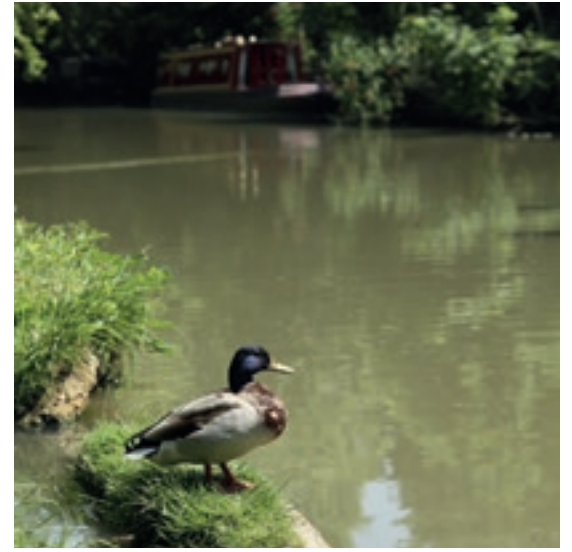




THE  
**W A T E R S I D E**  
COLLECTION  
AT OAKBROOK

BEAUTIFUL 2 & 3 BEDROOM HOMES





THE  
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#### **REFLECTIONS ON LIFE**

There's something special about living close to water. Perhaps it's the natural calming effect of nature that seems to thrive in and around it. Whatever the answer, there's no doubt that life close to the water's edge is a dream for many – and The Waterside Collection at Oakbrook is the perfect place to live that dream.

#### **A LOCATION FOR LIVING**

The Waterside Collection at Oakbrook consists of 25 stunning homes in Newton Leys, Buckinghamshire, just six miles from Milton Keynes. With nearby Willow Lake creating a picturesque focal point, the development is a rural escape for anyone looking to buy their first home. However, with its excellent transport links, it also offers easy access to a range of local retail, work and leisure amenities, plus all the buzz of vibrant Milton Keynes.

#### **YOUR MOMENT TO BUY**

The Waterside Collection homes are offered on a shared ownership basis by Catalyst, one of the leading mixed tenure providers around London and the South East. This makes them a wonderful choice for first time buyers, for whom the combination of affordability, quality and location is a great lifestyle match. With a selection of two and three-bedroom houses available, each well-appointed with the latest fixtures and fittings, the Waterside Collection at Oakbrook is the perfect place to enjoy both relaxed rural living and exciting times just a little further afield.

## THE BEST OF BOTH WORLDS

### IT'S YOUR CHOICE

Think about the way you live your life.

Some days you want to get out there and experience the world. You want to shop till you drop, enjoy an invigorating workout, immerse yourself in the cut and thrust of business or take in some culture. You've got energy to burn and you want to get the most from each minute.

But other days, you want to take things at a more leisurely pace. You want to shop locally, enjoy a quiet coffee with friends, take a gentle stroll that doesn't stray far from your door, or even just spend some quality time on your sofa.

The Waterside Collection at Oakbrook lets you satisfy both sides of life.

### ONE WORLD TO ANOTHER

The relaxed rural community of Newton Leys is the perfect place to enjoy a more unhurried style of living when you choose to - though that doesn't mean there isn't plenty to do. The surrounding area features a host of local amenities including a selection of gyms and leisure centres, as well as convenient shopping, a community centre and purpose-built primary school. Whether you're single, a couple or a family, you won't be short of ways to enjoy some fulfilling leisure time.

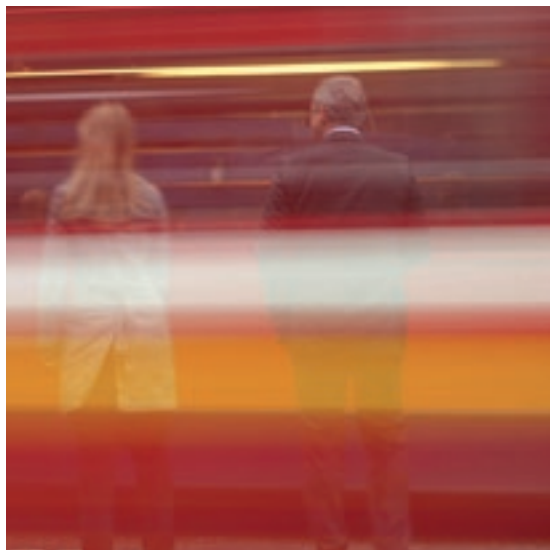
The Waterside Collection isn't all about country living, however. After all, it's just six miles to Milton Keynes, where the worlds of business, leisure, art and culture collide. With excellent transport links helping you reach your destination quickly and easily, you're connected to everything the wider world has to offer.

