



ROBERT *de* MORTAIN



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**INCLUDED
IN THE PRICE**
THE
PARK LANE GROUP

BUYING NEW VERSUS OLD

Budget is one of the biggest factors when it comes to buying property so it's good to know that buying a new home is a great way to make your money go further.

But that's not all. There's other benefits too.

Improved Energy Efficiency - according to the NHBC Foundation and Zero Carbon Hub, new homes built to current regulations could cost up to 55% less to run than typical 'upgraded' Victorian homes.

Warranty Protection - the LABC Warranty provides a 10 year structural warranty for peace of mind which is fully transferrable should you decide to sell your home before your warranty expires.

Low Maintenance - existing, older properties tend to require ongoing maintenance. In contrast, a newly built home means you can relax without the worry or hassle of potential repairs.

Low Deposit Option - the Help to Buy Equity loan scheme means the Government can lend you up to 20% of the cost of one of our new homes, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

No Chain - with no onward chain, buying a new home can be really quick and straightforward.

Over £20,000 Package Included - our unique package of fittings and fixtures included in the price of every Park Lane Group home means you'll benefit from a wide range of extras designed to save you money and create a home that's virtually ready to move straight into. See our separate 'More for Your Money' brochure for full details.

Buying Off-Plan - a new build home offers the chance to buy off-plan which can mean it's possible to see an increase in value by the time you move in.

Integrated Appliances - the kitchen is the heart of the home so in addition to upgraded kitchen units you'll also find a range of quality built-in appliances creating a sleek, designer look that saves you money too.

Early Bird Choices - we offer a choice of kitchen units, worktops and handles, plus wardrobes and dividing doors for early reservations.

Off-road Parking - no struggling to find a space on the street, our new homes come with driveway or allocated off-road parking plus visitor spaces.

Private Ownership - every home at Robert de Mortain is being sold for private ownership.

Great Design - our new homes are designed for modern lifestyles with light, airy interior spaces and contemporary fittings that provide the perfect canvas for you to style and personalise.

Kerb Appeal - character isn't the sole preserve of period properties. We take care to get the look and feel of each of our developments just right, from the landscaping to details such as dated stone plaques and electric entrance gates. New Park Lane Group homes are designed to stand the test of time.

Added Peace Of Mind - every new Park Lane Group home brings together expertise gained from over 30 years in housebuilding in East Sussex and Kent. We remain an independent, locally-based developer and, as such, are committed to the local communities we live and work in.



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ANNUAL HOUSEHOLD ENERGY SPEND

The modern construction methods and building materials we use mean our new homes can be more energy efficient than older properties, helping to reduce your bills and running costs considerably.

Features such as cavity wall and loft insulation, low energy lighting and double-glazing all contribute to make a real difference financially and create a comfortable living space.

			
4 bedroom detached house	£2,379	£1,067	£1,312
3 bedroom semi-detached house	£1,621	£781	£840
3 bedroom terraced house	£1,388	£746	£642
	Victorian with modern day improvements	New Build built to 2010 regulations	Potential Savings Newly built home

Figures produced by the Zero Carbon Hub, a non-profit company with responsibility for delivering homes to zero carbon standards by 2016.

The Park Lane Group strives to constantly improve the design and construction of its properties. As a result, alterations take place from time to time which may lead to differences between the properties and brochure descriptions. Whilst we endeavour to be accurate, our marketing material does not provide an infallible guide to actual specifications. Choice of kitchen finishes only available for early reservations. Electric gates and pillars at development entrance subject to planning consent at time of publication.

Distances and travelling times are for guidance only and should not be relied upon. Artists' impressions, illustrations and photographs are purely indicative and may not be wholly representative.

We therefore advise the interior and exterior specifications are verified with our representative or selling agent. Please also note that this information does not constitute a contract, part of a contract, or a warranty.



SALES ENQUIRIES

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