

THE
EXCHANGE

RICKMANSWORTH



EXCLUSIVE
EXQUISITE
EXCEPTIONAL

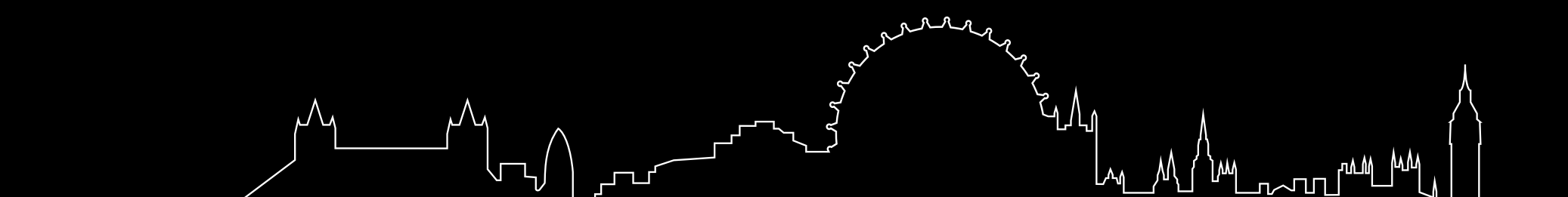




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WELCOME TO THE EXCHANGE

A STUNNING COLLECTION OF 27 APARTMENTS, THE EXCHANGE IS OUR LATEST DEVELOPMENT OF 1, 2 & 3 BEDROOM PROPERTIES ACCOMMODATED IN TWO BESPOKE MANSION BUILDINGS WITH SURFACE AND SECURED UNDERGROUND CAR PARKING.*

This landmark site was a public house and hotel known as The Long Island Exchange, which has now been demolished to make way for a new development of contemporary and well-proportioned apartments of varying sizes. Centrally located in Rickmansworth, directly opposite the railway station, just 2 miles from the M25, and in close proximity to the M1 and M40, The Exchange benefits from an enviable location.

* Gated underground car parking is available on selected plots.



The Excitement is Building



LONDON STARTS HERE AND SO DOES THE...

...8:08, (AND THE 8:16, AND
THE 8:24 AND THE 8:42!)



THE EXCHANGE MAKES A GREAT STARTING POINT

WITH RICKMANSWORTH STATION ON YOUR DOORSTEP, YOU CAN BE IN CENTRAL LONDON IN NO TIME.

Rickmansworth station is on both the Metropolitan Line on the London Underground and the Overground Chiltern Railway. There are 5-6 tube trains per hour at peak times to and from London. A regular Overground service will whisk you into Marylebone within 43 minutes at peak times. So you can be sipping a cocktail or shopping in the West End in no time at all.

Source: National Rail.
Travelling at peak time.

CHILTERN RAILWAY

METROPOLITAN LINE

○	RICKMANSWORTH		
○	HARROW ON THE HILL	⊖	10 MINS
○	LONDON MARYLEBONE	⊖	27 MINS
○	BAKER STREET	⊖	38 MINS
○	KING'S CROSS/ST. PANCRAS	⊖	45 MINS
○	FARRINGDON	⊖	46 MINS
○	MOORGATE	⊖	53 MINS
○	LIVERPOOL STREET	⊖	54 MINS



The Excitement is Building

DEVELOPMENT PLAN & SCHEDULE OF ACCOMMODATION

PLOT	BLOCK	BEDS
5	Exchange Mansions	2
6	Exchange Mansions	2
7	Exchange Mansions	2
8	Exchange Mansions	2
9	Exchange Mansions	2
10	Exchange Mansions	1
11	Exchange Mansions	2
12	Exchange Mansions	2
13	Exchange Mansions	2
14	Exchange Mansions	3
15	Exchange Mansions	2
16	Exchange Mansions	1
17	Exchange Mansions	2
18	Exchange Mansions	3
19	Exchange Mansions	3

PLOT	BLOCK	BEDS
20	Victoria Mansions	2
21	Victoria Mansions	1
22	Victoria Mansions	3
23	Victoria Mansions	2
24	Victoria Mansions	2
25	Victoria Mansions	2
26	Victoria Mansions	1
27	Victoria Mansions	3
28	Victoria Mansions	2
29	Victoria Mansions	2
30	Victoria Mansions	3
31	Victoria Mansions	3

* Plot numbering will not reflect postal addresses.



EXCHANGE MANSIONS



The Excitement is Building



Computer generated image is indicative only.

LOWER GROUND FLOOR

EXCHANGE MANSIONS 5

Living	6.00m* x 6.00m*	19'7" x 19'7"
Dining/Kitchen	3.80m x 6.20m	12'5" x 20'4"
Bedroom 1	6.20m* x 3.90m	20'4" x 12'8"
En-suite	2.70m x 1.90m	8'9" x 6'2"
Bedroom 2	2.60m x 4.20m	8'5" x 13'8"
Bathroom	2.70m x 2.20m	8'9" x 7'2"

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GROUND FLOOR

EXCHANGE MANSIONS 6

Living/Dining/Kitchen	6.80m* x 5.20m*	22'3" x 17'1"
Bedroom 1	5.00m* x 2.70m	16'4" x 8'9"
En-suite	2.86m x 1.72m	9'4" x 5'6"
Bedroom 2	3.50m x 3.26m	11'5" x 10'7"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 7

Living/Dining/Kitchen	6.81m x 5.00m*	22'3" x 16'4"
Bedroom 1	4.90m* x 3.94m	16'1" x 12'10"
En-suite	2.06m x 1.50m	6'8" x 4'10"
Bedroom 2	3.60m x 2.80m	11'8" x 9'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 8

Dining Hall	3.30m x 2.60m	10'8" x 8'6"
Living Room	6.00m* x 4.50m*	19'7" x 14'8"
Kitchen/Breakfast	3.90m* x 3.70m*	12'8" x 12'1"
Bedroom 1	3.90m* x 3.80m	12'8" x 12'5"
En-suite	2.50m x 2.00m	8'2" x 6'6"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"
Utility	2.00m x 1.70m	6'6" x 5'6"
Bathroom	2.25m x 2.00m	7'4" x 6'6"

