

TRINITY PLACE

BECONTREE

CONTEMPORARY 1 & 2
BEDROOM APARTMENTS
AND 3 BEDROOM HOUSES



COUNTRYSIDE
Places People Love

LOVE

WHERE
you live

Set in the midst of Becontree, an integral part of East London renowned for having an exciting and vibrant community spirit, and in a great location within easy reach of the capital, Trinity Place is a fantastic place to call home.



What makes TRINITY PLACE SPECIAL

Our fabulous range of 1 & 2 bedroom apartments and three bedroom 3-storey houses come complete with integrated appliances, flooring and high quality specification throughout, making them perfect to move into straight away.



Excitement
ON YOUR
**DOOR
STEP**

Shopping destinations, bars and restaurants are all around, giving you the luxury of choice at Trinity Place.



▲ EXCELLENT HEALTH & LEISURE FACILITIES

Becontree Heath Leisure Centre offers unrivalled facilities within 0.2 miles of the development. The surrounding area also benefits from golf courses including Crowlands Heath Golf Club and Golf Kingdom which is a family golf and leisure park.



▲ A CHOICE OF OUTDOOR GREEN SPACES

An abundance of green open spaces for all ages to enjoy, with local sports clubs, gyms and multiple bowling venues, means an active, exciting lifestyle is all around. Central Park and Valence Park sit nearby and stage fun events throughout the year including shows, circuses, firework spectaculars and much more.

Distances taken from maps.google.co.uk



▲ A SELECTION OF SCHOOLS

A great place to live for families, with plenty of local schools for all ages. William Bellamy Primary School and All Saints Catholic School & Technology College, both with good Ofsted reports, are within 0.5 miles.



▲ ACCESS TO RETAIL DESTINATIONS

Within easy reach are world-class shopping destinations including Westfield Stratford City and Lakeside, Thurrock, one of Britain's largest shopping centres.



◀ GREAT LOCAL EATERIES

There are a number of restaurants to relax and enjoy your evening in Becontree and nearby Romford. If it is dining and evening music you are looking for, QQ Grill, Restaurant & Lounge in Becontree is sure to provide the perfect place for you. Alternatively, you could sample a range of local exotic and ethnic spots too.





✈ London City Airport

🏢 Canary Wharf

🏰 City of London

🏟 Stratford

🌉 London Bridge

🛣 A12

🌿 Goodmayes Park

🌿 Valence Park

🚆 Chadwell Heath Railway Station

🛒 Supermarket

🎓 William Bellamy Primary School

🏆 Becontree Heath Leisure Centre

🛒 Supermarket

TRINITY PLACE

🎓 All Saints Catholic School & Technology College

🎓 CU London University

🌿 Central Park

Further afield IS STILL WITHIN REACH



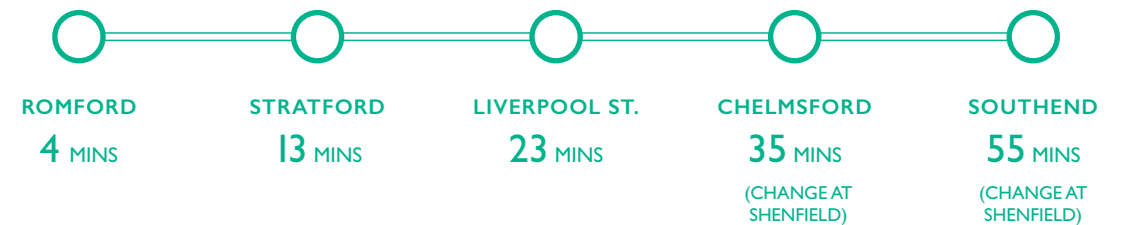
Trinity Place is well positioned for those wanting to get to central London or further afield. Chadwell Heath station, offering National Rail services into London Liverpool Street is conveniently nearby or there is Dagenham East tube station, for District line services.

Road access is also excellent, with the A12 and A13 roughly equidistant from home, connecting you to central London. Plus, there are numerous buses available from both Becontree Heath Leisure Centre and Becontree Heath bus station.

