



Gardenia Court

at

VERDANT
PLACE

EPPING

A contemporary range of
1 & 2 bedroom apartments

Computer generated images are indicative only and can be subject to change.



Welcome to *Gardenia Court* at Verdant Place

Nestled in the heart of Epping town centre, Gardenia Court boasts a contemporary collection of just 10 new 1 and 2 bedroom apartments.

Perfect for modern living, each of the homes has been designed to maximise space and light, and all come complete with a desirable specification.

Offering the perfect mix of nature and city living, it is easy to see why Epping is such a property hotspot. With a wealth of green open space and forestland on the doorstep, yet boasting enviable transport links and local amenities, it really does have it all.







The Story, The Vision

At Qualis Homes, we're driven to create inspiring places and spaces that are designed for modern living.

Passionate about retaining character and enhancing locality, we're committed to positively shaping the community by investing, building, maintaining and renewing the places where you work, live and play.

Where it all started

Qualis was established by Epping Forest District Council with the objective of contributing to the continued growth of the local economy, and improving housing and public facilities.

Rooted in the district, we bring an in-depth understanding of the area and an unrivalled commitment to those who live here. We are passionate about designing and building developments that not only champion sustainability, but also embrace diversity and promote strong, vibrant communities.

“

Our homes have been thoughtfully designed to complement the existing charm of Epping town centre, delivering a development that both residents and the wider community can all take pride in.

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Our future vision

Protecting the future of our planet is fundamental to what we do. We're taking a proactive approach to driving innovation in design and sustainable construction. Our goal is to deliver quality, whilst ensuring the environment is at the heart of what we do. We strive to create an even better district and a better world for everyone.

As a trusted and reliable Essex-based brand, we believe in our district and its community. Our unique promise to always reinvest our surplus underpins this belief and our ongoing commitment. This is our journey and we're excited to share it with you.



Reinvesting Across Our District

Our new homes are part of a much bigger vision. We're reinvesting millions back into the district through local health, recreation and education facilities. Creating employment opportunities, introducing green transport initiatives and cultivating natural green spaces for all to enjoy.

Championing Sustainability

Sustainability is at the forefront of everything we do. All of our homes are built using a fabric-first approach and incorporate a variety of environmentally-friendly features including heat pumps, solar panels, electric car charging points, biodiversity roofs, and bicycle storage*.

Growing Vibrant Communities

The homes available at Verdant Place are designed to appeal to a mix of residents and foster the growth of an inclusive, supportive community. As a part of our local community, together we benefit from partnering on local projects and initiatives that ensure our district continues to flourish.

Creating Quality New Homes

Homes at Verdant Place have been crafted to offer the best of 21st century living. Together with modern fixtures and fittings, the internal layouts have been meticulously designed to fully optimise the space. It's this care and attention to detail that is synonymous with our brand and creates places you are proud to call home.

Delivering Professional Customer Service

From your very first contact with us, all the way through to moving into and living in your new home, you can rely on the Qualis team for support and guidance throughout your journey. We're passionate about doing the right thing and are dedicated to ensuring that each of our customers receives a personal, quality service.

The Location

Epping offers the perfect blend between country and city living. Surrounded by the rolling hills and lush greenery of the forest, Epping offers you the opportunity to enjoy the tranquillity of rural life, yet boasts a plethora of local facilities.

Located at the southern end of Epping High Street, Verdant Place benefits from a variety of high street shops, boutiques, restaurants, pubs, schools and recreational facilities all on its doorstep.

Epping's historic market is open each Monday throughout the year. A staple favourite with the

locals, its growing reputation attracts visitors from all over the district. With over 84 stalls, buyers can purchase items from fresh fruit and veg, to vintage cheese and nick-nacks aplenty.

This quaint little market town also enjoys enviable transport links. The M11 and M25 are both within easy reach and Epping station, on the Central line, boasts direct services to London Liverpool Street in just 38 minutes.

The ideal location for those looking to experience the best of both worlds, Epping really does offer something for everyone!



Parks and outdoor space

Discover idyllic bliss in Epping's beautiful parks and forests.



