

EXPERIENCE THE BERKELEY DIFFERENCE

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specification we put into our homes.



Photography depicts a previous Berkeley development and is indicative only.



Benefits of buying new from Berkeley

- Low maintenance required, no need to renovate, saving time and money and leaving weekends free
- Hassle free sales process from exchange of contracts through to completion
- Reservation secure with as little as £2,000* with no further third party viewings
- Berkeley Homes peace of mind 2 year warranty with dedicated Customer Service teams on hand 24 hours a day to manage enquiries quickly and effectively
- NHBC 10 year warranty
- Personalised choices available selected by our interior designer (subject to stage of construction)
- Exceptional standards of design and quality
- Internal layouts designed to meet modern living standards
- Designer kitchens and bathrooms with stylish fittings and appliances
- Choice of flooring throughout as standard (subject to stage of construction)
- Energy efficient homes providing low environment impact with design features such as dual-flush WCs, recycling bins and energy efficient white goods
- Variety of product and house designs available
- Security and peace of mind with smoke detectors fitted and multipoint door locking systems
- Carefully considered developments with beautiful landscaping
- Everything is brand new from an industry leading and trusted developer

* Reservation fees may vary depending on the value of the property. Please ask our Sales Consultants for further details.

Considerations of buying old

- An older property, for example Victorian, wouldn't necessarily provide modern living such as en suite bathrooms and larger living spaces
- Complex chain of sale leading to uncertainty and delays
- Investing in surveys costing up to £2,000
- No warranties available
- Redecoration to make it your new home
- Free time and additional investment required to personalise your home
- Older homes likely to be less energy efficient, costing more money in utilities and construction
- Lack of knowledge of historical works carried out on the property in terms of updating plumbing, wiring and heating
- Fire and security alarms may not be fitted or meet regulations
- Used appliances require maintenance and repair and can cause leaks and damage to the property
- The house has been lived in and nothing is brand new
- Potential for rotten decay in older properties



Top 10 reasons people gave for loving their new home are:

- | | |
|------------------|-----------------------------------|
| • Location | • Energy efficiency |
| • Size and space | • Maintenance-free / No DIY |
| • Kitchen | • Garden |
| • It's new | • Quality of home |
| • Cosy and warm | • Design and layout / look & feel |

Survey of over 1000 new home owners conducted by NHBC after 9 months in their new home.

What you may pay for buying a second hand property:

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| • Fully fitted kitchen:
£15,000 - £20,000 | • Super-efficient new boiler:
£3,200 |
| • Fully fitted bathroom:
£5,000 | • Extra insulation to improve energy rating:
£500+ |
| • Professional carpet cleaning:
£250 | • Higher heating bills because of high ceilings etc:
£400 per annum |
| • Re-paint walls and ceilings throughout:
£2,500 | |
| • Install smoke alarms, security locks, burglar alarm and security lighting:
£1,000 | |
| | • TOTAL
Approximately £32,500 plus £400 per annum. |

These figures are approximate and should be used as a rough estimate only.



Proud to be a member of the Berkeley Group of companies



Berkeley
Designed for life