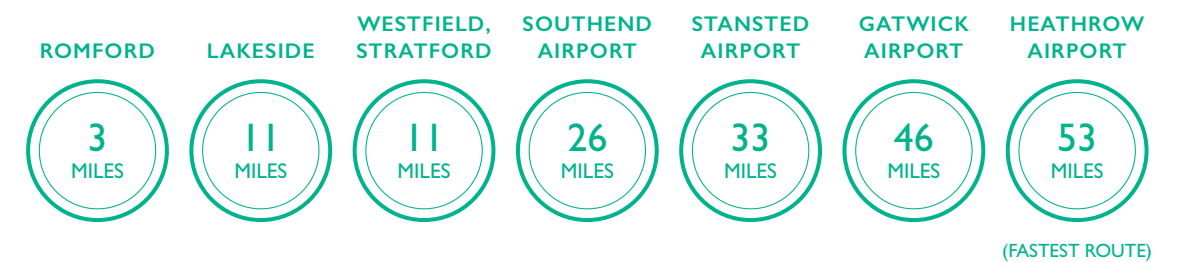
1.7 MILES
CHADWELL
HEATH STATION

1.4 MILES
DAGENHAM EAST
TUBE STATION

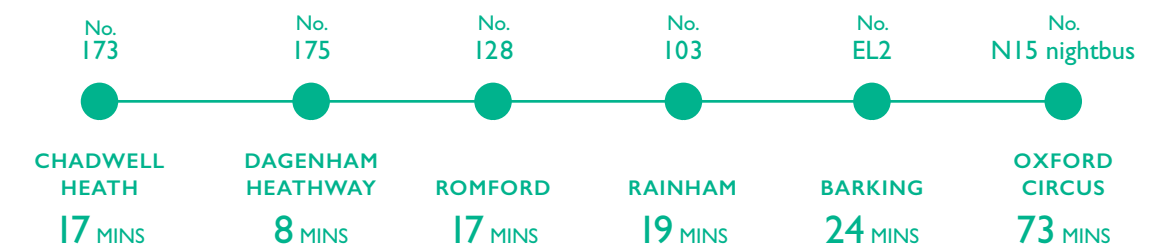
BY TRAIN (Chadwell Heath train station*)