A shopper's paradise

Explore a blend of high street favourites and unique market gifts.



Great restaurants

Savour the flavour of diverse culinary delights on your doorstep.



Leisure activities

Enjoy a range of leisure pursuits.

Epping Forest

Known for being one of the largest areas of ancient woodland in the country, the idyllic Epping Forest is the perfect place to escape the hustle and bustle of everyday life. Retreat into the breathtaking expanse of the forest, renowned for its stunning views and abundance of wildlife.

Steeped in history, myth and legend, and with over 6,000 acres of stunning woodland to explore, Epping Forest remains a sanctuary for wildlife and a source of inspiration for writers and artists alike.

Find a quiet spot to relax, either in the sunshine or the shade, and soak up the true beauty of the ancient forest.



Bike paths and tracks

Connect with nature as you explore the diverse range of cycling routes available. With a network of scenic paths and tracks winding their way through the forest, you're guaranteed to be enchanted.



Walking routes

Wander around the many trails and paths discovering a wealth of stunning flora and fauna. Ideal for walking the dog or spending quality time with the family.



Perfect picnic spots

Stonards Hill Recreation Ground is just a 14-minute walk from Gardenia Court, so whether you're looking for a fun day out with the kids or to relax in the sunshine after a long day's work, you've not got far to travel.

Great Spots Near You

It's time to discover your new neighbourhood. With so much to explore and enjoy, you'll never run out of things to do.



