

# Eaton Place Nuneaton

Higham Lane, Nuneaton CV11 6BD.

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Eaton Place is a brand new development consisting of 2 and 3 bedroom homes in Nuneaton.

# Welcome to Eaton Place



Eaton Place sits on the outskirts of the historic town of Nuneaton in the beautiful Warwickshire countryside.

Eaton Place sits in a quiet, rural location, and has great transport links to nearby towns. There are lots of local amenities nearby including The Bear Grylls Adventure experience being only 30 minutes away. The development also benefits from several primary and secondary schools.

Whg have a selection of beautiful 3 bedroom properties available on this fantastic development.

Nuneaton is a market town in the borough of Nuneaton and Bedworth in northern Warwickshire. The development is surrounded by greenery and sits between the historic towns of Nuneaton and Hinckley.

The development benefits from being in a rural location but you're also able to access great nearby towns in minutes. There are great transport links connecting you to Tamworth, Rugby & Coventry.

Tamworth  
**14** miles  
24 minutes

Rugby  
**18** miles  
34 minutes

Coventry  
**11** miles  
28 minutes

Please note:  
Miles and times shown are an average based on normal driving conditions.



# Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.

## Who are we?

whg was formed in 2003 with a mission of being dedicated to the success of our people and places. It's this mission that continues to guide and motivate us.

We started life in Walsall, where most of our homes are, and it is still the place that anchors us.

Today we operate across the Midlands, in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others. We are proud champions of our great region, playing an active role in its future prosperity through regeneration, place shaping and community investment. We specialise in delivery through strategic partnerships, including with Homes England.

## Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

## We are committed to doing everything we can



# Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.

## What is Shared Ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

## How does Shared Ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you. If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods.

You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.



# Eaton Place

## Site Plan

 **The Hanbury**  
3 Bed Semi-Detached Houses  
Plots 319 & 320





# The Hanbury

## Plots 319 & 320

3 bedroom Semi-Detached Houses

The Hanbury is a modern three bed semi-detached home consisting of a spacious well appointed kitchen/dining area with French doors allowing in plenty of light and easy access to the rear garden. Upstairs there are three bedrooms and a modern bathroom suite fitted.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Brushed chrome downlights
- Vinyl flooring


#### Bathroom

- Modern white suite with shower over bath and shower screen
- Heated towel rail
- Brushed chrome downlights
- Contemporary tiling

#### General

- Exciting new development
- Excellent transport links to Birmingham & Coventry

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

# The Hanbury

## Plots 319 & 320

3 bedroom Semi-Detached Houses



Ground floor



First floor

### Ground Floor

Kitchen/dining	4.74m x 2.75m	15'6" x 9' 0"
Living	4.41m x 3.73m	14'6" x 12' 3"

### First Floor

Bedroom 1	4.74m x 2.94m	15'6" x 9' 8"
Bedroom 2	2.86m x 2.36m	9'4" x 7' 9"
Bedroom 3	2.36m x 1.82m	7'9" x 5' 11"
Bathroom	1.90m x 1.84m	6'3" x 6' 0"

**Total Floor Area:** 68.78m<sup>2</sup> - 740.30 sq.ft

*Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.*

*Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.*

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# Eaton Place

## Price List



Plot No	The Hanbury - 3 Bedroom Semi-Detached Houses	Full Market Value	40% Share Value	40% Monthly Rent Amount	Service Charge
<b>Plot 319</b>	79 Caesar Drive, Nuneaton, CV11 6ZF	<b>£267,500</b>	<b>£107,000</b>	<b>£367.81</b>	<b>£19.03</b>
<b>Plot 320</b>	81 Caesar Drive, Nuneaton, CV11 6ZF	<b>£267,500</b>	<b>£107,000</b>	<b>£367.81</b>	<b>£19.03</b>

**Please note:**

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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