BY CAR**

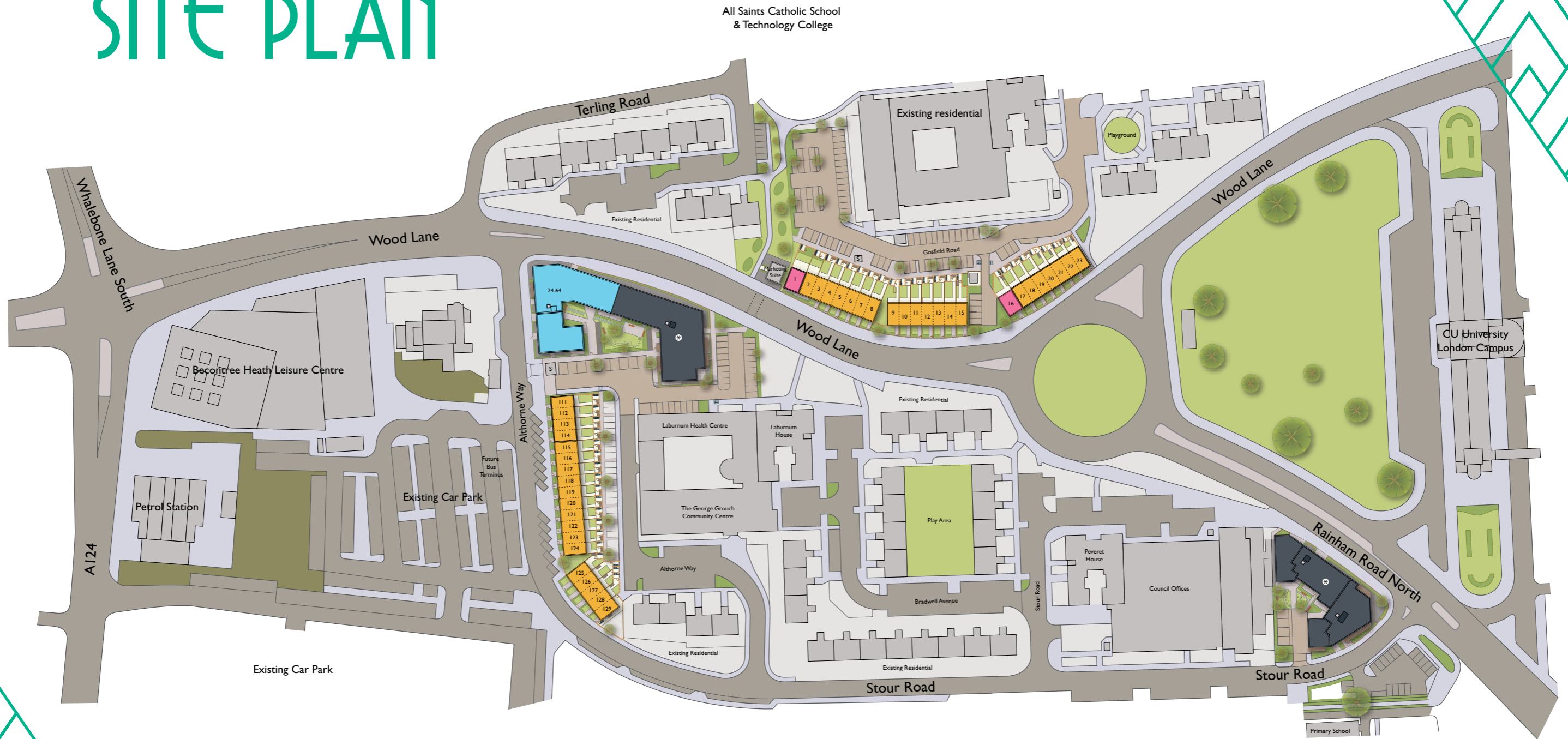


BY BUS***



Sources: *nationalrail.co.uk; **google.co.uk/maps; ***tfl.gov.uk

Trinity Place SITE PLAN



- The Maple
- The Redwood
- The Aspen Apartments
- ⊛ Affordable Housing
- S Sub Station

TRINITY PLACE

A contemporary 3 bedroom home comprising an open-plan kitchen/dining/family area featuring double doors to the rear garden; perfect for entertaining friends and family. The first floor is home to a bedroom, the living room and a family bathroom off the landing, while another bedroom and the master bedroom, with its en suite shower room, occupy the second floor.



THE MAPLE

3 BEDROOM HOME



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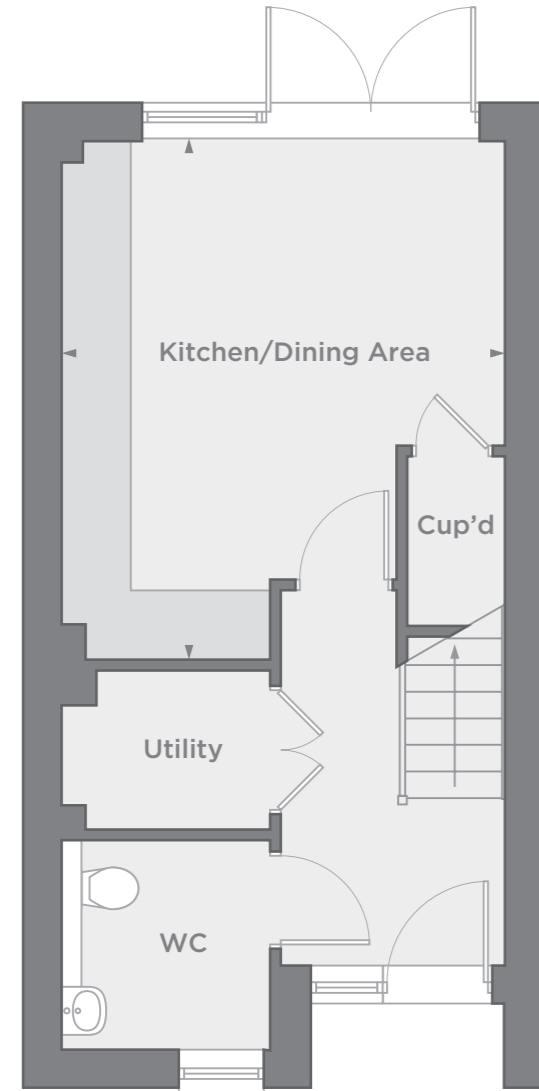
THE MAPLE

TOTAL INTERNAL FLOOR SPACE

PLOTS: 8, 15, 23 (END TERRACES) 104 SQ M (1119 SQ FT)

PLOTS: 9 (END TERRACES) MASTER BEDROOM 104 SQ M (1119 SQ FT)

PLOTS: 2-7, 10-14, 17-22 (MID TERRACES) 104 SQ M (1119 SQ FT)