**Nearest
train station**

**Epping
tube station**

**3 min
drive**



**Nearest
main road**

M11

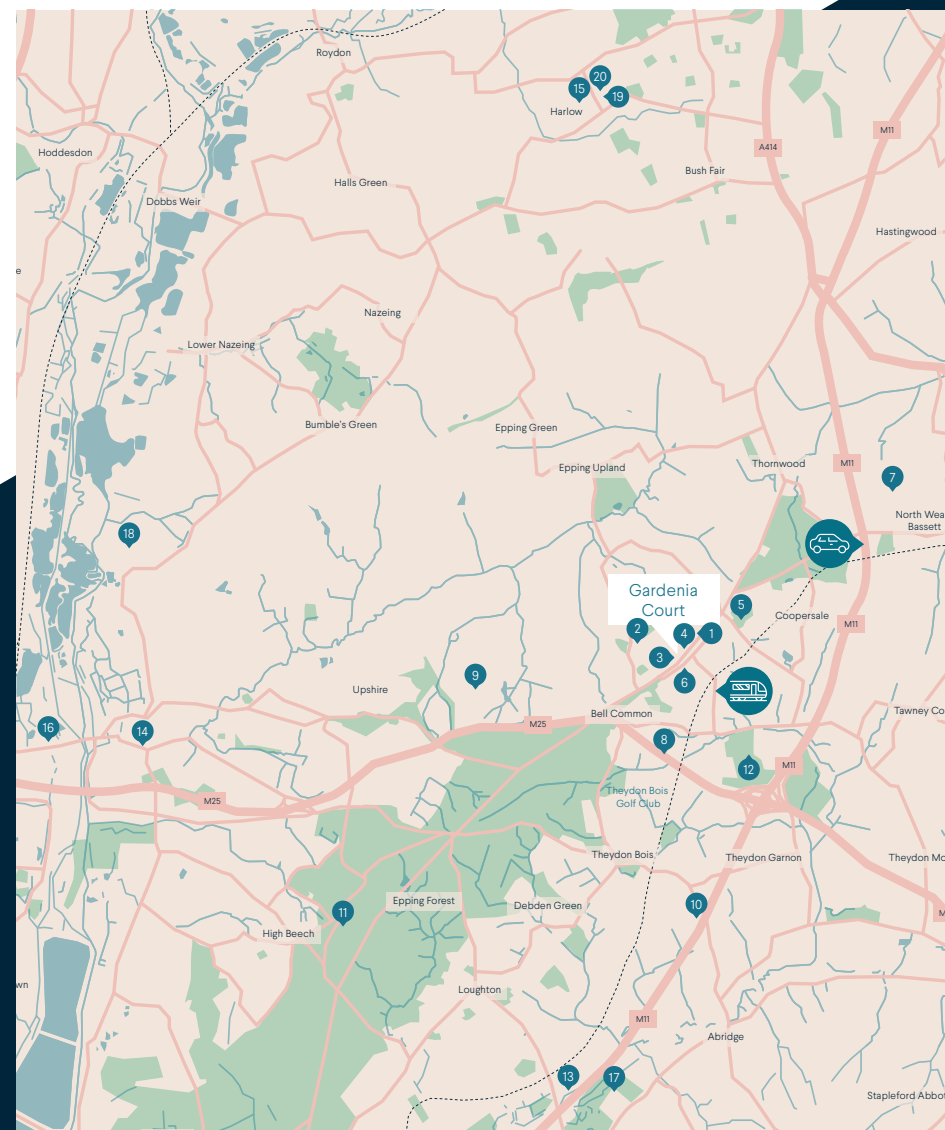
**9 min
drive**



**Nearest
airport**

**Stansted
Airport**

**24 min
drive**



Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Up to 1 mile

1. Marks & Spencer
2. Epping Sports Club
3. Tesco Superstore
4. Epping High Street
5. Stonards Hill Recreation Ground
6. Epping Sports Centre

Up to 5 miles

7. North Weald Airfield
8. M25
9. Copped Hall
10. Theydon Bois Earthwork
11. Epping Forest Visitor Centre at High Beech
12. Epping Golf Course

Up to 10 miles

13. Epping Forest Shopping Park
14. Epping Forest District Museum
15. Princess Alexandra Hospital
16. Lee Valley White Water Centre
17. Topgolf Chigwell
18. Lee Valley Animal Adventure Park
19. Harlow Playhouse
20. Cineworld Harlow



Epping High Street

Filled with high street favourites and independent stores, Epping High Street is perfect for an afternoon wander as well as everyday essentials.



Stonards Hill Recreation Ground

A perfect retreat for all ages, offering a wealth of facilities including tennis, football, basketball, pétanque, skate park and play area; or simply relax and enjoy the open space.



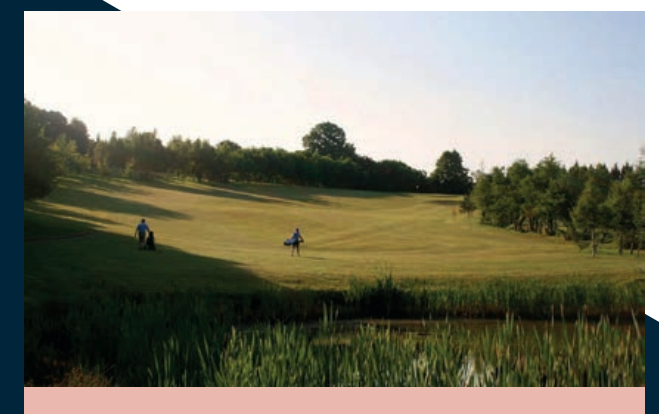
Epping Sports Centre

A popular local leisure centre with a gym, sports hall and squash courts, offering a range of classes and activities for all ages.



Epping Market

Coming alive every Monday, Epping Market is brimming with atmosphere and charm.



Epping Golf Course

Boasting panoramic views of the Essex countryside, Epping Golf Course is renowned for the quality of its greens.



The Transport

Keeping you connected

Epping's prime location means getting around has never been easier thanks to the abundance of convenient transport options.

Whether travelling to London for work or play, the town's proximity to the capital is particularly advantageous. Served by the Central line, you have direct access to London's key destinations and attractions.

Looking to stay local?

Epping is well-connected by bus routes, offering access to nearby towns and attractions. Epping also boasts a wealth of cycle paths and walking trails, so you can enjoy the picturesque countryside on your doorstep.