EXCHANGE MANSIONS 9

Living/Dining/Kitchen	6.03m* x 7.11m*	19'8" x 23'4"
Bedroom 1	5.90m* x 4.20m	19'8" x 13'8"
En-suite	2.74m x 1.90m	8'10" x 6'2"
Bedroom 2	4.60m* x 3.50m	15'1" x 11'5"
Bathroom	2.35m x 1.97m	7'8" x 6'5"
Utility	2.40m x 1.80m	7'9" x 5'10"
Cloakroom	1.80m x 1.80m	5'9" x 5'9"

EXCHANGE MANSIONS 10

Living/Dining/Kitchen	4.90m x 4.95m*	16'1" x 16'2"
Bedroom	4.80m x 2.80m	15'8" x 9'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 11

Living/Dining/Kitchen	6.90m x 5.60m*	22'6" x 18'4"
Bedroom 1	6.45m* x 3.30m	21'2" x 10'8"
En-suite	2.55m x 1.90m	8'4" x 6'2"
Bedroom 2	5.15m* x 2.80m*	16'9" x 9'2"
Bathroom	2.18m x 1.97m	7'2" x 6'5"

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FIRST FLOOR

EXCHANGE MANSIONS 12

Living/Dining/Kitchen	6.80m* x 5.20m*	22'3"* x 17'1"*
Bedroom 1	5.00m* x 2.70m	16'4"* x 8'9"
En-suite	2.86m x 1.72m	9'4" x 5'6"
Bedroom 2	3.50m x 3.26m	11'5" x 10'7"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 13

Living/Dining/Kitchen	6.81m x 5.00m*	22'3" x 16'4"*
Bedroom 1	4.90m* x 3.94m	16'1"* x 12'10"
En-suite	2.06m x 1.50m	6'8" x 4'10"
Bedroom 2	3.60m x 2.80m	11'8" x 9'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 14

Living	5.30m* x 6.00m*	17'4"* x 19'7"*
Lobby	2.95m x 1.80m	9'7" x 5'9"
Dining Hall	5.90m x 2.80m	19'4" x 9'2"
Bedroom 1	6.00m* x 3.45m*	19'7"* x 11'3"*
En-suite	2.70m x 1.35m	8'9" x 4'4"
Bedroom 2	3.80m x 3.55m	12'5" x 11'6"
Bedroom 3	3.80m x 1.90m	12'5" x 6'2"
Utility	2.00m x 1.45m	6'6" x 4'8"
Bathroom	1.95m x 2.70m	6'4" x 8'9"
Kitchen	2.95m x 4.00m	9'7" x 13'1"

EXCHANGE MANSIONS 15

Living/Dining/Kitchen	6.03m* x 7.11m*	19'8"* x 23'4"*
Bedroom 1	5.90m* x 4.20m	19'8"* x 13'8"
En-suite	2.74m x 1.90m	8'10" x 6'2"
Bedroom 2	4.60m* x 3.50m	15'1"* x 11'5"
Bathroom	2.35m x 1.97m	7'8" x 6'5"
Utility	2.40m x 1.80m	7'9" x 5'10"
Cloakroom	1.80m x 1.80m	5'9" x 5'9"

EXCHANGE MANSIONS 16

Living/Dining/Kitchen	4.90m x 4.95m*	16'1" x 16'2"*
Bedroom	4.80m x 2.80m	15'8" x 9'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"

EXCHANGE MANSIONS 17

Living/Dining/Kitchen	6.90m x 5.60m*	22'6" x 18'4"*
Bedroom 1	6.45m* x 3.30m	21'2"* x 10'8"
En-suite	2.55m x 1.90m	8'4" x 6'2"
Bedroom 2	5.15m* x 2.80m*	16'9"* x 9'2"*
Bathroom	2.18m x 1.97m	7'2" x 6'5"