GROUND FLOOR

PLOTS: 8, 15, 23

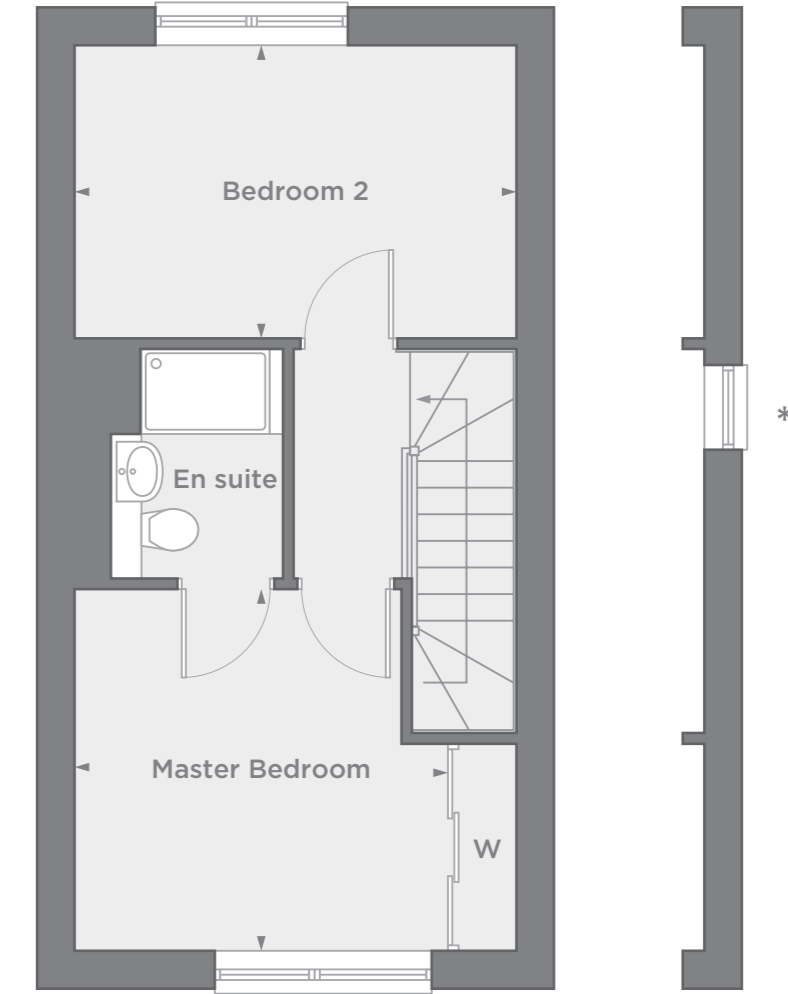
KITCHEN/ DINING AREA	4.85M x 4.16M	15'10" x 13'7"
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FIRST FLOOR

PLOTS: 8, 15, 23

LIVING ROOM	4.16M x 2.75M	13'7" x 9'0"
BEDROOM 3	4.16M x 2.20M	13'7" x 7'2"



SECOND FLOOR

PLOTS: 8, 15, 23

BEDROOM 2	4.16M x 2.75M	13'7" x 9'0"
MASTER BEDROOM	3.45M x 3.40M	11'3" x 11'1"

CUP'D – CUPBOARD
W – WARDROBE WC – CLOAKROOM
* END TERRACE WINDOW VARIANT - 15 & 23

All room sizes may differ across the plots. Plots 8, 9, 15, 23 end terraces, plots 2-7, 10-14, 17-22 mid terraces. All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside Properties operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask Sales Consultants for detailed information regarding specific properties.

TRINITY PLACE

A carefully designed 3 bedroom home offering versatile space over three floors. The ground floor boasts an open-plan kitchen/living/dining room with double doors to the rear garden; ideal for al fresco dining in the summer months. The first floor is home to a double bedroom and the impressive living room which features a Juliet balcony. The en suite master bedroom occupies the second floor as well as another double bedroom.



