



## The Watchmakers Coventry

Isadora Lea, Coventry, CV3 1JH

The Watchmakers is a brand new development consisting of 2 & 3 bedroom homes in Coventry.

own it  
your way









# Welcome to The Watchmakers

The Watchmakers is located on the outskirts of the popular city of Coventry, offering modern living with a rural landscape.



Living in The Watchmakers, Coventry, is a safe place to live and raise a family, ideally located near to the A45, if you need to commute further you are also well situated for the M6, and M69 motorways. For longer journeys, you can take the train from Coventry city centre.

The Watchmakers offers flexible living with schools, parks, shops and other essential amenities right on your doorstep. The vibrant cultural Coventry city centre is a short journey away offering a wide variety of entertaining activities and great places to visit for all ages.

If you have children, then you're going to find an excellent choice of schools, rated 'Good' by Ofsted .

If you are sporty then Coventry is a thriving hub for fitness, offering plenty of gyms, pools, and leisure centres, many of which are accessible and welcoming to visitors of all abilities and ages.

The Watchmakers is ideal for first time buyers, growing families or if you are looking to down size.

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

Coventry  
**2.4** miles  
11 minutes

Nuneaton  
**11.4** miles  
34 minutes

Bedworth  
**9.1** miles  
27 minutes

Birmingham  
**24.6** miles  
50 minutes

Warwick  
**11.1** miles  
19 minutes

Rugby  
**30.3** miles  
35 minutes



# 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 is one of the Midlands' leading housing associations, owning and maintaining around 22,000 homes across the region in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others.

Our shared ownership sales team work with high quality developers to get people into brand new homes at affordable prices. We offer new build homes with a range of property types and styles to get you onto the property ladder.

Our friendly team is here to help if you are looking to buy a home but cannot afford to buy outright. We can also help whether you are a first time buyer, relocating to a higher value area or looking to right-size.

We will be with you during the journey of buying your home, from suggesting potential financial advisors all the way to putting you in touch with carpet fitters and handing the keys to your new home on sales completion.

## 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.



# The Watchmakers Site Plan

 **The Hawthorn**  
3 Bed Terrace House  
Plots 81, 82, 83 & 84





# The Hawthorn

## Plots 81, 82, 83 & 84

3 Bed Terrace House

The Hawthorn is a modern three bed terrace home consisting of a well appointed kitchen/dining with access to the rear garden. The spacious living area benefits from a front aspect outlook. Upstairs there are three bedrooms and a modern bathroom suite fitted.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob, & extractor
- Intergrated washing machine
- Freestanding fridge/freezer
- Vinyl flooring

#### Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Heated towel radiator
- Vinyl flooring

#### General

- Designated parking spaces
- Carpets fitted
- Excellent transport links to Coventry, Warwick, Nuneaton, Birmingham & Rugby
- Within easy reach of major roads



For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

# The Hawthorn

## Plots 81, 82, 83 & 84

3 Bed Terrace House



Ground floor



First floor

Ground Floor		
Kitchen/dining	4.71m x 3.03m	15'6" x 9' 11"
Living	4.65m x 4.47m	15'3" x 14' 8"

First Floor		
Bedroom 1	4.65m x 3.05m	15'3" x 10' 0"
Bedroom 2	3.03m x 2.22m	9'11" x 7' 3"
Bedroom 3	4.16m x 2.37m	13'8" x 7' 9"
Bathroom	2.37m x 1.92m	7'9" x 6' 4"

**Total Floor Area:** 86.32m<sup>2</sup> - 929.17 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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# The Watchmakers

## Price list



Plot No	The Hawthorn - 3 Bedroom Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
<b>Plot 81</b>	27 Rehanna Asif Place, Coventry, West Midlands CV3 1RA.	<b>£295,000</b>	<b>£118,000</b>	<b>£405.62</b>	<b>£40.86</b>
<b>Plot 82</b>	25 Rehanna Asif Place, Coventry, West Midlands CV3 1RA.	<b>£292,500</b>	<b>£117,000</b>	<b>£402.18</b>	<b>£40.86</b>
<b>Plot 83</b>	23 Rehanna Asif Place, Coventry, West Midlands CV3 1RA.	<b>£292,500</b>	<b>£117,000</b>	<b>£402.18</b>	<b>£40.86</b>
<b>Plot 84</b>	21 Rehanna Asif Place, Coventry, West Midlands CV3 1RA.	<b>£295,000</b>	<b>£118,000</b>	<b>£405.62</b>	<b>£40.86</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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