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SECOND FLOOR

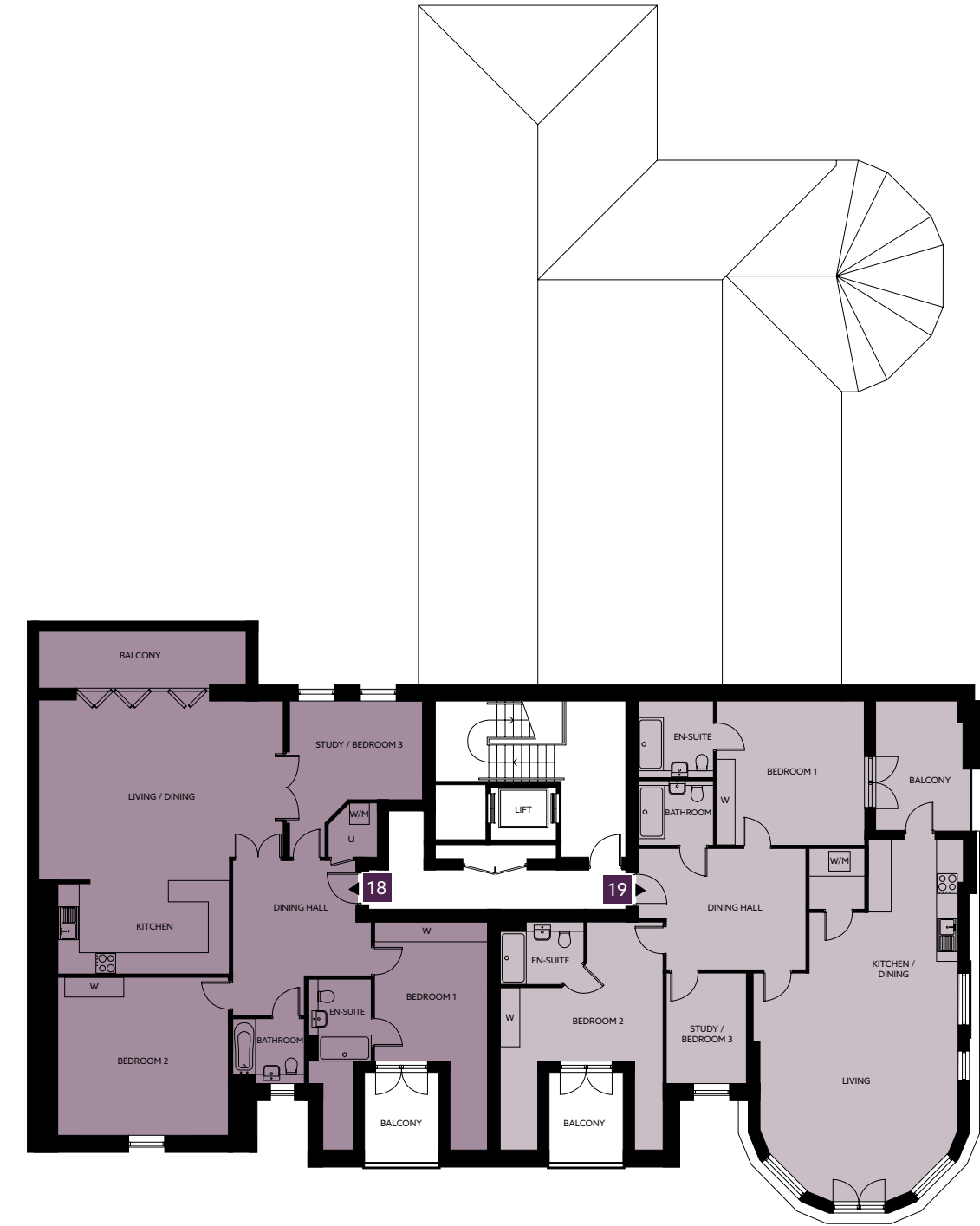
EXCHANGE MANSIONS 18

Kitchen	5.02m x 2.70m	16'5" x 8'9"
Dining Hall	4.70m x 4.20m*	15'4" x 13'8"*
Living/Family	7.29m* x 5.40m*	23'9"* x 17'7"*
Bedroom 1	4.26m x 3.44m	14'0" x 11'3"
En-suite	2.55m x 1.90m	8'4" x 6'2"
Bedroom 2	4.80m x 5.62m	15'7" x 18'4"
Bathroom	2.17m x 1.97m	7'1" x 6'5"
Bedroom 3/Study	4.80m* x 4.05m	15'7"* x 13'3"

EXCHANGE MANSIONS 19

Kitchen	4.40m* x 4.00m*	14'4"* x 13'1"*
Dining Hall	5.00m* x 3.60m*	16'4"* x 11'8"*
Living/Family	6.94m* x 6.03m*	22'8"* x 19'8"*
Bedroom 1	4.48m x 4.39m	14'7" x 14'4"
En-suite	2.30m x 2.32m	7'5" x 7'6"
Bedroom 2	4.96m x 2.47m	16'3" x 8'1"
En-suite	2.55m x 1.67m	8'4" x 5'5"
Bathroom	1.96m x 2.30m	6'4" x 7'5"
Bedroom 3/Study	2.47m x 3.36m	8'1" x 11'0"
Utility	1.82m x 1.70m	6'0" x 5'6"

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TOWN & COUNTRY LIVING



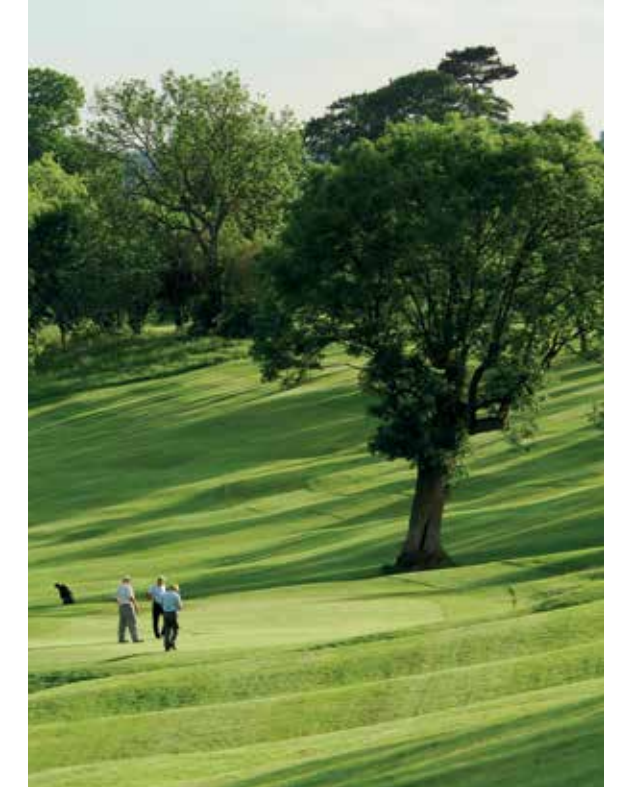
The Excitement is Building

WHETHER YOUR PASSION IS GOLF, COUNTRY PURSUITS OR FINE DINING, EVERYTHING IS ACCESSIBLE FROM THE EXCHANGE.

Rickmansworth Aquadrome, a 100 acre nature reserve including lakes, open grassland and woods, is less than 2 miles away, offering a range of country pursuits including sailing, canoeing and cycling.

Golf devotees can choose from two, 300 acre championship courses both a short drive away, at Moor Park in Northwood and The Grove, Watford (known as 'London's Country Estate'), which is also a 5-star hotel with an award winning spa and three restaurants.

In Rickmansworth, there is a plethora of cafes, restaurants and gastro pubs to choose from, for a local night out. Reputed country pubs are abound as close as Croxley Green, 2 miles away, with the The Coach & Horses and The Artichoke On The Green to choose from.