THE REDWOOD

3 BEDROOM HOME

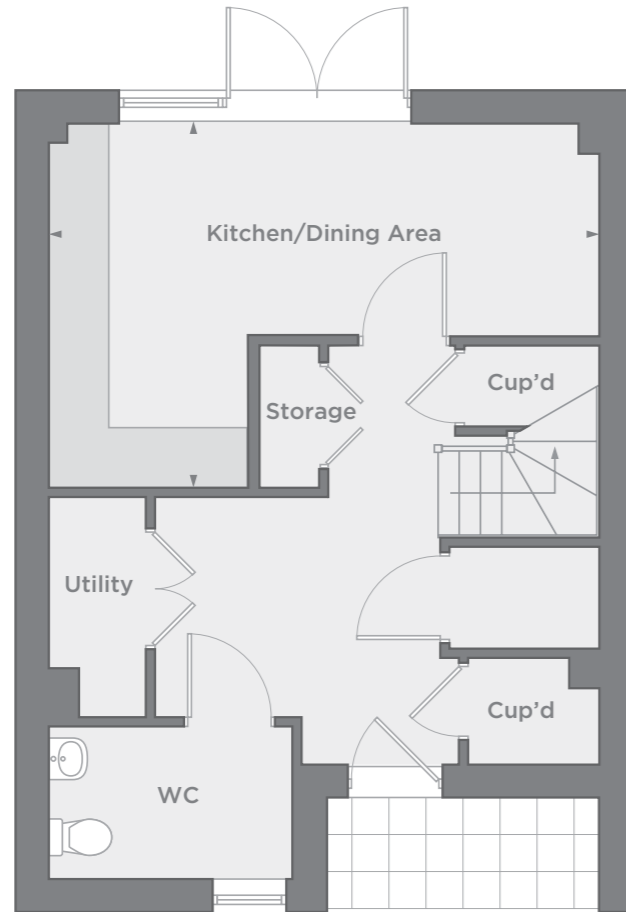


COUNTRYSIDE

Places People Love

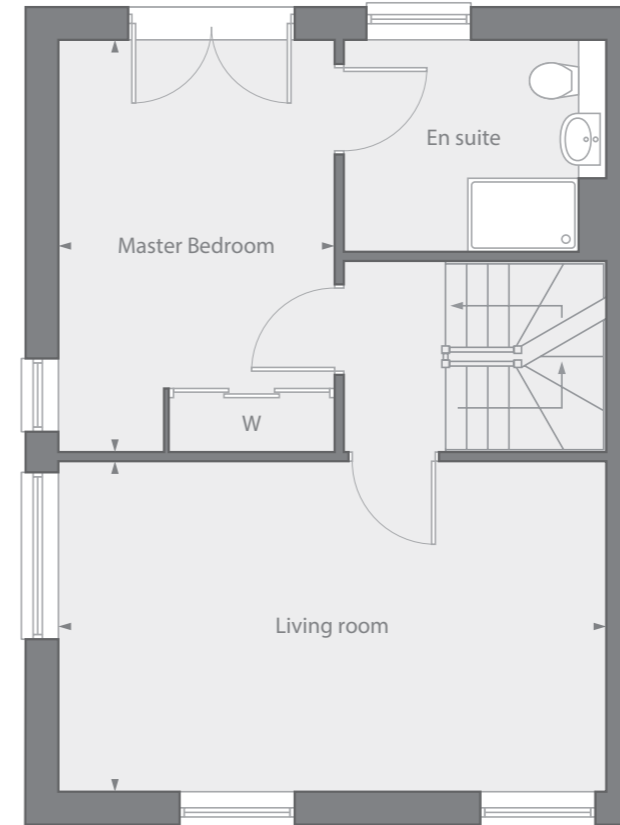
THE REDWOOD (PLOTS 1, 16)

TOTAL INTERNAL FLOOR SPACE
141.50 SQ M (1523 SQ FT)



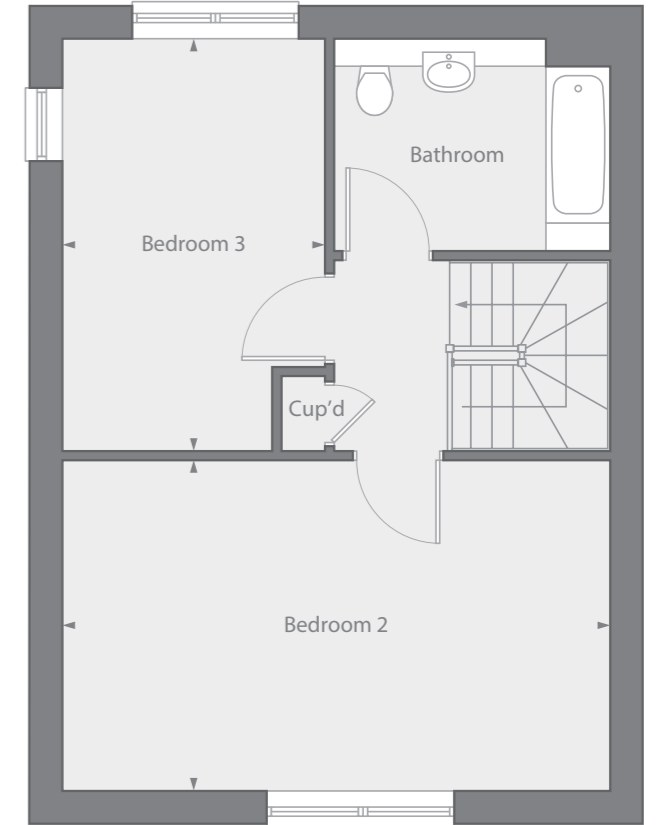
GROUND FLOOR

KITCHEN/ DINING AREA	6.00M X 3.97M	19'8" X 12'11"
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FIRST FLOOR

MASTER BEDROOM	3.00M X 4.47M	9'10" X 14'8"
LIVING AREA	6.00M X 3.59M	19'8" X 11'9"



SECOND FLOOR

BEDROOM 2	6.00M X 3.59M	19'8" X 11'6"
BEDROOM 3	2.85M X 4.47M	9'4" X 14'8"

CUP'D – CUPBOARD
W – WARDROBE WC – CLOAKROOM

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside Properties operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask Sales Consultants for detailed information regarding specific properties.