Gardenia Court to Epping underground station

-  3 min drive
-  9 min bus
-  10 min walk
-  3 min bike



- From Epping station**
- Loughton**
9 min
- Stratford**
28 min
- Liverpool Street**
38 min
- Bank**
40 min
- Oxford Circus**
49 min
- Notting Hill Gate**
58 min
- White City**
1 hr 5 min
- Ealing Broadway**
1 hr 13 min



By car

- | | |
|-------------|---|
| 24 min | Stansted Airport
17 miles |
| 24 min | Bishop's Stortford
15.8 miles |
| 35 min | Chelmsford
18 miles |
| 45 min | Cambridge
38.4 miles |
| 1 05 hr min | Milton Keynes
55.9 miles |
| 1 25 hr min | Oxford
78.8 miles |
| 1 40 hr min | Brighton
87.5 miles |



By train

from Epping Station
to nearest local station

- | | |
|-------------|----------------------------|
| 45 min | O2 Arena, Greenwich |
| 49 min | London City Airport |
| 55 min | Tate Modern |
| 56 min | South Bank |
| 57 min | West End |
| 1 06 hr min | Hyde Park |



The Specification

All our fixtures and fittings have been carefully selected with the customer in mind to create stylish and efficient homes.

It's the finishing touches, the thoughtful details, that can – and do – make all the difference.

Kitchen

- Contemporary matte finish kitchen with soft close drawers and doors
- Silestone worktop with matching upstand and splashback behind hob
- Under wall unit LED lighting
- Stainless steel one-and-a-half bowl sink with mixer tap
- Bosch single oven in stainless steel
- Bosch frameless induction hob
- Integrated extractor hood
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer located in hall cupboard

Communal spaces

- Communal cycle and bin storage
- Lift access to all entrance floors within apartment building

Bathrooms and en-suites

- White Roca sanitaryware throughout
- Vado chrome mixer tap to hand basins*
- Shower over bath with overflow bath filler and screen*
- Fixed shower to shower enclosures with hand shower and screen*
- Heated chrome towel rail
- Shaver socket to main bathroom and en suite where included
- Porcelanosa half-height tiling to all walls with full height around bath and shower enclosure
- Matching floor tiles to bathrooms and en suites
- Feature wall tile to back wall of shower/bath

Heating and hot water

- Contemporary electric radiators
- Mains pressure thermal store hot water system

*All brassware with restrictive flow.

Lighting and electrical

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms and en suites
- Pendant lighting in living/dining room, landing and bedrooms
- White sockets and switches in living, dining area, hallways, and bedrooms, including USB charging to selected locations
- Satin stainless steel sockets and switches to kitchen
- TV and communications socket to living room
- TV socket in principal bedroom (mounted at high level)
- Wall mounted light fittings to all balconies and terraces
- Video door entry system
- Wired door bell
- Smoke and heat detectors positioned as required

General finishes

- Double glazed, aluminium windows with matching doors to balconies and terraces
- Front entrance door with multi-point locking system
- White internal doors with dual finish door furniture
- Skirtings, architraves, internal doors and staircase painted in a white satin
- Walls and ceilings painted in white emulsion
- Carpet to all bedrooms, stairs and landings
- Karndean flooring to hallway, kitchen, living and dining areas
- Aluminum decking to balconies
- Paving to ground floor apartments with terraces

Additional information

- All apartments are sold on a leasehold basis
- 999 year lease
- A service charge will be payable by all residents for the maintenance of all shared facilities and communal areas
- Build-Zone 10-year warranty



Your Qualis Homes Customer Journey

We are here to help guide you along the way. From reservation to aftersales, and everything in between, follow our step-by-step path to making your move!

Keeping in touch

Throughout your Customer Journey, your Sales Advisor will be in regular contact, providing updates and information. Don't forget, if you have any questions, we're just a phone call away.



Step 1 Reservation Process

Once we have checked your ID verification, we'll take you through your Reservation Checklist, which covers everything you need to know about your new home. This is followed by the Reservation Agreement, which provides further details about your purchase including the terms of sale. After this, you will be asked to pay your reservation fee.



Step 2 Contract Exchange

Following the Reservation Process, we'll issue a contract to your solicitor with a target exchange date. They will then do their due diligence before sending you the contract for signing and also request the deposit ready for exchange. If you are buying with a mortgage, you will need to get this in place.