### ON THE MOVE

Junction 14 of the M1 is just over ten miles away, while nearby Bletchley railway station offers direct services into Milton Keynes in around five minutes, and into London Euston in around forty minutes. Even commuting into central London is an everyday option, making The Waterside Collection at Oakbrook a great choice for anyone whose work takes them into the capital on a regular basis.

### IT'S GREAT TO COME HOME

From a world of idyllic open spaces and local convenience to the buzz and excitement of city life, it's the easy switch from one to the other that makes The Waterside Collection at Oakbrook such a perfect location for all kinds of first-time buyers. So why choose one world when you can come down to the water's edge and have both?





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SITE PLAN

- Chestnut - 2 bedroom home
- Dunton - 3 bedroom home

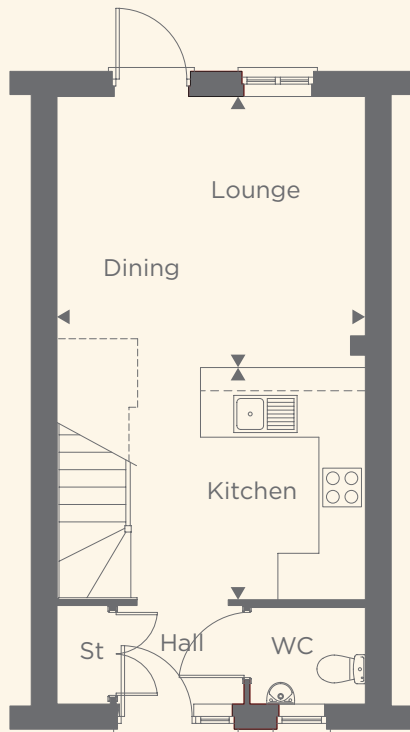




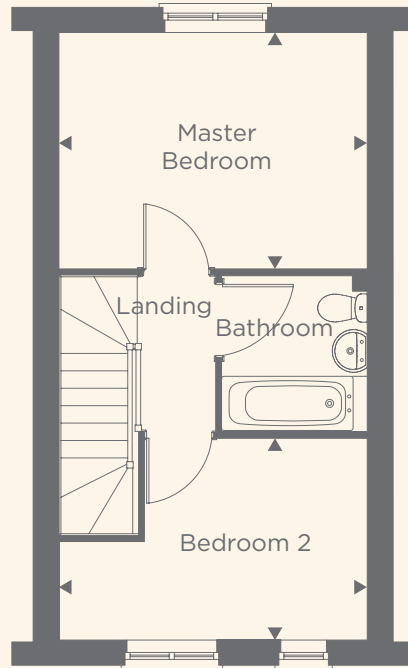
CHESTNUT  
2 BEDROOM HOME







Ground Floor



First Floor



**Ground Floor**

Kitchen	3.00m x 2.13m	9'10" x 7'0"
Lounge/Dining	3.98m x 3.50m	13'1" x 11'6"

**First Floor**

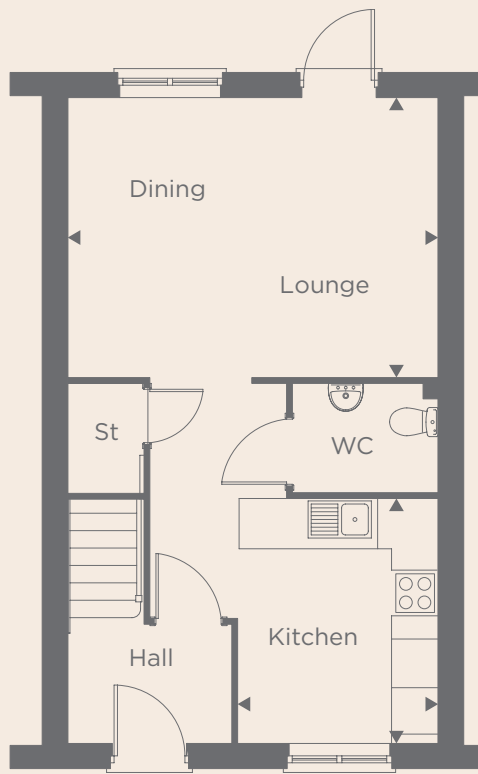
Master Bedroom	3.98m x 3.06m	13'1" x 10'0"
Bedroom 2	3.98m x 2.61m	13'1" x 8'7"

Floor plans and dimensions are for illustrative purposes only and are not to scale. Measurements are taken from the widest point and dimensions are subject to minor variations. Please ask Sales Advisor for specific details.