Why buy **NEW?**

THE BENEFITS OF OWNING A NEW HOME

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home at Trinity Place, on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

NO NASTY SURPRISES

Buy a new home at Trinity Place and there'll be no nasty surprises or extra maintenance costs waiting for you, and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with.

BUILDING A BETTER FUTURE

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home at Trinity Place.

Commitment TO OUR **CUSTOMERS**

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Trinity Place carries our commitment to quality and improvement. All of our homes are built to National House Building Council (NHBC) standards, the technical benchmark for all newly built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.



www.consumercodeforhomebuilders.com

www.nhbc.co.uk



SPECIFICATION

KITCHEN

- Contemporary fitted kitchen with handleless white base units and tall units, stone coloured wall units and contrasting laminated worktops with upstand
- Stainless steel one-and-a-half bowl sink with chrome mixer tap and drainer
- Integrated single electric oven and separate integrated microwave to apartments, double oven to houses
- Electric ceramic hob with silver glass splashback
- Integrated extractor hood
- Fully integrated fridge/freezer and dishwasher
- Freestanding washer/dryer (in utility/storage cupboard)
- Beige colour ceramic floor tiling
- Under-cupboard lighting under wall units
- White recessed downlighters

BATHROOM

- White double-ended bath with driftwood finish bath panel
- White semi-recessed basin set in driftwood finish countertop
- Low-level storage box / feature shelf with driftwood finish
- White WC with concealed dual-flush cistern
- Chrome basin mixer tap and bath shower mixer tap with slider rail
- Silver and clear glass bath screen

- Moca ceramic tiled flooring with beige wall tiles full height around bath
- Mirror-fronted cabinets in driftwood finish
- Shaver point
- White recessed dimmable downlighters
- Chrome heated towel radiator

EN SUITE

- White semi-recessed basin set in driftwood finish countertop
- White WC with concealed dual-flush cistern
- White resin shower tray
- Silver and clear glass shower enclosure
- Moca ceramic tiled flooring with beige wall tiles
- Mirror fronted cabinets in driftwood finish
- Low-level storage box / feature shelf with driftwood finish
- Shaver point
- White recessed dimmable downlighters
- Chrome heated towel radiator

CLOAKROOM

- White pedestal basin with chrome mixer tap
- White WC with dual-flush cistern
- Moca ceramic floor tiling with beige wall tiles

DECORATION

- Carpeting to hallway, living room and bedrooms
- Smooth finish ceilings painted with white matt emulsion
- Walls painted in white matt emulsion to all areas except kitchen/bathroom where vinyl silk emulsion will be used
- Skirtings and architraves painted satin white
- Communal areas of apartments have tiled ground floor and heavy duty carpets to stairs, upper floor landings and corridors

WINDOWS, DOORS & WOODWORK

- Houses have front door with glazed panel
- Apartments have Sound Secure veneer front door
- Internal doors satin painted with satin nickel ironmongery

ELECTRICAL

- Power points and electrical fittings conveniently positioned throughout
- Houses:
 - Living Room: TV/FM/Data/Sky Q & VM Blanking Plate
 - Master Bedroom: TV/FM/Data & VM Blanking Plate
 - Bedroom 2 & 3: TV/FM/Data

- Apartments:
 - Living Room: TV/FM/Data/Sky Q & VM Blanking Plate
 - Master Bedroom: TV/FM/Data & VM Blanking Plate
 - Bedroom 2 (where applicable): TV/FM/Data
- Telephone to living room, master bedroom and hallway
- Pendant lighting to hall and bedrooms
- Downlighting to kitchen/dining area and living room
- Downlighting to bathrooms and en suites

CENTRAL HEATING

- Radiators with thermostatic valves

EXTERIOR

- Front and rear external lights (rear controlled by sensor)
- Outside tap provided to rear garden of houses
- Houses have landscaped front garden with shrub planting
- Houses have rear garden with concrete patio area and remainder turfed

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserve the right to amend specifications as necessary. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Furniture and fittings are not included.



Brook Valley Gardens, Chipping Barnet



Silver Point, Edmonton



Beaulieu, Chelmsford



Atelier, Harlow

Your purchase MADE EASIER

LONDON HELP TO BUY*

London Help to Buy* is a Government scheme that makes it easier to buy your brand new home and is available on selected homes up to a maximum purchase price of £600,000. The Government will lend you up to 40% of the full purchase price, which is

interest-free for 5 years. You'll only need 5% for your deposit! And remember, London Help to Buy is not only for first time buyers! Find out more at :

www.help2obuy.gov.uk

HERE'S HOW IT COULD WORK ON A HOME COSTING £400,000:		
You	5% Deposit	£20,000
Help to Buy	40% Government Equity Loan	£160,000
Mortgage Lender	55% Mortgage	£220,000
House Value	100% Dream Home	£400,000



Backed by
HM Government

*5% deposit only applicable when using the Help to Buy scheme. Selected plots only. Please ask a Sales Consultant for more details.