VICTORIA MANSIONS



The Excitement is Building



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GROUND FLOOR

VICTORIA MANSIONS 20

Living/Dining/Kitchen	6.28m* x 6.18m*	20'6" x 20'3"
Bedroom 1	4.90m* x 6.17m	16'1" x 20'2"
En-suite	2.25m* x 1.90m	7'4" x 6'2"
Bedroom 2	2.96m x 4.86m*	9'7" x 15'10"
Bathroom	2.47m x 1.97m	8'10" x 6'5"

VICTORIA MANSIONS 21

Living/Dining/Kitchen	5.30m* x 6.78m*	17'4" x 22'3"
Bedroom	4.08m* x 3.13m	13'4" x 10'3"
Bathroom	2.00m x 2.19m	6'6" x 7'2"

VICTORIA MANSIONS 22

Living/Dining/Kitchen	6.58m x 4.67m	21'6" x 15'3"
Bedroom 1	5.40m* x 3.83m	17'7" x 12'6"
En-suite	2.07m x 1.49m	6'8" x 4'9"
Bedroom 2	5.21m* x 3.03m	17'1" x 9'9"
Bedroom 3	4.27m x 2.80m	14'0" x 9'2"
Bathroom	2.19m x 1.97m	7'2" x 6'5"

VICTORIA MANSIONS 23

Living/Dining/Kitchen	5.33m* x 5.17m*	17'5" x 16'10"
Bedroom 1	3.20m x 3.13m	10'5" x 10'3"
En-suite	2.25m x 1.97m	7'4" x 6'5"
Dressing Area	1.82m x 1.90m	5'10" x 6'2"
Bedroom 2	3.21m x 3.12m	10'5" x 10'2"
Bathroom	2.19m x 1.97m	7'4" x 6'5"

VICTORIA MANSIONS 24

Entrance Hall	3.35m x 2.40m	10'10" x 7'9"
Kitchen/Dining	5.63 x 3.05m	18'5" x 10'0"
Living	4.60m x 3.75m	15'1" x 12'3"
Bedroom 1	5.63m* x 3.41m	18'5" x 11'2"
En-suite	2.30m x 1.59m	7'6" x 5'2"
Bedroom 2	2.85m* x 5.55m	9'4" x 18'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"



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FIRST FLOOR

VICTORIA MANSIONS 25

Living/Dining/Kitchen	6.28m* x 6.18m*	20'6" x 20'3"
Bedroom 1	4.90m* x 6.17m	16'1" x 20'2"
En-suite	2.25m* x 1.90m	7'4" x 6'2"
Bedroom 2	2.96m x 4.86m*	9'7" x 15'10"
Bathroom	2.47m x 1.97m	8'1" x 6'5"

VICTORIA MANSIONS 26

Living/Dining/Kitchen	5.30m* x 6.78m*	17'4" x 22'3"
Bedroom	4.08m* x 3.13m*	13'4" x 10'3"
Bathroom	2.00m x 2.19m	6'6" x 7'2"

VICTORIA MANSIONS 27

Living/Dining/Kitchen	6.58m x 4.67m	21'6" x 15'3"
Bedroom 1	5.40m* x 3.83m	17'7" x 12'6"
En-suite	2.07m x 1.49m	6'8" x 4'9"
Bedroom 2	5.21m* x 3.03m	17'1" x 9'9"
Bedroom 3	4.27m x 2.80m	14'0" x 9'2"
Bathroom	2.19m x 1.97m	7'2" x 6'5"

VICTORIA MANSIONS 28

Living/Dining/Kitchen	5.33m* x 5.17m*	17'5" x 16'10"
Bedroom 1	3.20m x 3.13m	10'5" x 10'3"
Dressing Area	1.82m x 1.90m	5'10" x 6'3"
Bedroom 2	3.21m x 3.12m	10'5" x 10'2"
Bathroom	2.19m x 1.97m	7'2" x 6'5"
En-suite	2.25m x 1.97m	7'4" x 6'5"

VICTORIA MANSIONS 29

Entrance Hall	3.35m x 2.40m	10'10" x 7'9"
Kitchen/Dining	5.63m x 3.05m	18'5" x 10'0"
Living	4.60m x 3.75m	15'1" x 12'3"
Bedroom 1	5.63m* x 3.41m	18'5" x 11'2"
En-suite	2.30m x 1.59m	7'6" x 5'2"
Bedroom 2	2.85m x 5.55m	9'4" x 18'2"
Bathroom	2.17m x 1.97m	7'1" x 6'5"



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SECOND FLOOR

VICTORIA MANSIONS 30

Living/Family/Kitchen	11.91m x 6.57m*	39'1" x 21'6"*
Dining Hall	7.35m* x 5.00m*	24'1" x 16'4"*
Bedroom 1	7.41m x 5.20m	24'3" x 17'1"
En-suite	2.99m x 2.66m	9'8" x 8'7"
Bedroom 2	4.06m x 3.26m	13'3" x 10'7"
En-suite	2.55m x 1.49m	8'4" x 4'9"
Utility	3.51m x 1.75m	11'5" x 5'7"
Bedroom 3	4.72m x 4.58m	15'5" x 15'0"
Bathroom	2.28m x 2.41m	7'5" x 7'9"

VICTORIA MANSIONS 31

Kitchen	4.72m x 3.31m	15'5" x 10'9"
Bedroom 1	8.08m* x 4.93m	26'5" x 16'2"
En-suite	2.67m x 2.73m	8'8" x 9'0"
Bedroom 2	4.36m x 4.83m	14'3" x 15'8"
En-suite	2.90m x 1.49m	9'5" x 4'9"
Utility	2.50m x 1.52m	8'2" x 5'0"
Bedroom 3	3.38m x 3.38m	11'1" x 11'1"
Bathroom	2.42m x 2.00m	7'9" x 6'6"
Living	4.23m* x 6.98m*	13'9" x 22'9"*



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Images from previous Chase New Homes developments

SPECIFICATION FOR PLOTS 6, 7, 8, 9, 10,
11,12,13,15,16,17, 20, 21, 23, 24, 25, 26, 28 AND 29

INTERNAL FINISHES

- Walnut finish internal doors with polished chrome lever handles
- Contemporary cornice to hallway and feature rooms
- Walnut finish glazed doors to reception rooms
- Carpet to all areas (unless otherwise specified)
- Floor to ceiling fitted wardrobe to master bedroom

