a significant stake in your home, rather than just renting with no return.
- Your combined monthly mortgage and 'rent' - the fee we charge on the bit you haven't bought - are considerably less than buying outright and often around the same as renting an equivalent home.
- You don't need a really big deposit, as it's based on the share you're buying, rather than the whole property value.
- You can buy more shares at any time...until it's all yours. (We call this 'Staircasing up').
- Or, if you want to move on, you simply sell your share for its market value at the time.

The numbers

As a headline example:

Full property value - £150,000

50% share - £75,000

5% deposit - £3,750

Monthly mortgage - £361

Monthly fee - £188

Total monthly mortgage & fee - £549

The small print

* The example above is based on a mortgage rate of 4.49% and a term of 30 years.

Please note that rates/terms vary and that eligibility/affordability criteria apply.

Shares range from 25-75%, subject to availability.

A management/service charge will be payable on this development.

Disclaimer

IMPORTANT NOTICE These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form any part of an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without notice. You should verify the particulars on your visit to the property and the particulars do not replace the need for a survey and appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Date of publication: September 2016



Cathedral Square, Peterborough

Development location



Contact the sales team for more information on:

 01733 396406

 www.crosskeyshomes.co.uk/sharedownership

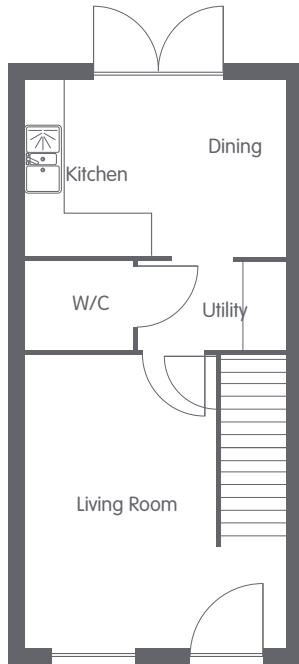
 sales@crosskeyshomes.co.uk

 CrossKeysHomesPeterborough

 @CrossKeysHomes

The Beech

2 bedroom home



Ground floor

Kitchen/Dining

3.72m x 2.46m (12'3" x 8'1")

Living

4.15m x 2.72m (13'7" x 8'11")

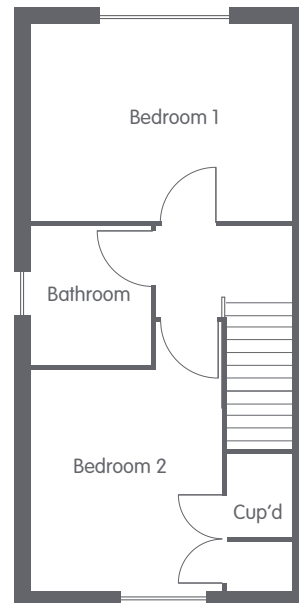
First floor

Bedroom 1

3.72m x 2.76m (12'3" x 9'1")

Bedroom 2

3.08m x 2.71m (10'2" x 8'11")



The Beech

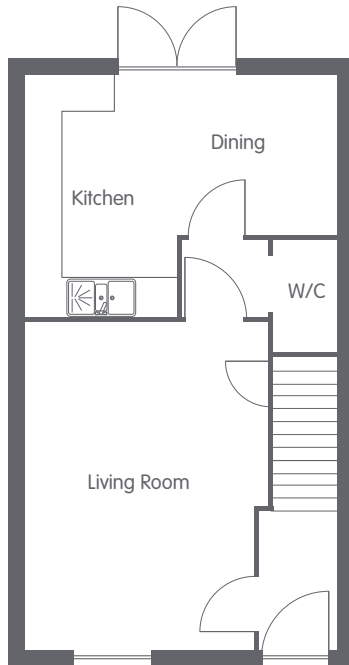
2 bedroom home



*Images and dimensions are for illustrative purposes and may be subject to change.