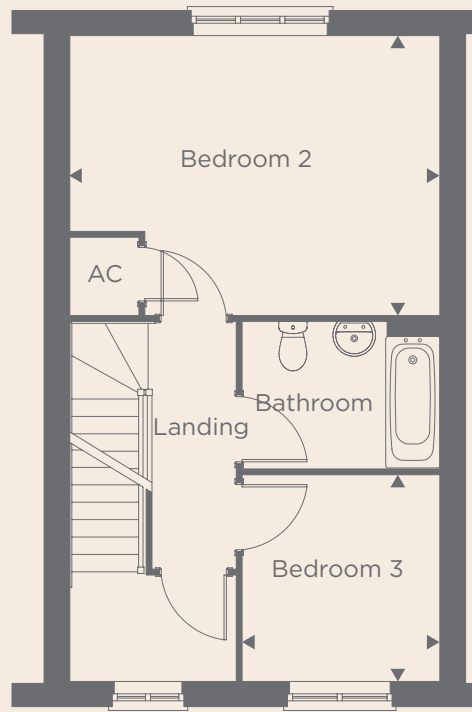


DUNTON  
3 BEDROOM HOME

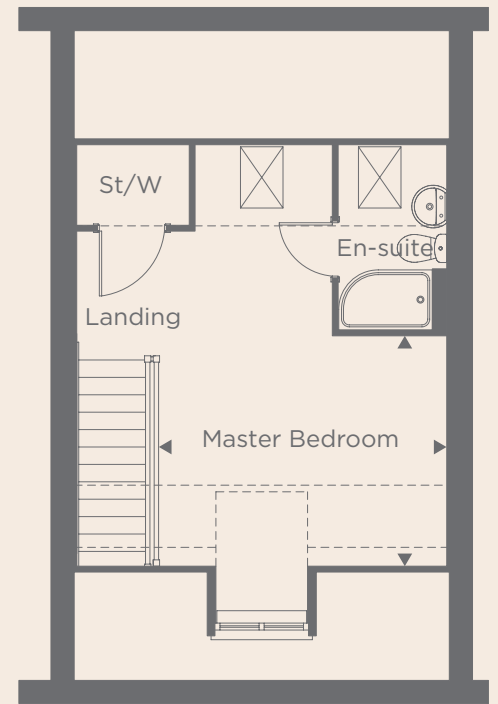




Ground Floor



First Floor



Second Floor



**Ground Floor**

Kitchen	3.16m x 2.59m	10'6" x 8'6"
Dining/Lounge	4.78m x 3.62m	15'8" x 11'11"

**First Floor**

Bedroom 2	4.78m x 3.62m	15'8" x 11'10"
Bedroom 3	2.67m x 2.56m	8'9" x 8'5"

**Second Floor**

Master Bedroom	3.73m x 2.98m	12'3" x 9'9"
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# SPECIFICATION

## KITCHEN

- Quality fitted kitchen with laminate worktop and upstands
- Built-in Electrolux stainless steel single oven
- Electrolux electric hob and extractor hood in stainless steel
- Electrolux integrated fridge freezer
- Electrolux integrated washer/dryer to 3 bedroom homes
- Tiling to floor

## BATHROOM

- White bathroom suite with chrome taps
- Thermostatically controlled shower
- Part tiling to walls, floor and bath
- Shaver socket

## GENERAL

- White matt emulsion finish to all walls
- Recessed downlights to hall, kitchen and bathroom
- Fitted carpets throughout

## ELECTRICAL

- TV & Sky point to living room/all bedrooms
- Telephone point to living room/master bedroom



# SHARED OWNERSHIP

## WHAT IS SHARED OWNERSHIP?

Shared ownership offers a low cost way for eligible first-time buyers to get onto the property ladder by making a house purchase more affordable. It is a part-buy/part-rent scheme which allows you to buy a share of a new build property and pay a monthly rent on the remaining share.