EXTERNAL FINISHES

- Double glazed windows with chrome ironmongery and easy-clean hinges
- Lighting to terraces and balconies
- Paving to terraces and timber decking to balconies

KITCHENS

- Fully-fitted Metris designer kitchens
- Neff appliances including oven, combination microwave oven, gas hob and extractor

- Fully-integrated Neff dishwasher and fridge freezer
- Double bowl sink and drainer with designer tap and pull out spray
- Quartz worktop with upstand
- Lighting under wall units
- Large ceramic floor tiles to kitchen areas

UTILITY ROOMS / LAUNDRY CUPBOARDS

- Neff washer dryer

BATHROOMS / CLOAKROOMS

- Fully-fitted bathrooms with white sanitary ware and chrome fittings
- Built-in mirrored storage cabinet with lighting
- Shaver point to all bathrooms and en-suites
- Chrome ladder heated towel rail to bathrooms and en-suites
- Low profile walk-in shower trays with glazed screen
- Half height ceramic wall and floor tiles/full height to showers/baths

ELECTRICS AND LIGHTING

- Wiring for Sky+ to living room looped to all bedrooms
- Wall-mounted media plates to lounge, kitchen/dining room and master bedroom
- 75% low energy light fittings throughout
- Chrome downlights to bathroom, en-suites, kitchen/dining rooms and hallway
- Contemporary chrome switches and sockets throughout hallway, kitchen and living room
- Lazy light switch to all double bedrooms
- 5 amp lighting circuit to drawing room
- All apartments benefit from communal satellite and aerial distribution system

SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector to hall
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors

GENERAL AREAS

- Individual gas central heating system allowing control of hot water and heating
- Pre-cast concrete floors
- Storage cupboard to hallway (subject to layout)

COMMUNAL AREAS

- Lighting to porch area and external dusk/dawn sensored lighting either side of entrance door
- Entrance lobbies with large ceramic floor tiles, large well mat and contemporary corncicing and carpet elsewhere
- Video entry system
- Glass balustrade with stainless steel handrail to staircase
- Secure underground car parking with allocated spaces (on selected plots)
- Surface car parking (on selected plots)
- 8 person lift
- Chrome downlighters
- Wall-mounted electric radiators in communal hallways and landings
- Landscaped communal gardens

* It may not be possible to provide the branded products as referred to in all specifications. In such cases, a similar alternative will be provided. Chase New Homes reserves the right to make these changes as required. The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescription Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. This information does not constitute a contract, or warranty.

SPECIFICATION FOR PLOTS

5,14,18,19, 22, 27, 30 AND 31

INTERNAL FINISHES

Walnut finish internal doors with polished chrome lever handles

Large ceramic floor tiles to entrance hall

Glazed doors with walnut finish to reception rooms

Floor to ceiling fitted wardrobe to master bedroom and second bedroom

Contemporary cornice to hallway and feature rooms

Carpet to all areas (unless otherwise specified)

EXTERNAL FINISHES

Lighting to terraces and balconies

Double-glazed windows with chrome ironmongery and easy clean hinges

Paving to terraces and timber decking to balconies

KITCHENS

Fully-fitted Metris designer kitchens

Siemens appliances including two single ovens, combination microwave oven, gas hob, extractor and coffee machine

Fully-integrated Siemens dishwasher, full height fridge freezer and larder fridge (subject to layout)

Wine cooler

Double bowl sink and drainer with designer tap and pull out spray

Quartz worktop with upstand

LED lighting under wall units

Large ceramic floor tiles to kitchen areas

UTILITY ROOMS (WHERE APPLICABLE AND SUBJECT TO LAYOUT)

Integrated Siemens washing machine and tumble dryer

Sink and drainer

Post-formed worktop and stand

Large ceramic floor tiles

UTILITY / LAUNDRY CUPBOARDS (WHERE APPLICABLE AND SUBJECT TO LAYOUT)

Siemens washing machine and tumble dryer

BATHROOMS / CLOAKROOMS

Fully-fitted bathrooms with white Roca sanitary ware with chrome fittings

Under basin storage cabinets and shaver point to all bathrooms/en-suites

Chrome ladder heated towel rail to bathrooms and en-suites

Low profile walk-in shower trays with glazed screen

Half height ceramic wall and floor tiles/full height to showers/baths

ELECTRICS / LIGHTING

Wiring for Sky+ to living room looped to all bedrooms

Wall mounted media plates to living room, kitchen and master bedroom

75% low energy light fittings throughout

Chrome downlights to bathrooms, en-suites, kitchen and hallway

Contemporary chrome switches and sockets throughout

Lazy light switch to all double bedrooms

Ceiling speakers to living room, kitchen and master bedroom with slave speaker to master bedroom en-suite

5 amp lighting circuit to living room and master bedroom

Wiring for home audio/visual and data distribution system to all rooms including ceiling speaker wiring

Cornice feature lighting to hallways

All apartments benefit from communal satellite and aerial distribution system

SECURITY AND SAFETY

Provision for future wireless alarm system

Mains fed smoke detector to hall

10 year structural warranty provided by Premier Guarantee

Security locks to all windows and doors

GENERAL AREAS

Individual gas central heating system with radiators allowing control of hot water and heating

Pre-cast concrete floors

Storage cupboard to hallway (subject to layout)

COMMUNAL AREAS

Lighting to porch area and external dusk/dawn sensored lighting either side of entrance door

Entrance lobbies with large ceramic floor tiles and large well mat and contemporary cornicing

Large ceramic floor tiles to 2nd floor landings (to penthouses) and carpet elsewhere with contemporary cornicing

Video entry system

Glass balustrade with stainless steel handrail to staircase

Secure underground car parking with allocated spaces (on selected plots)

Surface car parking (on selected plots)

8 person lift

Chrome downlighters

Wall-mounted electric radiators in communal hallways and landings

Landscaped communal gardens





Images from previous Chase New Homes developments

MORTGAGES

RHA Prime have been appointed as our Independent Financial Advisors (IFA). RHA serve an important role in our reservations procedure, which can be found on page 36.