Step 3 Home Quality Check

Once your new home is ready, the warranty provider will conduct their final inspection. The build team then adds the finishing touches before we carry out our Qualis Quality Qualification (QQQ). Once completed, we will serve notice to your solicitor. At this point, you can discuss move-in dates.



Step 4 Home Demonstration

This gives you the opportunity to look around your finished new home, from top to bottom, and familiarise yourself with all its features and fittings. If requested, you will also be given the option to appoint a suitably qualified representative to carry out a Pre-Completion Inspection.



Step 5 Home Move In

Once your solicitor has put legal completion in motion and monies have been received, we'll contact you to let you know you're the proud owner of your new Qualis home. Your Sales Advisor will meet you at your home to congratulate you and hand over the keys.



Step 6 Aftersales Service

Following your completion, we'll stay in contact to see how you're settling in and getting used to your new home. You also have the reassurance of our 2-year Qualis Homes warranty, along with the 10-year Build-Zone warranty. So, if you need any help or support, our team are on hand.



Embracing Our Community

As a truly local property company, we constantly strive to create new, sustainable developments that enrich our community.

This is fundamental to our bigger vision, to create places where people can grow, thrive and make lasting memories. We support vibrant, diverse and inclusive communities that foster a sense of belonging, drawing on our heritage and looking forward to a bright future together. Through our pledge to reinvest any surplus, our commitment goes beyond the homes that we build. We embrace partnership

working to develop effective, productive relationships with community groups and stakeholders. We are driven by the needs and desires of our district and how together we can create lasting opportunities. That's why we're reinvesting millions of pounds back into our district; its people, its economy, its environment, and most importantly, its continued prosperity.



Why Buy New?



Chain free

No upward buying chains means less stress, fewer delays and the potential for a quicker purchase.



Brand new

Our homes are packed with modern features and finished to high specifications so you can enjoy the best of 21st century living.



Blank canvas

Make your home your own. With our new homes, you're starting from scratch, so you can put your stamp on your home from day one.



10-year warranty

All our homes come with a 10-year warranty, so you can move in with peace of mind, knowing that in the unlikely event anything does go wrong, we've got you covered.



Low maintenance

Your home has been built with modern, durable materials, designed to offer easier maintenance - leaving you more time and money to enjoy living.

Championing Sustainability

At Qualis Homes, we're passionate about building homes for the future. Our homes are innovative both in their design and development. To us, minimum standards are just a starting point and we're committed to going above and beyond to achieve more.

Qualis homes are built with the next and future generations in mind and utilise low-carbon construction methods, as well as locally-sourced materials. We take pride in incorporating high performing glazing and insulation, together with modern, efficient heating and ventilation systems. As a result, you could save up to 65% on your energy bills – that's an estimated household saving of £165* a month.

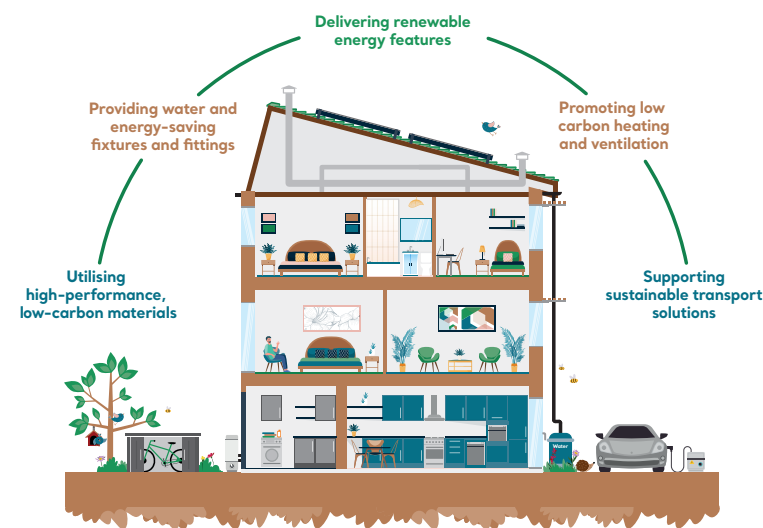
We recognise that sustainability isn't just about how we live in our homes, it's also about how we travel to and from them; it's the little things that can make a big difference.