About COUNTRYSIDE

At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

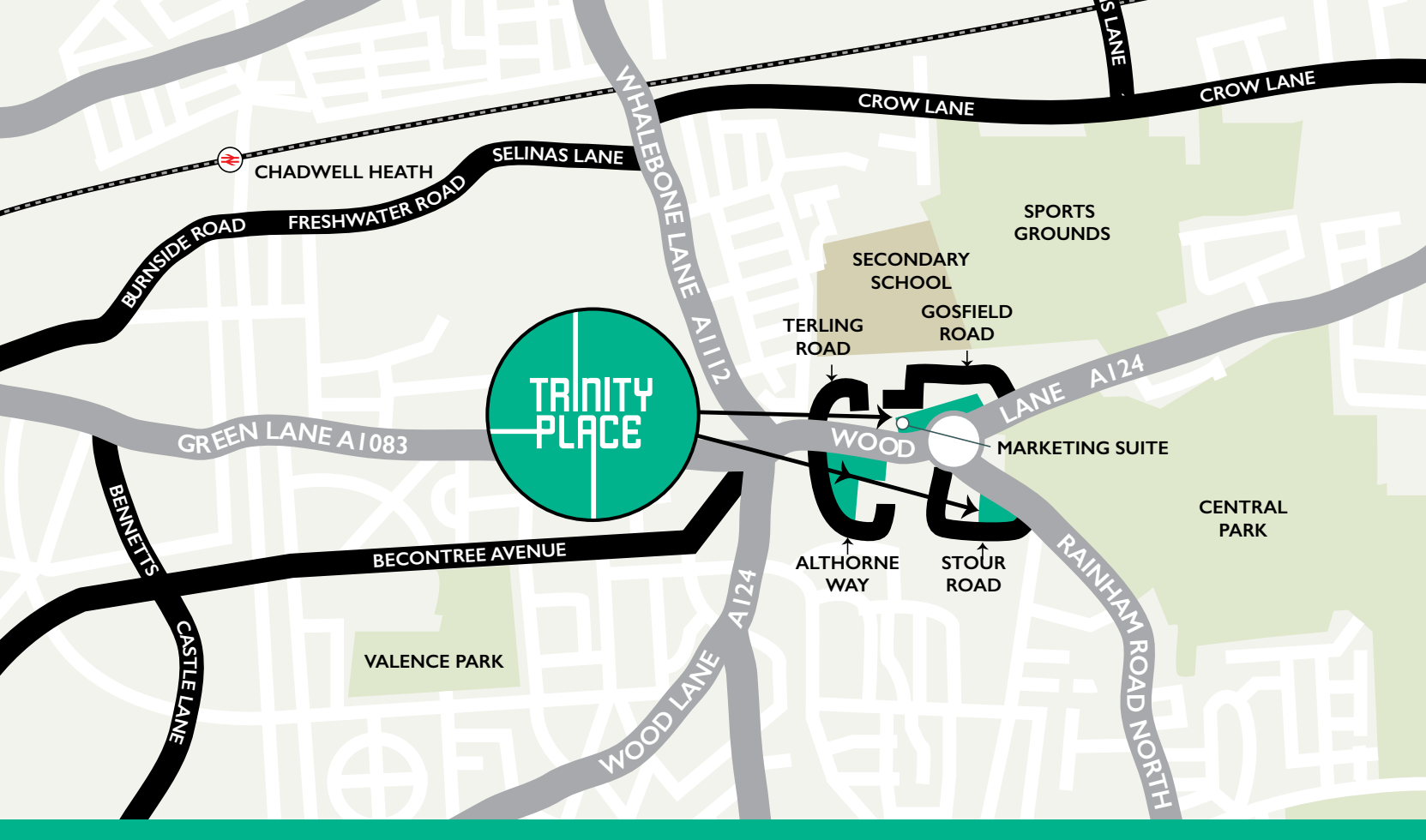
All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place-making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE
Places People Love



How to FIND US

FROM THE A13 (BY CAR)