Mortgages for new build homes are a specialised lending field, with criteria that differs to the traditional second hand market. Choosing a mortgage broker who does not operate in, or understand this market could jeopardise your reservation and cause you unnecessary expense. RHA Prime are dedicated to ensuring timely exchanges and completions.



RHA PRIME FINANCE

10 Marchmont Gate
Boundary Way
Hemel Hempstead
Hertfordshire
HP2 7BF

Tel: 0203 640 7600

Email: info@rhaprime.co.uk

HELP TO BUY

In association with the Government, the Help to Buy initiative provides an equity loan for 20% of the property value, with no repayments on the loan for the first five years. This will allow a buyer to take advantage of better interest rates and assist your move on to or up the housing ladder.

If you can answer yes to the following points you may eligible:

1. If the purchase price is less than £600,000
2. You have no interest in any other properties abroad or in the UK, or will not have on completion
3. You have a deposit of 5% or more

All loans are subject to status and require a financial assessment in accordance with the Homes and Communities Agency guidelines. Help to Buy is designed to provide affordable long term home ownership with reduced income multiples.

Further information can be found on www.help2obuy.org.uk along with their contact information.



RESERVATION PROCEDURE

Before making an offer, a prospective purchaser will be asked to qualify their ability to proceed, by completing a financial check undertaken by our IFA, RHA Prime. See page 34.

This check will include, if appropriate, confirmation of eligibility to qualify for the Help to Buy Initiative, and a potential buyers ability to secure adequate mortgage funds to complete on the purchase of a property. Cash buyers will be required to show proof of funds.

If an offer is accepted, a purchaser must instruct a solicitor to act on their behalf. Details of the recommended firm of solicitors can be found on this page. They have been briefed in relation to the Title and conveyancing aspects of the development in order to ensure that any transaction can proceed smoothly.

A purchaser is however at liberty to instruct any firm of solicitors, but the purchaser should be aware of their obligation to exchange contracts within 28 days of their solicitor receiving the contract. Failure to do so may result in the contract being withdrawn.

Finally, a deposit of £5,000* must be paid to complete the reservation procedure. This deposit will be receipted, and £500 of this is non-refundable, should the purchaser either fail to proceed, or if the contract is withdrawn if the purchaser fails to exchange within the 28 day period.

On acceptance of the reservation, the purchaser will be provided with a Predicted Energy Assessment (PEA) relating to the property they have reserved. Upon completion, an accurate Energy Performance Certificate (EPC) will then be provided.

A potential purchaser will be expected to exchange contracts 28 days from the date their solicitor is in receipt of the contract documentation.

* A deposit of £500 is applicable for Help to Buy.

RECOMMENDED SOLICITOR

Simon Archer

Archer Rusby Limited
First Floor Offices
3 Norfolk Court
Norfolk Road
Rickmansworth
WD3 1LA

Tel: 01923 713 020

Email: s.archer@archerrusby.com



Images from previous Chase New Homes developments

RENTALS, INVESTMENTS & SELLING AGENT

Whether you are new to property investment, or are a seasoned investor, buying any property should be a 'considered purchase'. At Chase New Homes our aim is to offer support in this market sector. Through working with our appointed selling agent, Savills, they have produced an Investor Information Pack to guide you through your purchase at The Exchange.

This pack includes details of the estimated rental values (ERV), likely demand and costs associated with both buying and maintaining an apartment – all of which has to be taken into account – so that you, as an investor can determine which apartments would be the best option.

Please contact Savills for more information:

NORTHWOOD OFFICE

1 Rowland Place
Green Lane
Northwood
Middlesex
HA6 1AA

Tel: 01923 740 086

Email: jmhardy@savills.com



The Excitement is Building

LEASES, GROUND RENT & SERVICE CHARGES

The apartments at The Exchange will be sold on 125 year leases.

The Ground Rent charges at The Exchange will be:

One Bedroom:	£250 pa
Two Bedroom:	£300 pa
Three Bedroom:	£350 pa

Ground Rent is a regular payment made by the owner of the leasehold property to the freeholder, as required under a lease. Upon completion, the leaseholder will pay an apportioned amount of Ground Rent for the rest of that year. Thereafter, Ground Rent is payable on an annual basis on the 1st January.

All residents at The Exchange will pay a service charge for the shared facilities. These areas include, but not by way of limitation, the communal garden, the entrance gates, the lifts, the maintenance of the staircase and hallways, buildings insurance, the communal heating, electric and public liability insurance.

For accurate service charge figures relating to a particular apartment, please speak with our selling agent Savills at the time of reservation.

On completion, leaseholders will pay an apportioned amount of the service charge for the rest of that year. Thereafter, the service charge is split into two payments, the first falls due on 1st January and the second on 1st July each year.

CAR PARKING

Parking spaces are provided for all apartments, including two visitor spaces. Please speak with our Sales Representatives to establish which plots have surface or underground spaces.

Prospective purchasers and any occupiers must be notified that they or their successors will not be entitled to apply for a Residents Parking Permit from the Council in respect of any Residential Dwelling on the development site.

TV AND SATELLITE

There is a communal aerial and satellite distribution at The Exchange. Purchasers will need to contact Sky independently for satellite TV.



Images from previous Chase New Homes developments

BLOCK MANAGEMENT

A management company has been formed in the name of The Exchange Residents Company Limited to administer the management of the communal areas and services forming part of The Exchange development.

The management company will be run by the developer until completion of the development, at which point a carefully selected firm of managing agents will be appointed to deal with the day to day administration of its communal management responsibilities.

On completion of the development, each resident will become a shareholder in the management company.

The Exchange Residents Company Limited will have its own dedicated bank account into which the service charge initial payments are collected from each buyer on completion of their purchase and all subsequent service charge payments will be paid.