You can normally buy up to 75% of the property, however a minimum percentage may apply on certain developments (please refer to your price list). The combined monthly cost of your rent and your mortgage value will usually be less than buying the property outright.

## WHEN CAN I BUY MORE SHARES?

After the first 12 months you will have the option of buying more shares (known as staircasing) in multiples of 10%. A new valuation will be required from a qualified RICS valued at the time of sale.

You will have to pay for the valuation fee and any updates as necessary. This figure will determine the price of the share you wish to purchase. You are free to increase your share percentage to 100% after the first 12 months.

## WHO IS ELIGIBLE TO APPLY?

Catalyst will give priority to the following groups:

- People who live or work in Milton Keynes
- People who have a local connection (e.g. family ties in the area)
- Social tenants (people living in housing provided by the council or by a housing association)
- Ministry of Defence employees

## IN ADDITION:

- Your household income must not exceed £60,000 per annum
- You must not already own a home or be on the deeds of another property
- You must not have been in rent arrears during the past 12 months



## ABOUT US

As a mixed tenure developer and with a history of developing new homes stretching back over 50 years in the South East and London, Catalyst is focused on changing places through high quality urban and suburban regeneration.

We understand that buying a property will be one of your most important life decisions, and pride ourselves on our customer care at every stage of the buying process.

We promise to provide all the particulars about the property you plan to buy including floor plans, specifications and pre-contractual information so that you can make an informed decision.

We promise to be completely transparent throughout the buying procedure, keeping you regularly updated on the sales and construction process and providing detailed information on the choices and options available to you.

We promise to offer support and guidance throughout, from arranging site visits for you to view your new home and see how everything works to providing assistance on the day you move in.

We promise to provide Health & Safety advice every time you visit the development.

We promise to ensure that you have settled into your new home – we will arrange for a member of staff to contact you prior to your move in date to answer any questions you may have.

We promise to deliver an after sales service and will provide details of our Customer Care Team for daytime assistance as well as details of who to contact in an emergency.



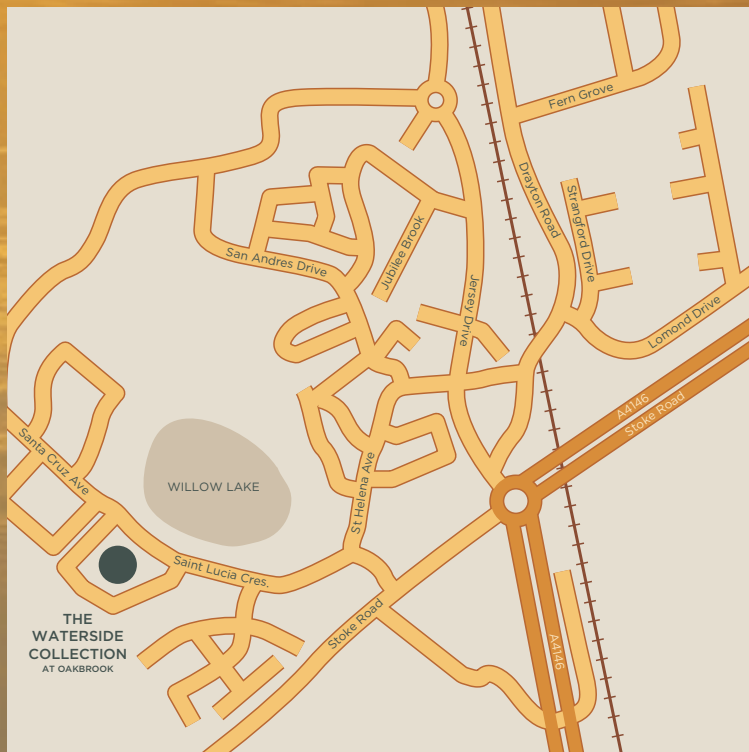


THE  
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COLLECTION

AT OAKBROOK

Drayton Road, Newton Leys, Milton Keynes MK3 5JU

FOR FURTHER INFORMATION CALL 0300 456 2073  
OR VISIT [CATALYSTHOMES.CO.UK](http://CATALYSTHOMES.CO.UK)



Catalyst

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