The Cedar

3 bedroom home



Ground floor

Living

4.96m x 3.73m (16'3" x 12'3")

Kitchen/Dining

4.84m x 2.47m (15'9" x 8'1")

First floor

Bedroom 1

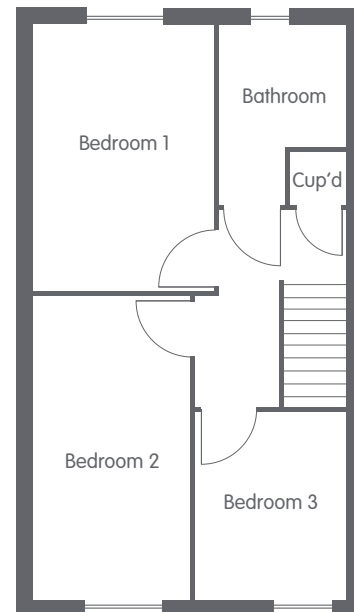
4.1m x 2.77m (13'6" x 9'1")

Bedroom 2

4.6m x 2.4m (15'1" x 7'11")

Bedroom 3

2.83m x 2.3m (9'4" x 7'6")



The Cedar

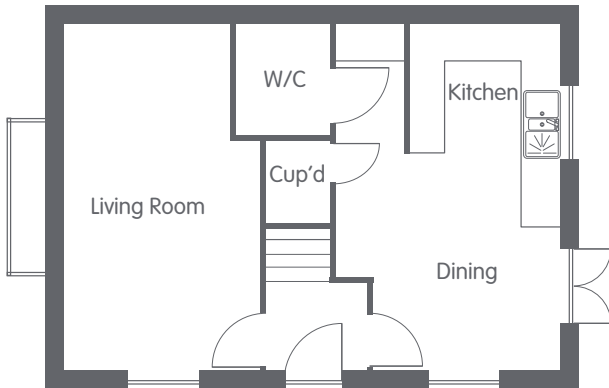
3 bedroom home



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The Maple

3 bedroom home



Ground floor

Living

5.69m x 3.18m (18'6" x 10'5")

Kitchen/Dining

5.68m x 3.61m (18'6" x 11'11")

First floor

Bedroom 1

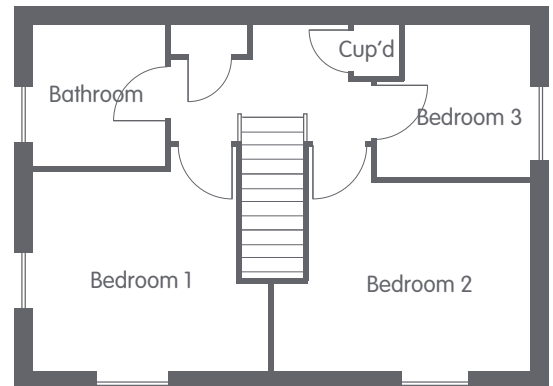
3.24m x 3.21m (10'8" x 10'7")

Bedroom 2

4.15m x 3.11m (13'8" x 10'3")

Bedroom 3

2.51m(max) x 2.43m (8'3" (max) x 8')



The Maple

3 bedroom home



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Availability



The Beech – 2 bedroom mid-terrace home – Plots 67, 68 & 73

Full market value - £150,000; 50% share - £75,000

The Beech – 2 bedroom end-of-terrace home – Plots 72 & 74

Full market value - £155,000; 50% share - £77,500

The Cedar – 3 bedroom end-of-terrace home – Plot 69

Full market value - £180,000; 50% share - £90,000

The Cedar – 3 bedroom semi-detached home – Plots 70 & 71

Full market value - £185,000; 50% share - £92,500

The Maple – 3 bedroom end-of-terrace home – Plot 66

Full market value - £190,000; 50% share - £95,000

Shares available to purchase between 25% – 75% of the full market value (subject to availability).

An estate management charge will be payable.

Details correct as at 21/9/2016.