Only communal expenditure incurred in managing the communal areas and services for the development at The Exchange will be paid from this bank account. Management company responsibilities include, but are not limited to, buildings and public liabilities insurances, lift maintenance and insurance contracts, communal electricity bills, internal communal area cleaning, external window cleaning, communal gardening, car park and hard grounds maintenance.



Images from previous Chase New Homes developments

STRUCTURAL WARRANTY

Apartments at The Exchange will have the benefit of a 10 year structural warranty provided by Premier Guarantee. Premier Guarantee is the warranty provider behind £45 billion of property across the UK.

On completion, Chase New Homes will provide the purchaser with a copy of the Premier Guarantee Certificate of Insurance, which has a unique reference number for each property.

To locate any information relating to the warranty, the purchaser will be able to inspect the Home Owners Handbook online, which provides the purchaser with important information on the warranty cover for the new home.

The Chase New Homes guarantee lasts for two years from the date of legal completion. We will generally guarantee everything supplied by us as part of the new home for all defects caused by faulty workmanship or materials.

Our guarantee does not cover the following:

1. Damage caused by storms or by accidents, negligence, abuse, normal wear and tear, or poor maintenance of the property or appliances, including any blockages to the drainage system caused by inappropriate disposal of waste.
2. Minor shrinkage cracks (up to 2mm).
3. Alarms, where fitted, will have been for our prior security requirements and are, where left in place, not part of the sale package unless otherwise agreed.
4. Any cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances, fitted bedroom wardrobes, bathroom sanitaryware and furniture, glass or other items which are not reported within 14 days of legal completion.

Appliances (including all kitchen white goods, hot water cylinder and boiler) are covered by the manufacturers guarantee. All purchasers must ensure they register the warranties for white goods immediately after completion.

If you need any further information regarding the structural warranty, you can contact Premier Guarantee on:

Tel:
08444 120 888

Email:
info@premierguarantee.co.uk

or visit their website:
www.premierguarantee.co.uk

premier
guarantee

CUSTOMER CARE PROCEDURES

Chase New Homes will work hard to ensure you are satisfied after you have purchased your home, and will provide an after sales service by our Customer Care department for two years after legal completion.

SNAGGING

Within the first 14 days of your occupation, we ask that you arrange a convenient time for a snagging appointment. This will entail a visit from the Site Manager to your new home in order to assess any minor issues that require our attention. The Customer Care team will then arrange for any necessary works to be attended to, so any faults are remedied.

REPORTING FAULTS

If you have any minor faults that need attention, please contact us, in the first instance by email as detailed below. Once received, these will be dealt with in a timely and courteous manner.

customercare@chasenewhomes.co.uk

If you discover an urgent fault that requires our immediate attention, this should be reported to our Customer Care Manager on the telephone number below as soon as possible. Faults deemed to be urgent include electrical or plumbing issues (including drainage) and problems that jeopardise the immediate security of the dwelling.

01992 703 690 (office hours)

OUT OF HOURS EMERGENCY NUMBER

In the case of an emergency, our Customer Care Team can be contacted on the following dedicated telephone number:

07584 570 770

WHAT CONSTITUTES AN EMERGENCY?

1. Complete failure of heating systems and /or hot water system (October to April)
2. Water leaks that cannot be contained
3. Failure of electrics (first, check it has not been caused by a tripped fuse)
4. Flooding caused by blocked drains that threatens to enter homes
5. Security – a fault to a window or external door causing loss of security