The locations of our developments are carefully considered and take full advantage of the choice of transport links available within the district.

Many offer on-site electric vehicle charging, bike storage and car clubs, so our residents have the option to make sustainable choices and lower their carbon footprint.

Biodiversity is essential to supporting our environment. Our developments include a wealth of sensitively selected plants and trees that run, ribbon-like, throughout the landscape. These enriching green spaces not only promote a healthy ecosystem but also help foster a sense of community in harmony with nature.

We respect our natural surroundings, establishing seasonal changes and nesting patterns as part of our programmes and incorporating animal-friendly features across our developments. So if you take a closer look, you may see a hedgehog out for a walk, or a bird or bee on the way back to their Qualis home.



New Build Sustainability Smarts

Most Qualis Homes have an energy efficiency rating of band A or B, while just **5%** of existing properties reached this same standard*.

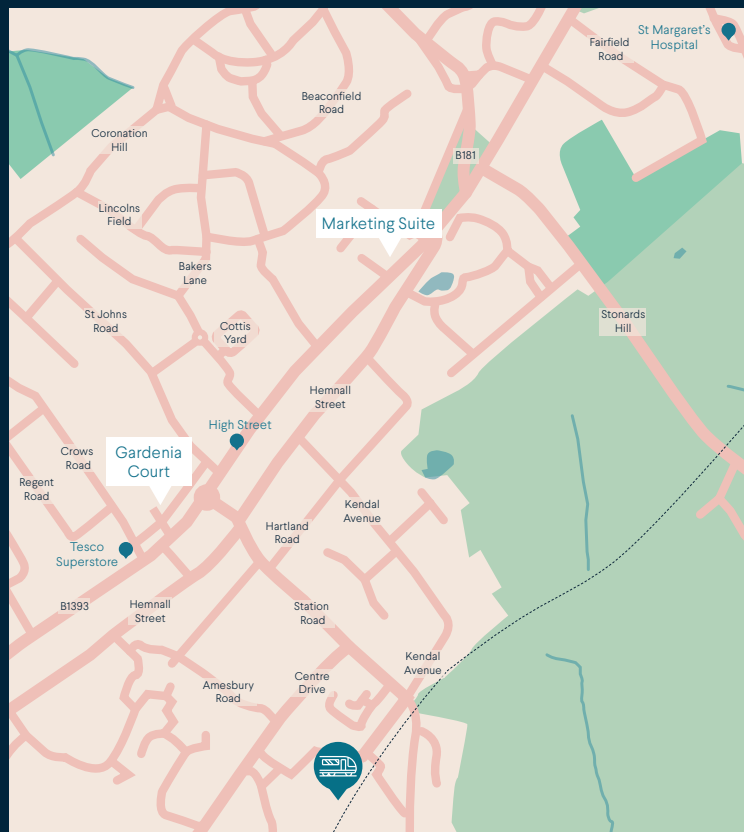
On average, energy bills are up to **65%** cheaper in new build homes*.

This could save you up to **£1,981** each year on your energy bills*.

Reduce your carbon emissions by **65%** in a new build home*.

Use up to **35,040L** less water in your new build home†.

*HBF, Watt a Save – November 2024. Features may vary across developments and plots. †HBF Water Save <https://www.hbf.co.uk/policy/water-save/> (Household of 2.4 people) – November 2024.



Maps shown are not to scale.

How To Find Us

From Epping station

Exit the tube station via the Station House, walk up Station Road, turn left when you get to the High Street, take the crossing to the other side of the road and Gardenia Court at Verdant Place is just a little further up to your left.

Our Marketing Suite is located at the opposite end of the High Street, next to the Civic Centre - 323 High Street, Epping, Essex CM16 4BZ

Gardenia Court at Verdant Place

115 High Street, Epping, Essex CM16 4BD



Gardenia Court **at Verdant Place**

115 High Street, Epping, Essex
CM16 4BD

Marketing Suite located at Springwood Grove
323 High Street, Epping, Essex CM16 4BZ

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