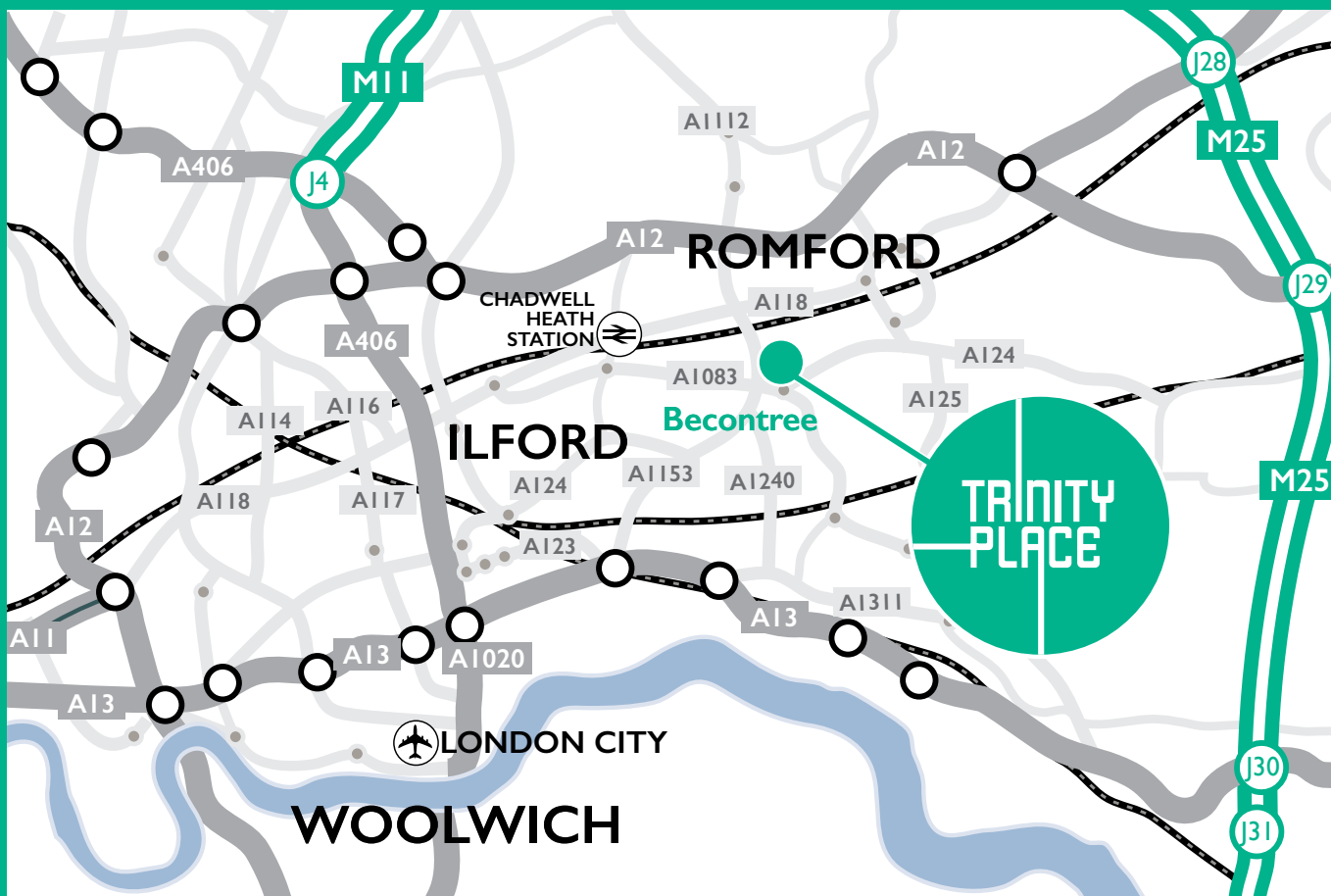
Take the A1306 heading north towards Dagenham, then take the A1240 (Heathway) at the end of Heathway and turn right onto the A124 (Wood Lane); at the crossroads (with Becontree Heath Leisure Centre on your right), turn right (still called Wood Lane). Take the first left onto Terling Road and follow this round to Trinity Place car park on your right.

FROM THE A12 (BY CAR)

At the Moby Dick junction, take the A1112 (Whalebone Lane) heading south (towards Dagenham). Keep on this road until you come to the second crossroads (with Becontree Heath Leisure Centre on your left, ahead of you), turn left (still called Wood Lane). Take the first left onto Terling Road and follow this round to Trinity Place car park on your right.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All computer generated images and plans are indicative at this stage and may be subject to change. Internal images depict typical Countryside home/homes. Maps not to scale. May 2018.





TRINITY PLACE

BECONTREE

trinityplace-becontree.co.uk

020 3758 4108

trinity.place@cpplc.com

Marketing Suite open daily from 10am–5pm.
Becontree, Essex, RM10 7AE

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