Images from previous Chase New Homes developments

OUR COMMITMENT TO YOU

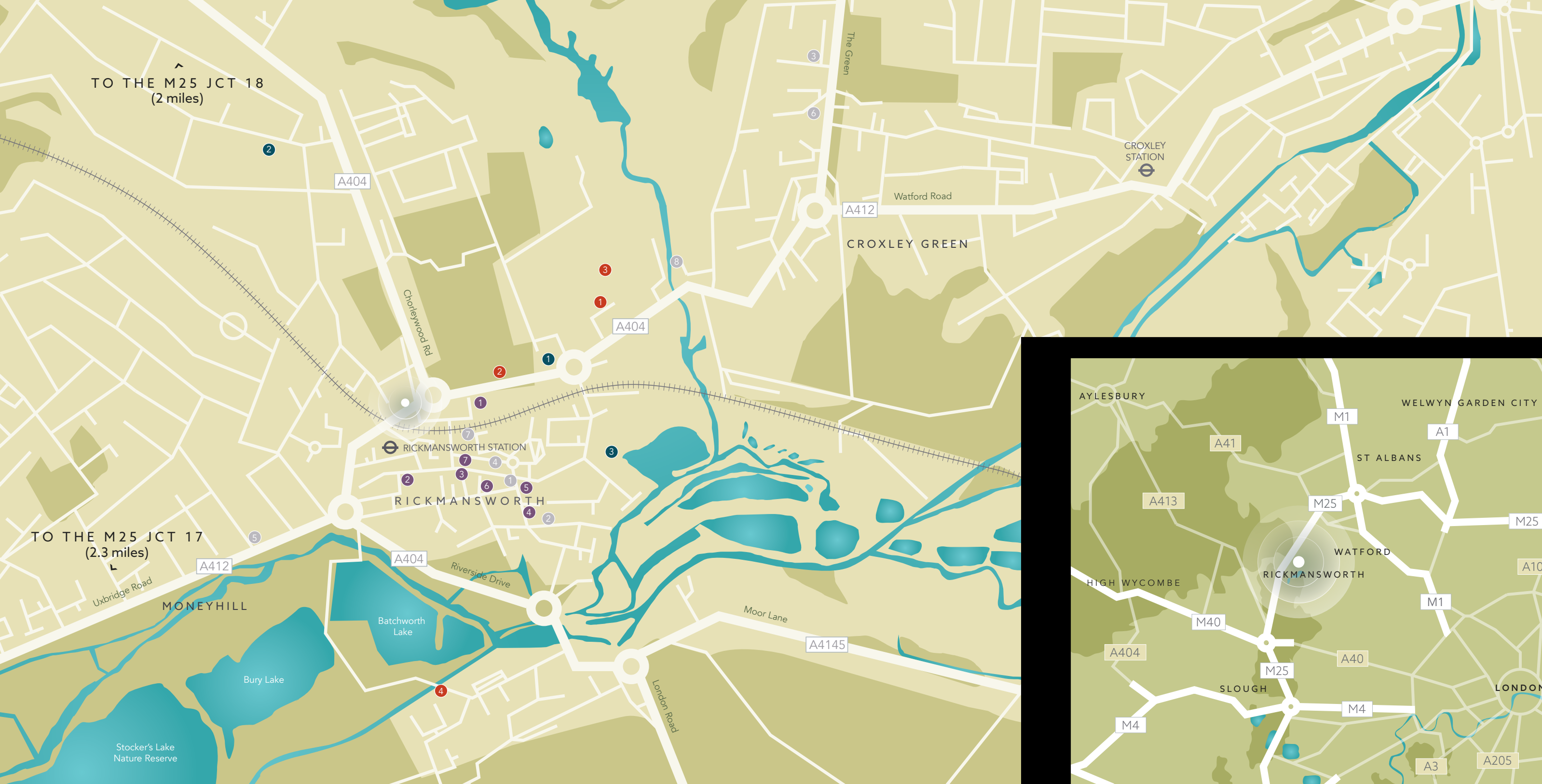
CONSUMER CODE

You will also have our commitment to abide by the requirements of the Consumer Code for Home Builders.

The Code gives protection and rights to purchasers of new homes, ensuring they are treated fairly and are fully informed about their purchase before and after they sign the contract. Our customer charter sets out our commitment to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.

1. Issue you with a copy of this Customer Charter and a copy of the Consumer Code for Home Builders automatically once a Reservation Agreement has been signed.
 2. Ensure the Consumer Code for Home Builders is always available for you to view on our website www.chasenewhomes.co.uk and a copy is displayed in our sales office along with details on how to access further guidance.
 3. Implement procedures to ensure that the standards and commitments set out in this Customer Charter are met consistently.
 4. Provide you with detailed pre-contract information to ensure that you can make an informed decision before buying a property. This information will be jargon free, fair and reliable and will include:
 - a written Reservation Agreement
 - an explanation of the Premier Guarantee Cover
 - a description of any management services and charges to which you will be committed, and an estimate of their costs
 5. You will be advised to appoint your own professional legal advisor to carry out the legal formalities of purchasing your property and to ensure your interests are best represented.
 6. Ensure our staff have received training to efficiently deal with any queries you may have. This training encompasses details of the Code, the responsibilities of staff to you, the home buyers, and also what the Customer Charter means to the Company and its Directors.
 7. Ensure the sales process, advertising and any marketing materials are clear, truthful and fair.
 8. Advise you of:
 - who to contact at every stage of your purchase
 - how we will deal with your questions
 - any relevant choices and options you can consider
 If your property is still under construction, we will also provide you with:
 - a brochure or plan reliably showing layout, appearance and plot position of the property
 - a list of the property's contents e.g. white goods, carpets etc.
 - the standards to which the property is being built
 9. Fully inform you of the health and safety precautions to undertake when visiting a site under construction or living on a site where building work is ongoing.
 10. Provide you with a Reservation Agreement which clearly sets out terms of reservation as stipulated in the Consumer Code for Home Builders.
 11. Explain how your contract deposits are protected and how any other pre-payments are dealt with.
 12. Clearly make you aware of your cancellation rights.
 13. Provide reliable information regarding the timing of construction and the entry date / completion of the property.
- Once a completion date has been agreed we will ensure:
- transfer of ownership takes place
 - the operation of appliances and central heating system in the property are demonstrated to you
14. Provide an after sales service with details of what the service includes, the point of contact and what guarantee/warranties apply to your home.
 15. Inform you in writing of our complaints handling procedure and provide information of the dispute resolution arrangements operated as part of the Consumer Code for Home Builders.
 16. Co-operate with appropriately qualified personal advisors you may have appointed to help resolve disputes.





BARS & RESTAURANTS

- The Uppercrust 1
- Zaza 2
- The Coach & Horses 3
- Bar 92 4
- The Halfway House 5
- The Artichoke 6
- Tamarind Thai Cafe 7
- Scotbridge Mill 8

RETAIL

- Waitrose 1
- Marks & Spencer 2
- Costa 3
- Cinnamon Square 4
- Zip Up 5
- Croxley Galleries 6
- Oasis Health Store 7

RELAXATION & LEISURE

- Rickmansworth Cricket Club 1
- Rickmansworth Park 2
- Rickmansworth Sports Club 3
- Aquadrome 4

EDUCATION

- Rickmansworth Park Junior Mixed & Infant 1
- Charlotte House Preparatory School 2
- St Joan of Arc Catholic School 3



ABOUT CHASE NEW HOMES

Since 2005 Chase New Homes, an independent and entrepreneurial company, have successfully developed new homes, building a reputation for excellence.

The Exchange is another showcase in our varied portfolio of developments, which range from £100,000 studio suites to a £4,000,000 mansion – irrespective of price each property representing our aspiration for continued product development.

Chase New Homes are currently working on projects for a further 450 homes in Central London and throughout the Home Counties.

Buying your new home is one of the most important decisions in life, that is why we always ensure that the utmost care, respect and consideration is given to any purchaser.

SOME OF OUR CURRENT DEVELOPMENTS:



Danbury Palace
Danbury, Chelmsford



Skyline
Stevenage



King William Place
Kingshill Way, Berkhamsted



Royal Keys
Townsend Gate, Berkhamsted



Times Square
Welwyn Garden City

CONTACT DETAILS



The Excitement is Building

Chase New Homes Ltd

16-18 Howard Business Park
Howard Close
Waltham Abbey
Essex EN9 1XE

Tel: 01992 703 698

Email: enquiries@chasenewhomes.co.uk

Disclaimer

This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. An Energy Performance Certificate (EPC) is available for inspection on request and a copy is held by the selling agent. The Exchange is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press, September 2015.

A development by:



www.theexchange-rickmansworth.co.uk